



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Delivering Spatial Planning

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Development Management

- Who does what?
- Role of Assembly Government
- Delivering legislation, procedures, national policies
- Decisions on planning applications
- Role of the development plan
- Stimulating and guiding development



Outcomes

- To provide for environmental change-regulate/stimulate
- Deliver clear, consistent, reasoned and timely decisions
- Accountability-need awareness of implications
- Public and developer confidence in LPA and system
- Feedback-Members and Officers review decisions
- Implications for LDP process/monitoring



Constraints

- Resources -competition with other services
- Planning fees
- Staff quality/quantity/training/recruitment issues
- Management need clear roles and procedures
- Member and Committee issues
- Complexity of the process-assessments, consultations
- Expectations- scope of planning



Opportunities

- Local development plan - advantages
- Discourage speculative applications/departures/appeals
- Joint/collaborative working in and between authorities
- Communications-Portal and 1App, explain and clarify
- Training Officers and Members - on-going need
- Sharing best practice websites/seminars/networks/groups
- Sharing resources-specialist staff
- Delegated decisions-need clear guidance
- Learning from feedback
- Using the private sector?



The Way Forward

- Continuing process-Planning:delivering for Wales
- Legislative and procedural changes
- Killian Pretty Review
- Clear up to date policies at national and local levels
- Consider new approaches -private sector/joint working?
- Increased working across barriers

