



**RTPI**

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## PLANNING POLICY AND PRACTICE @ RTPI: 2009

PPPC09/22

1 July 2009

### RTPI CYMRU UPDATE

Report by Roisin Willmott

#### Action:

The committee is asked to: Note activity in Wales

## 1. Delivering Sustainable Buildings

Welsh Assembly Government Minister for Environment, Sustainability and Housing, Jane Davidson, launched the final Ministerial Interim Planning Policy Statement (MIPPS) (01/2009) 'Planning for Sustainable Buildings' in May 2009. [Ministerial Interim Planning Policy Statement \(01/2009\) Planning for Sustainable Buildings](#).

The key standards set out by the MIPPS are:

- Applications for 5 or more dwellings received on or after **1 September 2009** to meet Code for Sustainable Homes Level 3 and obtain 6 credits under *Ene 1 – Dwelling Emission Rate*;
- Applications for 1 or more dwellings received on or after **1 September 2010** to meet Code for Sustainable Homes Level 3 and obtain 6 credits under *Ene 1 – Dwelling Emission Rate*;
- Applications received on or after 1<sup>st</sup> September 2009 for non-residential development which will either have a floorspace of 1,000sqm or more, or will be carried out on a site having an area of one hectare or more, to meet the BREEAM 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue *Ene1 – Reduction in CO2 Emissions*.

The MIPPS is part of a package of measures aimed to tackle climate change through planning policy, to work towards the 2011 Welsh target to reduce carbon by 3%.

Alongside the MIPPS, the Assembly Government launched a consultation on a new [Draft Technical Advice Note \(TAN\) 22 'Planning for Sustainable Buildings' \(Consultation\)](#). The consultation ends on 31st July 2009. PPC is invited to submit comments on the consultation TAN to RTPI Cymru.

The legislation for the Design and Access Statements (DAS) was published in May and DAS became a requirement in Wales from 1 June. There are some key differences to the requirements for DAS in England. A key difference is the need to produce a carbon reduction strategy as part of the DAS. The legislation is available to view [here](#).

A revised TAN 12: Design was published in June 2009. This guidance should be used to assist applicants in ensuring that applications for planning permission or listed building consent, with exceptions, that are submitted on or after 1 June 2009 contain all the relevant information on design and access issues. [Click here](#) to see TAN 12.

In support of the new policy and guidance, RTPI Cymru organised training, funded by the Welsh Assembly Government, to support the roll out of this new policy and guidance, with support from the Design Commission for Wales, in April and May. The training was delivered by a joint team of AECOM (formerly Faber Maunsell) and Barton Willmore to over 110 local planning authority officers. The training is also to be delivered to all Planning Inspectors operating in Wales and proposals are being drawn up to consider rolling it more widely, including to elected members in Wales.

## **2. Streamlining the Planning System**

First indicated in 2008, with further announcements made at the Wales Planning Conference in June, the Minister for Environment, Sustainability and Housing, Jane Davidson, has announced a complete review of the planning system in Wales.

85% of the average 32,000 planning applications submitted each year to local planning authorities in Wales are approved; most of these applications are for small scale projects. The Assembly Government's target is for 80% of applications to be determined within eight weeks. However the Welsh average is 63%, with variations ranging from 80 to 30%. The Minister has stated that she "would like to see the poorest performing authorities learning from the best performing ones. I realise that it is not just a question of time taken to determine planning applications; what I want are timely decisions that secure quality, sustainable buildings."

The Minister highlighted the importance of the planning application process in supporting economic development and highlighted that "we all need to ensure that our processes and procedures are the most effective and efficient consistent with regulatory requirements."

To take this forward, the Assembly Government will be commissioning an independent review of the planning application process from beginning to end, using a number of case studies. The research will be procured in the next few months. The research will be overseen by an independent steering group, represented by various interests. The group will be chaired by Mike Sant, who has a wide experience of planning in Wales, not least as the RTPI's Wales policy Panel Chair. It is planned that an action plan will be produced later in 2009. Updates on progress will be provided to PPPC.