



RTPI

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The voice of RTPI Cymru

CYNLLUNIO

Spring 2010 Edition

Welsh Rural Success at RTPI Awards



INSIDE this edition of Cynllunio:

RTPI Cymru Management Board • RTPI Awards 2009
IPC Update • Events • RTPI Services • CIL Update
Profile: Nic Wheeler • Severn Estuary update
Health Impact Assessments • much, much more



This issue

RTPI Cymru Board 2010	2
RTPI Awards	4
World Heritage	5
Profile: Nic Wheeler	6
Enforcement	7
CIL Update	7
CREW	8
IPC Open for Business	9
Events	11
Severn Estuary	12
Health Impact	13
Opinion	14
YPC Update	15

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Welcome to the spring edition

With the National Trust predicting that spring is a month late this year due to the cold weather, I hope that the first quarter of 2010 is proving more fruitful to you.

2010 is the tenth anniversary of an all-Wales branch of the RTPI and to mark this important point there will be features later in the year.

It is positive that in our tenth year we are able to celebrate success by Welsh projects at the 2009 RTPI Planning Awards, announced last month in London. If you think that you have a project or initiative that is worth celebrating, then there are details on the categories for the 2010 awards - it could be your project we are celebrating next year.

Accepting the Rural and Natural Environment Award on behalf of his Authority was Nic Wheeler, who is this quarter's 'profiled planner'. Nic is an apt recipient of such an Award given that he has been involved in the winning project for many years and he also retires from local government this month. I for one wish Nic all the very best in his

retirement, he will be missed as a voice for the profession at key meetings such as the Wales Planning Forum. However, I am pleased to hear that Nic will be continuing his contributions to RTPI work, so he won't become a stranger.

There are details of a number of events and conferences which will hopefully interest many of you and help with your CPD. I'm pleased that we will be having two national conferences taking place in Wales this year. Planning Aid Wales will play host to the UK Planning Aid Conference in April and Young Planners Cymru are also busy organising the UK Young Planners Conference later in the year.

There are details of two important RTPI Cymru conferences: the Spring Conference in April to discuss planning for flooding, sponsored by the Environment Agency Wales in Llandudno, and the Wales Planning Conference in June in Cardiff, sponsored by NLP and AECOM, with support from the Welsh Assembly Government and the Design



Cynllunio, Winter 2009

Commission for Wales.

If you are interested in regular updates on events and news then please register your e-mail with: wales@rtpi.org.uk to receive the RTPI Cymru e-bulletin.

Finally, James Davies who has designed Cynllunio since July 2008, has now had to turn his attention to other matters. He has done a grand job, thank you James.

Roisin Willmott
Editor

Contributing to Cynllunio

Contributions are welcome from RTPI members and others on a wide range of topics and in a variety of different forms:

- Conference announcements
- Reports on conferences
- Critical thought pieces
- Updates on policy in Wales
- Recent project successes
- Humorous items
- Images, photographs

Croesawn erthyglau yn y Gymraeg.

The copy deadlines for the remaining quarterly issues of Cynllunio newsletter in 2010 are:

- Thursday 3rd June 2010
- Thursday 14th August 2010
- Thursday 28th October 2010

If you want to make contributions to the newsletter then get in touch on 029 2047 3923 or email roisin.willmott@rtpi.org.uk.

Advertising

Cynllunio is distributed to all RTPI members in Wales and also to Chairs of Planning Committees, Assembly Government Ministers with a relevant portfolio and other key organisations, and therefore provides an excellent way of reaching the wider planning community across Wales. Circulation is currently approximately 1,150 each quarter.

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Introducing the 2010 RTPI Cymru Management Board

The 2010 RTPI Cymru Management Board was agreed by members at the AGM held on 4th December 2009 at the Swalec Stadium, Cardiff.

Chair: Lucie Taylor (Newport City Council)

Senior Vice Chair: Anna Prescott (Nathaniel Lichfield & Partners)

Junior Vice Chair: Chris Potts (Savills)

Immediate Past Chair: James Hooker (Welsh Assembly Government)

Hon Secretary: Tony Humphreys (retired)

Hon Treasurer: Martin Buckle (independent consultant)

Licentiate Representative: Lindsay Christian (Newport City Council)

Student Representative: Laura Price (Cardiff University & Savills)

Corporate Members:

Allan Archer (City & County of Swansea)

Mark Harris (Bridgend County Borough Council)

Neil Harris (Cardiff University)

Terry Stevens (Welsh Assembly Government)

Chris Fray (Vale of Glamorgan Council)

General Assembly Representaives:

Owain Wyn (Burum)

Cath Ranson (Pembrokeshire County Council)

Co-Opted Members:

Shawn Cullen (independent consultant)

Jon Fox (Capita Symonds)

Nick Mills (City & County of Swansea)

Karen Potter (University of Liverpool)

Sarah Watson resigned from the Management Board in January to take up a new post at Nottingham City Council. We wish Sarah every success with her new job in Nottingham.



Above: James Hooker passes on the role of Chair to Lucie Taylor, December 2009

Policy & Research Forum

The RTPI Cymru Policy and Research Forum membership for 2010 is:

Chair: Owain Wyn (Burum)

Deputy Chair: Anna Prescott (Nathaniel Lichfield & Partners)

Martin Buckle (independent consultant)

Mike Cuddy (Welsh Assembly Government)

Martin Davies (Monmouthshire County Council)

Tanya Davies (RWE npower Renewables Ltd)

Jon Fox (Capita Symonds)

Neil Harris (Cardiff University)

James Hooker (Welsh Assembly Government)

Tony Humphreys (retired)

Lyn Owen (retired)

Leslie Punter (retired)

Clare Taylor (Halcrow)

Keith Thomas (AECOM)

President's special award goes to RTPI volunteers



Immediate Past President Martin Willey has awarded his President's Special Award to the active members and volunteers of the RTPI and Planning Aid, thousands of who give their time up and down the country. Martin said he hoped that this award would demonstrate the depth of appreciation and gratitude that all in the Presidential team and the staff have for their efforts.

Thank you to all those who volunteer in Wales - for activities in Wales and elsewhere.

Left: Receiving the Award on behalf of volunteers from Martin Willey (far right) from left to right are: Peter Wilbraham, the Institute's Honorary Solicitor and Secretary; Laura Smith representing the RTPI Young Planners; Mark Tombs, a volunteer for Planning Aid England; Cath Ranson from RTPI Cymru, representing RTPI Nations; and representing the English regions is Chris Clarke, a volunteer from the RTPI Northern Region

Rural Success for Wales at the RTPI Awards 2009

St Davids Gateway & Oriel y Parc Wins Rural Prize



Above: Nic Wheeler accepting the Award from John Davies, PINS, and Ann Skippers, RTPI President, pictured with Justin Webb from BBC Radio 4.

Following success at the Wales Planning Awards, the St. Davids Gateway and Oriel y Parc Gallery Scheme submitted by Pembrokeshire Coast National Park Authority has been chosen to receive the 'Award for Rural Areas and

the Natural Environment' at the RTPI's 2009 Planning Awards.

At a ceremony attended by Bob Neill MP, Shadow Minister for Communities and Local Government and the President of the RTPI, Ann Skippers,

Pembrokeshire Coast National Park Authority were presented with their award at the London Hilton, Park Lane on 4th February.

Kay Powell, Chair of the Judging Panel for the RTPI 2009 Planning Awards said:

"The opening of the Oriel y Parc scheme with its visitor centre and gallery has created a real focal point at the entrance to St David's historic cathedral city. Pembrokeshire Coast National Park Authority have sensitively and unobtrusively planned and delivered a highly sustainable development that fits perfectly into the local environment and landscape.

"The centre, gallery and education programmes promote awareness and understanding of the area's varied landscapes

and cultural and natural resources and the project weaves together all of these strands to provide a centre that is innovative and indeed inspirational."

The judges were incredibly impressed by the level of collaborative working and the high quality of planning, design, construction and management that has been achieved. This has resulted in a development that makes a significant contribution to sustainable development and environmental awareness.

Details of the winning projects are available to view at: www.rtpi.org.uk/item/420&ap=1

Ceredigion Coast Path Commended in Rural Category

Ceredigion County Council were commended for the Ceredigion Coast Path in the Rural and Natural Environment category.

The Ceredigion Coast Path on the rugged and beautiful west coast of Wales was opened in July 2008. It has been an integral part of the local authority's plans for

the development of tourism and recreation.

The Ceredigion Coast Path serves as a model of good practice in the development of coastal access and is an essential component in the Welsh Assembly Government's plan for an all Wales Coast Path to be created by 2012.



Cardiff University scoops top planning education award



Above: Jon Anderson accepting the Award from Ann Skippers, RTPI President, pictured with Justin Webb from BBC Radio 4.

The Award for Excellence in Planning Education was won by Cardiff University's School of City and Regional Planning.

At the core of Cardiff University's entry is the Sustainability in Practice module of its RTPI-accredited masters in sustainability, planning and environmental policy. The module, developed by Richard Cowell and Jon Anderson, focuses on active reflection by students about their environmental behaviour and the scope for change in their own lives.

RTPI Planning Awards 2010 Open for Entries

The last two years have seen a number of Welsh projects successful at the RTPI Awards; do you have a project that stands out? The 2010 RTPI Awards are now open for entry.

To merit a national award, entries must demonstrate outstanding achievement judged to have advanced significantly the science and art of town planning for the benefit of the community, or to provide an outstanding example of the beneficial impact of positive planning.

Awards may be made to local authorities, consultants, community groups, developers, public agencies, partnerships or other teams judged to merit such recognition.

All types of Planning initiatives are equally eligible for the awards. The list of categories is as follows:

Sustainable Communities: including proposals for and the creation of sustainable, mixed use, developments in rural or urban contexts which balance and integrate the social, economic, environmental and resource needs of the community, sponsored by The Crown Estate;

City and Metropolitan Areas: including major schemes and regeneration in larger urban areas;

Local Regeneration and Renewal: including physical and community regeneration of neighbourhoods, districts and urban centres;

Rural Areas and the Natural Environment: including all aspects of planning in rural areas from development guidance to village regeneration and the protection and enhancement of the natural environment including responses to the new agendas for landowners and farmers;

Heritage: including planning strategies for heritage areas and enhancement of groups of buildings or larger areas of heritage significance;

Planning Process: innovative and imaginative use of the planning process to achieve positive results, including through active and effective involvement of communities and integration with other strategies.

E-government: making planning more accessible and efficient by the imaginative use of information technology, sponsored by Planning Officers Society;

Arts Culture Sport: where public/performing art, cultural and sports proposals have assisted with the regeneration of places, including for example where local people have benefited from greater access to the opportunities provided;

Public Realm: including all aspects of townscape and landscape enhancement.

Spatial Strategies: spatial frameworks that are soundly based and have a demonstrable prospect of delivering sustainable development via coordinated action from public, private, voluntary and community sectors, sponsored by Communities and Local Government;

Equality and Diversity: including good practice in the promotion of equality and diversity through planning within a local planning authority, consultancy or other body.

The closing date for entries is Monday, 12th April 2010.

For further information see: www.rtpiplanningawards.com

Fewer and Fitter?

Andrew Matheson discusses the Government's revised approach to World Heritage Site selection

In January Culture Minister Margaret Hodge announced that, following a review that included the Devolved Administrations, in future the UK Government will put forward 'fewer and fitter' sites for consideration by UNESCO, for World Heritage inscription. Fortunately Pontcysyllte Aqueduct and Canal beat the deadline and was last year inscribed as Wales' 3rd and the UK's 28th – and last for some while? - World Heritage Site. The review stemmed it seems both from a recognition that the developed countries have taken a larger than fair share of the designations to date but also as a consequence of tighter purse-strings on the public purse.

A similar belt-tightening warning was given last year by Alun Ffred Jones, Welsh Assembly Government Heritage Minister, when the Welsh Buildings at Risk register was published by Cadw. He said: "Resources are tight and tough decisions have to be made but we must avoid situations wherever possible which lead to listed buildings becoming at risk or vulnerable. In planning the best way forward timing is important." But the 'stitch in time' approach might create a danger of postponing the real investment needed to make an historic building thrive again as a community asset. In this context the 'fewer and fitter' adage might rather imply concentrating effort on the battles with decay and neglect that are winnable?

But who might be able to predict the winners? It seems more feasible that we should be alive to the potential of buildings and match that with the opportunities that present, often with an additional bit of lateral thinking. Who might have guessed that the Shoreditch Trust would choose Allt-y-Bela in Monmouthshire as their first restoration project outside of London – but what a magnificent success they made of it! And the willingness of the Landmark Trust to take a totally derelict Dolbelydr in Denbighshire and repair the building and let it for holiday use probably took a leap of faith; but in so doing they



Above: Allt-y-Bela, Monmouthshire

conserved 'the birthplace of the modern Welsh language' as it is known.

In 2009 the RTPI Heritage Interest Group arranged a discussion of the consultation document about the future for UK World Heritage inscriptions; the discussion took place in the inspiring surroundings of Blaenavon Industrial Landscape World Heritage Site. The RTPI Heritage Interest Group can keep you engaged with such heritage policy debates and help you keep alive to the possibilities that might be matched to the potential of those historic environments and listed buildings near you. The Group works closely with the Institute of Historic Building Conservation (IHBC) and is inviting new members via a brief and simple on-line survey of interests and skills – if our heritage is a subject that interests you please do take a couple of minutes to visit www.surveymonkey.com/s/DQDQVC3 and be part of the Group's activities.

More details of the Heritage Interest Group can be seen on the RTPI website or by contacting the Network Manager andrew.matheson@rtpi.org.uk

Nic Wheeler

On the eve of his retirement from local government, Nic Wheeler shares with us his experiences and lessons learned over his career, with many salient messages for today's and tomorrow's planners



Like many Planners in my day, I started as a Geographer; in my case studying in Durham University, specialising in historical geography. It was while researching my undergraduate thesis in Pembrokeshire that I worked as a seasonal assistant within the County Council Planning Department, and realised the links between geography as a subject, and planning as a career.

I applied for a post-graduate course at Manchester University and then decided (foolishly!) to gain some experience / start earning money and pursue a qualification through a correspondence course! For those who haven't done this and might be considering it, DON'T! I soon realised my mistake and secured a post with the fledgling planning department in the London Borough of Barking, shortly after the reorganisation in London. As I recall over half the staff were young graduates studying for professional qualifications like me. I studied for a diploma at the then unrecognised school in Chelmsford, and sat the RTPI's external exams. Despite a failure rate of over 90%, and a commitment to 3 evenings and an afternoon driving backwards and forwards along the A12, I completed the exams and my diploma, and returned to Pembrokeshire as a Senior Planning Assistant, with

election to the RTPI in 1972 - 6 years after graduating from Durham! Although with the benefit of hindsight, this was not the easiest training / career path, I found the ability to translate theory into practice and building up sound experience invaluable.

Since 1972 I have been fortunate to find myself in the right place at the right time, ending up in my current post as Chief Executive for the Pembrokeshire Coast National Park Authority. I find my planning background particularly useful: not just the detail, but the mindset that comes with training in collecting and analysing information to reach balanced and holistic decisions. Living and working in Pembrokeshire it is no surprise that my career followed the environmental path, and also sought to develop the coastal aspects of the land use planning agenda years before ICZM (Integrated Coastal Zone Management) and Marine Spatial Planning became the vogue. I well recall writing an article for the then RTPI Journal on coastal planning nearly 30 years ago!

My role gives me an opportunity to both strategically contribute and fly the flag of planning in a range of places that I would otherwise not be able to reach. It also enables me to see the links between different agendas, to think longer term, and to encourage others. My job also involves innumerable committee meetings, budget management and daily personnel issues, which are perhaps the less enjoyable side of the job, although they must be regarded as an essential platform to enable strategic involvement to take place. All in all I have found my career thoroughly rewarding.

Working in Wales brings its own challenges. Prior to devolution my area of work and location often found itself on the periphery, and I sensed an over-concentration on the urban agenda, and south east

England in particular. Even the RTPI branch was split, and with others I pressed for the creation of a unified Wales branch to give greater meaning. Devolution over the past decade has seen this reach fulfilment, whilst bringing its own challenges. While there is rightly a better focus on what is important and necessary for planning in Wales, the increasing divergence from agendas in England have made it difficult when dealing with applicants and candidates for posts from across the Border.

I am not sure that everyone recognises the extent of the differences between the Home Countries, which are ever widening. Much of the agenda I see in the press and media is very England orientated, and I am not sure that planning schools adequately cover this dimension, or that the differences in delivery aid movement and career progression. The fact that planning is becoming increasingly complex, extending into social, health and cultural areas, also adds to the burden of maintaining comprehensive advice and guidance, and undertaking research. The capacity of devolved administrations to replicate everything produced in England, with their own particular flavour, is becoming increasingly doubtful. This can lead to inconsistency between areas in Britain in relation to fees, legal delays (i.e. validation) and differing case histories.

Despite the pessimism expressed in the preceding paragraph, I remain optimistic and consider devolution has and will bring more advantages than disadvantages: we just need to recognise – and deal with – the downsides. The lack of adequate capacity at the centre has drawn practicing planners into supporting the policy makers as participants rather than just consultees, and this must lead to better, more pragmatic guidance.

The move towards identifying 'quality of life' rather than just GDP as the goal for planning human activity, the links to spatial planning and the sustainable development / climate change agenda to me embed the wider ideals of planning that I started with 45 years ago, and place planning professionals centre stage. My only worry is that many planners don't see this role; being content working the detail of assessing individual planning applications or writing the latest version of the Development Plan. The vision needs to be put back into planning, and recognition that it is a positive, proactive tool for the advancement of mankind.

I have been fortunate to be involved in the work of the Institute since 1969 when I became a junior member of the South East England branch, and the junior branch rep on the main committee. I have contributed to events, in writing to the Journal, and through membership of the various Panels that have existed in one form or another for over 30 years. I now look forward to contributing perhaps a little more fully to several of the new Network Groups. Retirement in this respect doesn't mean packing my bags, it means shifting focus from a day to day operational management role, to one where I hope I can contribute from my long experience on a wider stage (without becoming a consultant!). I have also had the fortune to be Planning Adviser to the various Local Government Associations since the 1970s, and involved in research aspects and studies over the years. This particularly wide experience over my career helps me to see issues more holistically and hopefully the role of planning more strategically. This wider vision for the profession remains my chief focus for any further contribution that I am able to make in the years ahead.

What can NAPE do for Wales?

Michael Lloyd Hughes discusses the opportunities for raising the profile of enforcement.



Above: Michael Lloyd Hughes

'Without enforcement - planning is merely aspirational'.

Think about what you have done today at work. Would it have actually mattered, if there was no planning enforcement? In order for the work of those working in the planning world to matter, there needs to be strong, properly resourced, and well trained enforcement professionals.

The National Association for Planning Enforcement (NAPE) aims to enhance and promote the role of enforcement. NAPE encourages the uptake of professional qualifications, the sharing and dissemination of good practice, provides a voice

for planning enforcement, and supports local and regional groups.

In 2008 I was voted to represent Wales on the NAPE management committee. The management committee brings together a wealth of skills and experience, and NAPE has successfully attracted more than 500 members since it was launched in June 2006.

When it launched, NAPE had a mission - to set up an organisation that was run by planning enforcement professionals for the benefit of planning enforcement professionals. In the longer term, we plan to reinforce career

structures and the quality of training for enforcement officers.

Thanks to a zealous and enthusiastic working group, and dedicated RTPi staff, we have achieved an enormous amount in a short period of time. With your help we can achieve more.

NAPE has been able to hold three successful annual conferences which have combined a brief AGM with an excellent day of speakers and a wide variety of training workshops. These sponsored events have been very successful, well subscribed and free to NAPE members. This free day of training costs only the NAPE subscription fee of £50, which is a bargain when compared to the cost of a one day training course.

The NAPE website at www.rtpi.org.uk/nape features news, resources, and monthly bulletins, while our discussion forum allows members to engage in discussions on any enforcement-related topic. This is a valuable resource and all members are encouraged to take advantage of it.

NAPE is a voice being listed too. It is involved in a number of government consultations.

Last year the organisation was invited to lead the discussion on Planning Enforcement at the RTPi General Assembly. NAPE also sends a representative to attend PINS stakeholder groups meetings.

As an organisation that is run by its members, it is only as strong as their input. Therefore can I ask those people who wish to have a say in this vital area of planning, but who are not yet members of NAPE, to visit our website, and to look at what we can achieve together.

To existing members of NAPE, this is your organisation, and it needs your input to be successful. If you have any views on how NAPE can help you, or how you can help NAPE then please do not hesitate to get involved. Please start by contacting me at mg.lloydhughes@denbighshire.gov.uk.

Together we can make NAPE, and enforcement as a whole, the important and integral part of the planning system that it must be. Our mission is challenging but with your help not impossible.

Michael is compliance Officer at Denbighshire County Council / Cyngor Sir Ddinbych

CIL Moves a Step Closer

Anna Prescott summarises the draft CIL Regulations

Following a public consultation last summer, the Government published and laid before Parliament its final draft Regulations in February, which will enable local authorities to introduce the Community Infrastructure Levy (CIL) in their areas. Subject to Parliamentary approval, these will come into force on 6 April 2010.

The accompanying draft Explanatory Memorandum explains that CIL would apply to new buildings above a certain size threshold, and must be used to fund infrastructure needed to support the development of the area. The Regulations also provide for the reform of the

current system of developer contributions, such that they operate effectively alongside each other. However, there is nothing in the regs that refers to WAG having responsibility for the scaling back of planning obligations in Wales.

Also set out in the Explanatory Memorandum is a summary of key changes made to the CIL proposals since the initial draft proposals. Amongst other things, these include:

- CIL will now be levied on the net additional increase in floorspace as a result of a development, rather than on gross floorspace as previously proposed.

- The system will now allow for in-kind payments of land as an alternative to cash payments subject to certain conditions.
- The Regulations will now permit some limited pooling of planning obligations, and will prevent authorities from seeking the same contribution through planning obligations and CIL.
- All social housing developments will be given 100% CIL exemption.

The Regulations will now provide for local authorities to introduce a procedure for offering relief to schemes that have difficulty paying the set rate of CIL.

The documents confirm that CLG intends to draft practical guidance for local authorities to assist them in the implementation of CIL in due course.

Accompanying the above, CLG has published: Detailed proposals and draft regulations for the introduction of the Community Infrastructure Levy: Consultation - Summary of responses and Community Infrastructure Levy: Final Impact Assessment

Anna is Senior Planner with NLP's Cardiff Office.

Ann Skippers Becomes New President of RTPI



Ann Skippers was inaugurated as President of the RTPI on 20 January in succession to Martin Willey.

Ann runs a planning consultancy with her husband, and lives in Chelmsford, Essex. She will be President for 12 months and has more than twenty years experience in planning and planning education. Ann specialises in planning appeal work, troubleshooting, training and also works as a non-salaried Planning Inspector.

Ann has been involved with the RTPI throughout her professional life. Ann was a student rep on the Regional Committee and went onto to be Branch Chair in 2000. Since then Ann has been involved at national level as a General Assembly member and Trustee. During this time she has taken a keen interest in raising the profile of younger professionals and chaired the Research and Knowledge Committee and the Education and Lifelong Learning Committee. Ann was elected as Junior Vice President in 2007.

"I'm delighted to become RTPI President, particularly in an

election year when it will be even more crucial to champion the value of planning and planners on behalf of the profession. Over the course of the next twelve months I want to raise the image and profile of planning and to help to support RTPI members. Promoting planning as a career to young people is also something I am very passionate about."

Ann's priorities for her presidency will be:

- Raising the image and profile of planning
- Making the benefits of planning more visible by raising the profile of what planners do
- Working more closely with the other built environment professions
- Working with schools and colleges to promote planning as a career
- Encouraging RTPI members to be more active within the Institute.

Ann will be visiting Wales on 8th and 9th June, including attendance at the Wales Planning Conference.

CREW Takes Shape

Dave Adamson sets out the progress to date in setting up the new Centre for Regeneration Excellence Wales

In October 2008, the then Deputy Minister for Regeneration, Leighton Andrews, announced the establishment of a Centre for Regeneration Excellence in Wales (CREW). The announcement launched the report of the Task and Finish Group which had considered the feasibility of such a Centre and which confirmed that the Centre would be located in the Head of the Valleys region with an all-Wales remit to promote excellence in regeneration. This would be delivered through the creation of a 'distributed centre' with an administrative hub and associated regional presence.

This process has now begun with the appointment of Professor Dave Adamson to the post of Chief Executive of CREW. Dave was previously Professor of Community and Social Policy at the University of Glamorgan and was Director of the Centre for Regeneration and Sustainable Communities. Dave writes:

"I have now been in post since the beginning of December and have spent much of that time meeting potential partners throughout Wales. I have been overwhelmed with the enthusiasm for CREW and the willingness of all the regeneration professions to engage with its work. One of the central objectives of CREW is to promote more integrated approaches to regeneration and the willingness to work across professional boundaries experienced so far bodes well for achieving that objective.

I am in the process of developing the structure for CREW and identifying mechanisms to ensure that we can identify good regeneration practice and ensure that it is widely disseminated. CREW will achieve this by establishing thematic networks, convening a programme of key events and developing a website with useful resources. Central to its activities will be promoting skills for regeneration, working in partnership with others to ensure that training needs are met within a cross-professional framework. I am also keen to



ensure that community partners in the regeneration process are empowered to influence regeneration strategies to ensure a good fit between the aspirations of the community and the regeneration process.

The planning profession plays a critical role in regeneration and currently faces a number of difficult challenges as we move into restrained public expenditure and a more limited level of private investment in physical regeneration and urban renewal. The quest for sustainability is imposing new technologies and building design. Transport systems require innovation and redesign of our urban spaces. Effective planning is a pre-requisite for regeneration which creates places in which we collectively want to live, work and take our leisure. I look forward to working with the RTPI and its membership in Wales and I am delighted that Roisin Willmott has agreed to join the CREW Interim Board."

CREW is currently being hosted by Community Housing Cymru pending its legal incorporation and establishment of its office. Dave Adamson can be contacted at Dave-adamson@Chcymru.org.uk or 07875 523360

IPC Open for Business



Above: Sir Michael Pitt, IPC Chair

Created under the Planning Act 2008, the Infrastructure Planning Commission (IPC) will make decisions about infrastructure proposals of national significance in England and Wales. IPC Commissioners will consider applications and make the decisions in the interests of the public and in accordance with government policy.

The new, more efficient process for deciding nationally significant infrastructure projects will enable the country to meet the challenges of climate change, as well as safeguarding economic prosperity and our quality of life.

The Act applies differently in Wales than in England. In Wales, the IPC will decide energy, ports, some pipeline and some underground gas storage project applications, whilst all other types of applications will continue to be consented in the usual way, through the devolved powers of the Welsh Assembly Government (WAG) and other Welsh consenting bodies.

The first applications for development consent are expected by the IPC, on or soon after 1 March, and in Wales the first projects will be from energy promoters.

Several new wind farm applications are anticipated during 2010, including at Llanllwni in Carmarthenshire; Nant-y-Moch in Ceredigion;

Clocaenog in Denbighshire; Dyfnant Forest in Powys, and Brechfa in Carmarthenshire. An offshore wind farm application for a site 15 km off Anglesey in the Irish Sea is also expected.

In July 2010, the IPC expects to receive a proposal for a resource recovery plant at Brig y Cwm, Merthyr Tydfil, and in 2011, an application for a new nuclear power station at Wylfa in Anglesey.

IPC decisions will be made within the framework of National Policy Statements (NPSs). For projects in Wales, WAG policy, such as documents like Technical Advice Note (TAN) 8 for Wind Farm developments will be important considerations for the IPC.

NPSs are produced by the relevant government department and the first of these, on energy and on ports infrastructure, have recently finished public consultation and are completing parliamentary scrutiny. When that concludes, Government will take account of all the responses made and the views of Parliament, before designating the NPSs.

Where the relevant NPS or NPSs are in place, the IPC will make the decision about a project. Where they are not, the IPC will make recommendations to the relevant Secretary of State, who will make the decision.

A clearer policy framework will

give improved guidance for those considering investing in the UK's infrastructure and for Commissioners who will weigh the national benefit of each proposal against the local impact.

The public will have improved opportunities to be heard, through the new process, with opportunities to give their views in NPS consultations, during the promoter's consultation and directly to the IPC via written representation and at open floor hearings.

Local authorities also have a pivotal role to play. They will advise promoters about the best way to consult local communities, and provide a view to the IPC on the quality of consultation undertaken. They will also produce a Local Impact Report (LIR). The IPC will shortly issue guidance on LIRs which will be made available at our website.

The new regime will reduce the amount of time taken to decide an application from an average of 100 weeks under former regimes to less than a year.

The new process is heavily frontloaded. Promoters must demonstrate that there has been extensive engagement with local communities in shaping their proposals at the pre-application stage.

Sir Michael Pitt, IPC Chair, comments: "This not only means ensuring that the views of local people are heard, but that they have also been acted upon. Only by involving local people and the local authority at an early stage, can project promoters be sure that the best possible proposal is submitted to the IPC.

"If we believe that consultation has been inadequate, an application will not even get through our door. There are no short cuts in the new process. Projects will not be fast tracked or applications rubber stamped. Every proposal will be subject to the same vigorous process."

Find out more at: www.independent.gov.uk/infrastructure, including guidance on the new process, our frequently asked questions, programme of projects and record of advice. Contact our helpline, Mondays to Fridays, 8am - 6pm: 0303 444 5000 or email: ipcenquiries@infrastructure.gsi.gov.uk

Review of the Wales Planning System

As reported in previous editions of Cynllunio, the Welsh Assembly Government is currently conducting a comprehensive review of the planning application system in Wales. It has appointed GVA Grimley to conduct an important research study that will inform the review and we will soon be publishing a report which will include a series of recommendations for the reform of the planning application process.

Papers relating to the study can be found on the Assembly Government's website: following the links to planning and research. There is also a link available from the RTPI Cymru website.

The research project has involved extensive consultation with key groups and individuals including a questionnaire which was sent to all 25 Local Planning Authorities in Wales, a series of Focus Groups for representatives of the public, private and voluntary sectors and an invitation to submit written comments to the review, which was published in the December edition of Cynllunio.

Our report to the Assembly will be available to download from the GVA Grimley website www.gvagrimley.co.uk/wagplanningconsultation from Monday 8th of March. Publication of the report will be followed by a four week consultation period and details of how to submit comments will also appear on the website. The consultation period will close on **Thursday 8th April** and I regret that we will not be able to accept any comments submitted after this date.

Tim Gent, GVA Grimley

UK Planning Aid Conference 2010: Planning Aid - Engaging with Communities

Thursday 29th April & Friday 30th April 2010
Park Inn, Cardiff City Centre

This year's National Planning Aid Conference is being held in Cardiff. It will bring planning aid staff, volunteers and trustees together with representatives from community and voluntary groups from across the whole UK.

The focus for the conference will be on how UK planning aid services are already engaging with communities, and how we can do better in future. A friendly, relaxed environment will encourage delegates to exchange

ideas, inspire, and learn from each other.

A lively programme of workshops, discussion groups and field trips will showcase best practice examples of community engagement in planning as well as inspiring community initiatives that will benefit from planning aid support. There will also be opportunities to discuss and develop solutions to the common challenges faced when working with planners and communities.

Contributors include Jane

Davidson, Welsh Assembly Government Minister for Environment, Sustainability and Housing and Kelvin MacDonald of the University of Cambridge.

The second day of the conference will be dedicated to strengthening the links between the different UK planning aid services and exploring the range of potential areas of synergy between planning aid activity and community energy. Which areas have the most potential? How should they be prioritised? How can the UK services

support each other to develop the potential?

The conference is an invaluable opportunity for those involved in planning aid and community work throughout the UK to come together to be inspired and develop new ideas.

Programme details and a booking form are available from www.planningaidwales.org.uk/conference or by contacting Marika Fusser on 01286 882 834 or marika@planningaidwales.org.uk

Thursday 29th April
and morning of Friday 30th April 2010
Park Inn, Cardiff City Centre

UK PLANNING AID
Conference 2010

*'Planning Aid -
Engaging with Communities'*

Programme details and a booking form are available to download from www.planningaidwales.org.uk/conference

or by contacting Marika Fusser on 01286 882 834 or marika@planningaidwales.org.uk

Dydd Iau Ebrill 29ain
a bore Gwener Ebrill 30ain 2010
Park Inn, Canol Dinas Caerdydd

CYMORTH CYNLLUNIO
Cynhadledd y DU 2010

*'Cymorth Cynllunio -
Ymgysylltu â Chymunedau'*

Mae rhaglen fanwl a ffurflen gofrestru ar gael i'w lawrlwytho o www.cymorthcynlluniocymru.org.uk/conference

neu drwy gysylltu â Marika Fusser ar 01286 882 834 neu marika@cymorthcynlluniocymru.org.uk

Events Corner

Site Seminar: Regenerating Rhyl: Strategy to Delivery

Location: WCVA Centre, Morfa Hall, Rhyl

Thursday 25 March

Organised jointly by RSCW and the Centre for Regeneration

Excellence Wales, this event will consider the North Wales Coast SRA & the Rhyl City Strategy, the delivery of economic, physical and social cohesion actions; delivery within the Community First area of West Rhyl, and the activities of the Rhyl Youth Action Group Centre. This Seminar is aimed at all sustainable regeneration practitioners seeking to deliver integrated economic, physical, social, community and environmental regeneration through proactive engagement of the public, private and third sectors.

For further information contact: Richard Essex, Regeneration Skills Collective Coordinator: ressex@rics.org

Sustainable Regeneration for Rural Communities: The Rural / Urban Interface

w/c 5 April (date to be confirmed).

Location: West Wales, venue tbc.

This joint RSCW and CREW event will be a full day Seminar

that will examine all of the key themes relevant to the rural regeneration agenda in Wales, with particular reference to the importance of the rural and urban interface for the delivery of integrated regeneration actions.

Contact: ressex@rics.org

RTPI Cymru Spring Conference: Planning for Flooding

Supported by:



Wednesday 28 April

Location: Venue Cymru, Llandudno

This year's Spring Conference will discuss the issues around flooding.

Further information available from: www.rtpi.org.uk/rtpi_cymru

Planning Aid Wales / Young Planners Cymru Quiz Night

Location: Park Inn Hotel, Cardiff
Wednesday 28th April, 630pm

Kicking off the national planning aid conference, the PAW / YPC quiz night is back. Submit teams of up to 5 to: www.planningaidwales.org.uk/volunteering/quiznight

UK Planning Aid Conference: Planning Aid - Engaging with Communities

Thursday 28th & Friday 30th April

Location: Park Inn, Cardiff City Centre

See page 9 for further details. Bookings: www.planningaidwales.org.uk/conference or tel: Marika Fusser on 01286 882 834 or marika@planningaidwales.org.uk

Urban Design: Tools & Techniques

Thursday 6 May

Hilton Hotel, Liverpool

A practical course, designed to introduce planners to urban design tools and techniques relevant to common town planning tasks such as townscape analysis, the appraisal of masterplans and planning applications, the development of planning and development briefs and briefing the public and Members on urban design principles and national standards.

Price: £85 + VAT

Further information from: northwest@rtpi.org.uk

Wales Planning Conference: The Making of Place

Tuesday 8th June 2010

Location: City Hall, Cardiff

See the back page for details.

2010 Planning Convention: Planning: Shaping the Future

28-30 June

Location: Queen Elizabeth II Centre, Westminster, London

www.theplanningconvention.co.uk/

Planning for a Healthy Wales

Thursday 28 October

Location: Dylan Thomas Centre, Swansea

Price: £40

The Chartered Institute of Environmental Health in Wales and RTPI Cymru have teamed up to organise this joint seminar drawing together professionals with common goals in delivering a healthy Wales.

The Day will discuss issues including area renewal, the new environmental noise Directive, the practical application of health impact assessments and how to tackle the health effects of climate change.

Diary Markers:**Planning for the Severn Estuary**

Monday 21 June 2010

Location: The Council House, Bristol

A joint event organised by SEP, RTPI Cymru & RTPI South West

Planning Summer School

3-11 September

University of York

North Wales Chapter Takes Form

Jon Talbot introduces the new look North Wales Chapter

Three members of the Chapter and Roisin Willmott met on the first day of February to map out events for the forthcoming year. What follows is a sketch of what we plan, so keep an eye out for announcements of confirmed events.

We have stuck with the planned cycle of four quarterly afternoon events focussing on issues suggested by members. We have decided to introduce a £10 charge for each to cover the costs of speakers, booking fees, catering etc. In return we will issue attendees with a Certificate which can be used for verification of CPD. Each event will be on a Wednesday

afternoon and the intention is to try and hold two events more or less centrally with one in NE and NW Wales respectively.

Our first event will be in mid-March and concentrate on Design and Access Statements. Attendees will have the chance not only to learn about current policy but also learn from each other on this new policy area.

The second event will be in mid June and the focus will be assessing the viability of housing developments in order to determine appropriate allocations of affordable housing. It is hoped we can hold this event jointly with the CIH and perhaps HBF.

The third event will be in mid September and the topic will be preparing for Examinations in Public for Local Development Plans. We are planning to have expert contributions from lawyers and Inspectors.

The final event in mid December will include the AGM. There may be other topics included but at this stage it is our intention to have a workshop on APC applications, something of interest to younger members. We would like to see some specific events for Young Planners but this needs someone volunteering. None of us is in the first flush of youth so our suggestion of a good book and

an early night will probably not find favour. If you would like to find out what this might involve please call me on: 01244 512108.

The Chapter is looking for venues to hold its event – preferably on a gratis basis (in return for places at the event). If you have access to a suitable venue please contact John Bowers on: john.bowers@eryri-mpa.gov.uk. Bilingual minutes of the 2009 AGM are also available from John on request.

Jon Talbot
North Wales Chapter Chair

Severn Estuary Leadership Sought

Jonathan Mullard discusses the need for a coordinated approach to managing the Severn Estuary



*Above: Severn Estuary, pictured from Goldcliffe.
Photo courtesy of lidneykopite from the SEP flickr site.*

The Severn Estuary is one of the largest and busiest estuaries in the UK, with a considerable amount of development pressure around the area. Discussions on new nuclear power stations at Hinkley and Oldbury, plans for waste to energy plants at Severnside, the possibility of harnessing the tides in the estuary to generate electricity and a Management Scheme for the European Marine Site are all actively being considered at the present time. In addition the adoption of the new Marine and Coastal Access Act will have significant effects on the management of this cross-border estuary.

The implementation of the Act is clearly going to change some aspects of the Severn Estuary Partnership's (SEP) work; but delivering the commitments to an ecosystem approach and integrating planning and management in cross-border areas such as the Severn Estuary is clearly still going to be a challenge. It is apparent that the coordinating role of the Partnership is going to be needed more than ever. A consultation on Marine Plan areas was issued in late 2009 and the SEP Management Group responded to ensure that the Marine Plan Areas

covering the Severn Estuary were logical and consistent with its aspirations. SEP will also seek to ensure that the Marine Management Organisation and Welsh Assembly Government plan jointly for any Marine Plan covering the estuary.

In relation to the Solway Firth, another cross border estuary, the Scottish Parliament has written to the UK Government to indicate that it would be pleased to work with partners to treat the Solway as an integrated planning area. The Scottish and UK Governments have agreed to work on a concordat, which will be drawn up to address arrangements for cross-border working. No such concordat exists for the Severn Estuary. It would be useful therefore if the Welsh Assembly and UK Governments produced a similar document for the Severn Estuary.

The recent Consultation on marine plan areas within the English Inshore and English Offshore Marine Regions proposes a number of areas, including an area known as West Inshore an area of approximately 2,600 square kilometers on the south side of the Severn Estuary / Bristol Channel. In Wales the approach to marine planning has not yet been decided, although it has been provisionally

suggested that there should be one marine plan area for the whole of Welsh inshore waters. DEFRA have asked the SEP to arrange a meeting early in 2010, to increase awareness of marine planning. The aim is to agree a communications route, with the intention that the SEP becomes the locally agreed facilitator for the marine plan area. The Partnership is already working on an integrated estuary planning event, jointly with RTPI Cymru and RTPI South West, so it is proposed to incorporate discussions about the marine plan areas into this seminar. More details on this will be circulated shortly.

In order to manage any system, or resource, effectively there must be a robust and reasonably comprehensive source of information on which to base decisions. This is especially true in relation to large and complex systems with many variables, such as the Severn Estuary. Currently available information on the estuary though is scattered and difficult to find and, in contrast to the accepted situation, the area has been little studied in comparison to other estuary systems in the UK. It also appears that much of the information that exists is environmental information,

whereas in order to manage the Estuary in a sustainable way information on community and economic issues must also be made available. Neither is there any general acceptance of what information is needed in order to ensure effective estuary management. The location of the current data is also not easy to ascertain and the data itself is time-consuming to access.

The intention is therefore to make available via the SEP website, an easily accessible information resource on the estuary that provides a holistic picture of the area at the current time and which gives an indication of future trends. It is planned to develop the approach in such a way that the information on the State of the Severn is kept both current and relevant. The resource will be an essential baseline document, which will inform an update of the Strategy for the Severn Estuary and Marine Plans for the area. A Working Group is being set up to take this forward. If you, or your organisation would be interesting in getting involved in this please contact the Partnership at severn@cardiff.ac.uk

Jonathan is the Severn Estuary Partnership Manager.

The Severn Estuary Partnership is organising a joint conference with RTPI Cymru and RTPI South West to discuss integrated management of the Severn Estuary in June at the Council House in Bristol. Further information will be available from the RTPI Cymru website.



Planning, Health and Health Impact Assessment

Nick Hacking asks what can you do for your country?



Above: Welsh Open Cast Mine

In the UK the process of "The health of the people is really the foundation upon which all their happiness and all their powers as a state depend." – Benjamin Disraeli, 1877

If the health of any nation is the sum total of the health of its citizens, what role is there for planning in delivering healthy nations? In Wales today, a broad range of health indicators suggest that we still have a long way to go before we can say that we are a truly healthy nation (a situation mirrored elsewhere).

The scale of ambition that planners have in influencing the health of the nation largely comes down to the definition of 'health' that is used. For health professionals, this changed significantly in the mid-20th Century and in the last two decades we have witnessed a period of rapid catching up for British planners.

It was at the end of the Second World War that the newly-formed World Health Organisation (WHO) defined 'health' as "a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity (WHO, 1946)". Critics called this definition 'utopian' in the pejorative sense, i.e. an unobtainable fantasy. But this misses the point.

Planners have long shared in utopian visions of society. Here, utopia has its original meaning, traceable to Francis Bacon, in which people strive

towards individual and collective betterment. In the 19th Century, when modern town planning began, healthy outcomes were very much part of the planning schemes of Ebenezer Howard, William Lever and George Cadbury. The poor sanitation of the dank, airless back-to-back housing of Britain's Victorian cities, was literally killing people. The response, in the form of the Sanitary Health Boards, brought together infrastructure engineering and urban design. They used agreed codes for street and building layout. It was preventative medicine in action.

By the mid-20th Century, just as the WHO was being formed, planning and health in Britain parted company. The Modernist designs from architects like Gropius and Le Corbusier came with an assumption that the world would be dominated by the motor car. Planners lost interest in the overt health benefits on offer and many of the major health problems that we see today, like obesity and heart disease, had their origins.

Yet the WHO never gave up on its vision of health. In the 1980s and 1990s, it became a model called 'the determinants of health'. This showed the centrality of the built environment in the health of the nation and

acts as a stark reminder of what the Victorians learned, that planners have a central role in promoting health in a preventative way.

After devolution in Wales, these lessons were recognised at the highest levels. The new Welsh Assembly Government committed itself to boosting the health of the nation in part through the levers of a revised and updated planning system. Amongst other things, it began promoting Health Impact Assessment (HIA), underpinned by the WHO's broad definition of health and the determinants of health model.

HIA does what a number of other impact assessment techniques do. It screens, scopes, appraises, reports, monitors and evaluates potential health impacts. However, it goes much further. The HIA process reflects a commitment to the principles of openness, participative democracy, sustainable development, equity and the ethical use of evidence. It builds up a base level of health data and uses this to predict future impacts, whether positive and negative. If negative, the process also suggests routes towards mitigation.

Simply by doing an HIA with a strong team of stakeholders and representatives from the community, researchers have noted that the legitimacy of the entire planning process can be boosted.

Despite this, HIA has been used more by stealth than by statute since 1999. An ever-increasing number of planning advice and guidance documents have asked for HIAs to be undertaken. The 2001 Technical Advice Note (TAN) on Waste Planning (TAN 21) states quite simply that, "Regional Waste Plans will be subject to a Strategic Environmental Assessment, and a Health Impact Assessment." (WAG, 2001, 11).

Draft Ministerial Advice in 2006 made it clear that HIAs are not a statutory feature of the planning landscape, but they were nevertheless being suggested as an appropriate tool for assessing health and well-being impacts when determining planning applications and preparing Development Plans.

The same is true for the Welsh Transport Planning and Appraisal Guidance, or WelTAG, published in 2008. It states that HIAs, along with a long list of other impact assessment techniques, must now be employed in all transport proposals.

Most recently, the Assembly published the Minerals Coal Technical Advice Note 2 (MTAN2) in 2008 which offers wide-ranging advice for Local Planning Authorities (LPAs), applicants and other stakeholders involved in coal extraction. Like TAN 21 and WelTAG, MTAN2 includes advice that HIAs are expected in coal applications.

So what does this all mean for LPAs in Wales? A decade ago, a typical LPA might never have encountered an HIA. Today, those odds have been significantly shortened. They may get shorter yet. Whereas training in how to undertake an HIA might once have seemed unnecessary, planning staff across Wales are now much more likely to need it. This is where the organisation that I work for, the Wales Health Impact Assessment Support Unit (WHIASU), comes in. Its task is to liaise with planners, communities, developers and other stakeholders to ensure that capacity exists to undertake an HIA when needed. Whether it is an individual development or a Local Development Plan, training and support for LPAs to do HIAs is all paid for by the Assembly. Not a bad deal in an era of Victorian-style thrift.

Nick is based in the Welsh Health Impact Support Unit

Legal Update

Christian Silk considers recent changes to the flexibility of planning permissions and non-material changes in England and contemplates the position for Wales

Readers will be familiar with the changes to the planning regime in England which followed on from the Planning and Compulsory Purchase Act 2004 which led to the default time period for implementing planning permissions in England being reduced to three years and prevented applications under Section 73 of the Town and Country Planning Act 1990 to extend time periods for implementing planning permissions.

Since those changes to the planning regime were introduced, major changes to the economy leading to recession have brought into sharp focus the need for greater flexibility in the planning system in relation to the implementation of planning permissions. The Government has now introduced this greater flexibility through a system of replacement planning permissions. In addition to this, a formal method of dealing with non-material changes to planning permissions has also been introduced.

The Government set out guidance in relation to these changes in its November 2009 publication 'Greater flexibility for planning permissions'. These changes may also affect the Welsh planning system.

Replacement Planning Permissions

On 1 October 2009 the Town and Country Planning (General Development Procedure) (Amendments No.3) (England) Order 2009 came into force allowing applications to be made to replace a planning permission. The general purpose of this provision is to allow applicants to extend the time period during which a planning permission may be implemented.

An application can now be made by anybody for the replacement of a planning permission (including outline

planning permission and associated listed building and conservation area consents) in existence on 1 October 2009 for which development has not commenced.

Requirements for applications for Replacement Planning Permissions

The standard application form on the Planning Portal's website should be utilised. There is no requirement for a design and access statement, although Local Planning Authorities (LPAs) have the power to seek further information as required, and an Environmental Impact Assessment may be required if the relevant screening criteria are met. Consultation, notification and publicity requirements are the same as for a new planning application.

The fee is currently the same as for a new planning application, but draft fee regulations have been published by the Office of Public Sector Information and are due to come into force early in 2010.

Points to Note in relation to Replacement Planning Permissions

If there is a Section 106 Agreement in place linked to the original planning permission it may be necessary to enter into a supplementary deed which will link the replacement planning permission with the s106 Agreement. In addition it should be noted that LPAs have the power to impose different conditions to those on the original planning permission. This may occur in circumstances where there has been a policy change and the imposition of new conditions is required to make the scheme acceptable. If an application for a replacement planning permission is refused, the same procedure will be available for submitting an appeal as for other planning applications.

Temporary nature of replacement planning permission regime

Replacement planning permissions will only be useful for a limited period as they will not be available to replace planning permissions which are granted after 1 October 2009. In addition to this, only one replacement application will be permitted. Applicants will have to ensure in future that they negotiate a suitable time period for implementation rather than allowing the default period of three years in England to be applied.

Non-Material Amendments

There is no definition of 'non-material amendments', meaning that an LPA must satisfy itself that an amendment is non-material in order to grant permission. Therefore an applicant submitting an application in relation to what it believes to be a non-material amendment may find that the LPA refuses permission, not because the amendment is not acceptable, but that following an assessment of its impact the LPA concludes that it is a material amendment. An applicant faced with this scenario will be entitled to submit an appeal or alternatively submit a planning application for full planning permission for the material amendment.

LPAs are advised by the Government to include a condition on planning permissions listing approved plans so that future applications can be made to vary those conditions by making reference to alternative plans if non-material amendments are proposed and approved.

Requirements for application for Non-Material Amendments

Only a person with a legal interest in the land, or someone acting on their behalf is entitled to make an application for a non-material amendment. A

new application form has been produced and is available from the Department for Communities and Local Government. Design and access statements are not required as this is not an application for planning permission.

Points to Note in relation to Non-Material Amendments

Readers should note that the Government's guidance states that conditions could also be varied and new conditions applied to a planning permission following the grant of permission for a non-material amendment. This is confusing as this duplicates the process available under Section 73 of the Town and Country Planning Act 1990, save that a new planning permission will not be issued. A decision in relation to an application for a non-material amendment is intended to be issued by a decision letter which is to be read alongside the original planning permission. This may further confuse matters if the terms of conditions are varied in this manner as the public will not be able to rely on the planning permission as being a definitive document. Save for typographical errors most amendments to conditions are likely to be material and will have to be dealt with under Section 73 of the Town and Country Planning Act 1990.

There is no obligation on LPAs to consult as these are not applications for planning permission, and Section 38(6) of the Planning and Compulsory Purchase Act 2004 will not apply, meaning that the development plan will not be treated as the primary material consideration. A decision must be issued within 28 days and there is a right of appeal against a refusal or against non-determination.

Applications for non-material amendments will not be permitted in relation to listed building and conservation area consents.

Applicability to Wales

On the face of it readers may think that these provisions are not applicable to Wales. Section 190 of the Planning Act 2008 introduced a new Section 96A into the Town and Country Planning Act 1990 which permits applications for non-material amendments, and this Section states that it is only applicable to England. In addition to this the Town and Country Planning (General Development Procedure) (Amendments No.3) (England) Order 2009 which brought Section 96A of the Town and Country Planning Act 1990 into force also states that it is only applicable to England.

Confusingly, the Planning Act 2008 (Commencement No.2) Order 2009/2260 which brought Section 190 of the Planning Act 2008 into force, states that that Section is applicable to both England and Wales.

Under Section 203 of the Planning Act 2008, the Welsh Assembly Government has powers to apply Section 190 of the Planning Act 2008 introducing non-material amendment applications if it wishes, hence the Planning Act 2008 (Commencement No.2) Order 2009/2260 referring to both England and Wales. We have been informed by the Welsh Assembly Government that it does not intend to introduce non-material amendment applications for at least six months.

With regard to extending the time period for implementing planning permissions, Section 73 of the Town and Country Planning Act 1990 was not changed in Wales following the Planning and Compulsory Purchase Act 2004, meaning that applicants may still apply to vary the time limit conditions applied to Welsh planning permissions. Replacement planning permissions have, consequently not been introduced in Wales.

Christian is an associate in TLT's Planning and Development team with experience in all aspects of planning law.

Young Planners Cymru

Andrew Charles updates us on the latest news from Young Planners Cymru



At the inaugural AGM for 'Young Planners Cymru' a new steering group was voted in to lead the network's activities in 2010. Two members stepped down from the transitional group in 2009, they were Lucie Taylor (Newport) and Emma Langmaid (Capita Symonds), our thanks to them for their valuable contribution over the past year. The members of the group for 2010 are as follows:

- James Davies (Planning Aid Wales) - Chair
- Ashley Lynch (AECOM) - YPC Representative
- Andrew Charles (Welsh Assembly Government) - Communications Manager
- Jamie Donegan (Powell Dobson) - Treasurer / South Wales Events Manager
- Wayne Reynolds (Cardiff Council) - South Wales Events Manager
- Lindsay Christian (Newport Council) - Treasurer / Secretary
- Anthony Bubb (Student – Caerphilly CBC) - Student Representative
- Vacant - North Wales Events Manager
- Davina Powell (Nathaniel Litchfield) - YPC Steering Group Member
- Laura Price (Savills) - YPC Steering Group Member

The purpose of the Network in 2010 will be to:

- Represent the voice of

young planners in Wales at local, regional and national level

- Provide a user-friendly interface between young planners in Wales and the RTPI
- Provide a forum for informal networking for young planners in Wales
- Recognise the needs of young planners in Wales and direct them to appropriate information
- Utilise opportunities to promote planning as a career to students in Wales.

New Members

We are still welcoming new members to be part of the steering group. This is a great chance to get involved and make an impact as a young planner in Wales and further your professional development. We

are particularly interested in filling the vacant position for a North Wales Events Manager. If you want to be involved please email us on info@youngplannerscymru.org.uk

Our activities over the past year have included an organised trip to St Fagans, presentation to the students at Cardiff University and two planning quizzes in association with Planning Aid Wales. We aim to bring more events over the next few months – so please sign up to our newsletter (see below).

National Young Planners Conference – Cardiff 2010

Due to some very persistent lobbying of RTPI and a charm offensive at the recent YPN Conference in Newcastle the Steering Group have secured the opportunity to bring the National Young Planners Conference to Cardiff in 2010. The details of the event will be finalised over the coming months so watch this space for news of what to expect in October 2010.

The group will also be offering sponsorship packages for the conference which is expected to bring around 120 young planners from across the UK. Please email us if you are interested in sponsoring the event info@youngplannerscymru.org.uk



For the latest on the YPC please visit the website at : www.rtpi.org.uk/wales_young_planners/

To sign up to the YPC Newsletter please email: info@youngplannerscymru.org.uk

Wales Planning Conference 2010

The making of place



RTPI

mediation of space · making of place
cyd drefnu gofod · creu cynefin

Tuesday 8th June 2010
Cardiff City Hall

The 2010 Wales Planning Conference will be chaired by Ann Skippers, RTPI President, and will discuss the central tenet to planning – **the making of place**.

Confirmed speakers include Assembly Government Minister, Jane Davidson; Derek Martin from the International Federation of Housing and Planning; John Davies from PINS; Carole-Anne Davies from the Design Commission for Wales, Rob Cowan from Urban Design Skills and Jason Prior from AECOM.

The Conference will combine plenary sessions with a range of breakout workshops and a plenary debate moderated by Kevin Murray. The conference will also have an exhibition and plenty of opportunities for networking, including the social event on the 7th June.

For further information on the programme, exhibition opportunities and bookings:
www.rtpi.org.uk/rtpi_cymru or e-mail: wales@rtpi.org.uk

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