

**DRAFT MODEL DELIVERY AGREEMENT BY LDP PATHFINDERS GROUP
JULY 2005**

COMMENTS BY ROYAL TOWN PLANNING INSTITUTE

2005/32

INTRODUCTION

1. The draft model Delivery Agreement has been considered by the Royal Town Planning Institute's (RTPI) Welsh Planning Policy Panel and as such I can offer the following comments:-

GENERAL COMMENTS

2. The draft Delivery Agreement is well written and in clear language that is easy to understand. However, at 52 pages it is considered that the document is too lengthy and could be reduced in length.
3. It may be possible to reduce the length of the document by considering the intended target audience. It is our understanding that the document must be agreed by the Welsh Assembly Government but that it will be an important part of the new LDP process and made available to the general public. Is the intention to use the document to explain the new LDP process to the general public? Or will the proposed new LDP 'Manual' (commissioned by the Welsh Assembly and being prepared by Arup) fulfil this function? If it is the latter it would be possible to reduce the length of the draft Delivery Agreement by editing much of the procedural explanation throughout the document and to reduce the sections outlining the 'Aims and Objectives.' Readers could then be referred to the LDP Manual (and links could be provided to the website once the Manual is on line).

DETAILED COMMENTS

Diagram A1 'LDP Process' & Table A1 'Summary of Timetable'

4. Is there a need for the diagram on the LDP process? This could be included and explained via the LDP Manual (as referred to above). If the diagram is to be included in the Delivery Agreement document, then the Table A1 'Summary of Timetable' should reflect the stages outlined in the LDP Process diagram more closely. At present, they don't quite match and this could cause confusion.

SEA/SA Process

5. Although there is a separate section explaining this process, it may be clearer for the general public if this is set out specifically in Table A1 'Summary of Timetable.' Although the document explains in the narrative that the SEA/SA process would take place at the Statutory Deposit Stage – it is not included specifically in the table.

Community Involvement

6. The section outlining the purpose and benefits of community involvement is comprehensive and well written; however, it may be more appropriate to include this in the LDP Manual – thereby reducing the length of the Delivery Agreement document.
7. Similarly the repetitive sections outlining the 'Expectation of Consultees' is seen as unnecessary duplication. This could be included in the LDP Manual instead.

Consultation Process

8. The extra consultation on the 'LDP Vision' plus separate public engagement exercises on site specific policies outlined in the draft Delivery Agreement are additional to those required by LDP Wales (as set out in the Draft Regulations). Could these be carried out together at the public pre-deposit stage thereby reducing the whole consultation process?

Role of Elected Members

9. It would be useful if a brief section on the local authority decision making process (in particular the role of Elected Members and the Council Executive) were included. Again, this should be included in the proposed LDP Manual but it may be helpful if a paragraph outlining the process is also included in the Delivery Agreement.

Rebecca Phillips
RTPI Welsh Planning Policy Officer

5th September 2005