

# Planning Aid Wales

Community engagement in planning

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## PCNPA Local Development Plan Review

Haverfordwest 21st April 2016  
Elwyn Thomas and Julia Lester



Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park

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## LDP Review

## Training workshop for Community and Town Councils



Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park

# Workshop aims



# Workshop timetable



Introduction and background



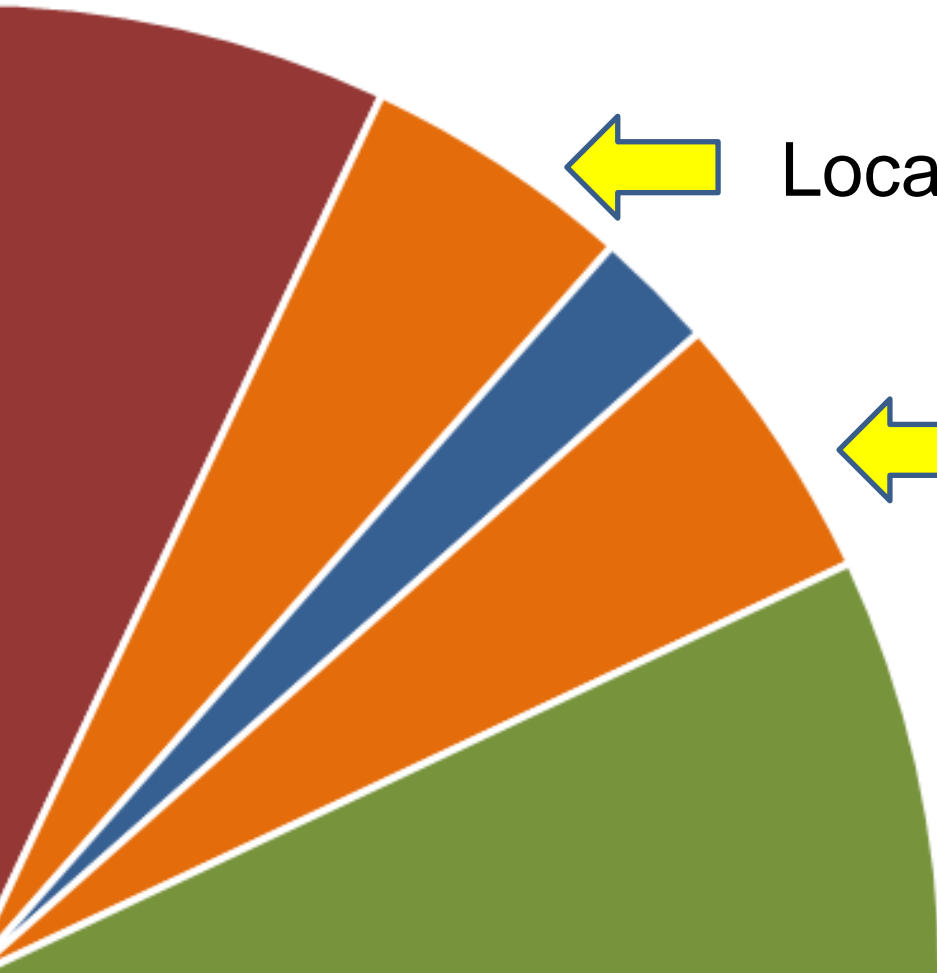
Local Development Plan Review



Site selection



What happens next ?





# Introductions & background

# A definition of planning...

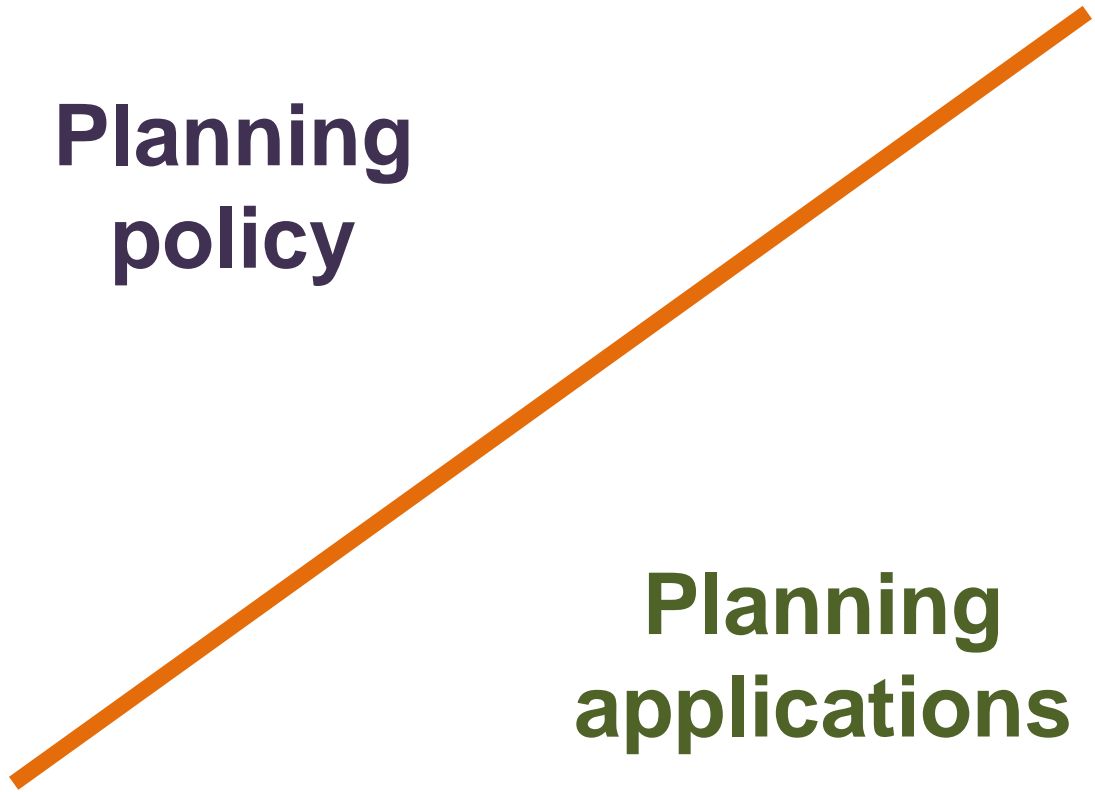
*Planning manages development and the use of land in the public interest*



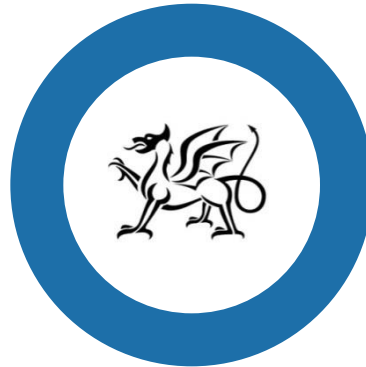
# An overview of planning

**Planning  
policy**

**Planning  
applications**



# Roles



Welsh  
Government



Planning  
Authorities



Developers



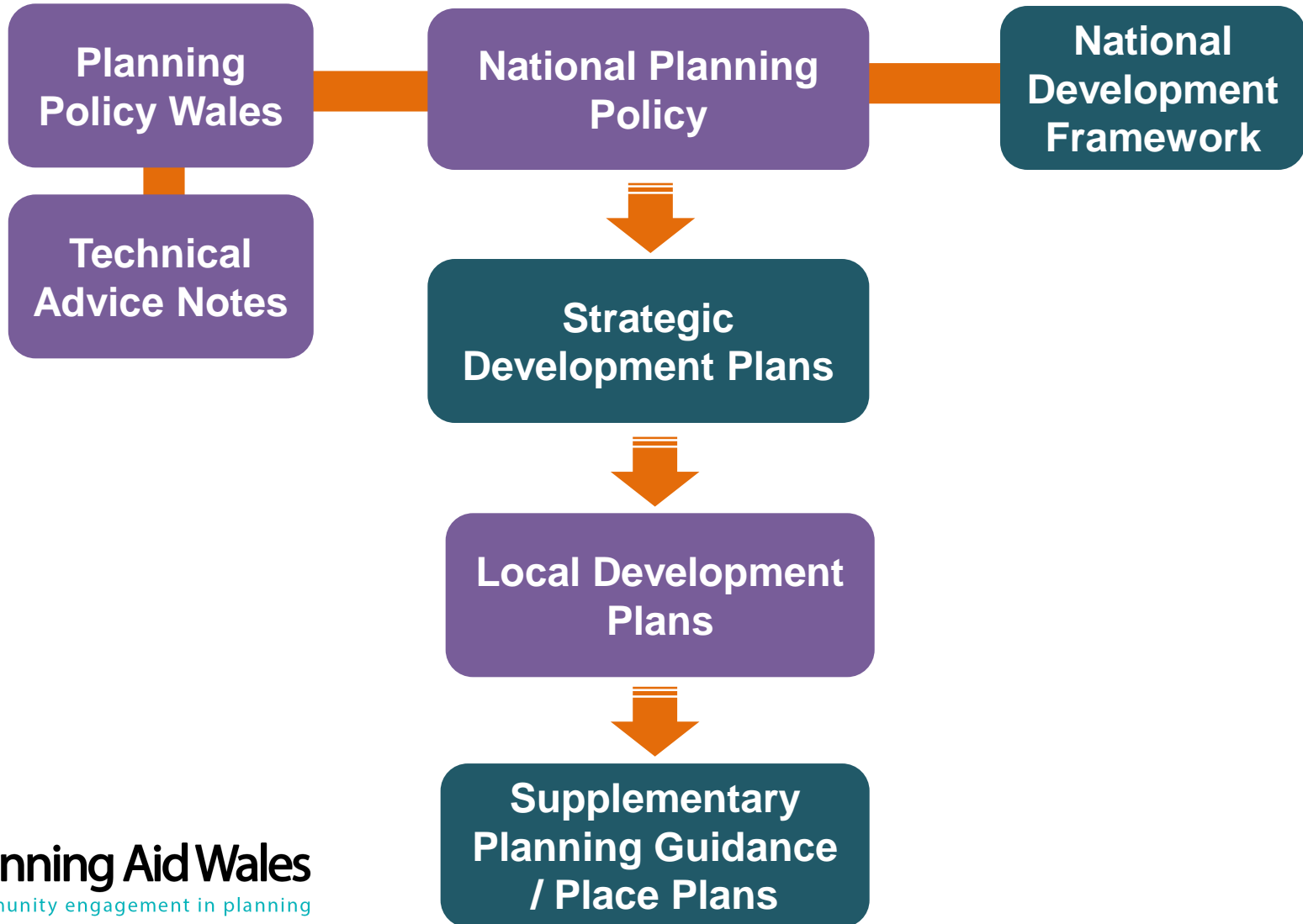
Other  
consultees



Community  
& Town  
Councils



# Development Plan Wales



# Influences on Local Development Plans



# How LDPs are developed

Pre-Deposit stage (Year 1)



Deposit stage



Examination stage

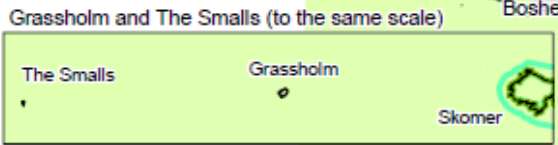
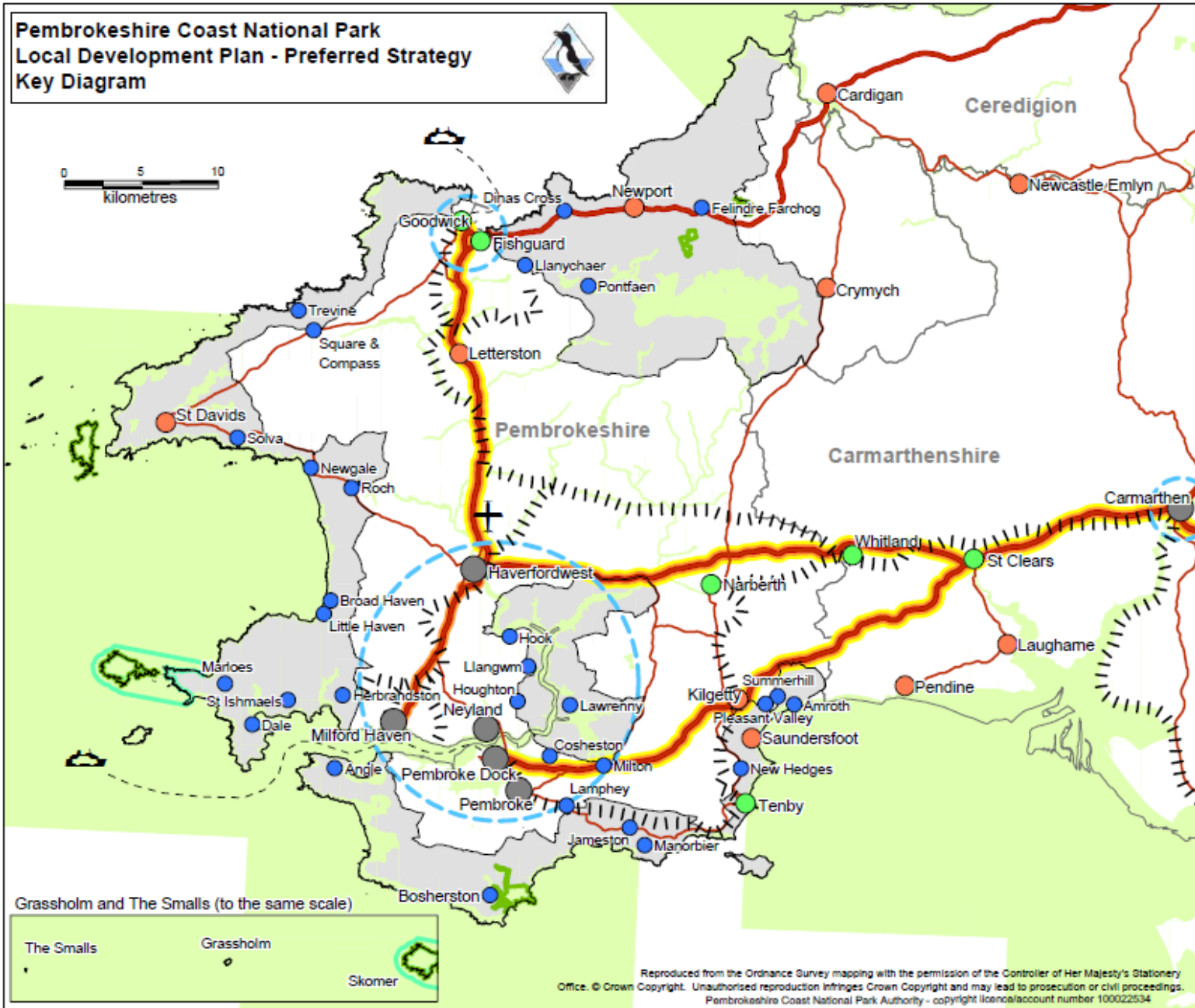
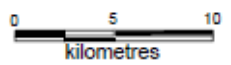


Adoption stage (Year 4)



Monitoring and Review

# Pembrokeshire Coast National Park Local Development Plan - Preferred Strategy Key Diagram



- Settlements**
- Main settlements
  - Local service & tourism centre
  - Local centre
  - Rural centre
- Transportation**
- A road
  - Trunk road
  - Core road network
  - Trans-European road network
  - Railway
  - ✚ Airfield
  - ⚓ Ferry (Rosslare, Ireland)
- Nature Reserves and Sites**
- ▭ National Nature Reserve
  - ▭ Marine Nature Reserve
  - ▭ Site of international wildlife importance
- Other Features**
- ▭ Pembrokeshire Coast National Park
  - ▭ Wales Spatial Plan Strategic Hub
  - ▭ Neighbouring Local Authority

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# Strategic Options

*Where would you put new housing ?*

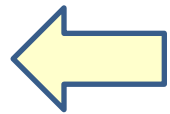
# Summary

- ▶ A definition of planning
- ▶ An overview of planning
- ▶ Who's who ?
- ▶ Development Plan Wales
- ▶ Influences on Local Development Plans
- ▶ How LDPs are developed

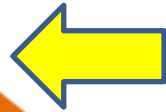


**Questions ?**

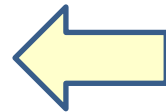
# Workshop timetable



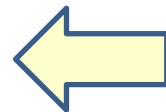
Introduction and background



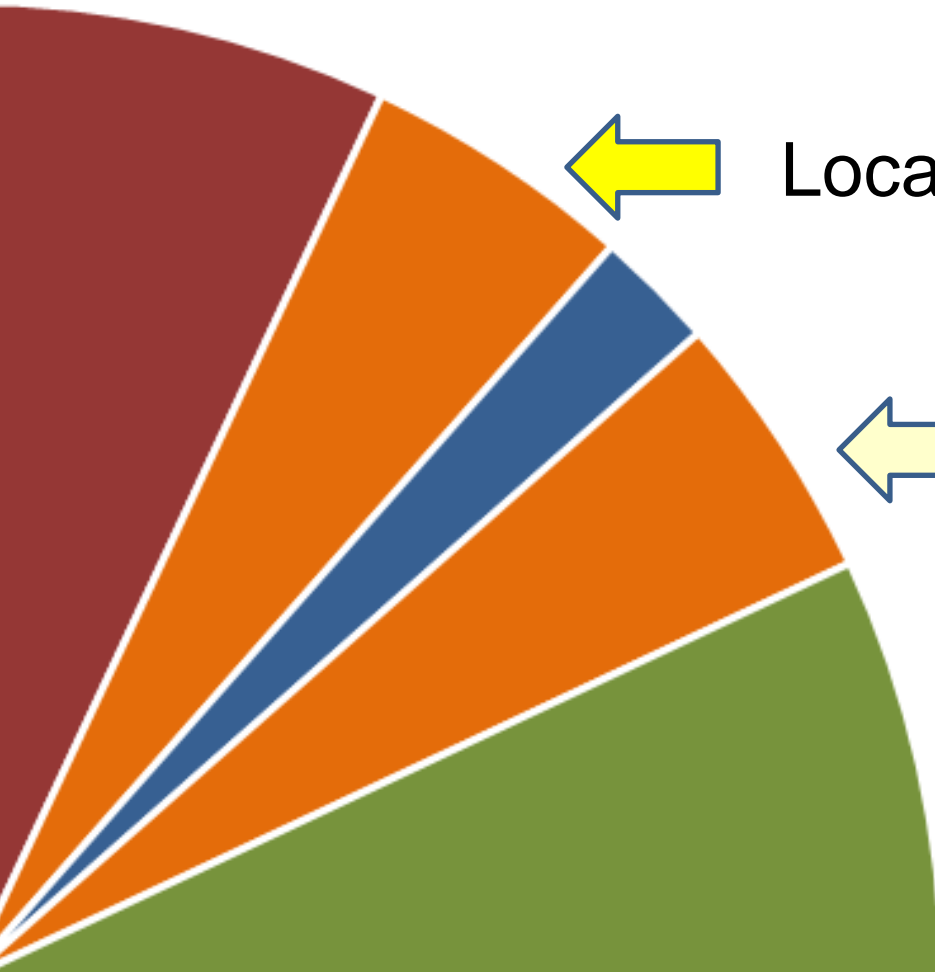
Local Development Plan Review



Site selection



What happens next ?








# Local Development Plan Review






# Why is a review needed ?

- ▶ Full review proposed in LDP monitoring and review process 2014-15
  
- ▶ Areas identified in LDP where plan is not delivering satisfactorily
  - ❑ Housing land supply
  - ❑ House building rates
  - ❑ Delivery of site allocations

# LDP Review draft timetable (1)

- ▶ Stage 1 - Review Report July 2016  

- ▶ Stage 2 - Delivery Agreement July 2016  

- ▶ Stage 3 - Candidate Sites Aug-Oct 2016  

- ▶ Stage 4 - Preferred Strategy March 2017

# LDP Review draft timetable (2)

- ▶ Stage 5 - Deposit Plan March 2018
- 
- ▶ Stage 6 – Submission Sept 2018
- 
- ▶ Stage 7 – Examination Spring 2019
- 
- ▶ Stage 8 – Adoption End of 2019



# CTC Engagement

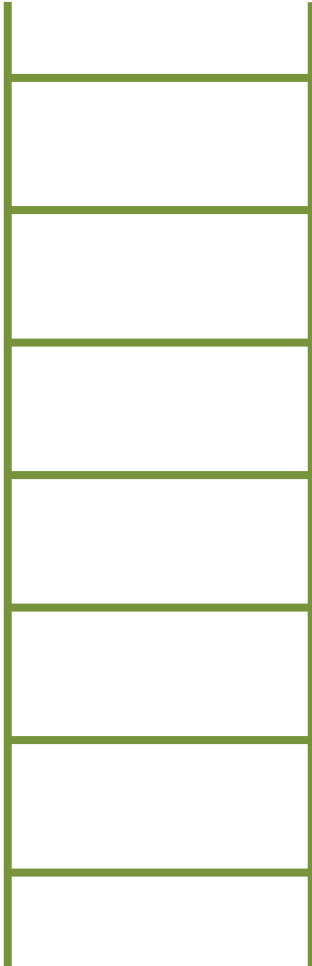
***Where do you think  
you would have  
most influence?***

# Opportunities for CTCs to get involved

- ▶ Two sets of workshops:
  - ▶ Draft Review Report / Draft Delivery Agreement
  - ▶ LDP Preferred Strategy / Site selection



# What is engagement ?



Delegation

Joint working

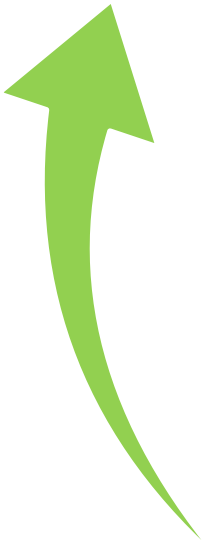
Participation

Involvement

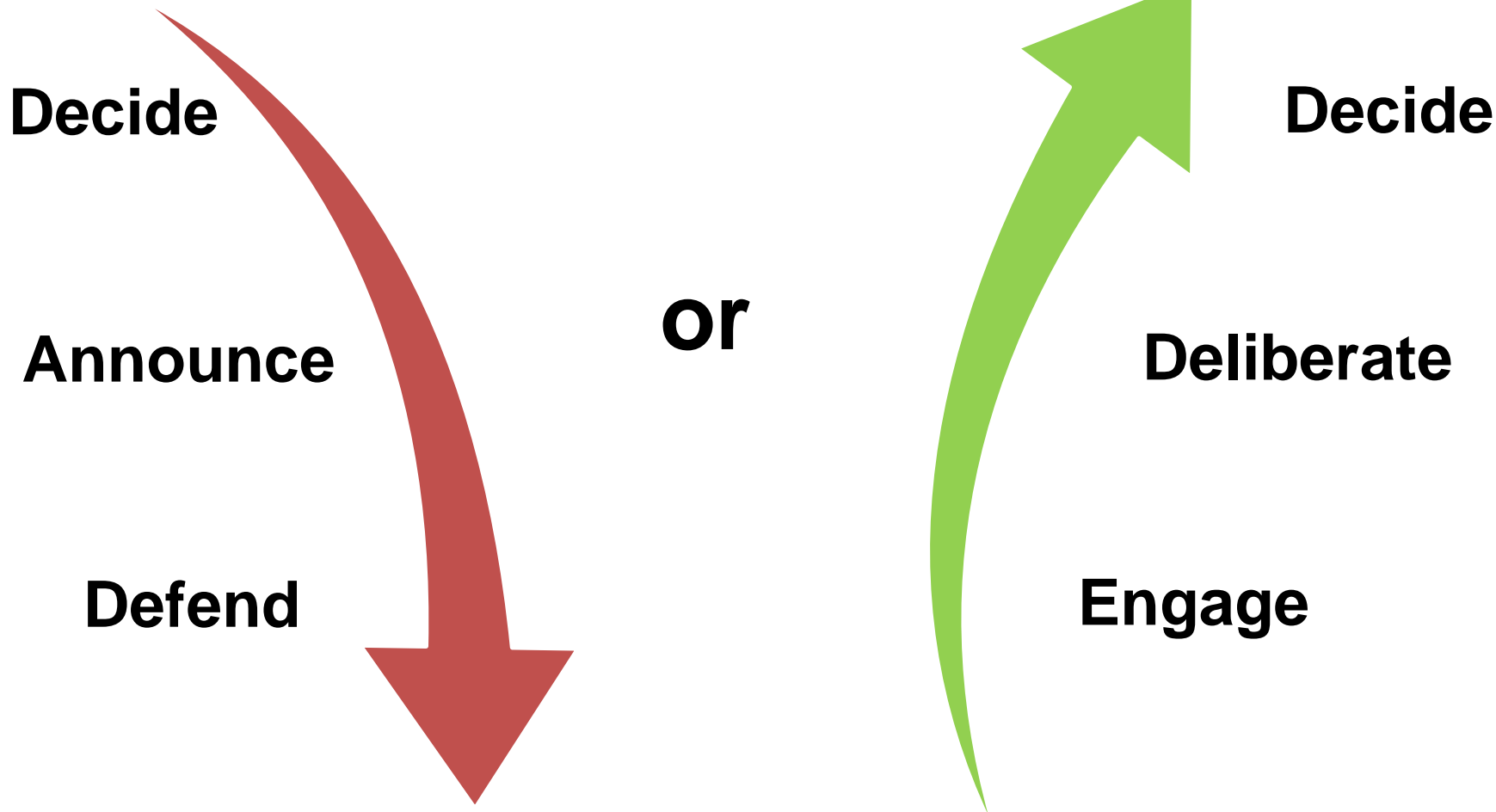
Consultation

Information giving

Positive planning



# Good engagement ?





# Why get involved ?

More capacity

Less conflict

Less waste

Faster

Fairer



**Better planning**

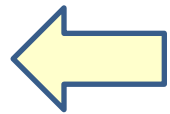
# Summary

- ▶ Why a review of the LDP is needed
- ▶ The LDP review process
- ▶ Opportunities for CTCs to get involved
- ▶ What is engagement ?
- ▶ Benefits of community engagement

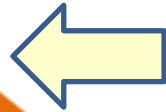


**Questions ?**

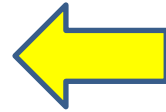
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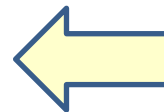
Introduction and background



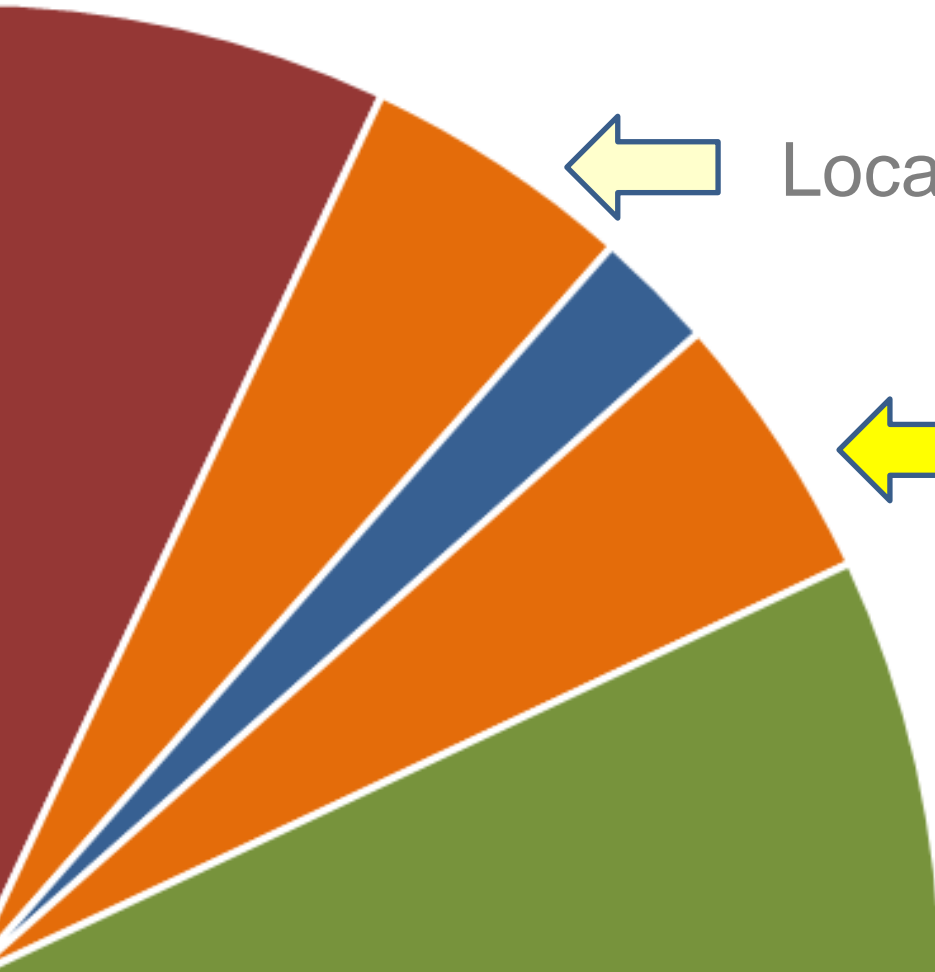
Local Development Plan Review

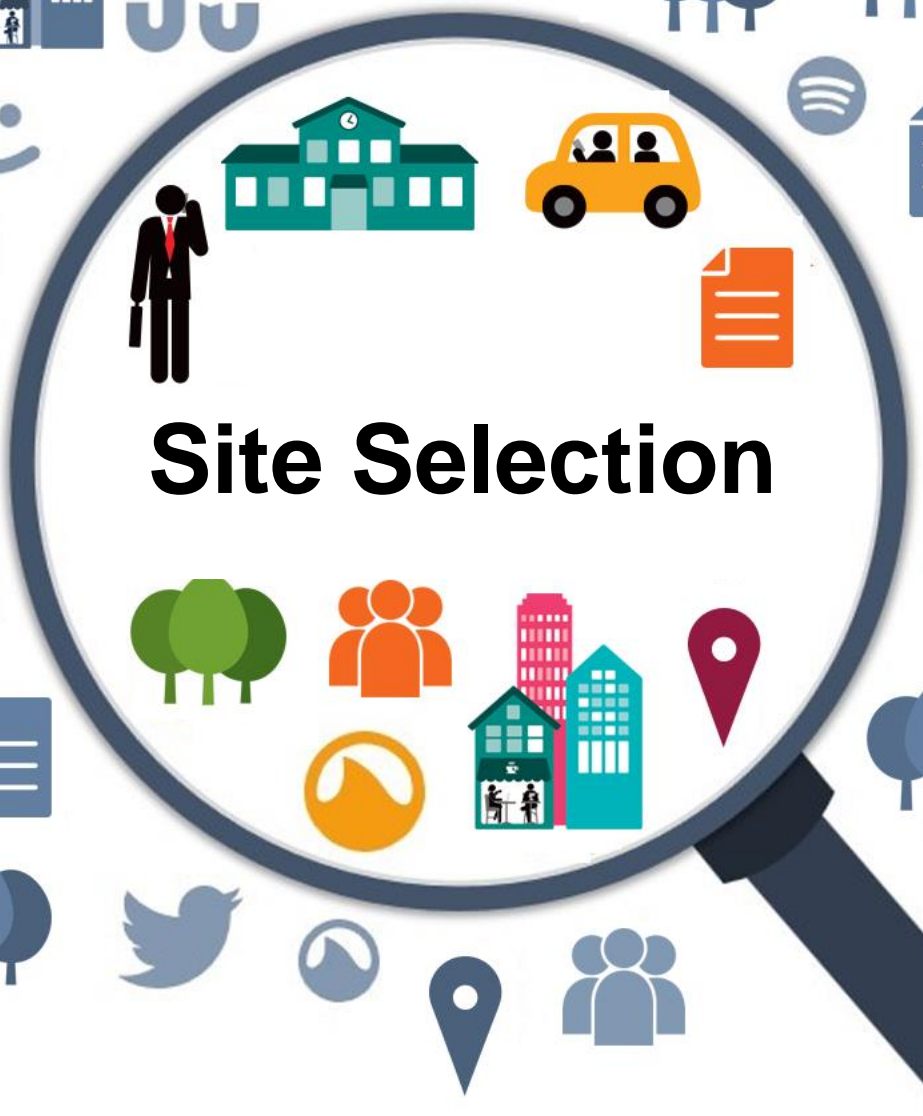


Site selection



What happens next ?






# Site Selection

# How sites are identified

- ▶ Sites promoted by landowners, public and private developers (and communities ???)
- ▶ Sites identified by Authority Officers as having development potential
- ▶ Undeveloped existing LDP allocations that may or may not have planning permission

# How are sites assessed ?

- ▶ Stage 1 – initial filtering by size / location
  - ▶ Stage 2 – detailed appraisal of filtered sites
  - ▶ Stage 3 – appraisal against other assessments
  - ▶ Stage 4 – appraisal against Preferred Strategy
- 

# Stage 1 - Initial filtering

- ▶ Is site large enough to be allocated in the Plan ?
  - ❑ Residential: 5+ houses /  $\geq 0.15$  ha (based on 30 units per hectare).
  - ❑ Employment / Retail / Mixed use: 0.15 – 2 ha
  - ❑ Gypsy and Traveller accommodation - TBC
- ▶ Is location of site acceptable ?
- ▶ How are small residential candidate sites assessed?





# Site Assessment

*How do you think sites in your area should be assessed ?*

# Stage 2 - Detailed appraisal of filtered sites (residential)

- ▶ Planning assessment
- ▶ Infrastructure
- ▶ Accessibility
- ▶ Economic viability

# Summary

- ▶ How sites are identified
- ▶ How sites are assessed
- ▶ Stage 1 – Initial filtering
- ▶ Stage 2 – Detailed appraisal



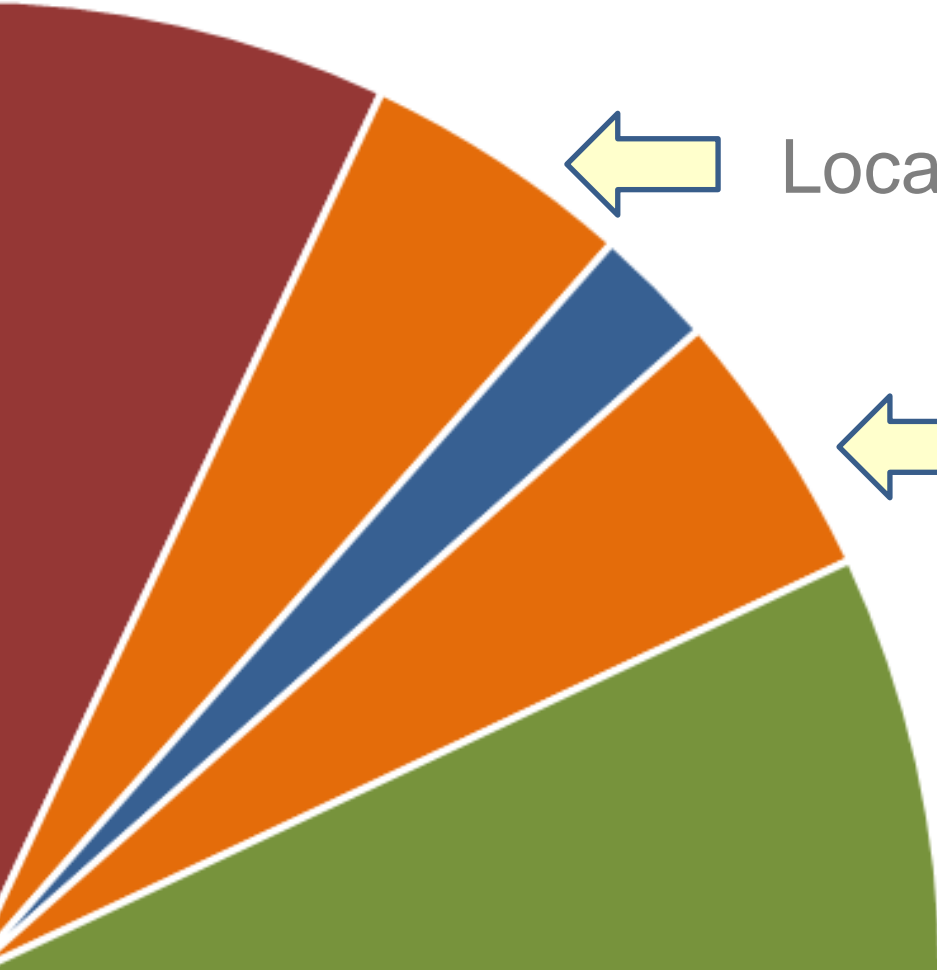
# Workshop timetable

← Introduction and background

← Local Development Plan Review

← Site selection

← What happens next ?





**What happens next ?**

# Next steps

- ▶ 18<sup>th</sup> May 2016
  - ❑ Closing date for comments on draft Delivery Agreement and draft Review Report
  
- ▶ May / June 2016
  - ❑ Draft candidate site assessment selection criteria to be sent to CTCs for comment
  
- ▶ August – October 2016
  - ❑ Call for Candidate Sites
  
- ▶ January / February 2017
  - ❑ Second set of CTC workshops



***What will help communities to engage more effectively ?***







# Evaluation

# Planning Aid Wales

Community engagement in planning

[www.planningaidwales.org.uk](http://www.planningaidwales.org.uk)

029 2062 5004

**Thank you  
for attending**

