

CONSULTATION FORM

The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021

This consultation is seeking your views on the policy approach for the subordinate legislation required to establish the procedure for Strategic Development Plans (SDPs) to be prepared across Wales by Corporate Joint Committee (CJCs) and associated matters. The Regulations will be called the Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021.

If you have any queries on this consultation, please email:

planconsultations-b@gov.wales or telephone: 0300 025 3882.

Data Protection

Any response you send us will be seen in full by Welsh Government staff dealing with the issues which this consultation is about. It may also be seen by other Welsh Government staff to help them plan future consultations.

The Welsh Government intends to publish a summary of the responses to this document. We may also publish responses in full. Normally, the name and address (or part of the address) of the person or organisation who sent the response are published with the response. This helps to show that the consultation was carried out properly. If you do not want your name or address published, please tick the box below. We will then blank them out.

Names or addresses we blank out might still get published later, though we do not think this would happen very often. The Freedom of Information Act 2000 and the Environmental Information Regulations 2004 allow the public to ask to see information held by many public bodies, including the Welsh Government. This includes information which has not been published. However, the law also allows us to withhold information in some circumstances. If anyone asks to see information we have withheld, we will have to decide whether to release it or not. If someone has asked for their name and address not to be published, that is an important fact we would take into account. However, there might sometimes be important reasons why we would have to reveal someone's name and address, even though they have asked for them not to be published. We would get in touch with the person and ask their views before we finally decided to reveal the information.

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**The Town and Country Planning (Strategic Development Plan)
(Wales) Regulations 2021**

Date:		
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Organisation	Natural Resources Wales	
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Telephone		
Type <i>(please select one from the following)</i>	Business	<input type="checkbox"/>
	Local Planning Authority	<input type="checkbox"/>
	Government Agency / Other Public Sector	x
	Professional Bodies / Interest Groups	<input type="checkbox"/>
	Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious, not for profit organisations)	<input type="checkbox"/>
	Other (other groups not listed above)	<input type="checkbox"/>

Q1	Do you agree the SDP Regulations should broadly mirror the key stages and plan preparation requirements set out in the LDP Regulations, subject to the exceptions referred to?	X
	To assist with your response please see paragraphs 4.1 - 4.4 of the consultation document	
	Agree	x
	Disagree	
If not, please explain why		

Q2	Do you agree with the proposed approach to the Community Involvement Scheme (CIS) and Delivery Agreement (DA)?	X
	To assist with your response please see paragraphs 4.6 - 4.7 of the consultation document on SDP Stage 1	
	Agree	x
	Disagree	
If not, please explain why		
<p>Whilst we agree with the proposed approach to the CIS and DA, we recommend that the regulations also makes provision for the CJC to notify specific consultation bodies listed in Annex 1 bodies when the DA, or any revision to it, has been approved by Welsh Ministers. This will enable those consultation bodies to plan their work programmes accordingly to provide comprehensive and timely advice during subsequent stages of the plan-making process.</p>		

Q3	Do you agree with the list of general and specific consultation bodies listed in Annex 1?	X
	To assist with your response please see paragraphs 4.6 - 4.7 and Annex 1 of the consultation document	
	Agree	x

Disagree	
If not, who else do you think should be considered for inclusion and why?	
We support the inclusion of the Natural Resources Body for Wales – NRW, as a specific consultation body in Annex 1.	

Q4	Do you agree with the two stage preparation and consultation approach proposed at Preferred Strategy and Deposit?	X
	To assist with your response please see paragraphs 4.11 - 4.13 of the consultation document on SDP Stages 2 - 4	
	Agree	x
	Disagree	
If not, please explain why and what alternative approach you would suggest?		

Q5	Do you agree with the particular elements of the procedures and requirements proposed for SDP preparation including proposals from pre-deposit to deposit stage?	X
	To assist with your response please see paragraphs 4.8 - 4.13 of the consultation document on SDP Stages 2 - 4	
	Agree	
	Disagree	x
If not, please explain why		
Paragraphs 4.12 and 4.13 of the consultation document sets out the principles that will be set out in the regulations for clarifying the expected content of a Preferred Strategy, a Deposit Plan, and the summary of responses to them. On the whole these seem reasonable and clear. However, it refers to ‘strategic locations’ which the consultation		

document does not clarify what this encompasses. For instance, it is not clear whether this relates only to strategic allocations for development or other strategic areas for management to deliver other services/ purposes. We advise this should be clarified in the regulations.

For example, the National Development Framework Future Wales: 2040. For example, Policy 9 - Resilient Ecological Networks and Green Infrastructure (Future Wales The National Plan 2040 Working Draft National Development Framework Document: September 2020 Version) requires “Planning authorities should include these (*safeguarded*) areas and/or opportunities in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide.” The supporting text to the policy states “*Strategic and Local Development Plans should consider how designated sites fit within the wider network of habitats and assess what action needs to be taken to safeguard land which may be needed to connect or enlarge those sites.*”

Whilst at the time of responding to this consultation the NDF is not finalised and published, and therefore subject to change, we believe that if such an aspiration for safeguarded areas to be included in SDPs, it should be clear whether the term ‘strategic locations’ also encompass such areas for management.

Q6	Do you agree with the proposed approach for submission, examination and adoption of an SDP?	X
	To assist with your response please see paragraphs 4.14 - 4.20 of the consultation document on SDP Stage 5	
	Agree	x
	Disagree	
If not, please explain why		
Whilst we are supportive of the proposed approach for submission, examination and adoption, for completeness we recommend that the regulations should also make provision for the actions that should be undertaken if the CJC choose not to adopt the Plan following the receipt of the Inspector’s report.		

Q7	Do you agree with the proposed approach to monitoring, review and revision of an SDP?	X
	To assist with your response please see paragraphs 4.21 - 4.23 of the consultation document on SDP Stage 6	
	Agree	x

Disagree	
If not, please explain why	

Q8	Do you agree with the proposed approach for SDP withdrawal?	X
	To assist with your response please see paragraphs 4.24 - 4.27 of the consultation document on SDP withdrawal	
	Agree	x
	Disagree	
If not, please explain why		

Q9	We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please report them
We have no further questions or comments to those indicated above.	

Q10	<u>Other questions</u> We would like to know your views on the effects that the proposals would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?
We do not have any comment on what effect the proposals will have on the Welsh language.	

Q11 Please also explain how you believe the proposals could be formulated or changed so as to have positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

We do not have comments on how the proposals can be changed to achieves the stated outcomes.

Responses to consultations are likely to be made public, on the internet or in a report. If you would prefer your response to remain anonymous, please tick here

How to respond

Please submit your comments by 4 January 2021 in any of the following ways:

Email	Post
Please complete the consultation form and send it to: planconsultations-b@gov.wales [Please include ' Strategic Development Plan (SDP) Regulations Consultation ' in the subject line]	Please complete the consultation form and send it to: Strategic Development Plan (SDP) Regulations Consultation Plans Branch Planning Directorate Welsh Government Cathays Park Cardiff CF10 3NQ