



Planning Aid Wales
Cymorth Cynllunio Cymru

Response to ‘Consolidation of the Town and Country Planning (Use Classes) Order 1987 and Town and Country Planning (General Permitted Development) Order 1995’ consultation

To: planconsultations-i@gov.wales

Date: 28th September 2018

1. About Planning Aid Wales

1.1 Planning Aid Wales (PAW) is the charity supporting community engagement in the planning process. We are core funded by Welsh Government but retain a high degree of freedom to act independently on behalf of communities.

1.2 Planning aid is about giving people the information and support they need to understand and engage positively with planning. We work to help local communities in Wales to understand and engage more effectively with planning. We do this by explaining the planning process from a community perspective and building capacity for constructive community engagement.

1.3 Planning Aid Wales also works with the planning profession, planning authorities and Welsh Government to encourage more effective community involvement in the planning process. When responding to consultations such as this, our aim is to identify potential barriers which might prevent effective or manageable community involvement in planning.

1.4 Our responses to the consultation is given in italics below.

1.5 We are happy for our response to this consultation to be made public.

2. Consultation response

2.1 PAW welcomes and supports Welsh Government's review, update and consolidation of the General Permitted Development Order and Use Classes Order, which should help to make the legislation clearer for planners, town and community councils, communities and individuals to understand. We applaud the clear focus on place-making and best use of scarce resources (paras 1.1 and 1.2) as well as the review's basic principles of clarity and simplicity.

2.3 PAW welcomes the replacement of the phrase "unique uses" for the Latin "sui generis".

2.4 PAW notes the reference in para 2.7 to interpretation of the existing legislation varying between local planning authorities. Whilst it is impossible to eliminate this entirely, PAW suggests that clear policy and legislation and production of simple explanations (with visuals) on the Welsh Government website should help to ensure greater consistency. PAW further suggests that an e-training module is produced for Continuing Professional Development (CPD) of planners to coincide with introduction of the new legislation. This could provide a useful source of information on the new provisions for professional advisors, town and community councils, and Planning Aid Wales volunteers.

2.5 However, the wording of the consultation document relating to demolition and heritage is unclear and overly legalistic (in paras 3.108 to 3.113) which makes interpretation of the proposals difficult. PAW suggests that the Welsh Government should ensure that future policy, legislation and consultation documents avoid using double negatives and use plain English and Welsh.