

# PRACTITIONER GUIDE

Town and Country Planning Acts (Wales)

Number: PG 07/08

Property Directorate Sponsor: June Harrop

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Who Should Read this: All DE Offices, Partnering Organisations, PPP/PFI Project Managers, CEStOs and TLBs

When it takes effect: Immediate

When it is due to expire: 2012

Equality And Diversity Impact Assessment

This policy has been Equality and Diversity Impact Assessed in accordance with the Department's Equality and Diversity Impact Assessment Tool against:

**Part 1 Assessment Only (no diversity impact found).**

Document Aim: The aim of this document is to provide guidance to personnel involved with planning issues on the Defence Estate.

1. Document Synopsis: This document provides guidance on the Town and Country Planning Acts to the Crown in Wales.
2. The "Practitioners" to whom this Guide relates are Defence Estates (DE) personnel and other individuals or organisations tasked with obtaining planning (and related) consents on behalf of DE. Its primary target audience includes construction professionals (e.g. Regional Prime Contractors), DE Surveyors, DE Project Managers and all other DE staff involved in managing or obtaining planning approvals.
3. The objectives of the Guide are threefold:
  - i) To provide an accessible, comprehensive and clear reference document on the Welsh planning system specific to development on the Defence Estate.
  - ii) To explain, systematically, the key procedures and processes underpinning the planning system to which MoD/DE must now adhere.

- iii) To provide guidance for Practitioners to ensure consistency of approach in seeking to obtain planning approvals and to minimise planning risk and delay.

4. Structure and Application of the Guide

- **Chapter 1** Introduction
- **Chapter 2** provides an overview of how the planning system is managed and the key bodies involved;
- **Chapter 3** explains the role and importance of planning policy, including a summary of Welsh policy and guidance and the component parts and preparation process for the Development Plan;
- **Chapter 4** provides detailed guidance on the development control process;
- **Chapter 5** sets out DE's organisational response to stakeholder engagement.

5. An abstract is provided at the beginning of each section to provide an overview of the key points of relevance to Practitioners.

6. To view the full document, please click on the following link – [Planning Practitioners Guide – Welsh Statement of Variation](#)

7. Further information on the planning related issues can be found on the [Planning Portal](#)