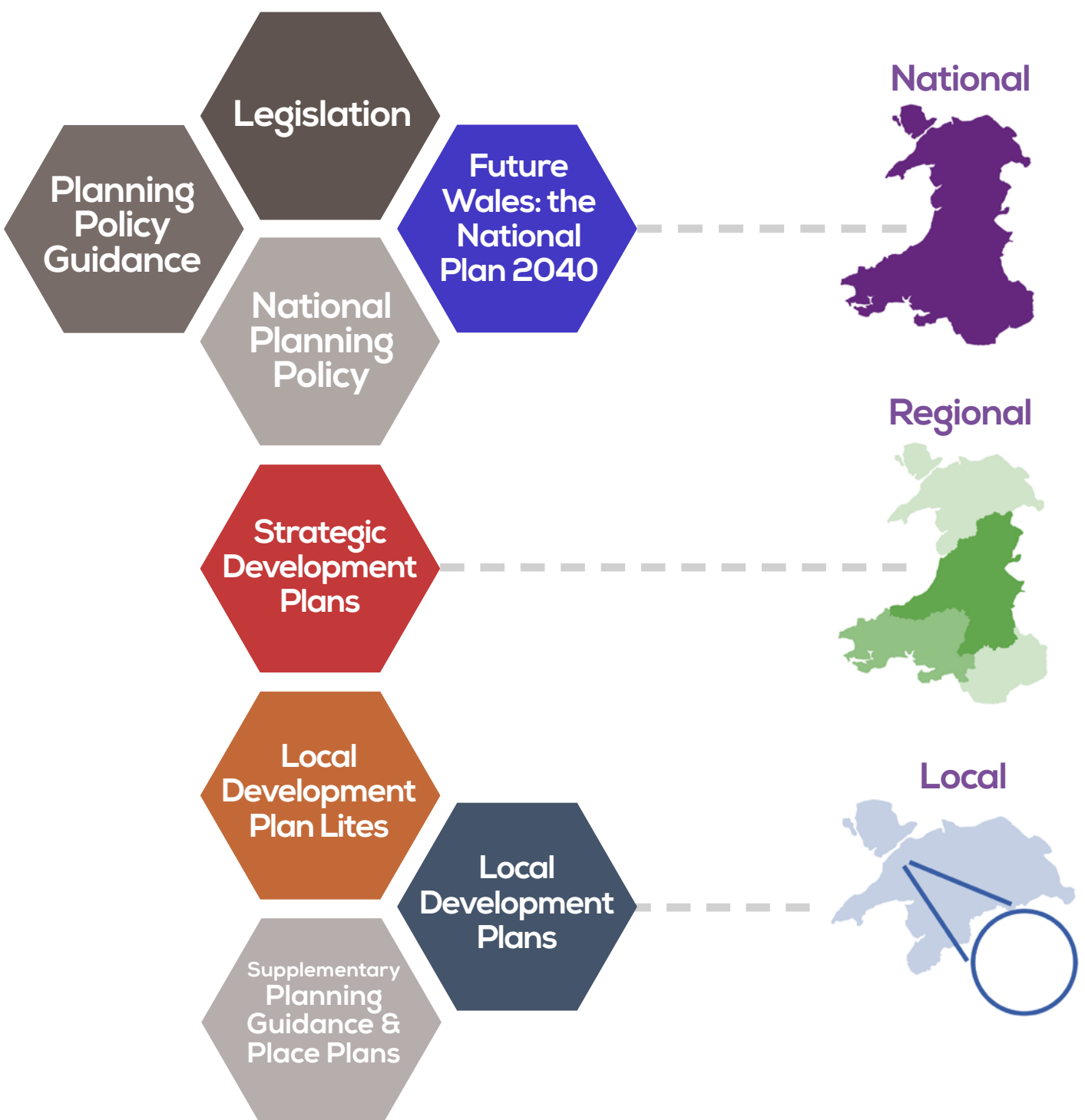




Development Plans in Wales: A Quick Guide

A development plan sets out how land should be used and where development should take place over a given period of time. A development plan makes sure development that happens is sustainable and in the public interest. All decisions on planning applications must be in accordance with the adopted development plan.

The development plan system in Wales is made up of three tiers, with plans prepared at national, regional and local levels. This means that the 'development plan' for an area will eventually be made up of each of three plans.



What do Development Plans do?

A development plan provides a policy framework that:

- Identifies the scale of growth including the number of homes and jobs
- Sets out the spatial strategy and locations for future development
- Allocates land for new development including housing and employment sites
- Identifies new infrastructure provision including roads and schools
- Identifies land for protection from development
- Ensures good design and place making

A key aim of the development plan system in Wales is to ensure that development plans are based on early and effective community engagement and involvement (see page 3).

What are the Three Tiers that make up the Development Plan System in Wales?

The three tiers that make up the development plan system are:

TIER 1: NATIONAL



Future Wales: The National Plan 2040

This plan is the highest tier of development plan and is prepared by the Welsh Government. The plan focuses on solutions to issues and challenges at a national level. Future Wales was published in February 2021 and forms part of the development plan for the whole of Wales.

TIER 2 REGIONAL



Strategic Development Plans (SDPs)

The national plan will be built on by Strategic Development Plans (SDPs), which will be prepared by Corporate Joint Committees (CJCs) at a regional level. These plans will focus on issues that cross Local Planning Authority boundaries and will look at how people in each of the four regions in Wales go about their day-to-day lives, from working and commuting patterns to shopping and leisure activities.

TIER 3 LOCAL



Local Development Plans (LDPs) and Local Development Plan 'Lites' (LDPLs)

National and regional plans will be built on by Local Development Plans (LDPs) prepared by Local Planning Authorities. LDPs will focus on issues, policies and proposals in each authority area across Wales. Local Development Plan 'Lites' (LDPLs) will be prepared following adoption of an SDP and this plan will be shorter and more focussed in nature; the scale and location of growth will already be set in the adopted SDP for each area.

How and when can communities get involved?

A key aim of the development plan system in Wales is to ensure that development plans are based on early and effective community engagement and involvement.

Future Wales: The National Plan 2040 was published by the Welsh Government in February 2021. The plan will be reviewed every 5 years, with the next review due in 2026. When each review starts, Welsh Government will issue a **Statement of Public Participation**, which will set out how and when people can engage.

Strategic Development Plans, Local Development Plans and Local Development Plan Lites are prepared following a similar set of steps as shown in the diagram below*.



* There will be no Preferred Strategy consultation during the Local Development Plan Lite preparation process.

For each of these development plans a Delivery Agreement will be prepared which will include a timetable and **Community Involvement Scheme**, which will set out how and when people can engage.

It is important to get involved as early as possible in the preparation of development plans.

More Information

A full version of this guide is available at:
<https://gov.wales/development-plans-community-guide>