

Criteria for Recovery of Planning Appeals (Planning Policy Wales v5, Chapter 3.11.2)

The Welsh Government uses its powers to recover planning appeals from the Planning Inspectors in the following cases:

- Residential development of more than 150 houses or on more than 6 hectares of land;
- Retail developments of over 10,000 square metres;
- Major proposals for the winning and working of minerals;
- Proposals for major developments which could have wide effects beyond their immediate locality;
- Proposals giving rise to substantial controversy beyond the immediate locality;
- Proposals which raise novel planning issues;
- Proposals which raise significant legal difficulties;
- Proposals to which a Central Government Department has objected; or
- Cases that can only be decided in conjunction with a case over which an Inspector has not jurisdiction.

Examples of Call-in Issues (Planning Policy Wales v5, Chapter 3.12.1)

Call-in is generally only considered where an application raises planning issues of more than local importance which could include issues that:

- Are in conflict with national planning policies;
- Could have wide effects beyond their immediate locality;
- May give rise to substantial controversy beyond the immediate locality;
- Are likely significantly to affect sites of scientific, nature conservation or historic interest or areas of landscape importance;
- Raise issues of national security; or
- Raise novel planning issues.