

LDPs: The Next Generation

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25 October, 2018

Themes

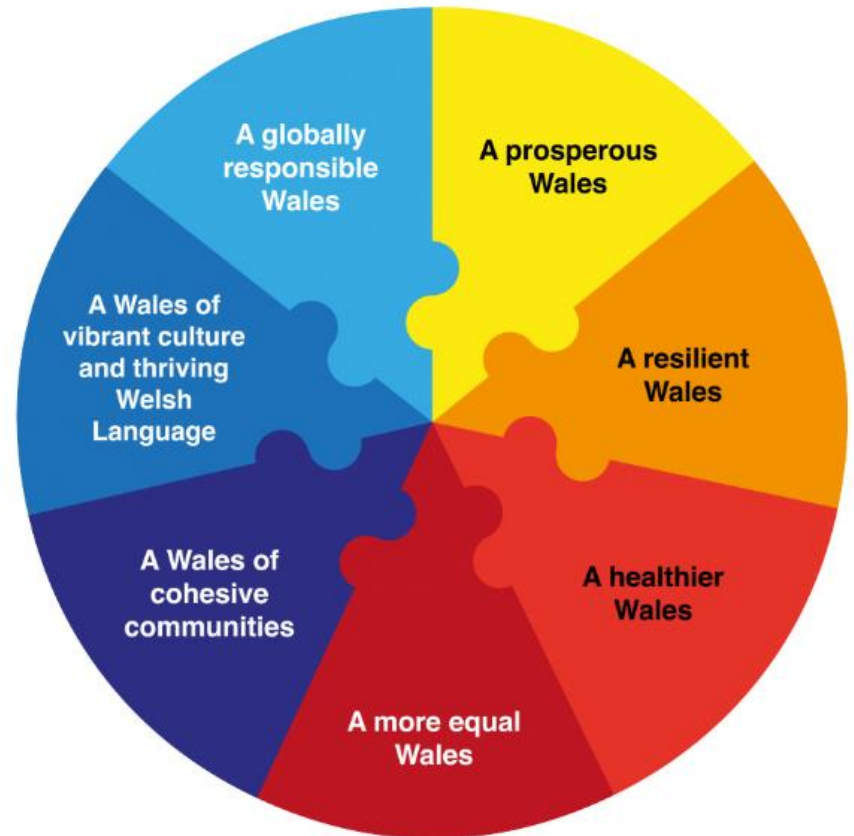
- Taking stock
 - PPW Review & TAN 1
 - Failed LDPs
 - Housing Delivery Review
- Lichfields view
 - Housing requirement
 - Monitoring
 - Deliverability
- Cardiff Capital City Deal
 - Governance
 - South East Wales 5 year Business Plan
 - The role of plan making



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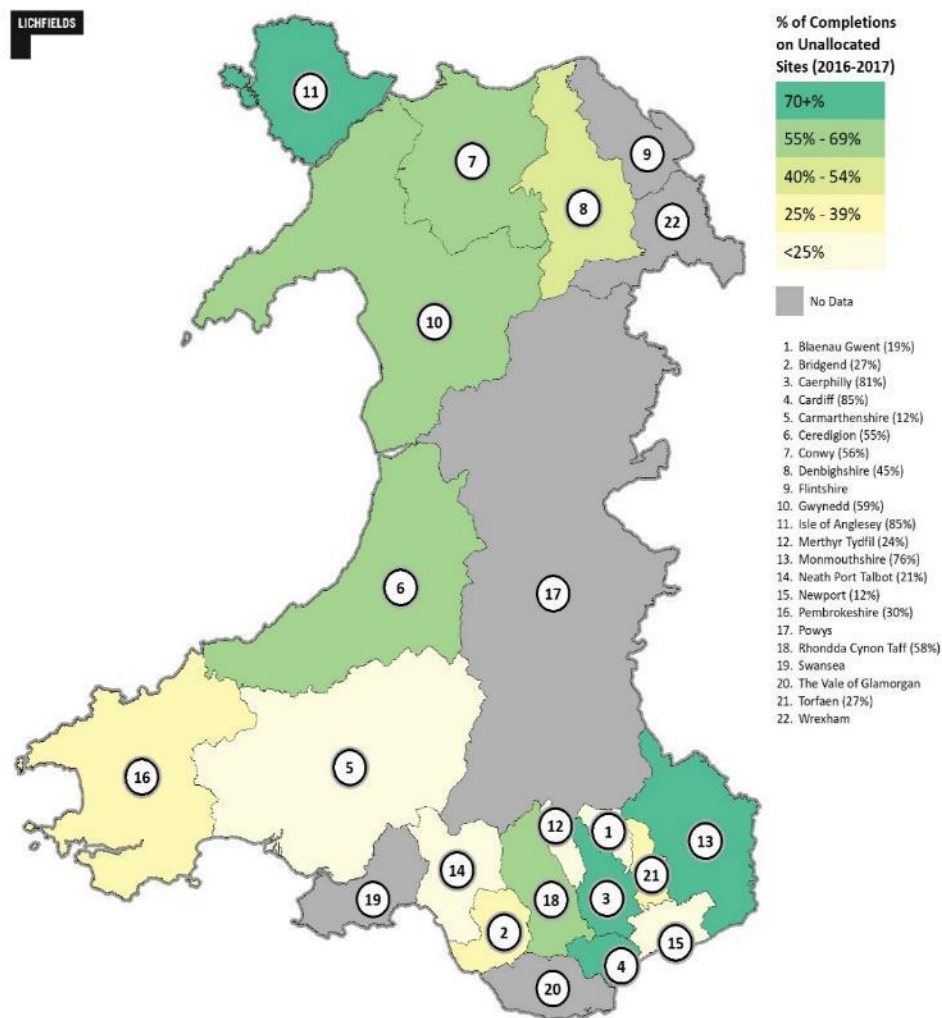
PPW Review & LDP Handbook

- Awaiting PPW (Edition 10)
- Primary change is bringing out WCFG themes
- Removal of technical guidance which will go into LDP and DM Handbooks
- PPW more statement of vision
 - Short on levers and sanctions required to ensure delivery of plans and consents
- Disapplication of TAN1 para 6.2



LDPs and Failed Housing Delivery

- Starting next round of Plan-making
- Housing delivery remains a key Welsh Government priority
- Issues with first round:
 - Allocated sites failed to come forward
 - Not delivering in accordance with policy
 - Failure to ensure 5 year supply
 - High reliance on windfalls
- Viability issues
 - Build costs consistent but sales values vary significantly across
 - Added policy 'costs'
 - Viable market area is shrinking



Delivery of Housing through the Planning System – Call for Evidence

What are WG's objectives?

- Planning decisions must be based on an up-to-date development plan
- Housing requirements should be based on evidence
- All sites identified to meet the requirement must demonstrate they are deliverable
- Monitoring arrangements must reinforce the plan-led approach to development management
- Consultation closed on 10 October 2018



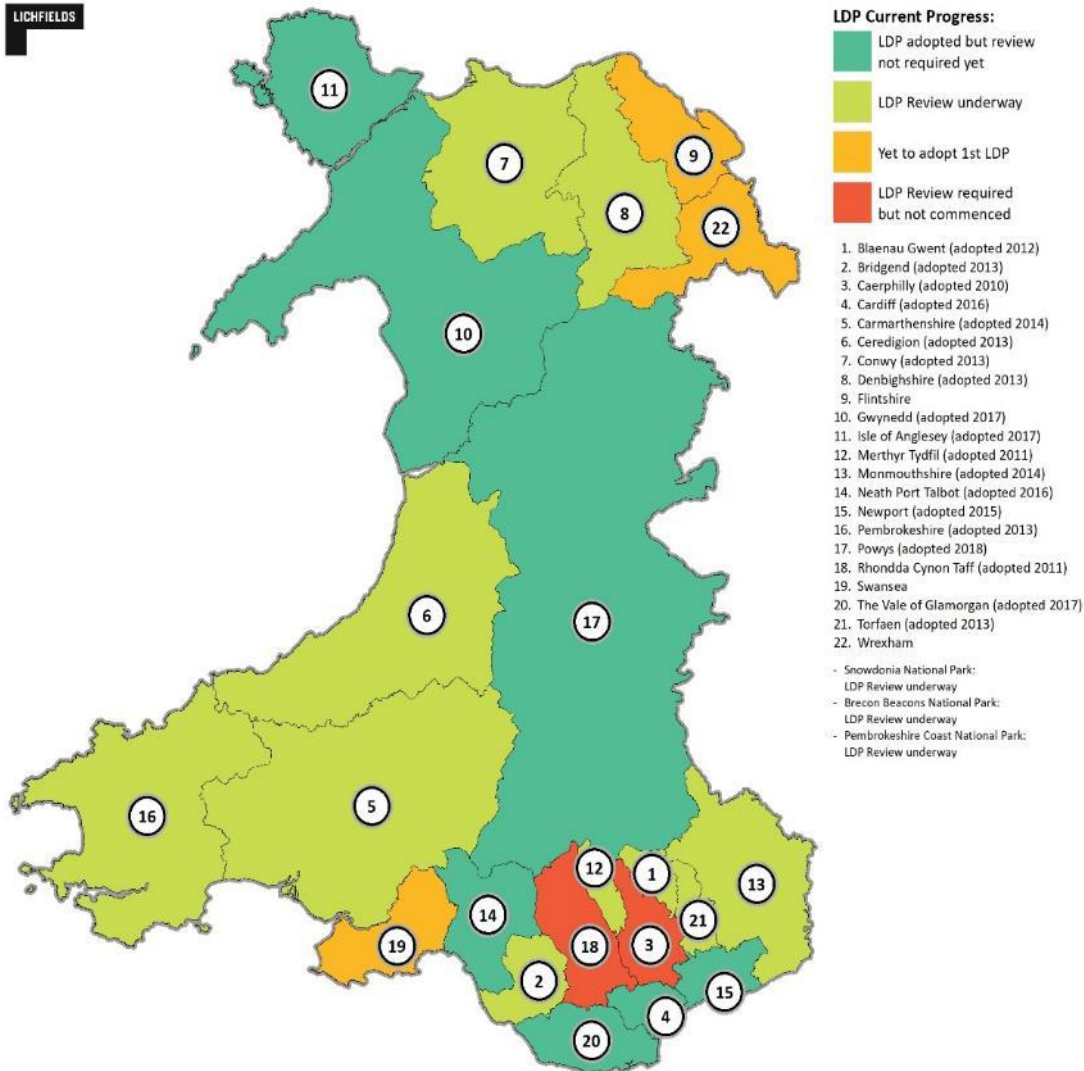
Llywodraeth Cymru
Welsh Government

Round Two: How do we get it right this time?

The Lichfields perspective

Where are we?

LICHFIELDS



The Welsh Government's role in the preparation of LDPs is one of active stewardship of the system as a whole. It will encourage, and if necessary seek to ensure, the adoption of sound, up-to date LDPs
(PPW 2.13.1)

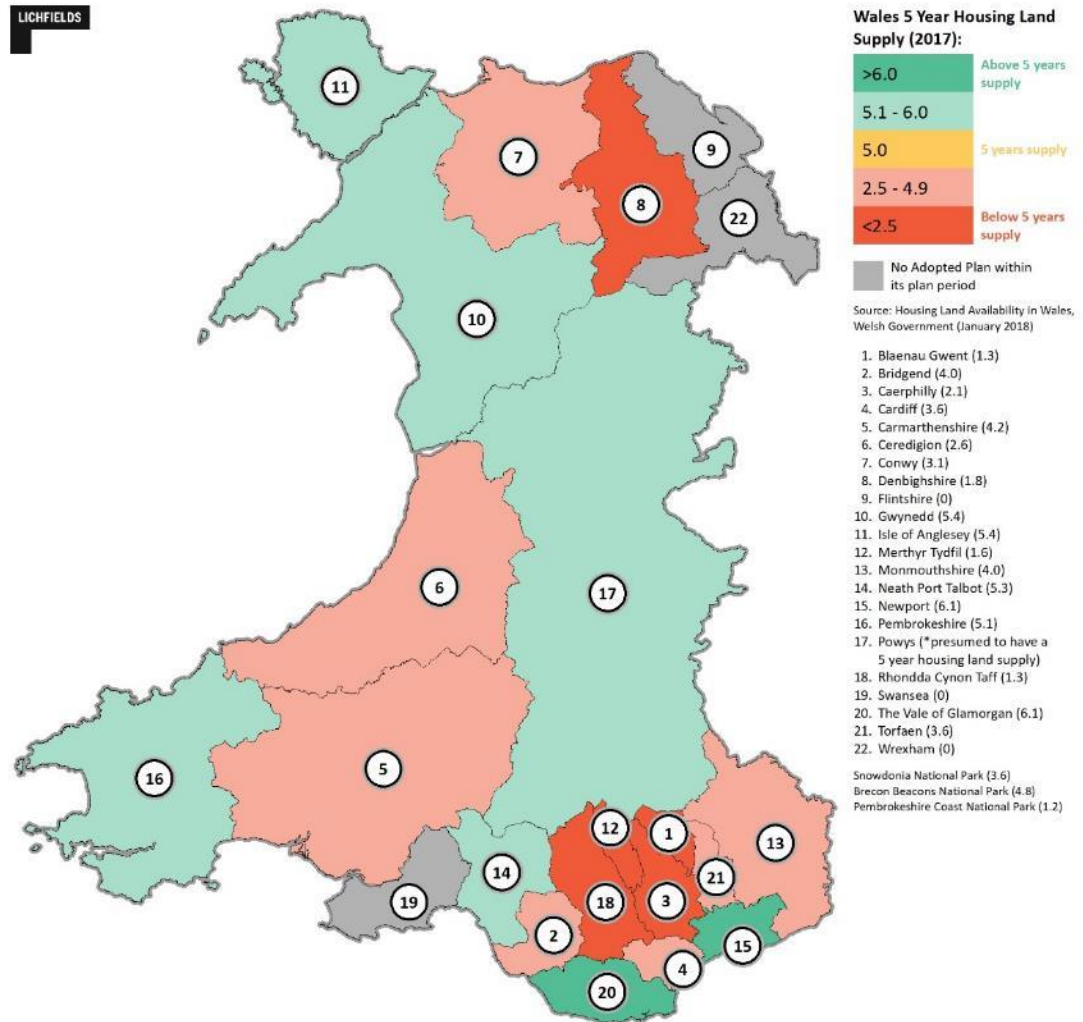
Housing requirements

- Don't change what already works:
 - Fundamentally robust approach
 - Household projections just a starting point
 - Economic-housing alignment is critical for growth and regeneration areas
 - Continued consideration of affordable housing in setting housing targets
- Standard methodology not welcome here
- Fine-tuning the approach:
 - Constraints to delivery don't reduce the need for housing
 - More consideration of cross-boundary/sub-regional ways of working
 - Housing mix policies must reflect dynamics of the market



Monitoring

- JHLAS now imitated in NPPF2
- JHLAS is a monitoring tool; not responsible for poor housing delivery
- No reward for failure: maintain residual basis
- Revocation of TAN1 paragraph 4.2 leaves JHLAS system without teeth
- Effect will be reduction in housing delivery



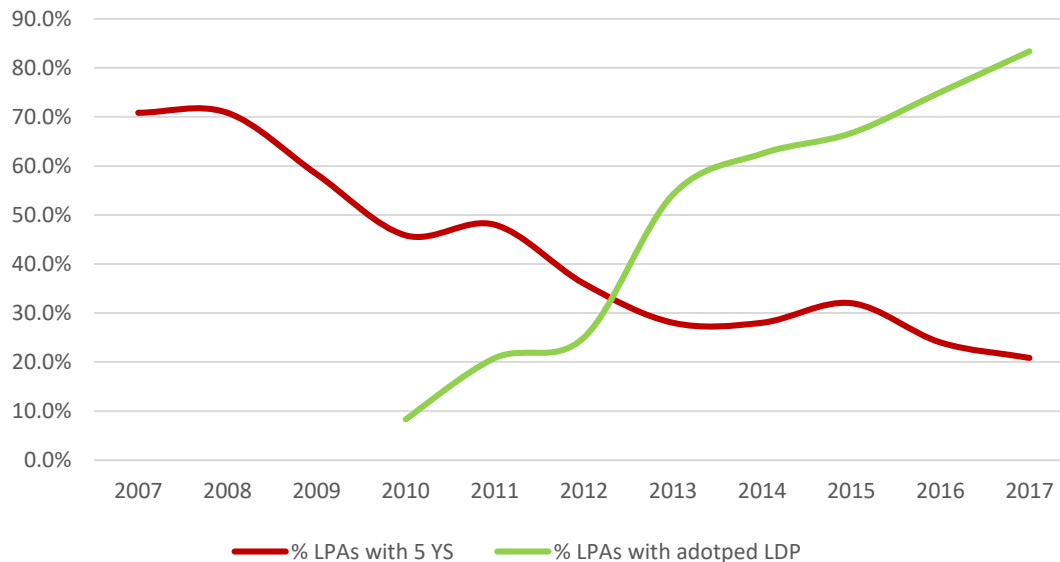
Deliverability: LDP sites

- Significant problem with non-delivery of allocated sites – impacting on 5YS position
- Greater focus on deliverability when preparing LDP:
 - Availability
 - Site-specific factors
 - Viability

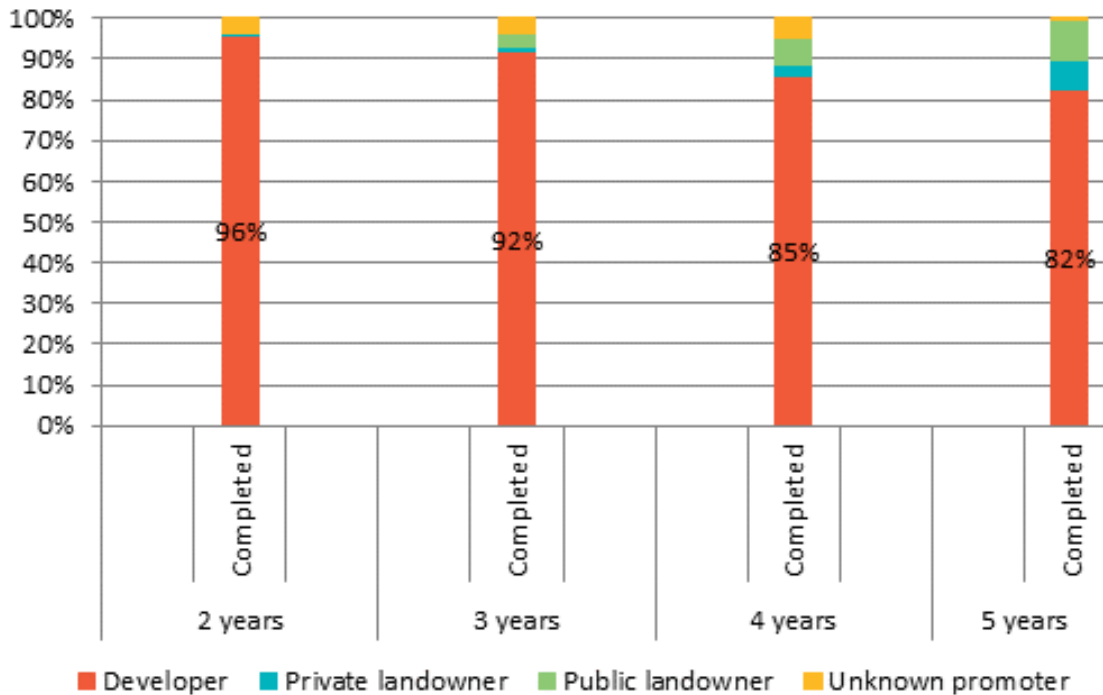


At present, LDPs include allocated sites for which there is uncertainty over when they may come forward, and in some instances whether they may be realistically able to be delivered during the Plan period.

(Longitudinal Viability Study of the Planning Process, para 3.3.25)



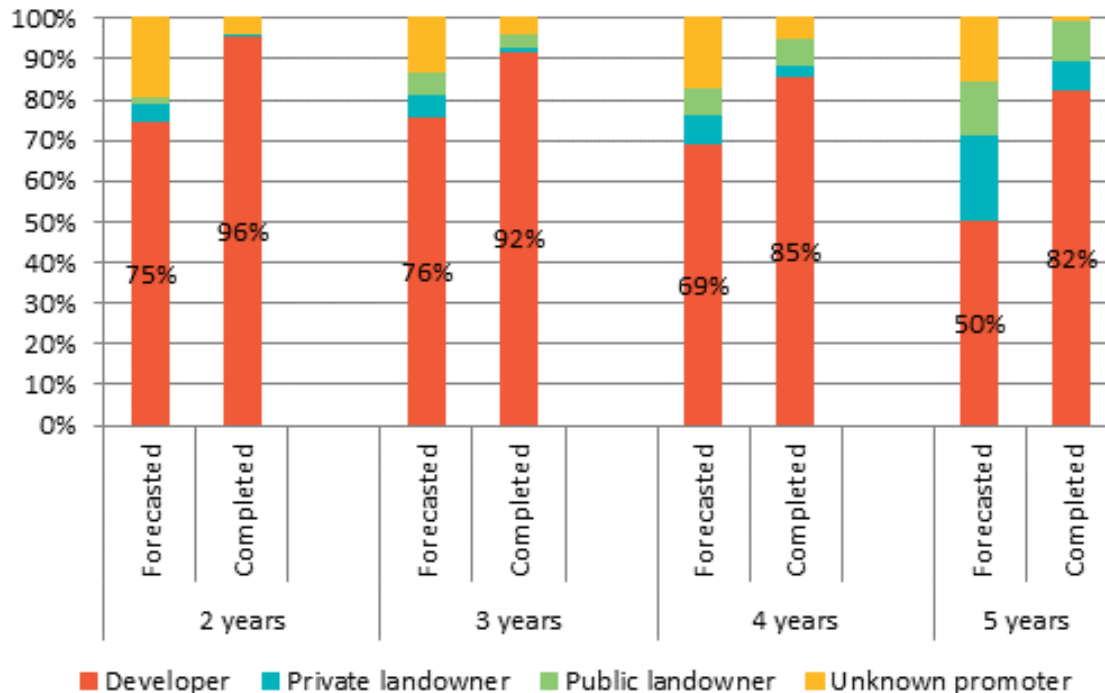
Deliverability: the land banking myth



The major house builders...business models depend on generating profits out of sales of housing, rather than out of the increasing value of land holdings

(Independent Review of Build Out Rates: Draft Analysis)

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NDF, SDPs, LDPs & the City Deal

NDF and Housing Numbers

- Proposal to identify “*policy based*” population and housing projection/s, “*which will include*”:
 - “...an all Wales range of housing numbers”
 - “...a regional range of housing numbers” for each of the three identified regions
- How will this be scrutinised?
- How does this relate to SDP and LDPs?

Welsh Government
**National Development
Framework for Wales**



Where's the Strategic Development Plan?

- Do we need an SDP?
 - SEWSPG
 - Wales Spatial Plan
- Advantages of a statutory process
 - Plan properly at a sub regional level
 - Align with economic and transportation objectives
 - Subject to independent scrutiny
- Will the SDP actually happen?
- Is the SDP a poisoned chalice?
 - Could take heat out of local decision-making
 - But involves loss of control



Mind the Gap(s)

- Gaps in spatial coverage and spatial policy
- Partial LDP coverage
 - Dependent upon political will
 - Impact on site promotion
 - Investment decisions
- Spatial Policy Framework
 - Business as usual bottom up
 - Role of the City Deals



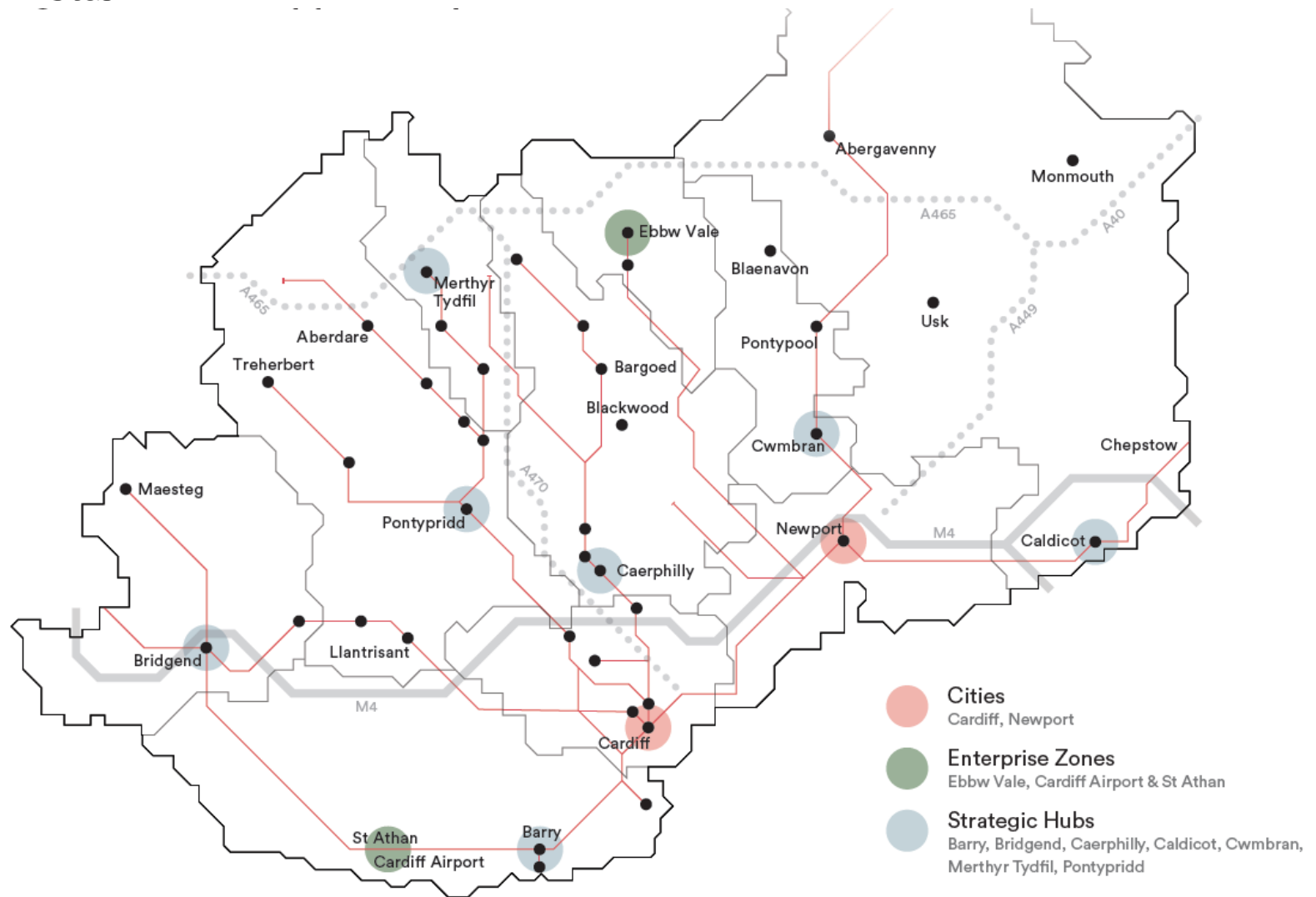
MIND THE GAP

Cardiff Capital Region City Deal

- Whilst SDP drifts CCR is happening
- Unique opportunity to boost the local economy
- Five Year Strategic Plan
- Economic and Social benefits from £1.2 billion CCR City Deal Fund
- Strategic Objectives
 - Prosperity & Opportunity
 - Inclusion and Equality
 - Identity, Culture, Community and Sustainability



CCR Spatial Priorities– Strategic Hubs and Opportunity Areas



CCR - Housing Provision

- Reviewing housing shortfall
- Will detail an expression of need
- Focus on stalled sites
- Focus on SMEs rather than volume
 - Custom build
 - Plot shops
- Role for new settlements



SDP, LDPs and CCR

- Provides a positive economic vision
- Recognises need to align housing with economic aspirations
- Sets spatial priorities
- In absence of an SDP, CCR Strategy important in shaping LDPs
- Role as a material consideration



Key messages

- City Deal provides a positive climate for promoting housing growth
- Support the SDP but recognise that it will take time
- Immediate focus – getting next round of LDPs in place
- Engage in the review of the housing delivery and planning system
- We need to up-to-date plans
- Political will is essential
- Viability & deliverability



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