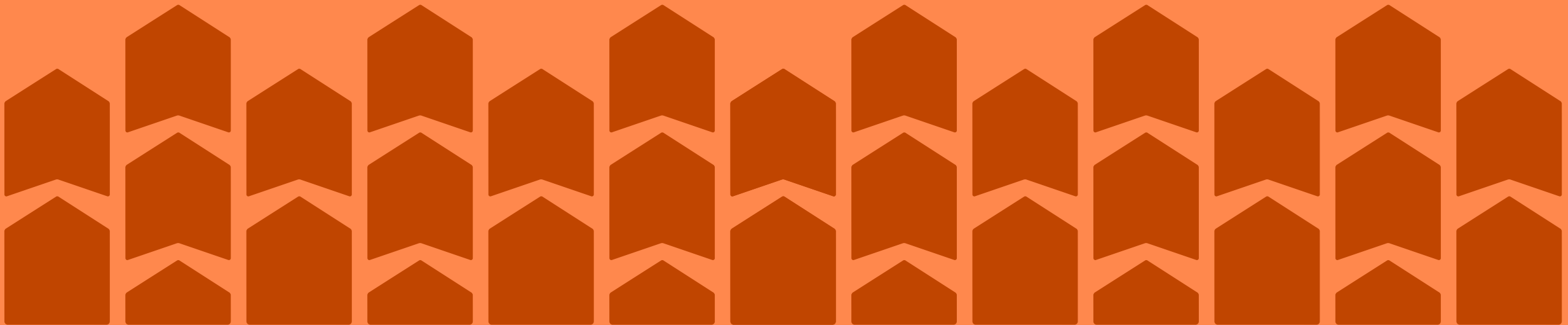


# HBF Wales Conference 2025





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**Cymru | Wales**

**Mark Harris**

Planning & Policy Advisor Wales



**We support our members in delivering  
new homes by advocating for the  
industry at all levels of policymaking.**

**Our membership represents over 80% of  
all new homes built in the UK each year.**



# Planning constraints

Challenges in the planning process, including lack of capacity, increased costs and complexity, along with an outdated plan led system, result in lengthy delays and a shortage of land.



## A Year in Review

- Reduced number of new homes delivered - last year 4,631, a 3% drop on previous year.
- Welsh Government Consultation - Promoting a resilient and high performing planning service.
- A revised Technical Advice Notice 15 (TAN15) Development, Flooding and Coastal Erosion was published.
- Affordable Housing Taskforce : Report and recommendations.
- The first LDP in Wales to be un-adopted.
- The Senedd Petitions Committee report - the management of new housing estates.



## Upcoming challenges

- Impact of Welsh elections in Spring 2026.
- Policy changes relating to Net Zero agenda.
- Further delays in Local Development Plans.
- Progressing Strategic Development Plans.
- Review of Future Wales.





**The voice of the home  
building industry.**

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