

# Planning in Wales:

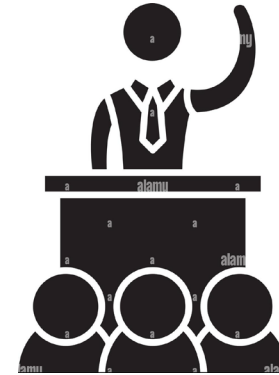
The critical themes for housebuilding

Sioned Davies

[planning@no5.com](mailto:planning@no5.com)



# What has been going on in the world of planning?



# Theme 1: Plan-making

# From Monmouth...



...to Wrexham



# Heol Creigiau, Llantwit Fadre, RCT

- 34 affordable houses in Llantwit Fadre
- Inspector Janine Townsley
  - Outside of development boundaries
  - Accepted shortage of land supply
  - No emerging local plan
  - Well located site
  - Recommended permission be granted.
- Minister
  - Significant weight to AH
  - Well-located site in terms of delivering LDP growth – “sustainable location”
  - Conflict with the development plan – should be within settlement boundaries
  - Consequent breach of local and national policies which outweigh benefits.

# Heol Cefn, Bedwelty, Caerphilly

- 300 dwellings
- Inspector McCoey
  - Outside of development boundaries, immediately adjacent
  - Accepted shortage of land supply – approx. half of the housing delivered 56%
  - Only met 25% of the AH.
  - No plan – at least 4 years away.
  - Well located site – site in an abandoned plan.
  - Recommended permission be granted.
- Minister
  - Would constitute sustainable development; “sustainable location”
  - Conflict with LDP policies to control according to defined settlement boundaries.
  - Reference to brownfield sites



# Land North of Highfields, Tonyrefail

- Inspector Burston
  - Outside but adjoining settlement boundary
  - Well-located in physical terms
  - 1.3 years
  - Time lag on LDP review
  - Appeal allowed



# Lessons?

- Extremely wedded to the “plan-led” system
  - Even in face of LDP end dates
  - Parlous housing supply
  - Acute lack of AH.
  - Settlement boundaries
  - “brownfield first”

# Theme 2: Environmental issues

Planning Policy Notes

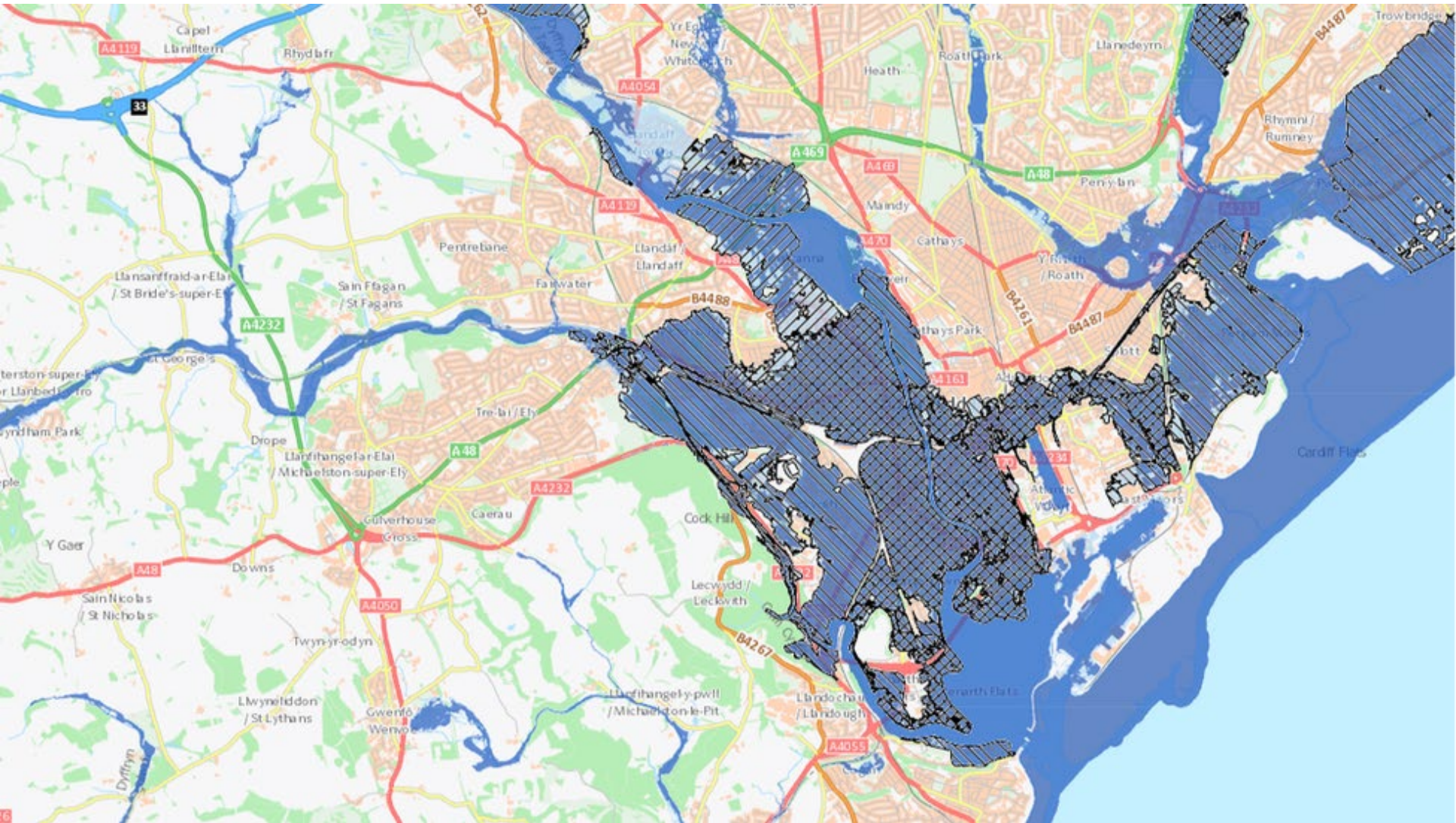


## Technical Advice Note 15 Development, flooding and coastal erosion

December 2021



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It is made available without liability on 1 June 2022.



# Phosphates and nutrient neutrality?

- Where does this take us?





# The LURB?



# Takeaways?

- Where does this leave Wales?
- Planning decisions? Reform?
- Keeping up to date – CG Fry (Supreme Court), the LURB, the updates from the WwTW reviews.
- Tactics – mitigation, timing.

# Theme 3: Legal Developments



# Consolidation: making law accessible.



# Questions?

Sioned Davies  
sda@no5.com

