

# Planning in Wales

Plan-making, decision-taking and legislative change

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LPA Seminar



# In England...

- Planning policy change - fundamental to the growth agenda
- Consultation on NPPF revision, and major changes proposed
- Green Belt, No urban uplift, Standard Method increase,
- 370,000 homes a year = major focus

# In Wales...





# Where have we got to?

- 2023/4 – second lowest number of new home completions in Wales since 1974/5
- Steady decline over 25 years
- 13 out of 21 LPAS achieving less than 50% of the LDP requirement

# CMA Report

- Improve planning to counteract time, expense and uncertainty
- “more effective use of targets to ensure that housing need is met”
- “streamlining the planning system”
- Modifications around capacity, resource & monitoring too.

## Summary of CMA market study final report into housebuilding

Wales summary

# Plan-making

- LDP – not adoption until 2011
- Wrexham – 2023
- Time to prepare, resourcing, intervention, Covid...



*‘Plans adopted prior to 4 January 2016 will remain the LDP for determining planning applications until replaced by a further LDP.’*

- Took pressure off LPAs with time-expired plans
- Can continue to rely upon the plans
- TAN 1

# Impact on decision taking

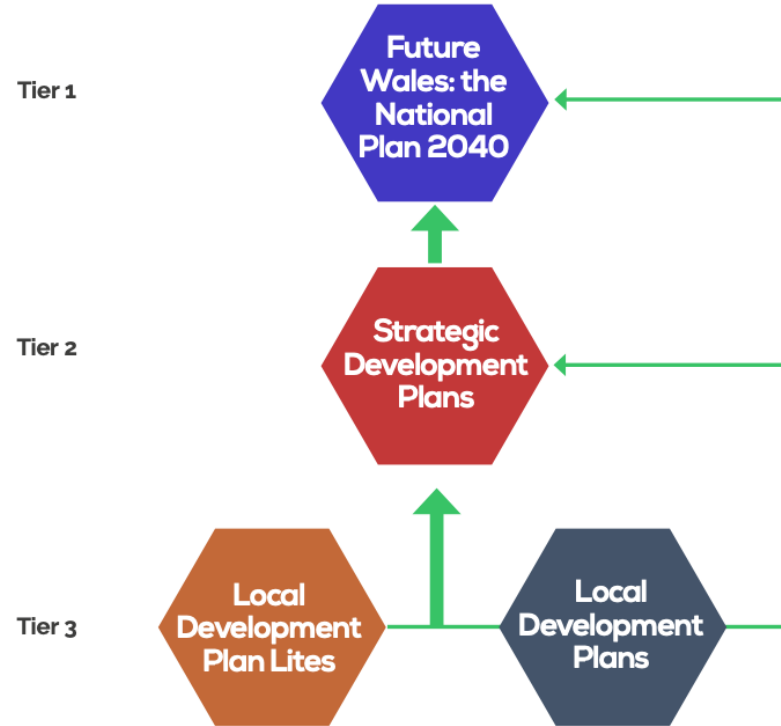
- Appeal decisions overturned contrary to Inspector recommendation
- Even where affordable housing / housing supply low as 1.3 years
- “Undermine the plan-led system”

# What is the plan-led system, now?





Diagram 1: The Tiers of Development Plans in Wales and General Conformity



# Infrastructure (Wales) Act 2024

- Simplify the planning process
- All manner of infrastructure
- SIP, how to run examinations, enforcement etc.
- Coming into force dates vary, but some in June 2024

# Impact on permissions



# Reasons to be cheerful

- LPAs making progress on plans & SDPs established
- Infrastructure consenting – hopefully helpful blueprint
- Upgrades on phosphate impacts
- Political will!

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