



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

AILG
Local Authority Elected
Members Training
30th April 2021

The Development Plan
Core Strategies and
Housing Supply Targets

Stewart Logan, Senior Adviser

Presentation Structure



1. **Core Strategy of the DP**: origin and purpose
2. **Housing Supply Targets**: background and explanation of the HST ministerial guidelines
3. Consideration in the preparation of the **Development Plan**



Presentation Structure



1. Core Strategy of the DP: origin and purpose



Before Core Strategies...



- **Disconnect** between planning policy at the national, regional and county plan levels
- **Individual county plans** – formulated without proper regard to the wider planning/housing policy context
- Housing targets **not evidence based** - resulted in unrealistic housing growth forecasts in DPs



Housing & population growth expectation raised...



“Council’s 2007 Development Plan Proposes Rezoning Increase Equal to Entire Region’s Growth to 2020” Assuming 182% Population Growth to

...but not realistic and not realised

Resulting in...

Excessive housing development in the wrong places...

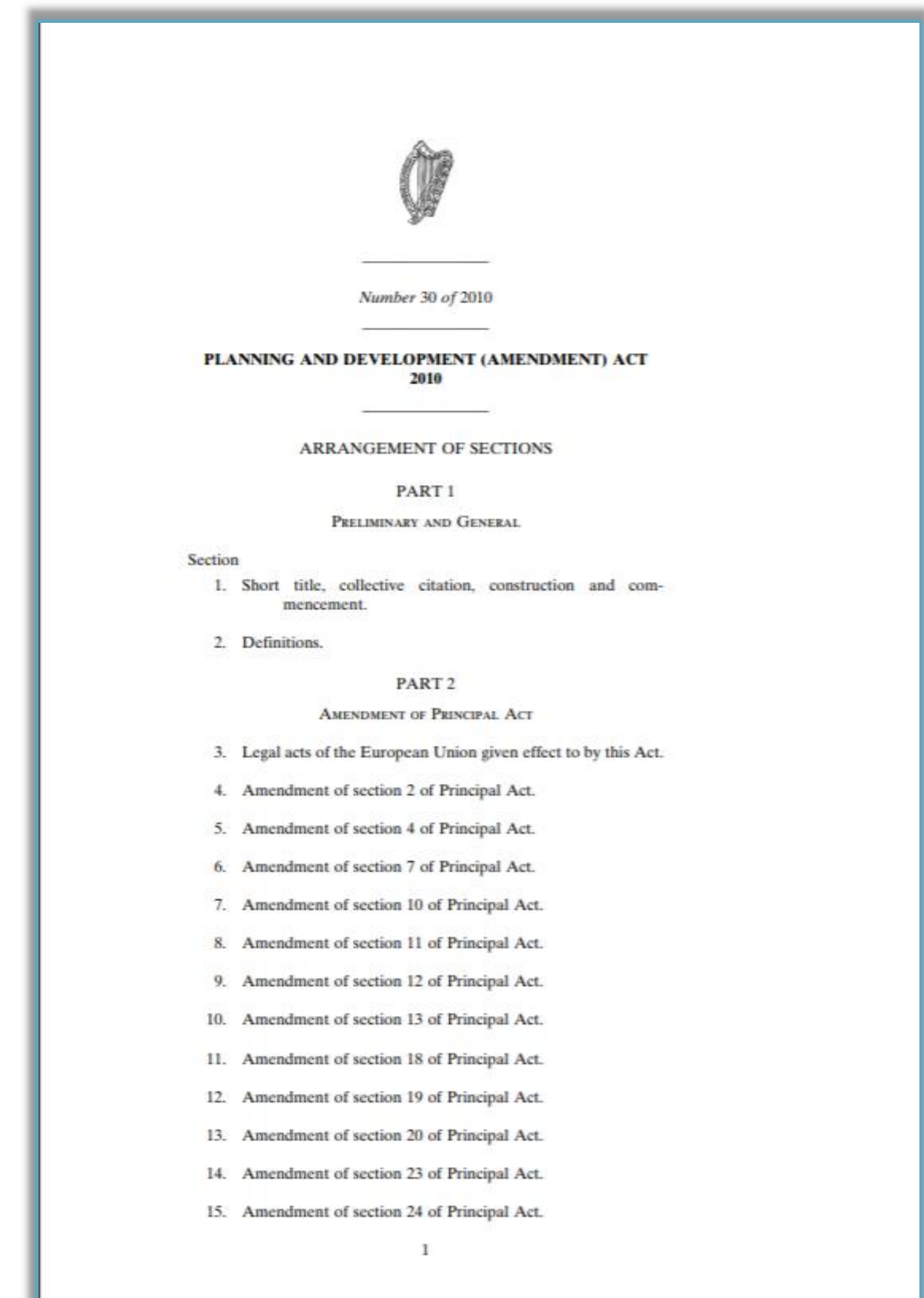


- Unfinished housing estates
- Lack of social and community infrastructure
- Long distance employment commutes
- Sprawl impacting on health of towns: dereliction

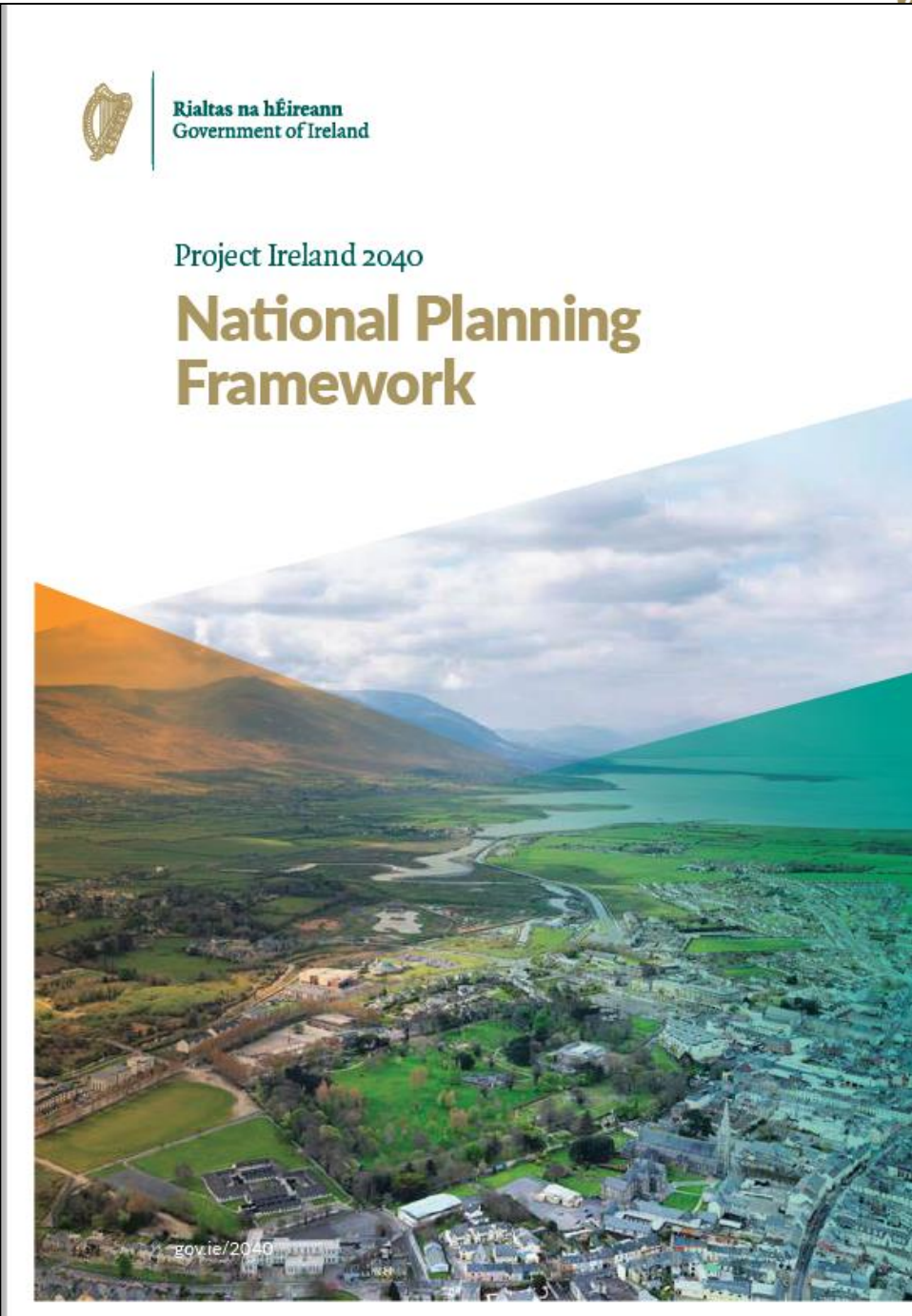
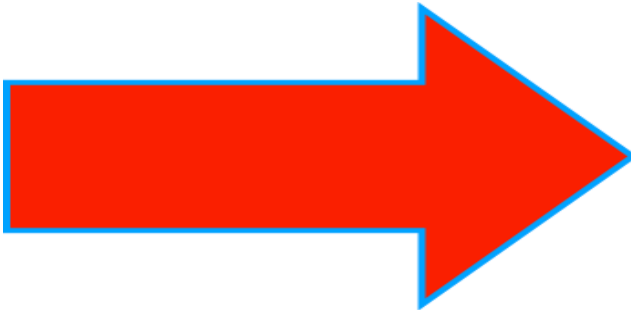
Introduction of Core Strategy legislation (2010)



- ✓ **New sections** - 10(1A) & 10(2A) of P&D Act
- ✓ **Structured** approach to DP housing policy
- ✓ Requiring consistency in '**Planning Tiers**' from NPF to RSEs to CDPs
- ✓ **Housing**: Proposed growth must be related to regional and national growth projections



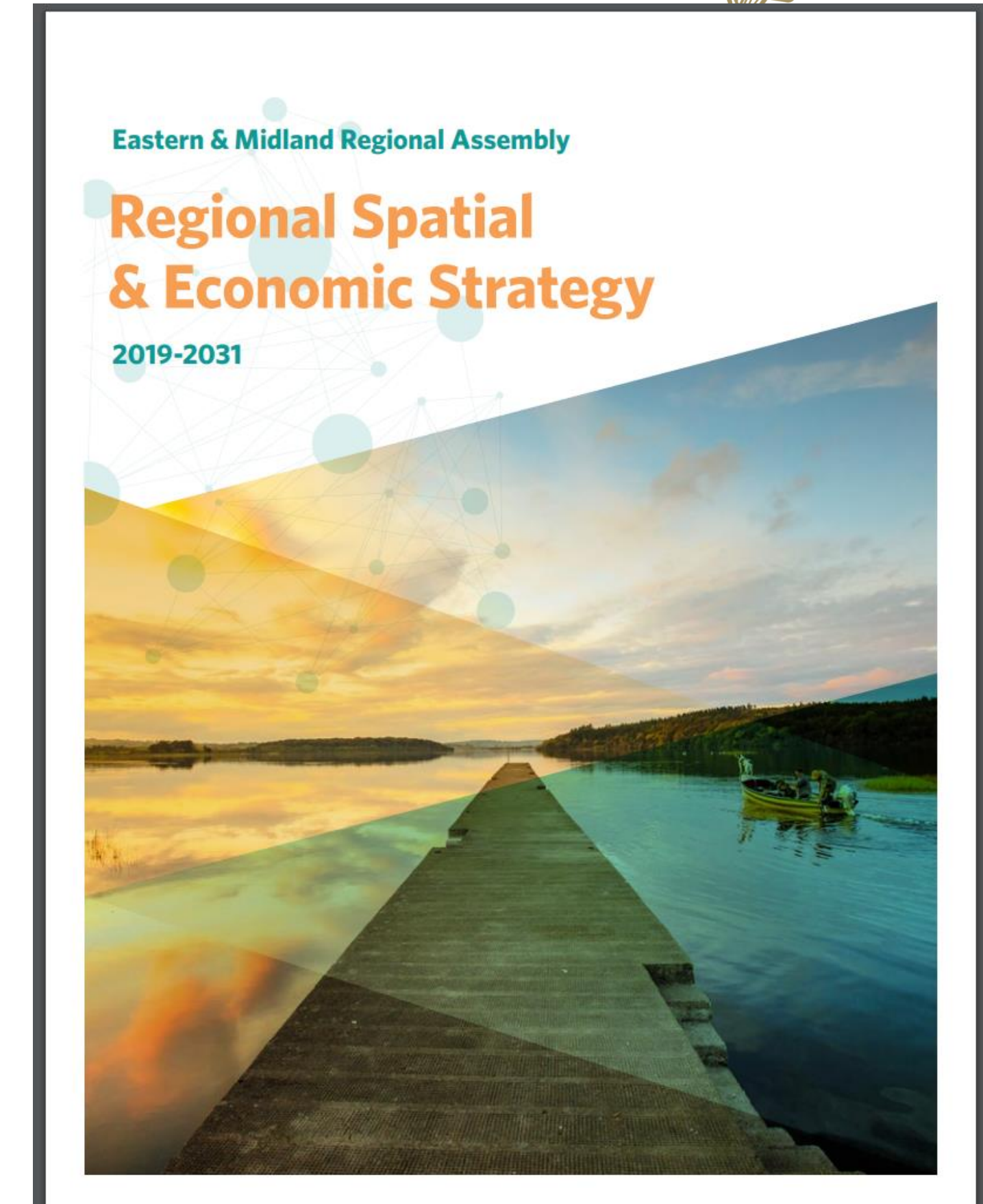
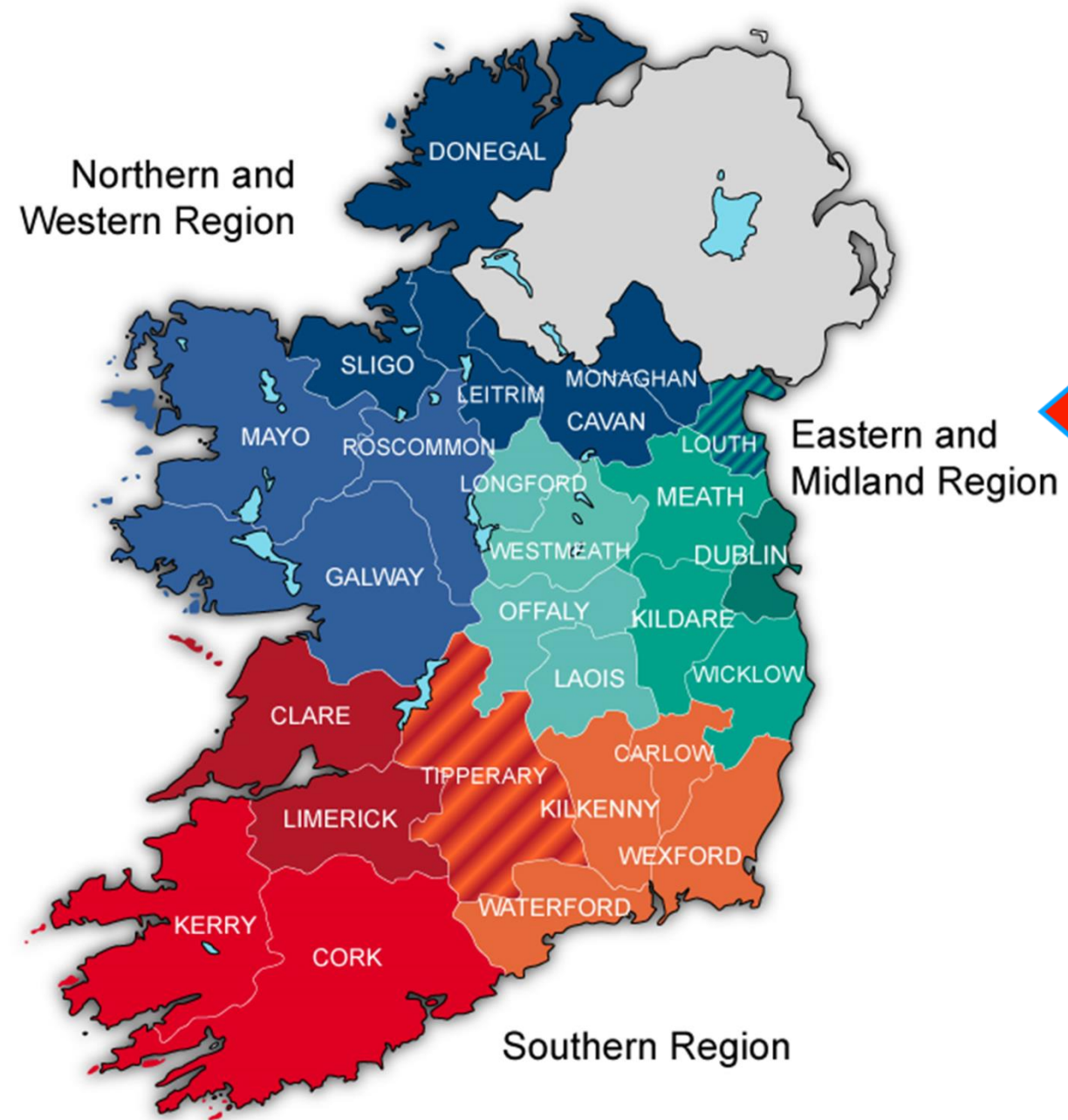
Irish Planning System: **Hierarchy of Plans**



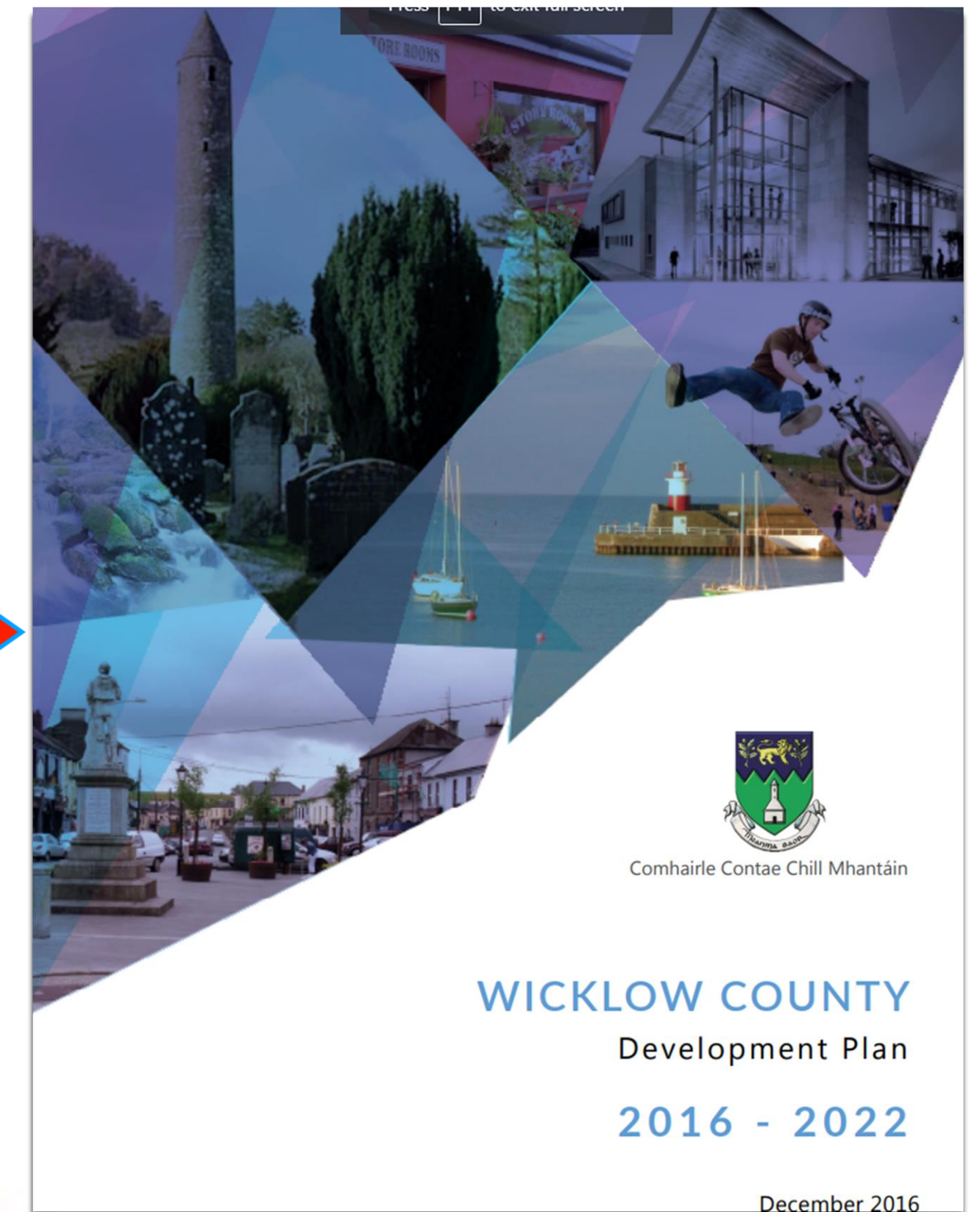
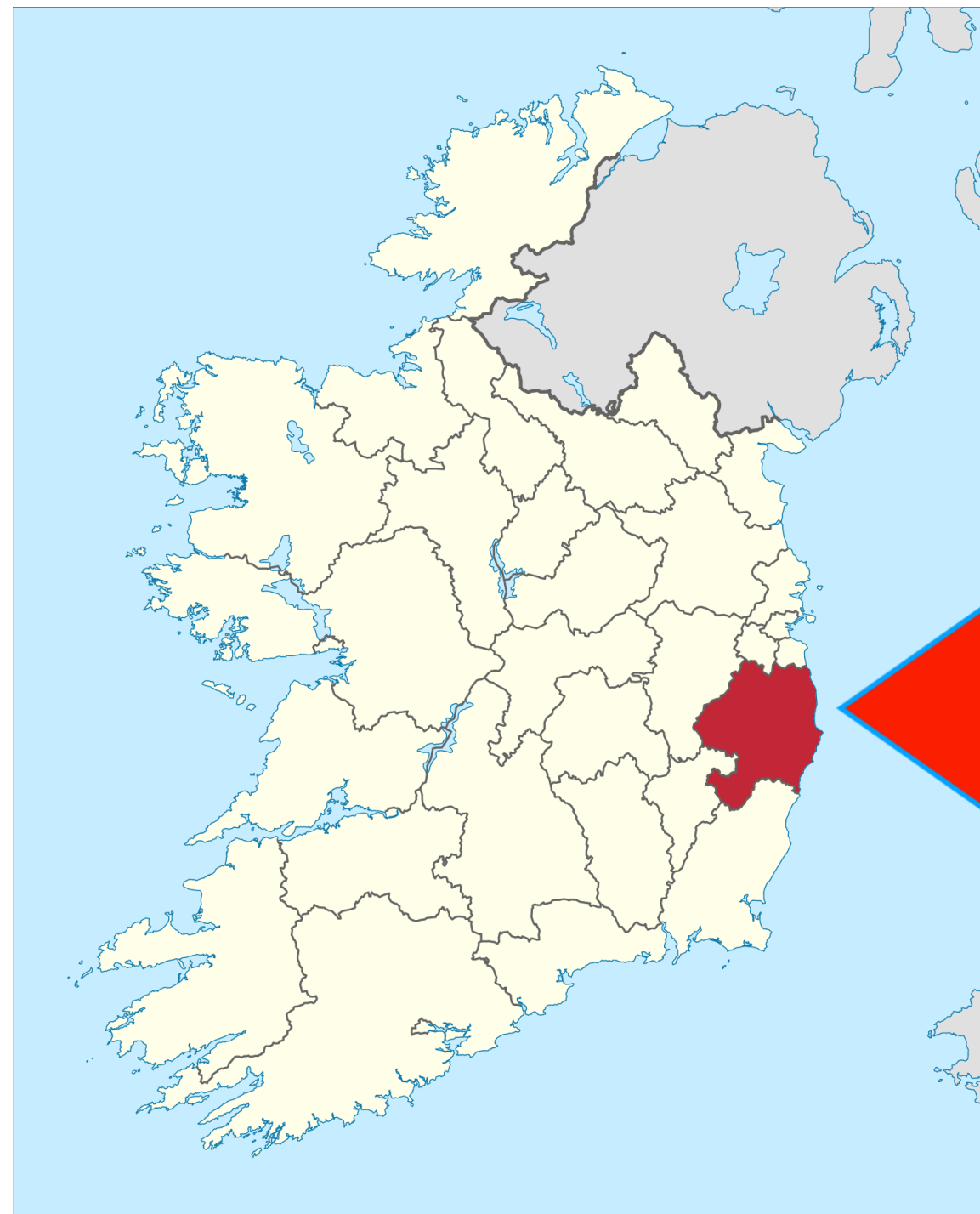
Assessment of and decisions on development proposals



Irish Planning System: Hierarchy of Plans



Irish Planning System: Hierarchy of Plans



Assessment of and decisions on development proposals





Key changes:

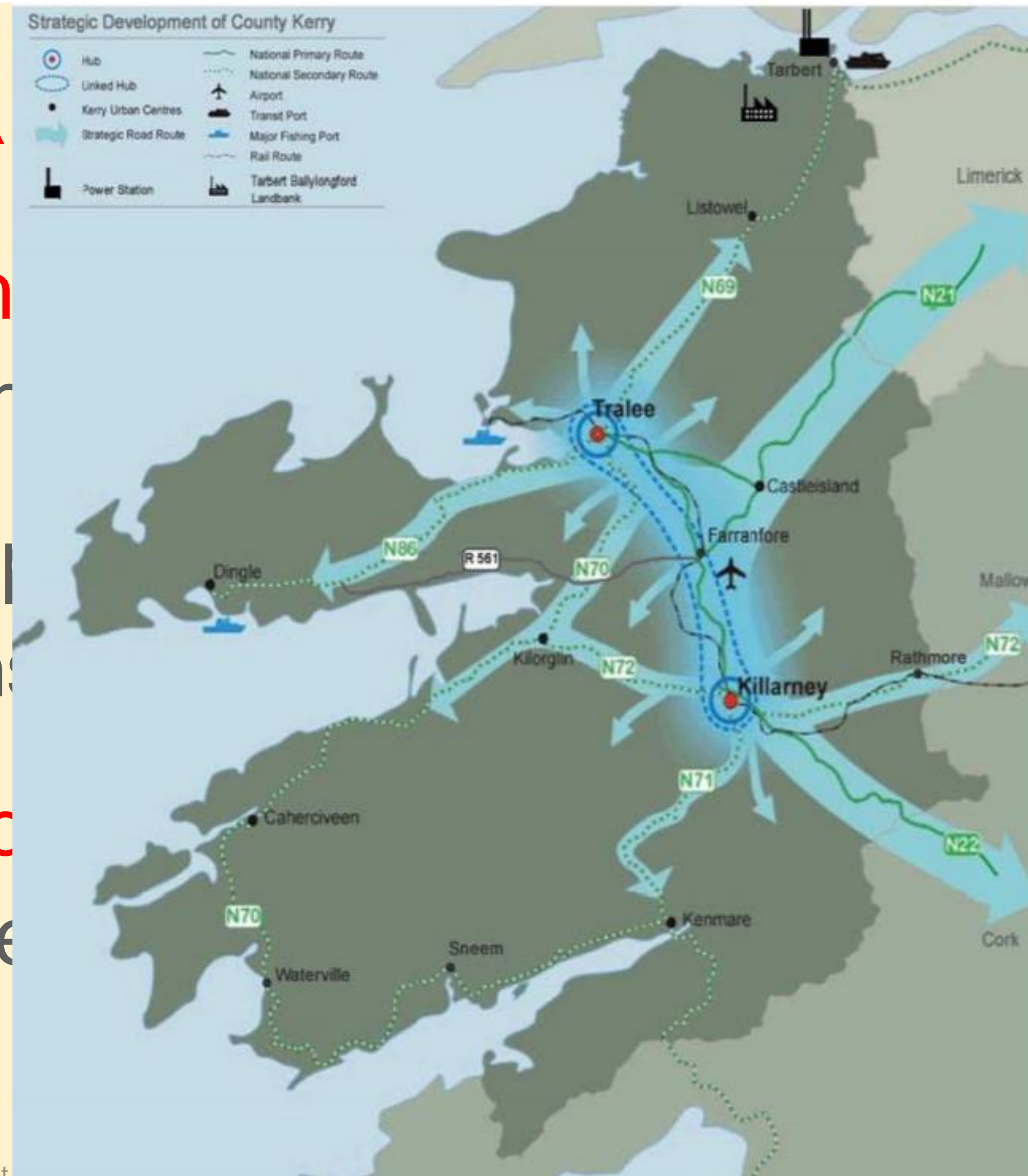
- ✓ Must **demonstrate** consistency with regional and national population and housing projections – **be within !**
- ✓ Set out a proper **settlement hierarchy** with rational growth projections for these – **all adding up !**
- ✓ **Structured format** to setting out strategy information – Table, CS diagram, etc.

Core Strategy in CDP Housing Policy



Key cha

- ✓ Must dem population
- ✓ Set out a p projections
- ✓ Structured diagram, e



ional and national
e within !

with rational growth

information – Table, CS

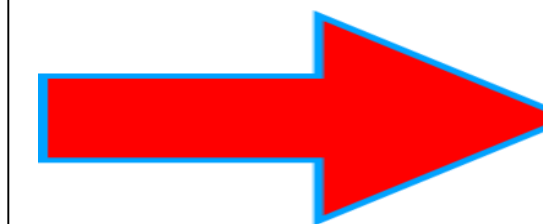
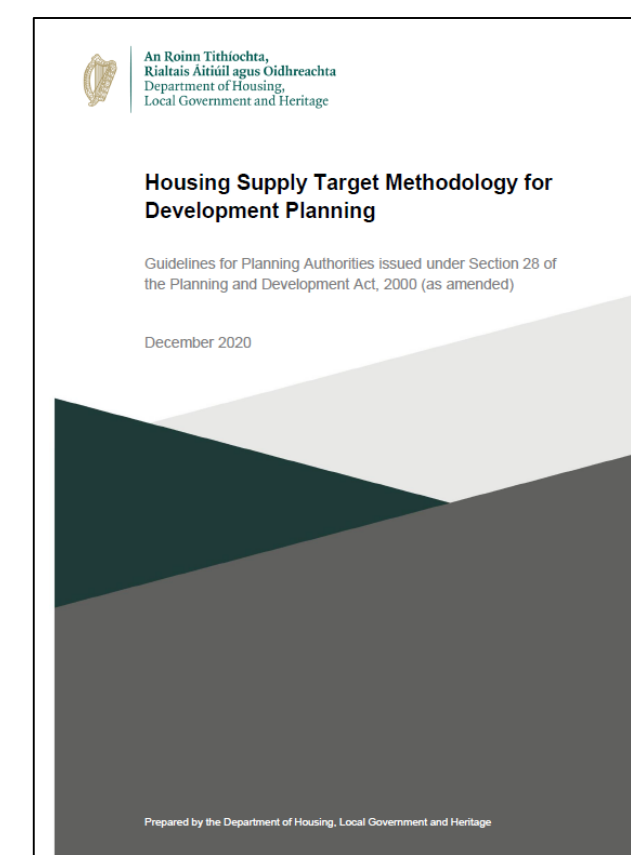
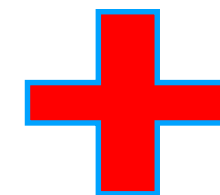
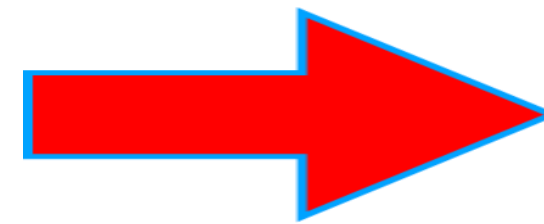
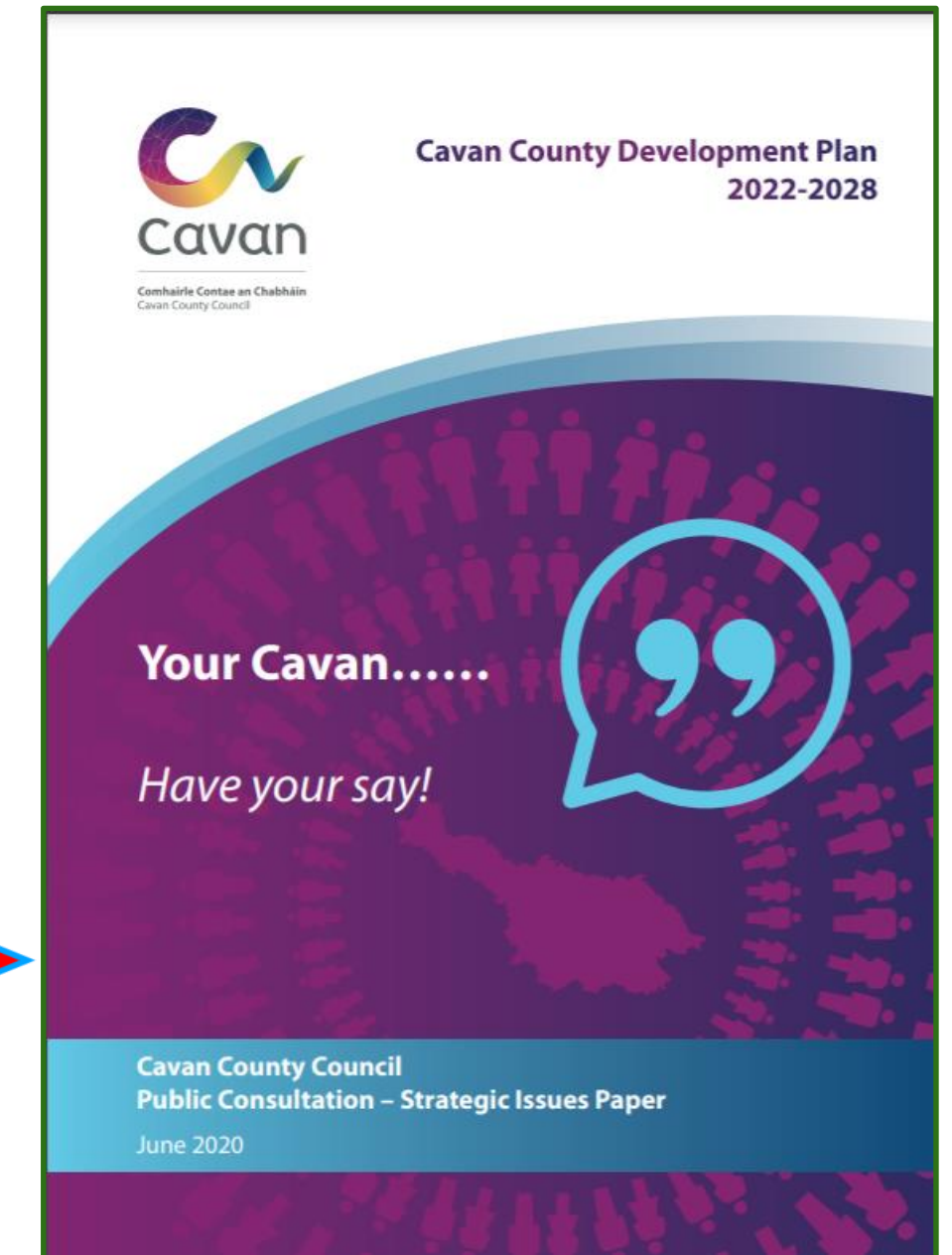
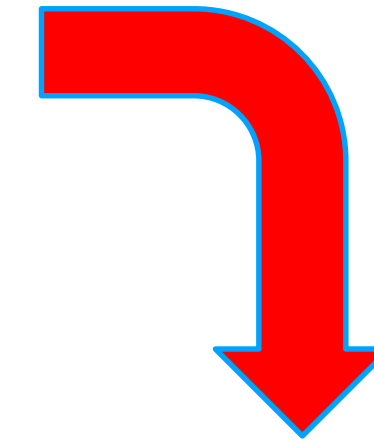
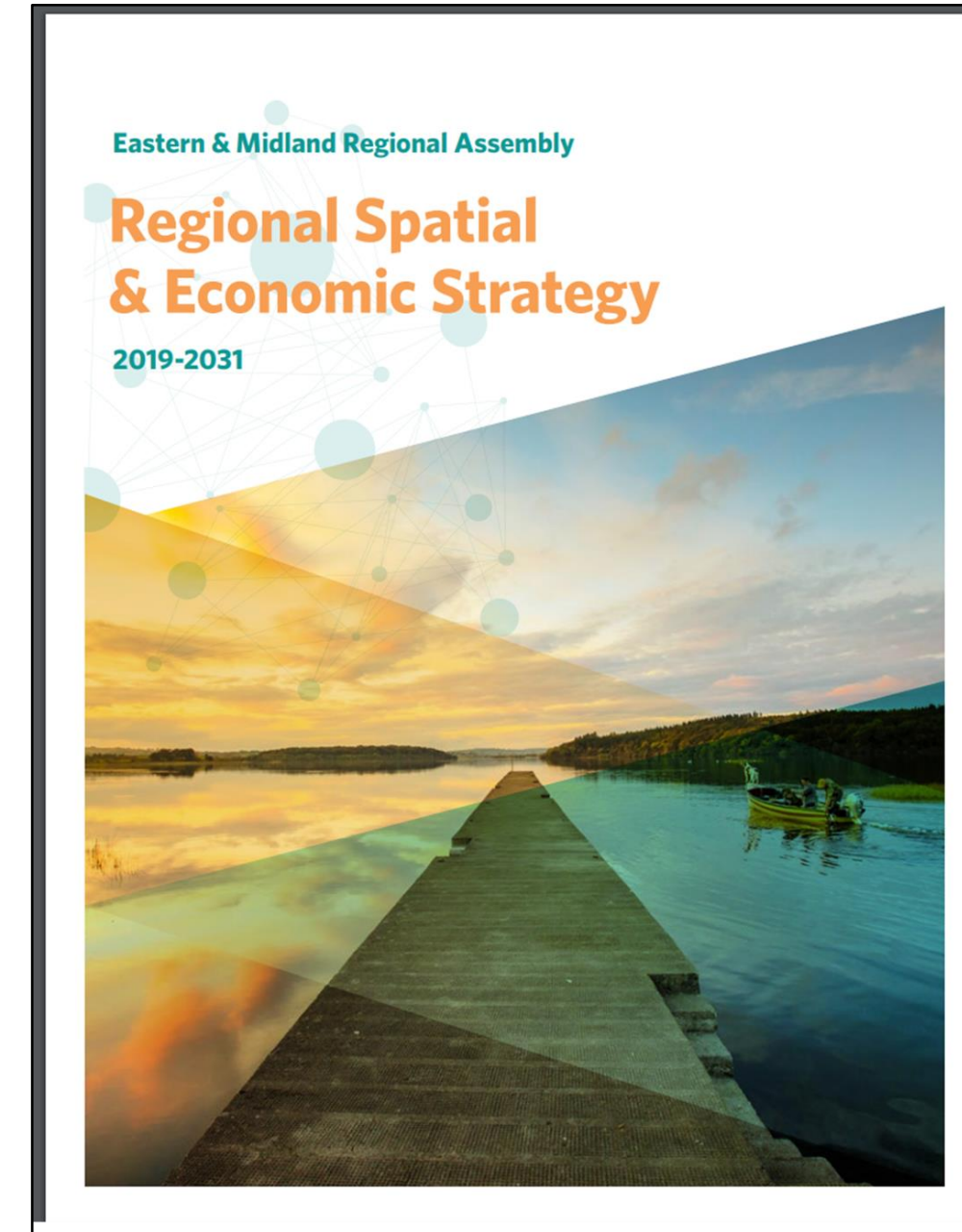
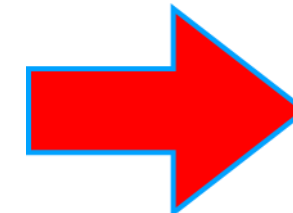
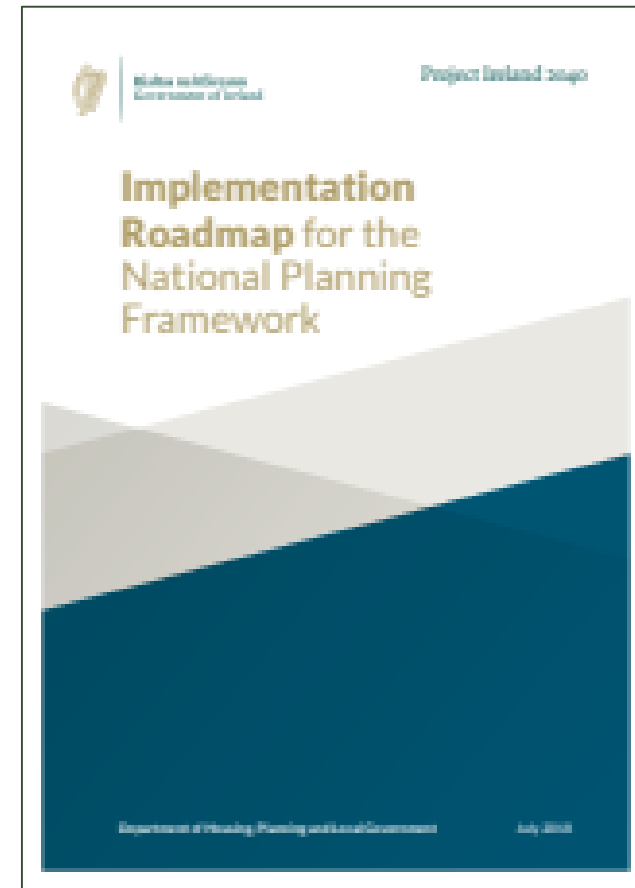
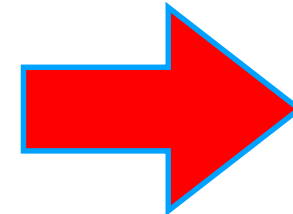
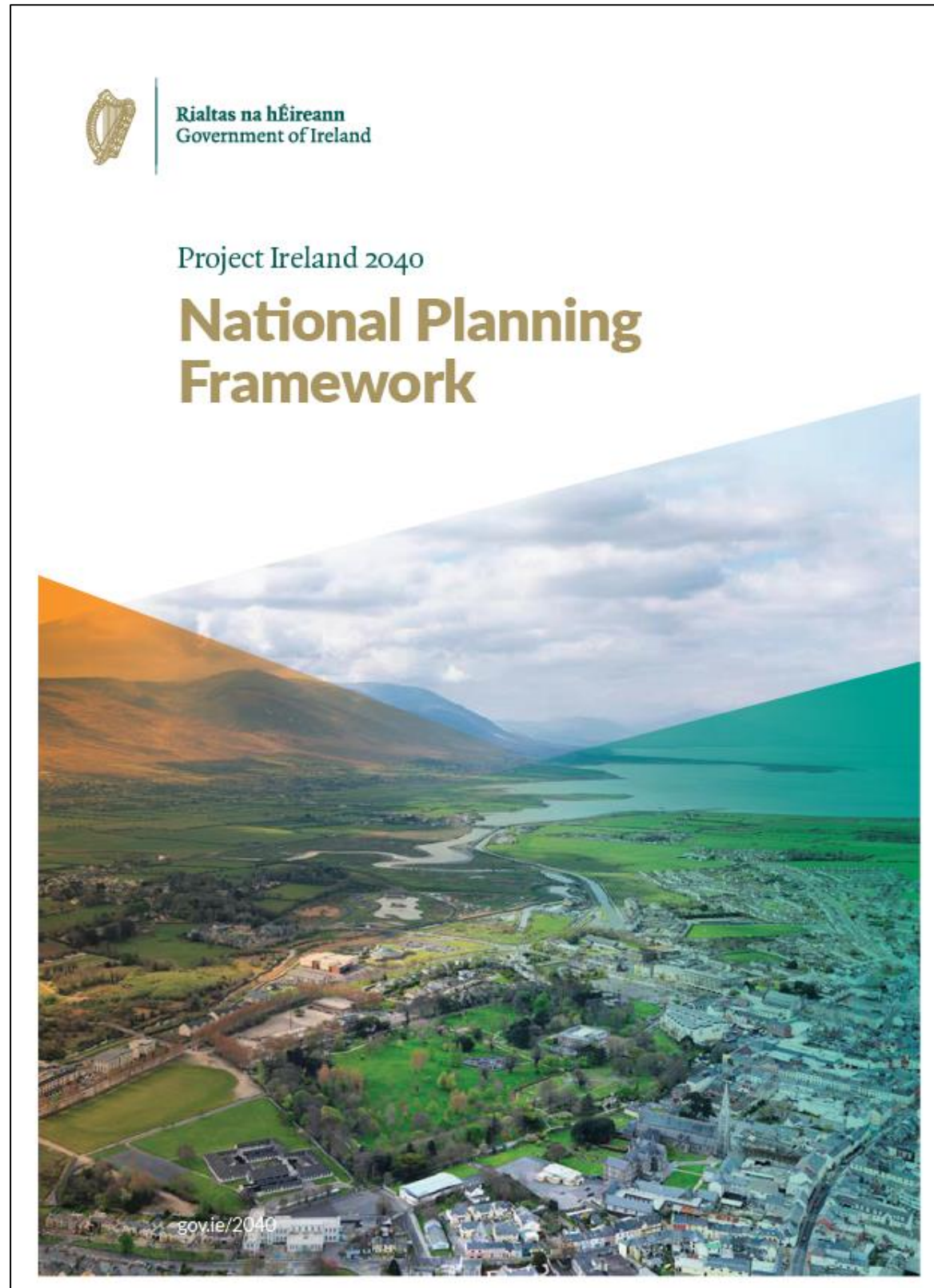
Presentation Structure



1. Core Strategy of the DP: origin and purpose
2. **Housing Supply Targets**: background and explanation of the ministerial guidelines



Implementation of NPF Housing Policy



ESRI Structural Housing Research

- **Independently undertaken** by the Economic and Social Research Institute building on research completed for NPF
- New ESRI **projection model** that includes inputs on employment, house prices, migration, etc.
- Provides a **per county housing projection for each year to 2040** based on the NPF Strategy
- Recognizes the **NPF Policy Objectives** on regional growth outside Dublin/East and the growth of the regional cities



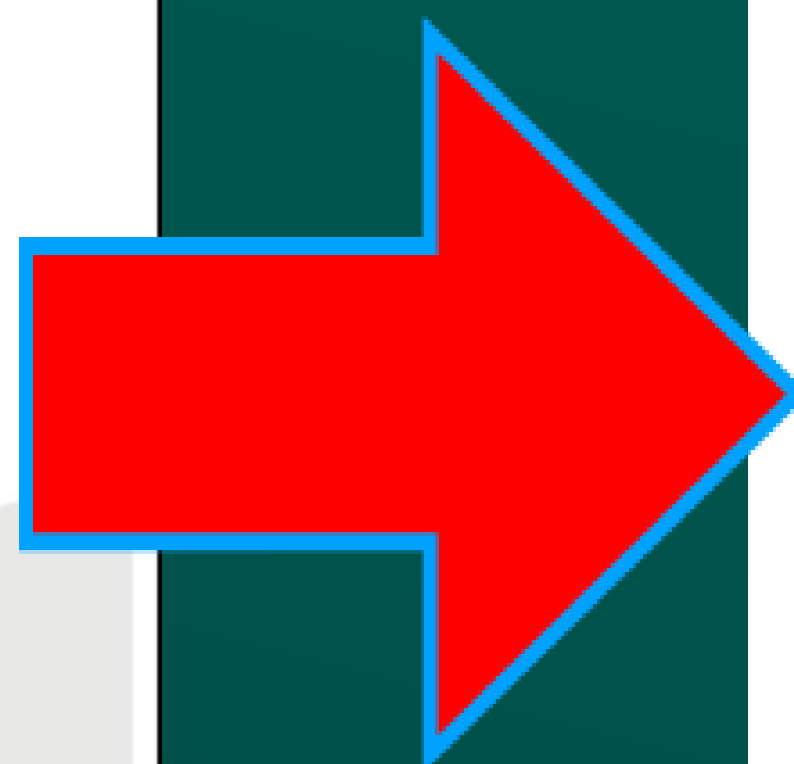


Housing Supply Target Methodology for Development Planning

Guidelines for Planning Authorities issued under Section 28 of
the Planning and Development Act, 2000 (as amended)

December 2020

Prepared by the Department of Housing, Local Government and Heritage



INTO LOCAL AUTHORITY PLAN PROCESSES

4.1 The integrated approach to projecting new household demand is applicable to city or county development plan preparation by planning authorities. As each city or county development plan will address a rolling six-year period, data relevant to each local authority area and related time periods will change. Accordingly, the methodology in Table 1 below provides a means of ensuring that the approach can remain up-to-date.

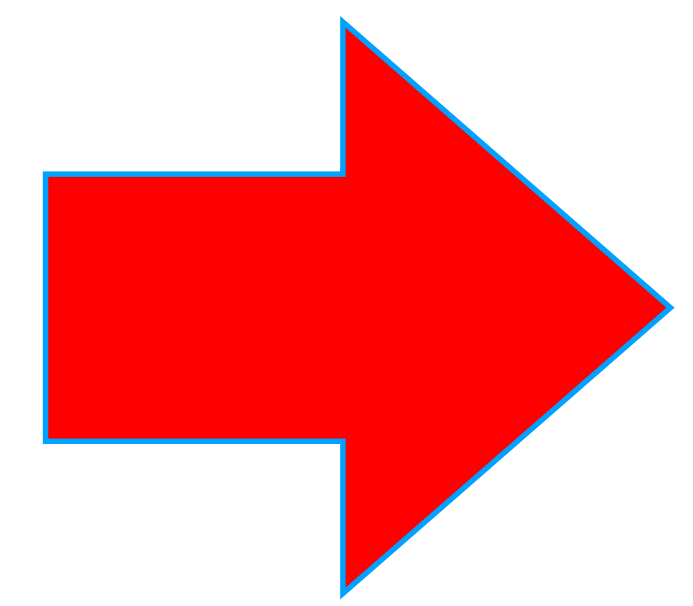
TABLE 1

City/County Council	Annual Average Households	Total Households	
A	ESRI NPF scenario projected new household demand 2017 to Plan end year, or quarter (pro-rata)	Total projection/ relevant time period	Total projection ^A
B	Actual new housing supply 2017 to most recent available year or quarter prior to Plan commencement	Total completions /relevant time period	Total completions ^B
C	Homeless households (latest data), and unmet demand as at most recent Census	N/A	Total existing unmet demand ^C
D	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions + Unmet demand)	Total Plan Demand/6 years	Total Demand for full 6-year plan period
E	Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)	Mid-point between ESRI NPF and Baseline scenarios to 2026 in lieu of A above	Adjusted Total Demand
F	Potential adjustment 2 to end 2026 portion of plan period to facilitate convergence to NPF strategy, applicable where B exceeds or is close to D (where justified)	Mid-point between ESRI NPF and baseline scenarios to 2026 in lieu of A above, plus up to 25%	Adjusted Total Demand

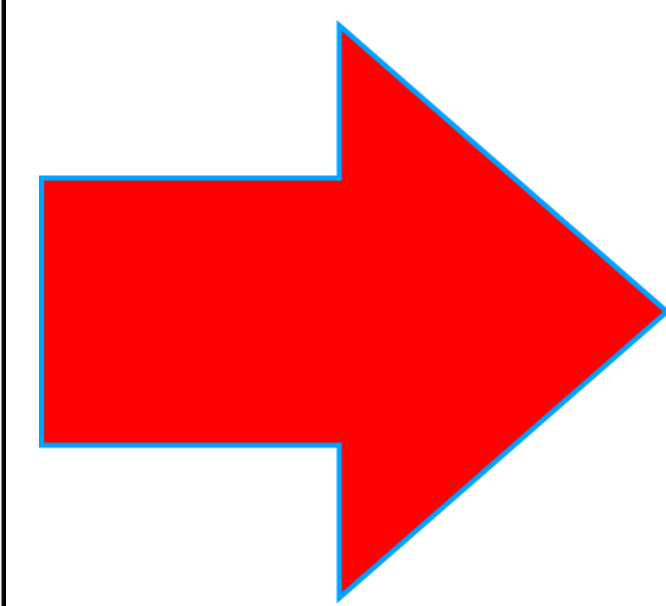
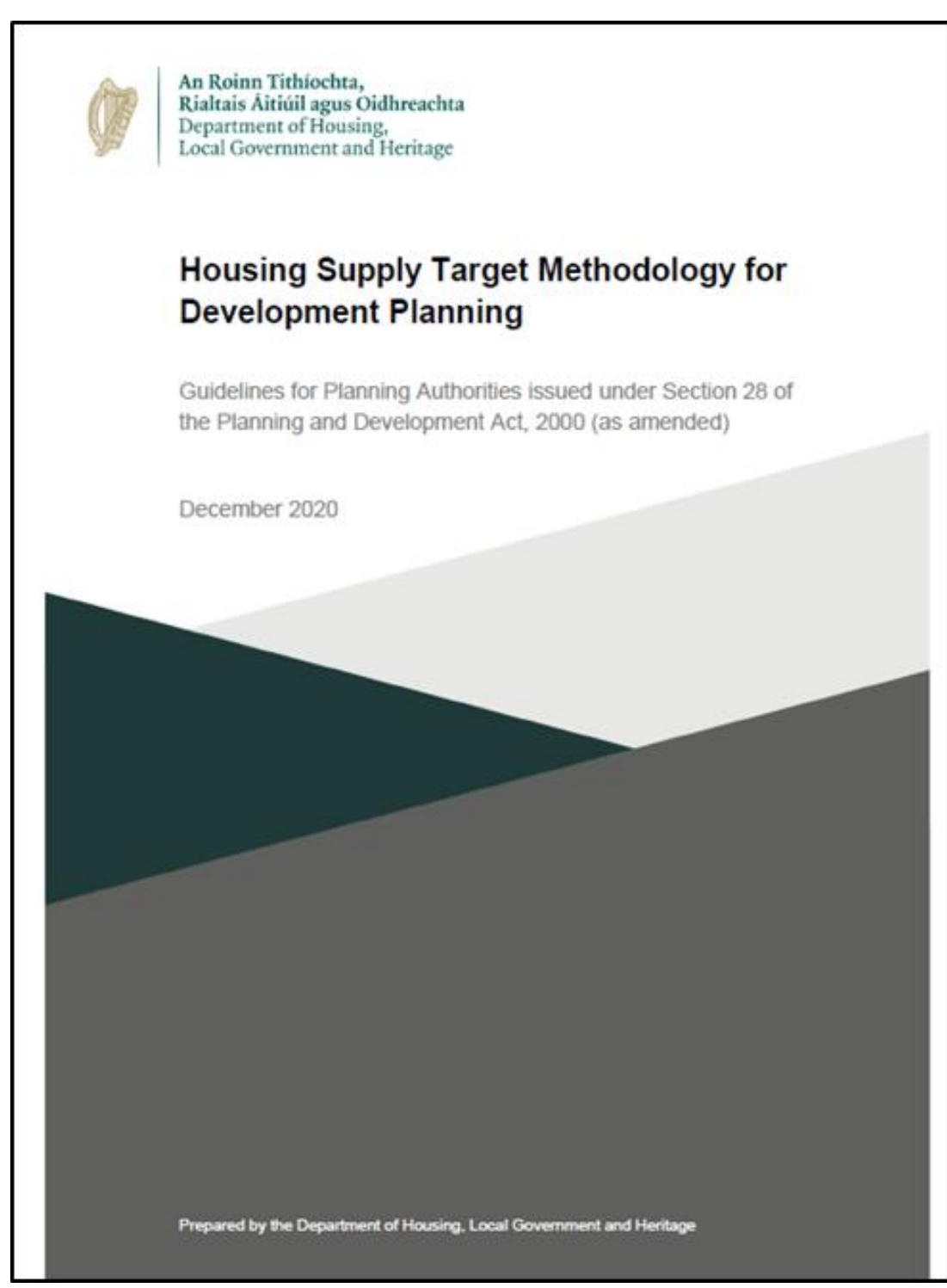
4.2 To assist planning authorities in applying the Table 1 methodology to their individual local area a number of worked examples are set out in Appendix 1 to these guidelines.

Generating a Housing Supply Target

ESRI Research and Housing Completions Data



S.28 HST Methodology

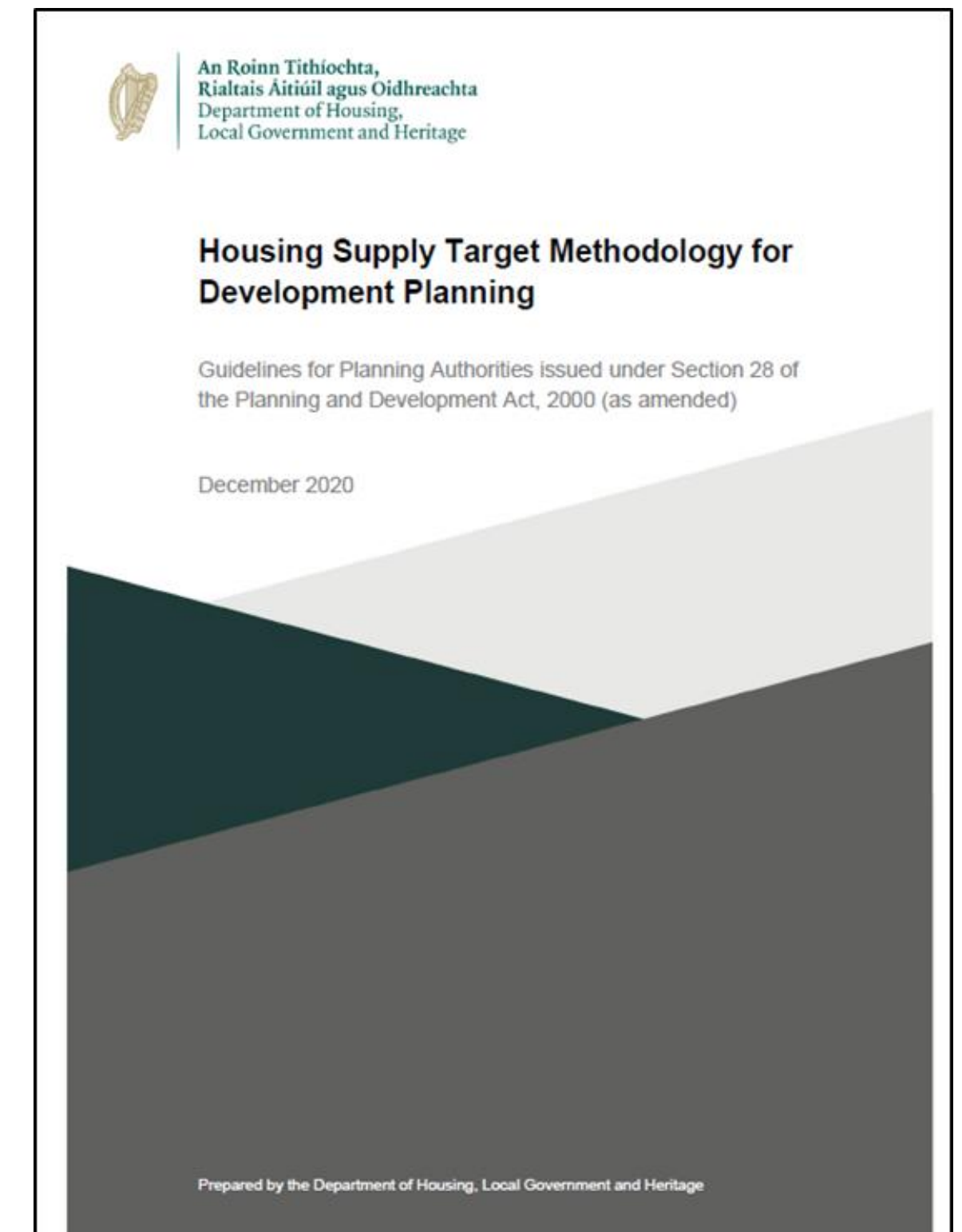


County DP Housing Supply Target



S.28 HST Guidelines

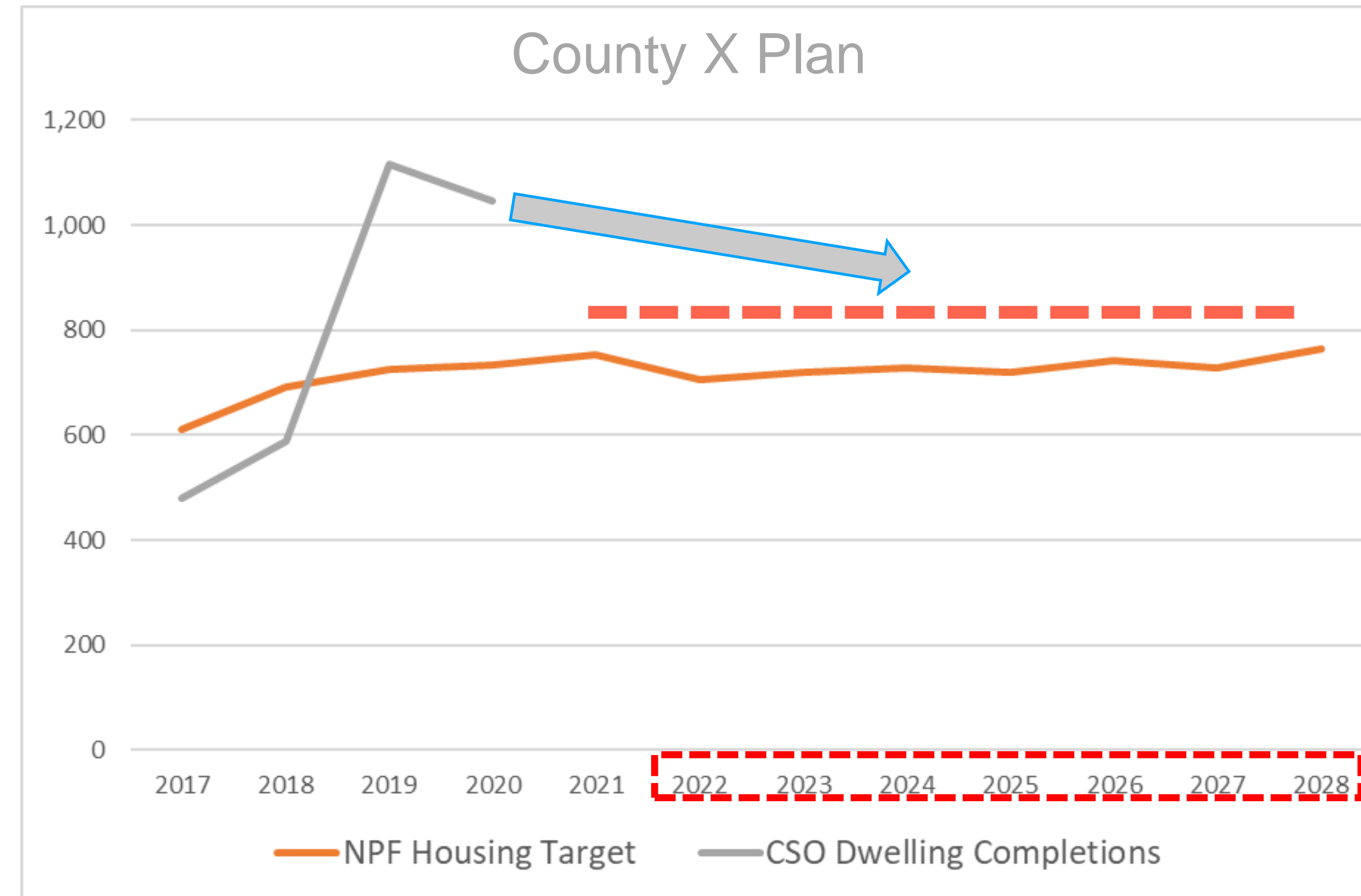
- Methodology for **formulating a housing supply target** for a 6-year city/county DP
- Calculation accounts for:
 - **Undersupply** since 2017
 - **ESRI Housing Projections**
 - **CSO data on housing completions**
- Resulting in a broad **housing supply target incorporating the NPF strategy** to be delivered within the 6 year DP period (eg. 3,600 homes in total or 600 homes per year)



NPF Convergence – HST Adjustments

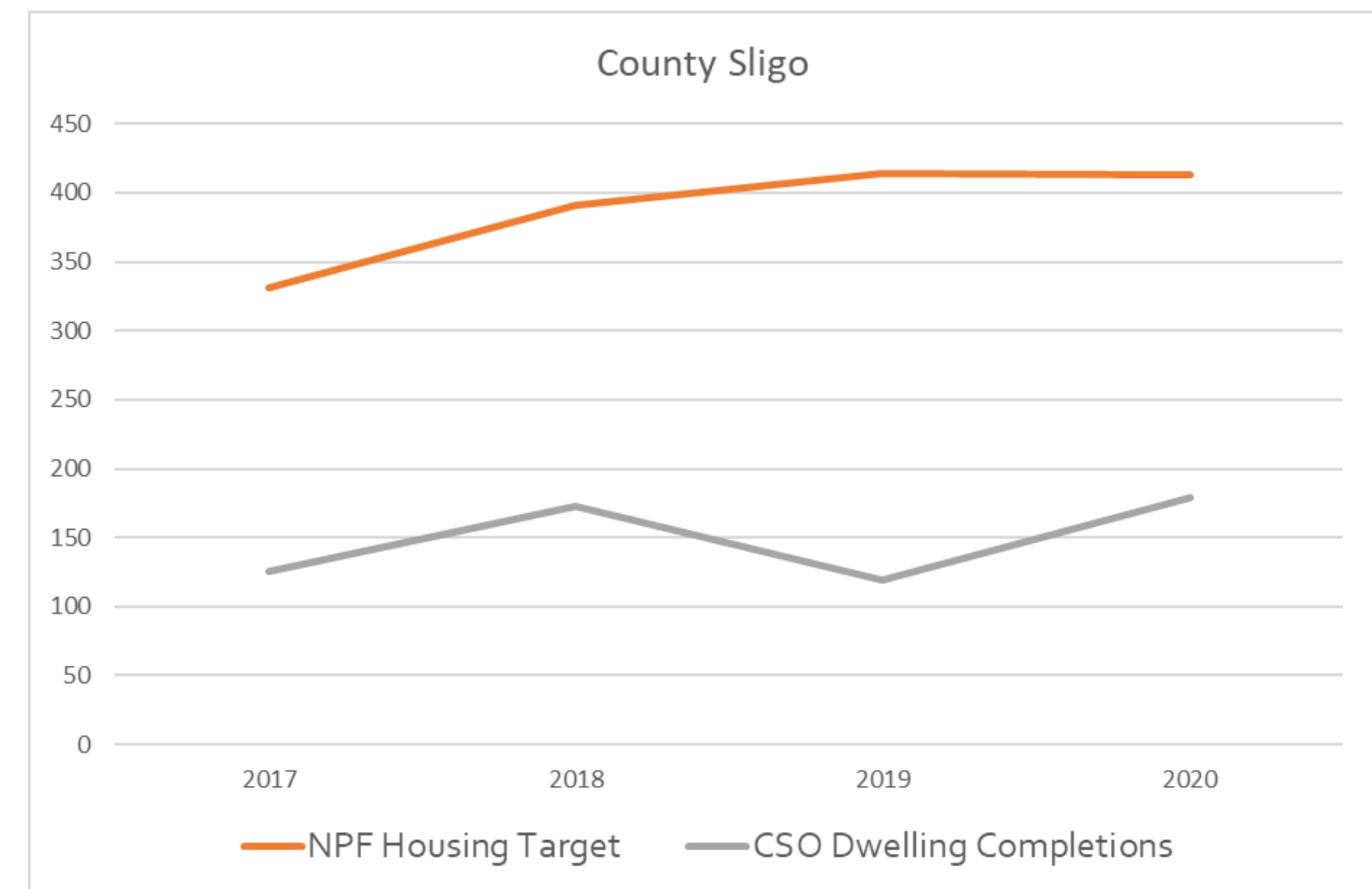


- HST methodology provides for adjustment period to allow **Convergence to the NPF target**
- ‘Adjustments’ criteria **applying to 2026** permit an increased housing supply target under specified criteria
- Adjustments require Planning Justification – assessed by OPR

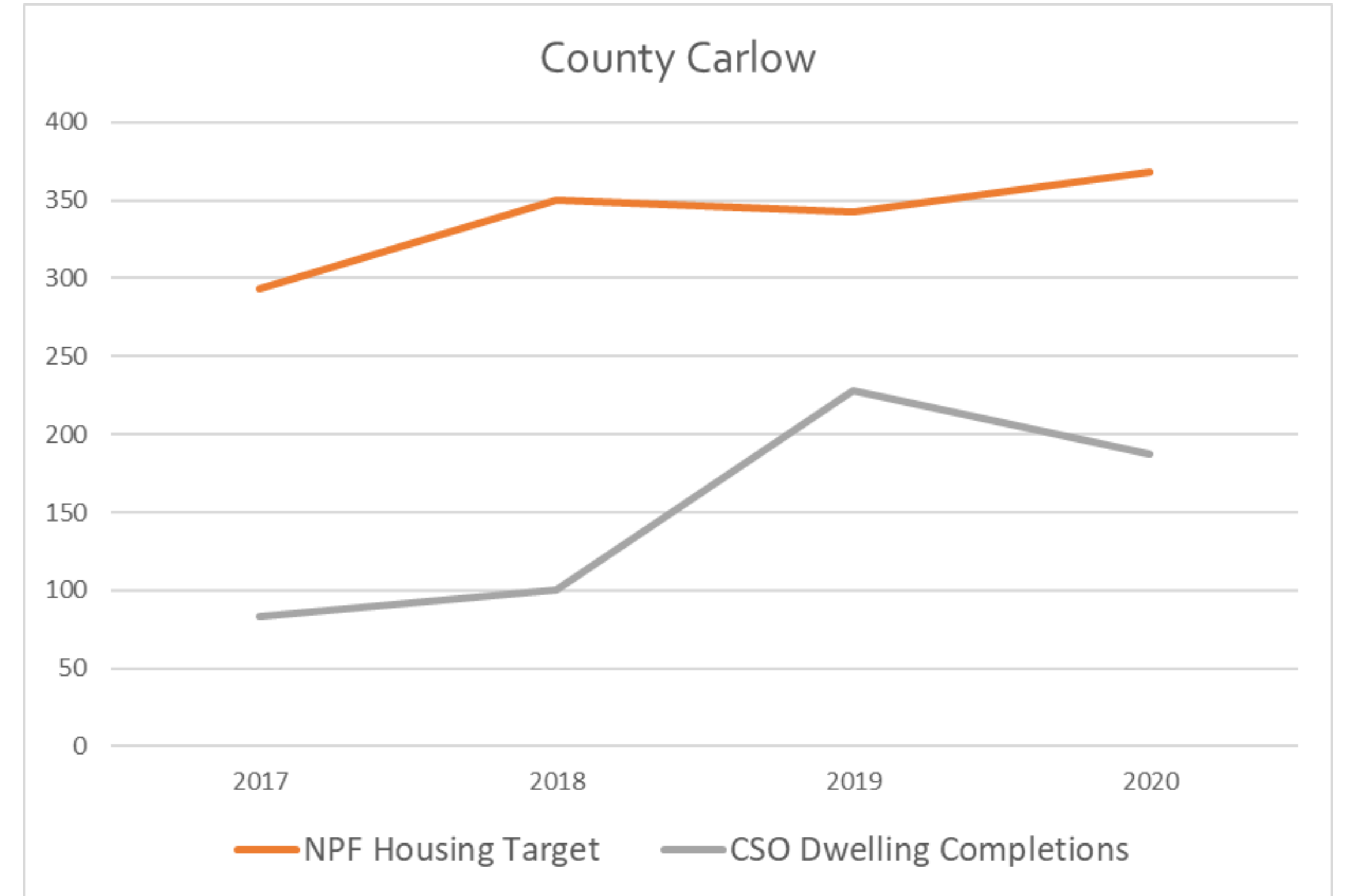
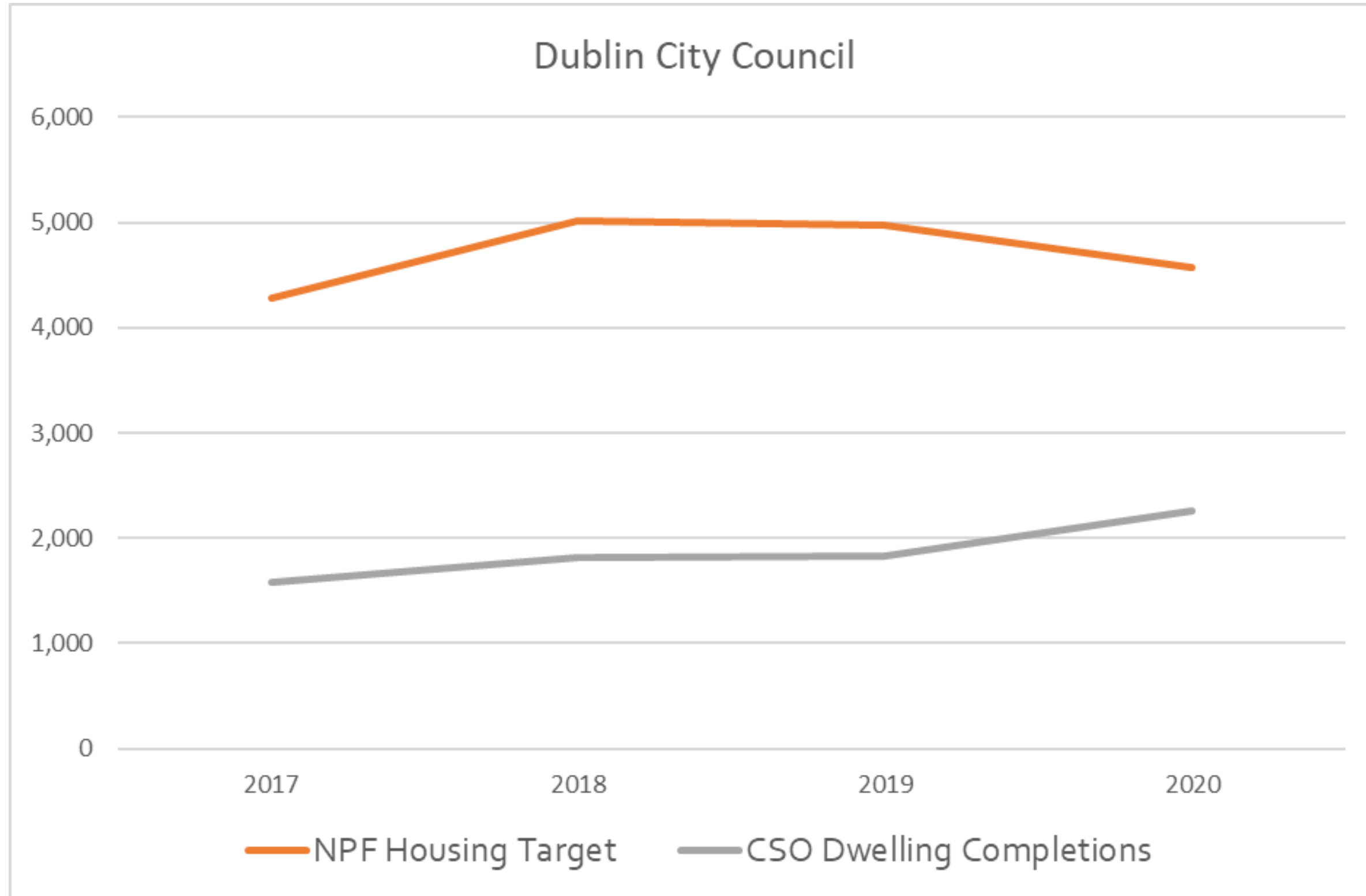


National Housing - undersupply currently

- National **undersupply** of housing delivery – 33,000 new homes per annum needed but <20,000 being delivered currently
- Majority of counties have **significant underperformance** in delivery
- **Large gaps** between annual NPF supply target and actual delivery of new homes
- DP discussions to focus on **increasing new home construction** and how best to achieve it in a planned and sustainable fashion



National Housing - undersupply



Presentation Structure

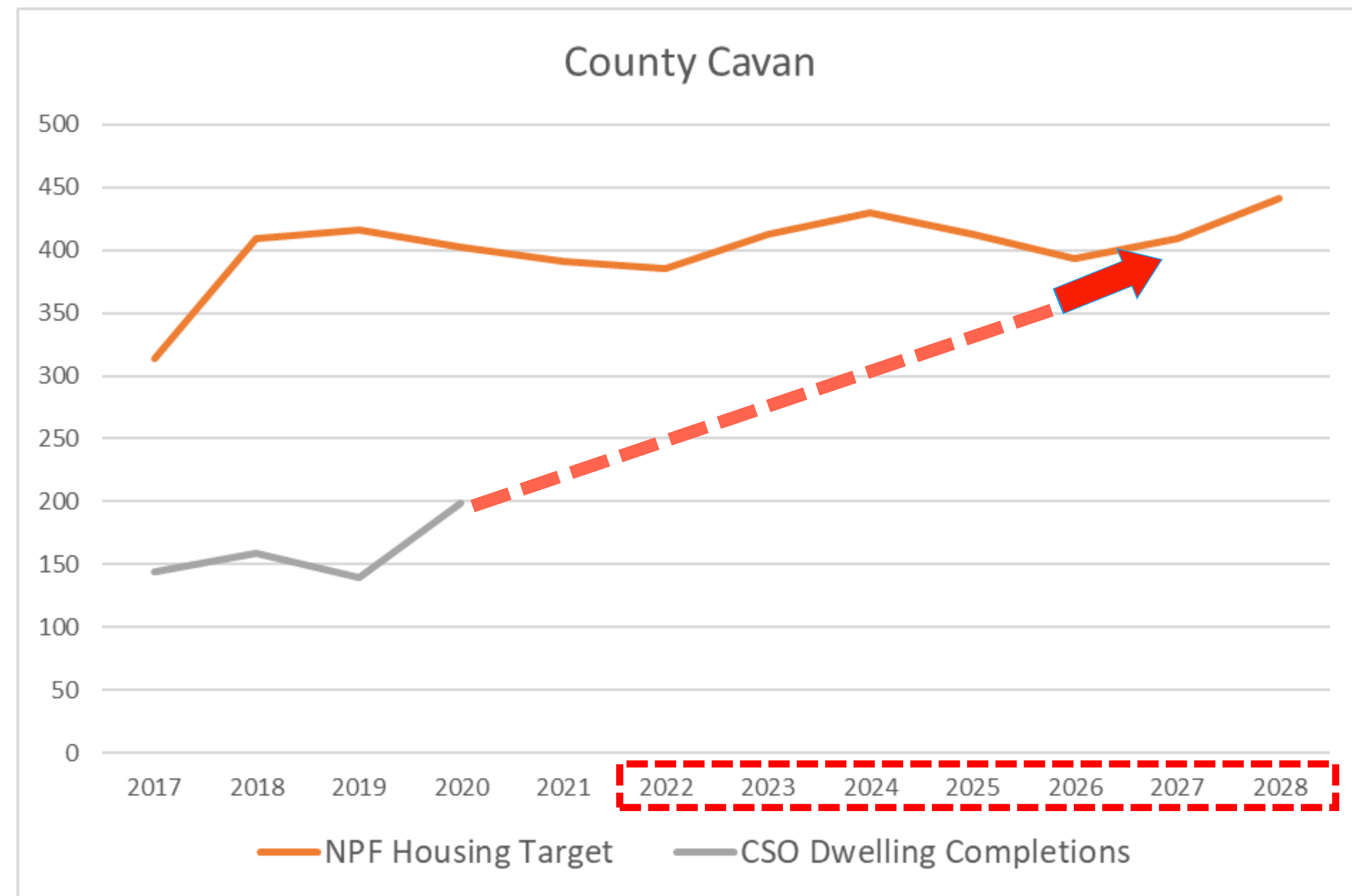


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Plan for increase in delivery of housing

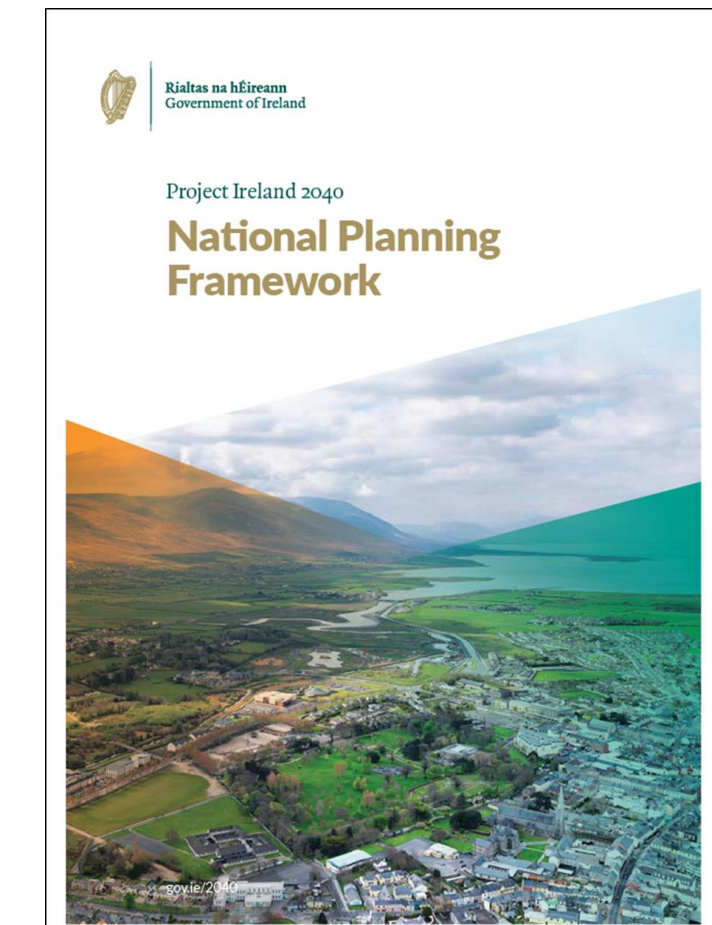
- 6 year CDP 2022 -28
- How to get housing growth up to NPF target ?
- How to enable town and other settlements to accommodate new homes and new residents ?
- How to coordinate and cluster – investment to make more attractive places ?



CDP considerations



- 6-year **housing supply target** via HST methodology - a clear target to deliver in the plan !
- Consideration of **how** and **where** that supply is to be achieved...
- **Key deliberation:** Proportion of housing that is
 - *within the different settlements of the planning authority*
 - *outside of settlements (rural housing)*
 - *Compact Growth (ie. within existing built-up footprints of cities and towns - 30-50% NPF requirement)*
- Subsequent monitoring of housing delivery performance against the DP and for consistency with compact growth objectives



Key Core Strategy Discussion Questions:

- What settlements does the DP plan to grow ?
(eg. which are identified for growth in the NPF or RSES ?)
- What settlements are capable of growth currently ?
(eg. Waste water infrastructure present/planned ? Are public transport nodes being utilised ?)
- Where can town regeneration be supported by compact growth and consolidation/infill housing development ?
- What settlements can be identified and planned in the CDP for future URDF and RRDF initiatives and funding ?



URDF and RRDF – Integrated Planning



- Key funds supporting rural, town and urban regeneration (€3bn - DHLGH & DRCD)
- Opportunity for Core Strategy to support/integrate with longer term regeneration and housing initiatives
- Provide Plan-led Regeneration
- Arrest the decline of many towns and facilitate new homes and residents
- Town Centre First Policy



Seminar Summary



- HST Guidelines allow **an overall housing supply target** to be identified at the outset of the DP process
- Core strategy discussion should focus on **how best to realistically achieve that target** – supporting towns and other settlements as centres for jobs, services and quality of life that can drive regional and rural development
- Regulatory regime changing to reflect **emphasis on housing delivery**, not a core strategy discussion about notional ‘population’ ambitions
- Significant opportunity to align the DP **to support overall town and rural area regeneration** – through a clear core strategy



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Thank You !

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