

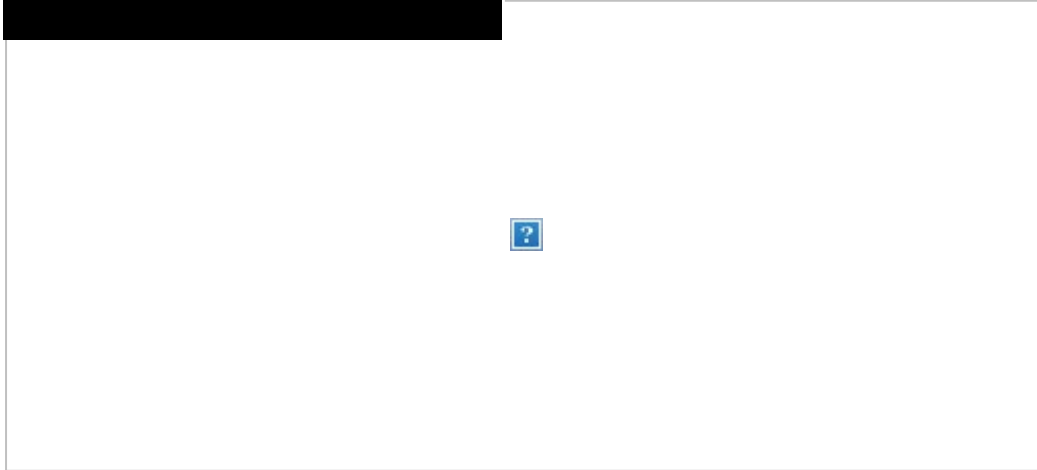
From: [Ceri-Anne Fidler](#)
To: [NDE](#)
Subject: National Development Framework consultation
Date: 15 November 2019 09:57:12
Attachments: [image001.jpg](#)
[NDF consultation Wales Cooperative Centre response.docx](#)

Good morning,

Please find attached our response to the National Development Framework consultation. We would be happy to answer questions or provide further information on our response.

Kind regards,

Ceri-Anne



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Oes gennych chi ddiddordeb yn ein gwaith? [Cofrestrwch i dderbyn ein cylchlythyron](#) a chadwch yn gyfoes!

Draft National Development Framework consultation

Wales Co-operative Centre response, November 2019

About the Wales Co-operative Centre

The Wales Co-operative Centre is a not-for-profit co-operative organisation that supports people in Wales to improve their lives and livelihoods. We help to create and retain wealth within our communities through the growth of co-operatives and social businesses and by providing people with the skills to take more control of their own lives and strengthen their communities.

Our projects include Communities Creating Homes and Co-housing in Powys. Our Communities Creating Homes project offers support and advice to new and existing organisations looking to develop co-operative community-led housing schemes in Wales. Co-operative and community-led housing is about local people taking a leading and lasting role in creating secure, affordable homes and strengthening their communities. It brings people together to decide what kind of homes and communities they want to live in. People with a shared vision can come together and have an influential voice. They play an essential role alongside councils, developers and investors to create affordable homes which meet local community needs.

Our cohousing project is here to encourage and help Powys residents develop their own cohousing schemes. Cohousing is a cluster of private or rented homes grouped around a shared community space. Unlike traditional housing developments, people chose to live in a cohousing scheme because they want to build relationships with their neighbours and be part of a strong community.

Spatial strategy policies

To what extent do you agree with the spatial strategy and key principles for development in urban areas and rural areas?

Co-locating homes, jobs and services in cities and large towns seems sensible as a means of focusing sustainable growth. However, we would urge that there is a geographical spread of large towns. For example, we would like to see towns in the

valleys included rather than a focus on Cardiff. Creating economic opportunity in local neighbourhoods means that economically active individuals will remain within the community full time to spend money and contribute to community cohesion. In contrast, encouraging commutes to Cardiff will lead to jobs and money leaking out of local areas. To help address this, we welcome the Bevan Foundation's proposal for anchor towns. Towns with substantive populations within fifteen to twenty-minute travel times, anchor institutions and key infrastructure have potential to become "Anchor Towns" that could drive local regeneration and act as a brake on the outflow of people and expenditure.

Affordable housing

To what extent do you agree with the approach to increasing affordable housing?

We welcome the proposal that Strategic and Local Development Plans should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing. The NDF highlights a core need to provide homes to those who may have difficulty in joining the property ladder, meaning social and long-term rent housing models are likely to be increasingly viewed as favourable options. Community led and co-operative housing can provide an innovative, affordable and alternative model for home ownership and rented accommodation in Wales. The approach offers affordable housing in a climate where mortgages are difficult to get and house prices too high for many buyers. As with traditional housing, community led and co-operative housing can be developed in new or existing housing and it can enable modern design and building methods and high standards of environmental sustainability. It can be established to provide any tenure and adapt to most circumstances dependent on local priorities. Community led and co-operative housing is about communities having democratic control over any decision-making relating to their homes, neighbourhoods and communities. It enables people in the local community to become members of a co-operative society or other legal entity. Those who become members own the co-operative and through that have some level of control over their homes and community. These features are what builds the sense of community and ownership from which the benefits of co-operative housing spring.

We note that the consultation suggests that public sector and the decisions it takes regarding its land can make a major contribution to shaping places. A key aspect of any effort to deliver any additional housing regardless of tenure, should be how the process contributes to the placemaking agenda, by developing resilient ecosystems, and improving the health and well-being of our communities. We welcome that there is a clear and strong recognition of the elements that together combine to help people prosper where they live.

In addition, the consultation document suggests that reuse of publicly owned land will be important to the delivery of affordable homes.

In our view, co-operative and community-led housing schemes are the most effective mechanism for bringing forward public sector land for house building to enable the delivery of affordable homes. Such schemes preserve long term affordability, accessibility and sense of community while building community wealth. This would help to maximise contributions to delivering the seven well-being goals outlined in the Well-being of Future Generations Act while also encouraging more long-term thinking in line with the Act.

Loftus Village Association, a pioneer housing co-operative supported by the Wales Co-operative Centre housing project, took advantage of brownfield land at a reduced price from the Welsh Government. The 19 co-operative homes were developed as part of a much larger site, but have completely integrated into the community and manage some of their own housing services.

Access to land is a huge barrier for community-led housing project, with some schemes unable to overcome this obstacle and compete with large scale developers. The New Economics Foundation suggest that shifting focus from one off sale value to the best long term value for land would lead to wider social benefits. It suggests working with long term equity investors such as pension funds or community led projects to directly fund affordable developments. Hopefully the NDF will help guide investment decisions which address climate change mitigation and adaptation, as we move towards zero carbon, in this Climate Emergency.

Evidence from elsewhere suggests that the sale of public land to private developers does not result in affordable homes. Recent research by the New Economics Foundation found that the sale of public land in England was not leading to more affordable homes being available. They found that only one in five new homes built on public land were affordable and as little as 6% of new homes were likely to be social rented housing.¹

Low Emission Vehicles

To what extent do you agree or disagree that the policy will enable and encourage the roll out of charging infrastructure for ultra low emission vehicles?

We welcome the proposals and suggest that charging points for local emission vehicles should be included in new housing developments. This could include planning for communal low emission vehicles. Ty Solar is an example of how an electric pool car is bringing the community together, whilst also reducing carbon

¹ <https://neweconomics.org/2018/02/communities-building-affordable-homes-london-needs>

emissions and reducing the number of vehicles on the road. Ty Solar is Wales' first solar hamlet of six homes in Glanrhyd, Pembrokeshire. Not only are the homes powered by solar and use limited resources, the residents also share a pool electric car which is limiting the number of cars on the road. The car has really brought the community together by having to organize a schedule of who uses the car when. We also welcome the recent launch of the community electric car share project in Gwynedd.

The infrastructure for low emissions vehicles should also be considered alongside wider active travel measures. Housing development and local infrastructure should be planned around walking, bicycles and public transport.

For further information on this response, please contact:

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We are happy to provide any further information on the points raised in our response, and for our response to be in the public domain.