

Irish Planning Institute

IPI Members Briefing Session 16 April 21

John Coleman Chief Executive Officer LDA
Dearbhla Lawson Head of Strategic Planning LDA

16th April 2021 10am

Agenda

Part 1 John Coleman

1. Overview role and ethos LDA
2. Current Pipeline
3. Affordable housing and role of LDA

Part 2 Dearbhla Lawson

1. Planning Context
2. Housing Land Supply Pipeline – Approach and Tools
3. Strategic Land Management:
4. Looking Forward – Challenges and Opportunities to embrace!

What is the LDA?

Key Points:

1. Build Homes: Mainly social & affordable on state-owned land
2. Commercial State Body
3. Enabler of Affordable Housing Sector – rental & purchase
4. Strategic Land Management: Assemble land and plans for larger areas in Ireland's main cities for longer-term development

43 LDA STAFF

**INDEPENDENT
BOARD MEMBERS 9**

COUNTIES
WITH
LDA
FOOTPRINT

7

33K

TOTAL HOMES REQUIRED P.A
(ESRI)

4,000 HOMES
COMING ON STREAM
(APPROX)

**€1.25
BILLION**

LDA FUNDING
ALLOCATION

3 OFFICE
LOCATIONS
DUBLIN, CORK &
LIMERICK

11
SITES AROUND THE
COUNTRY

10,000
Homes
Land capacity by end of 2021

Land Development Agency Establishment

- LDA Bill published 5th Feb 2021 establishes the LDA on a statutory basis and sets out goals of the LDA to undertake strategic land assembly and fully utilise state lands to build affordable homes and sustainable communities.
- The LDA will operate as a Commercial State Agency to be established as a Designated Activity Company (DAC) under the Companies Act 2014 to develop and regenerate relevant public land for the delivery of housing.
- The Minister for Housing, Local Government and Heritage and Minister for Public Expenditure and Reform shall be shareholders.
- The Agency will be able to borrow money for the purposes of undertaking its functions and the National Treasury Management Agency (Amendment) Act 2014 will be amended to provide for the capitalisation of the Agency through an investment from the Ireland Strategic Investment Fund (ISIF).
- LDA has been initially capitalised through an investment from the Ireland Strategic Investment Fund (ISIF) of up to €1.25 billion and will also have borrowing powers, subject to Ministerial consent.
- LDA has an Independent Board, and currently Chairman position and any new positions will be advertised through the Stateboards.ie process in accordance with the Code of Practice for the Governance of State Bodies.



Current Site Portfolio

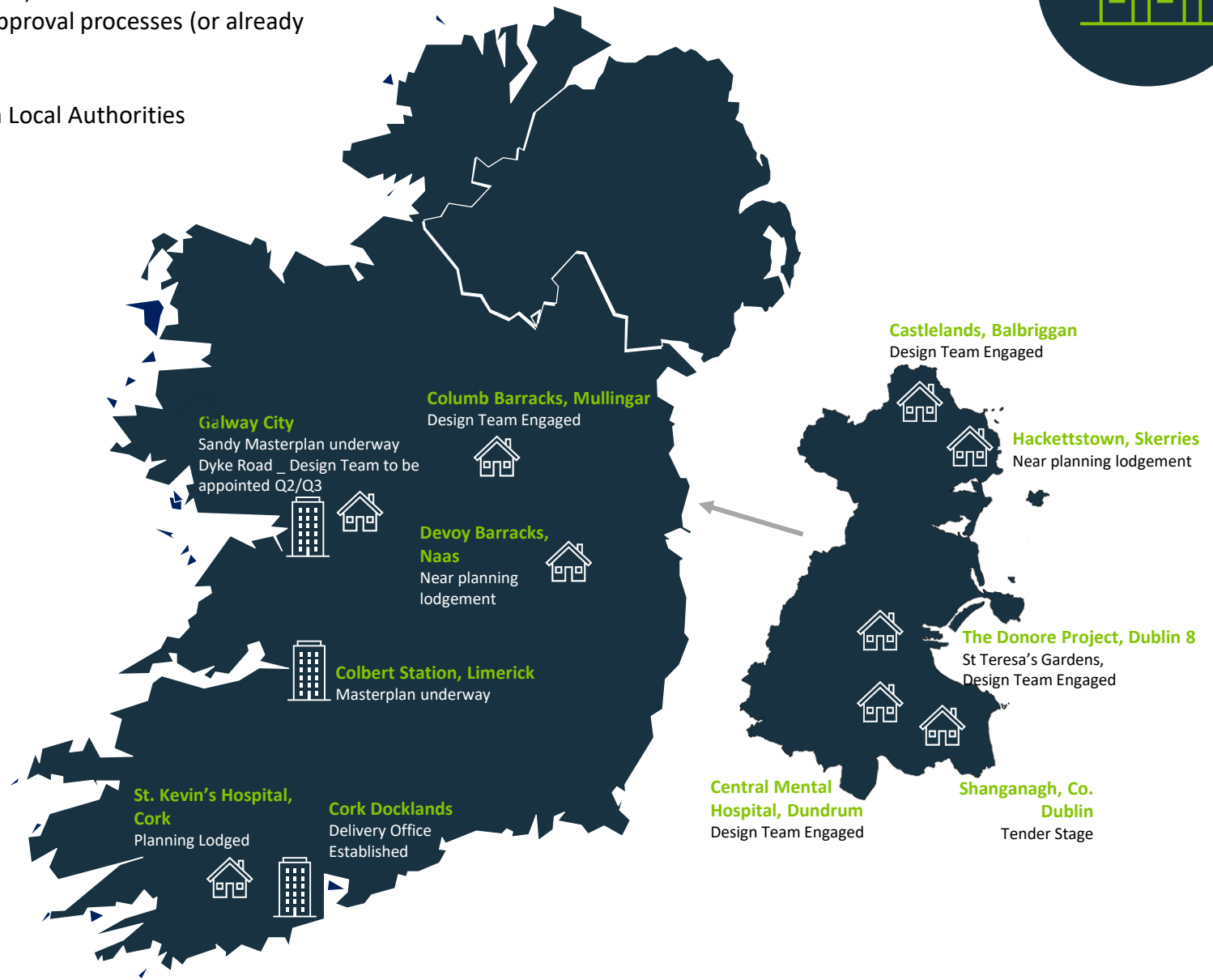
- 8 sites / 3,500-4,000 homes
- Growing land capacity to c. 10,000 homes in 2021
- All in design and planning approval processes (or already approved)
- Construction starts in 2021
- Working in partnership with Local Authorities



Main focus:
**Social &
Affordable
Homes**

 Shorter-term delivery

 Longer-term transformational city projects



LDA Values

Affordable

Affordable housing, cost rental and purchase, is at the core of what we do

Compact

Importance of compact development and densifying areas under *National Development Plan*

Sustainable

Building sustainable homes for long-term positive impact on climate targets



Transport

Transport Oriented Development emphasis on all developments

Regional

Balanced approach to regional development

Liveable

Overall, increasing supply and creating liveable areas where people can live, work and socialise

➤ **LDA Bill 2021 – Key Function** – *Develop and manage relevant public land and where applicable, other lands, for the provision of housing for the public good.*

Planning & Development

01

- Section 13 – Manage and develop certain relevant public and other land to facilitate the provision of housing for the public good including provision of public infrastructure as relevant
- Prepare masterplans, submissions, application and obtain approvals
- Support sustainable development & Implementation of *National Planning Framework*

Services & Collaboration

02

- Provide Services to Local Authorities to support development of large scale, multi tenure or mixed use sites in areas / towns > 30,000 population
- Develop or facilitate development of large-scale local authority sites for housing /mixed use as relevant
- Establish DAC's, enter into commercial contracts/arrangements /Create investment vehicles as relevant

Optimising Relevant Public Land

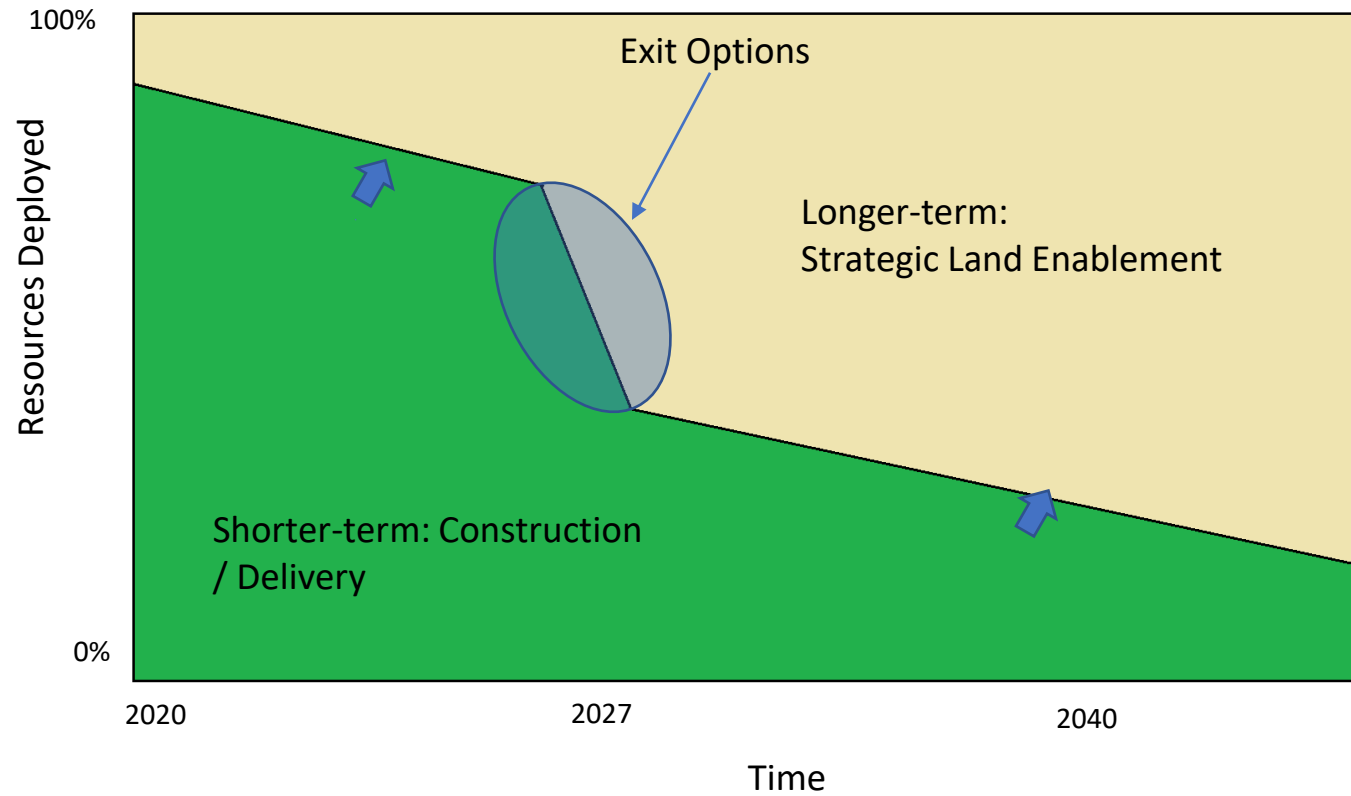
03

- Establish and maintain a register of relevant public land
- Report to Government on 'certain' relevant public land and land owned by the LDA
- Acquire relevant public land
- Manage & develop relevant public land
- Condition permissions for provision of cost rental dwellings or dwellings for sale comprising 50% /such other % as prescribed by Minister (s75)
- Develop housing for rent /purchase
- Compulsory purchase order

Increase supply of affordable homes

How we should think about the LDA

Short-term delivery, long-term impact



Short-Term

Build Affordable Homes

Example: St. Kevin's Hospital, Cork City

- Transformational city projects
- Former mental health institution in Cork City – owned by the Irish Health Service Executive
- LDA has designed new scheme for 274 homes – focus on affordability
- LDA will likely procure a builder to develop the homes when planning consent received
- Homes will be delivered on site within a four-year period – will likely comprise a mixture of social and affordable homes



Source: EchoLive.ie



Short-Term

Build Affordable Homes

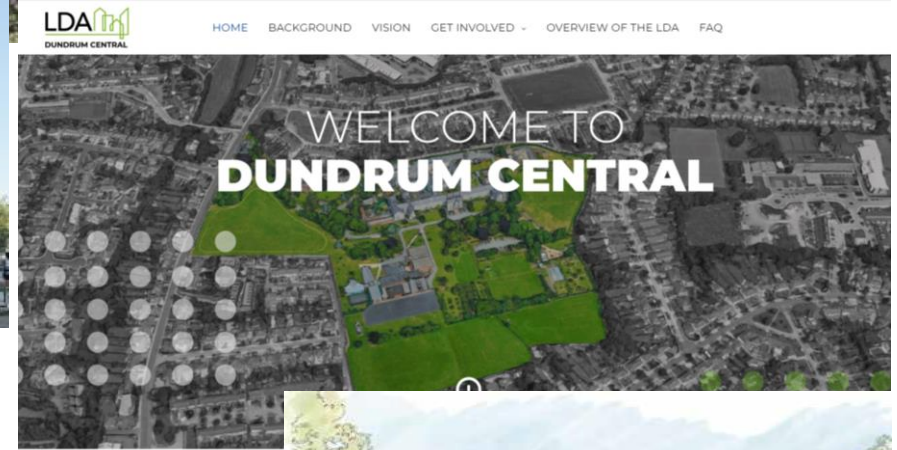
Example: Shanganagh Castle, Dublin

- Partnership with Municipality / Local Authority (Dún Laoghaire-Rathdown Council)
- 597 Homes
 - ✓ 200 social homes
 - ✓ 306 cost rental homes
 - ✓ 91 affordable purchase homes
- About to issue tender for builder
- Municipality / Local Authority provides land
- LDA finances and project manages the construction of cost rental homes
- Creche, Shop & Café
- Sustainable – Passive House standard



Short-Term:

Getting sites “shovel ready”



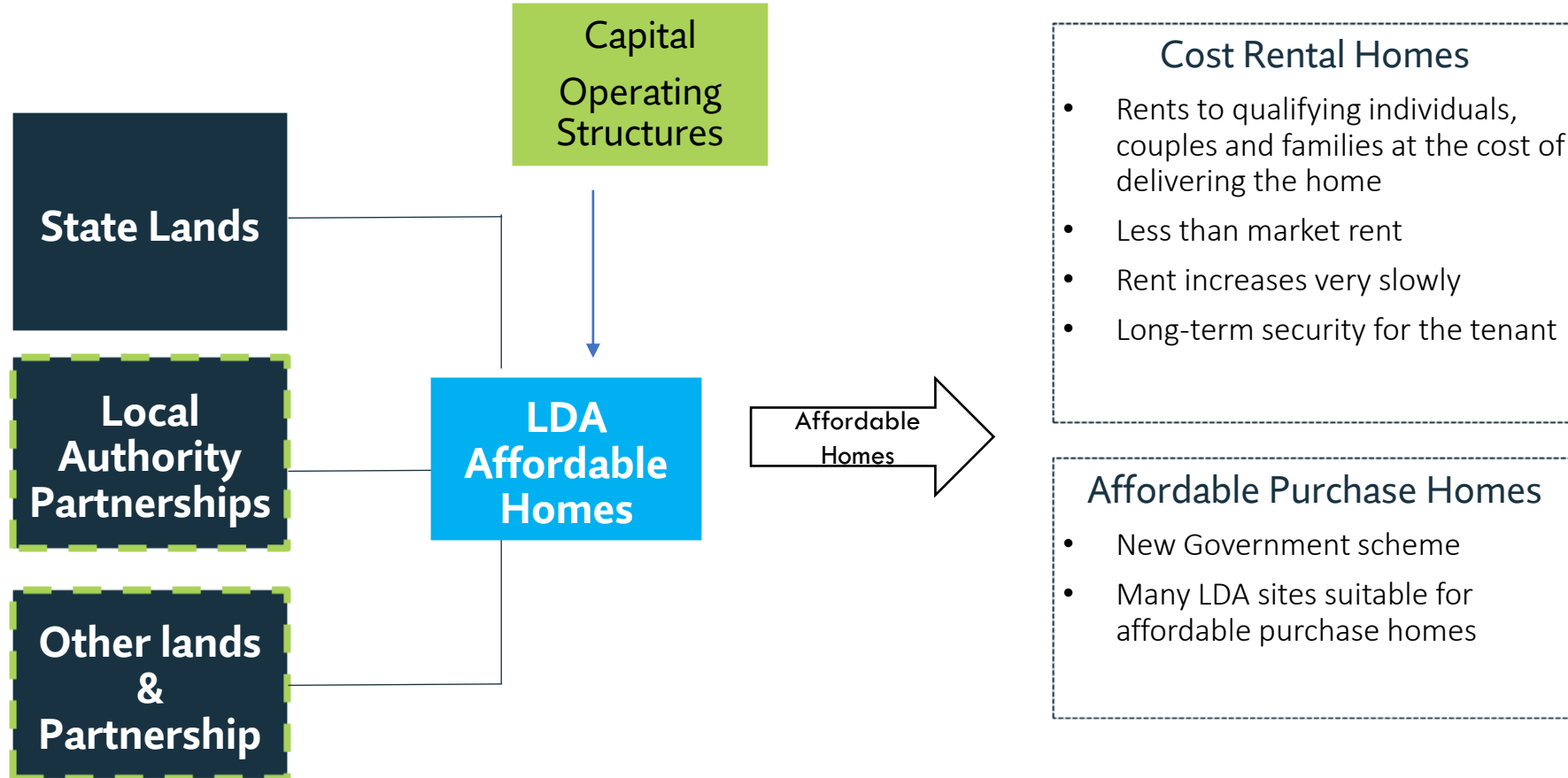
Key Challenges

Key Points:

1. Affordable housing delivery
2. Supply of land for social & affordable
3. Strategic Land Management: Assemble land and plans for larger areas in Ireland's main cities for longer-term development

Affordable Homes

Large-scale affordable sector is the aim



Cost Rental



=

More affordable housing



The Affordability Challenge

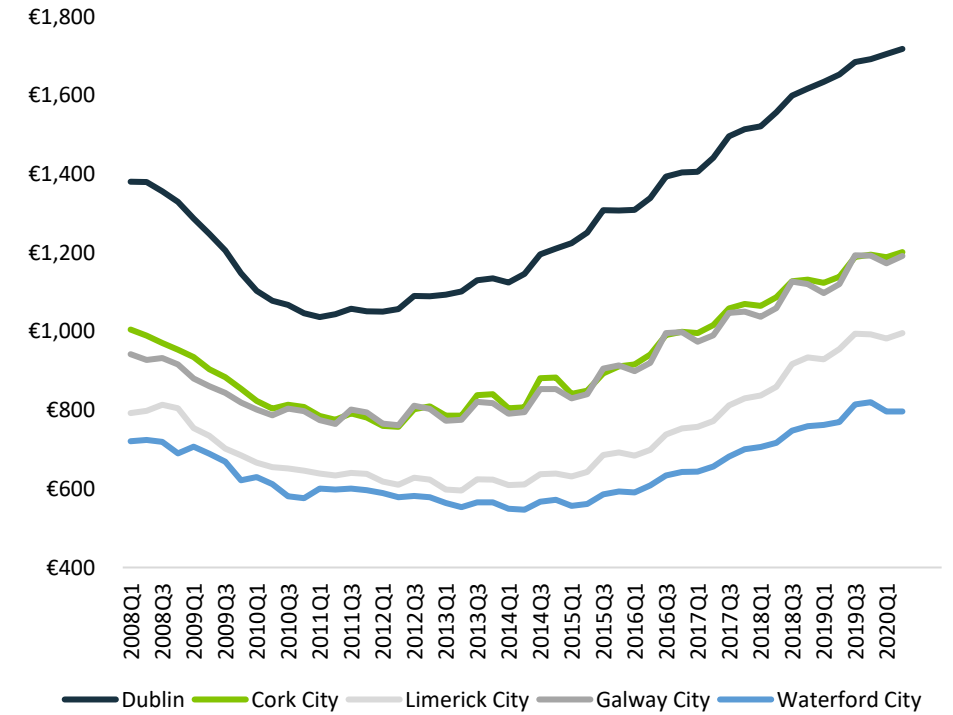
Key Actions:

1. Rental
2. Purchase
3. Blockages in the System
4. Under supply
5. Construction costs & Densification

Rental Costs

- Significant rent increases in recent years across all major cities
- Household in Dublin could be paying close to 47% of their disposable income on rent*
- For an individual renting a 1-bed apartment in Galway this could be 45%**
- Rent increases cooling due to Covid-19 – but not stopping

Fig 1.1: Average Monthly Rents for All Property Types



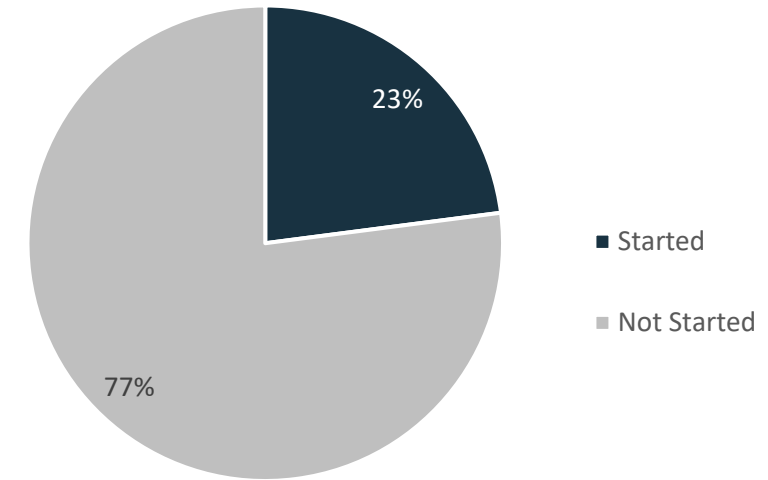
Source: Residential Tenancies Board (RTB) & CSO

* National Median Real Household Disposable Income, 2019 vs 2019 data
** National Median Real Equivalised Disposable income, 2019 vs 2019 data

Blockages (SHD)

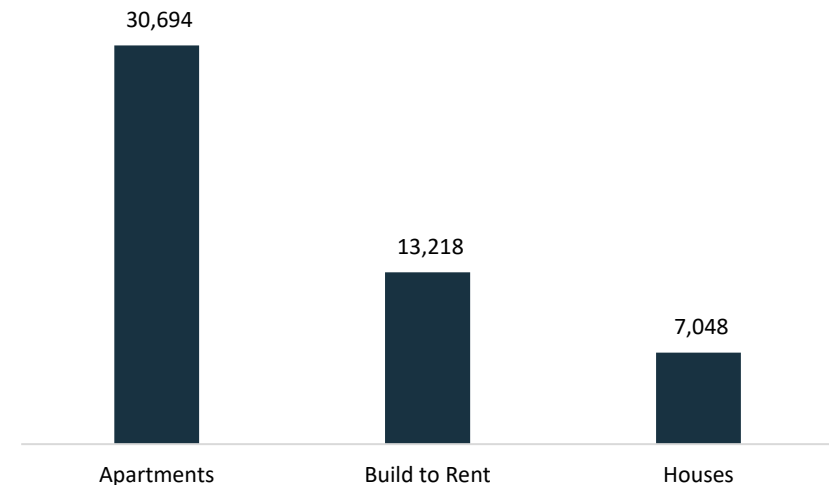
- Just 23% of SHD developments with planning permission in major cities have commenced as of November 2020
- Significant number of apartments in the pipeline but not yet commenced
- **Key Question**: Why? How can these be enabled and encouraged?

Fig 1.2: City SHD Commencements



Source: Dept. Housing, Local Government & Heritage

Fig 1.3: Home by typology in developments not commenced

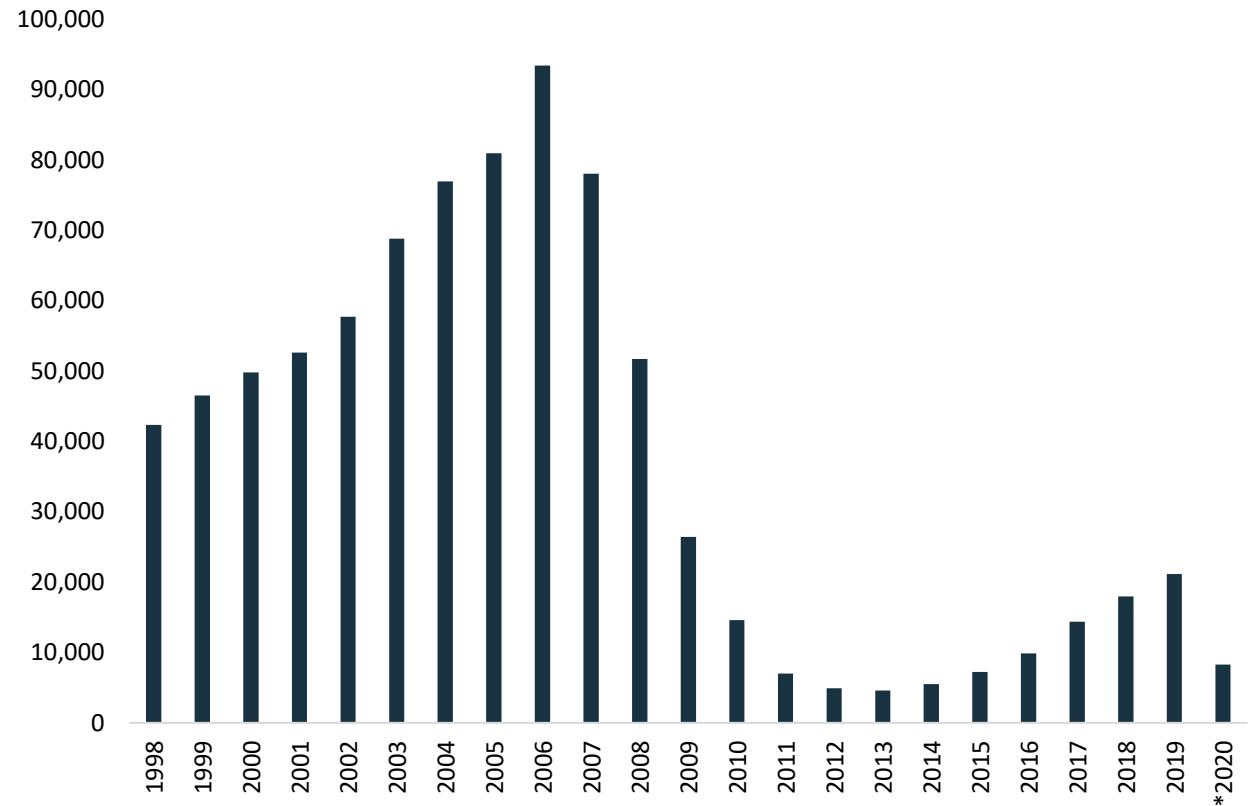


Source: Dept. Housing, Local Government & Heritage

Supply

- Collapsed post crisis
- 20,650 completions in 2020
- Current projections closer to 15,00 for 2021
- ESRI outline 33,000 homes needed annually
- *Project Ireland 2040* outlines an additional one million people in Ireland by 2040

Fig 1.4: Home Completions, Ireland



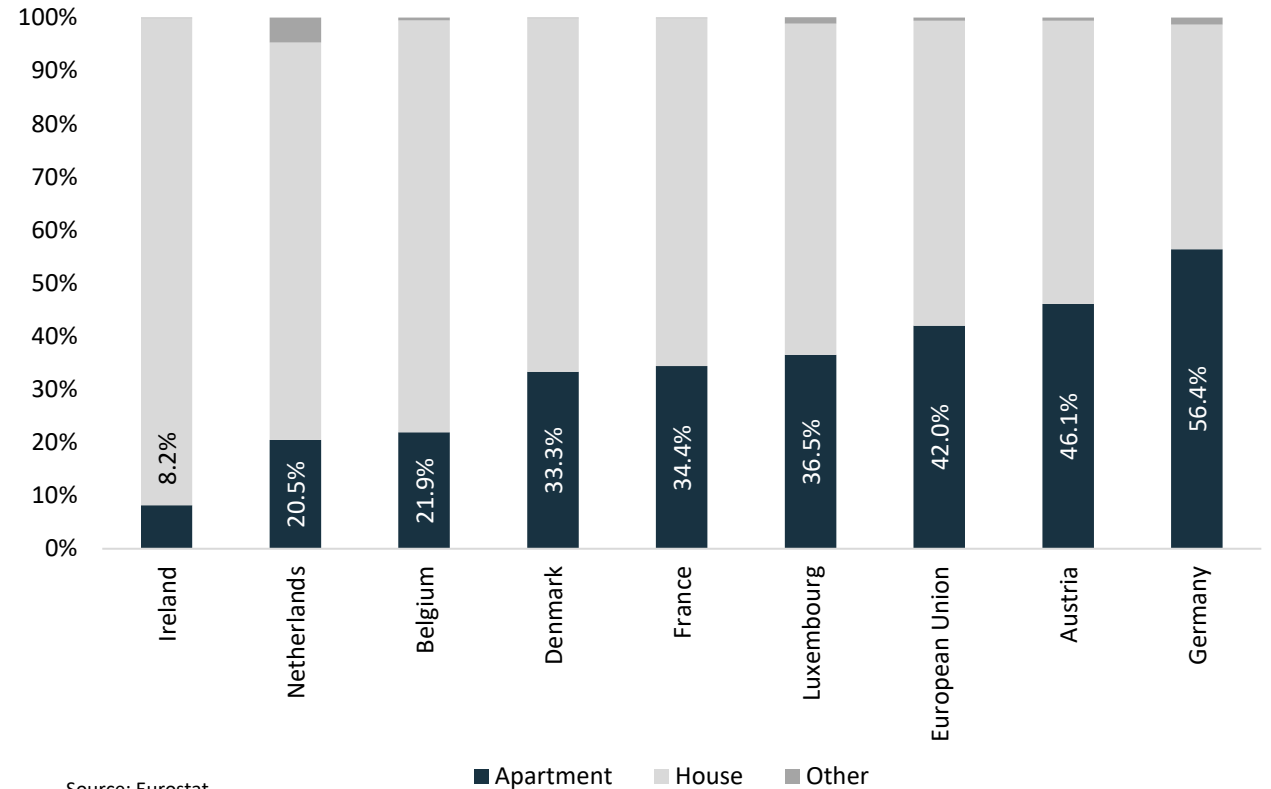
Source: CSO

* Q1 & Q2 2020

Costs & Densification

- Legacy issues with apartment living
- *National Planning Framework* – objectives for compact and sustainable development with increased density in cities
- Costs of apartment Construction

Fig 1.5: Distribution of Population by Dwelling Type, 2019



Construction Costs

- Hard construction cost alone – c. €255,000
- Total typical delivery costs – c. €360,000 (excluding sales tax)

Fig 1.6: SCSI Apartment Construction Costs Only, 2021 (2-bed apartment, Dublin)



Source: SCSI Real Cost of New Apartment Delivery 2021

Affordable Home Mechanisms

1

Affordable Purchase:

- Home sold to household at market value
- Municipality / Local Authority retains minority share (e.g. 30%)
- Option to purchase minority share in the future

2

Cost Rental:

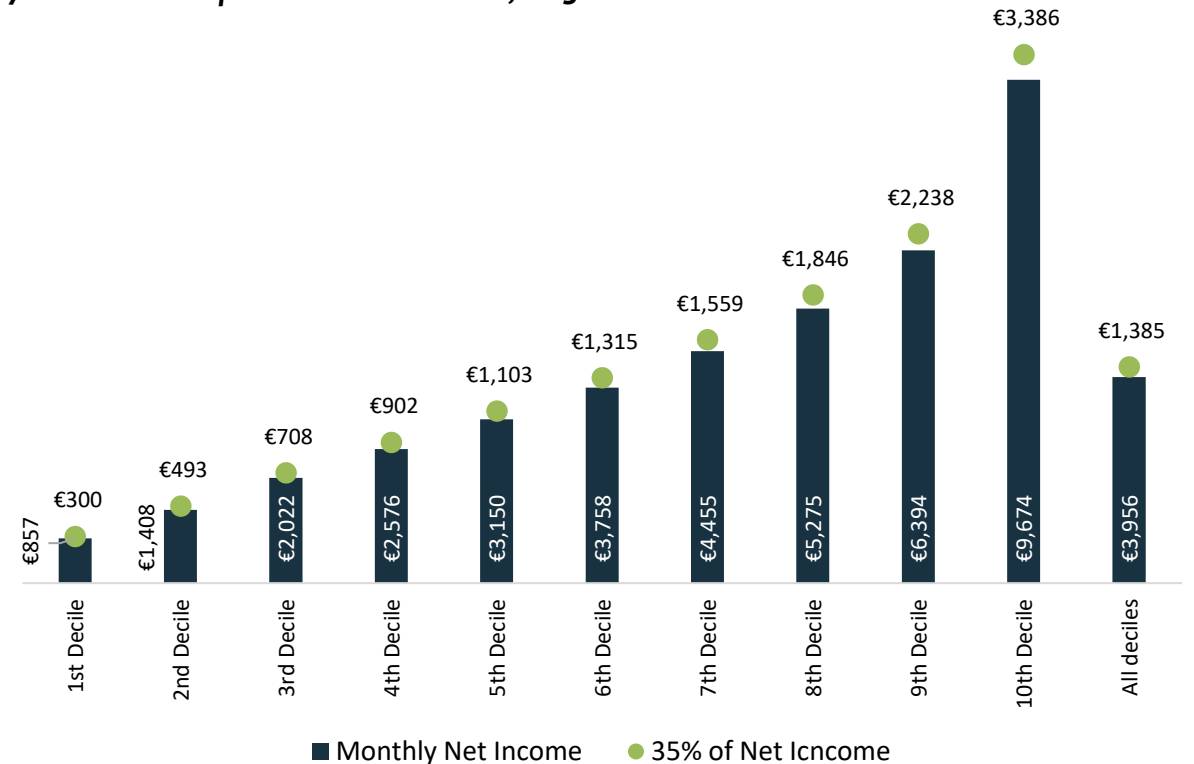
- Rents based on cost of producing homes
- Discount from market

Who are we targeting?

Affordable Rental

- Targeting those that don't qualify for social housing and can't afford private rental housing
- Targeting Dublin rent of c. €1,200 per month for a 2-bed (market = c. €1,800)
- Mid 3 to 4 deciles of income – target rent falls within affordability levels
- High level market in need (i.e. those within the 5th – 7th income deciles that currently rent in urban areas) = c. 231,000 households / 628,000 people

Fig 1.7: Household Disposable Income Deciles, 2015 - 2016



Source: CSO Household Budget Survey, 2016

Regional Rent Burden Case Study

A single Arts, Entertainment and recreation worker in Galway will spend

41%

of their net income on a 1-bed apartment in Galway City



A couple made up of both an education and real estate professional will spend

23%

of their net income on a 2-bed apartment in Cork City



A couple made up of both an accommodation/food service professional and an admin professional will spend

26%

of their net income on a 3-bed semi in Limerick City



Key take away: Affordability is a spectrum heavily influenced by income, location, existing supply and typology etc.

Rent Burden Case Study

Market Rent



A single person working in **education** pays **53%** of their **net income** on a 1-bed apartment

LDA Shanganagh Rent



A single person working in **education** will pay **35%** of their **net income** on a 1-bed apartment

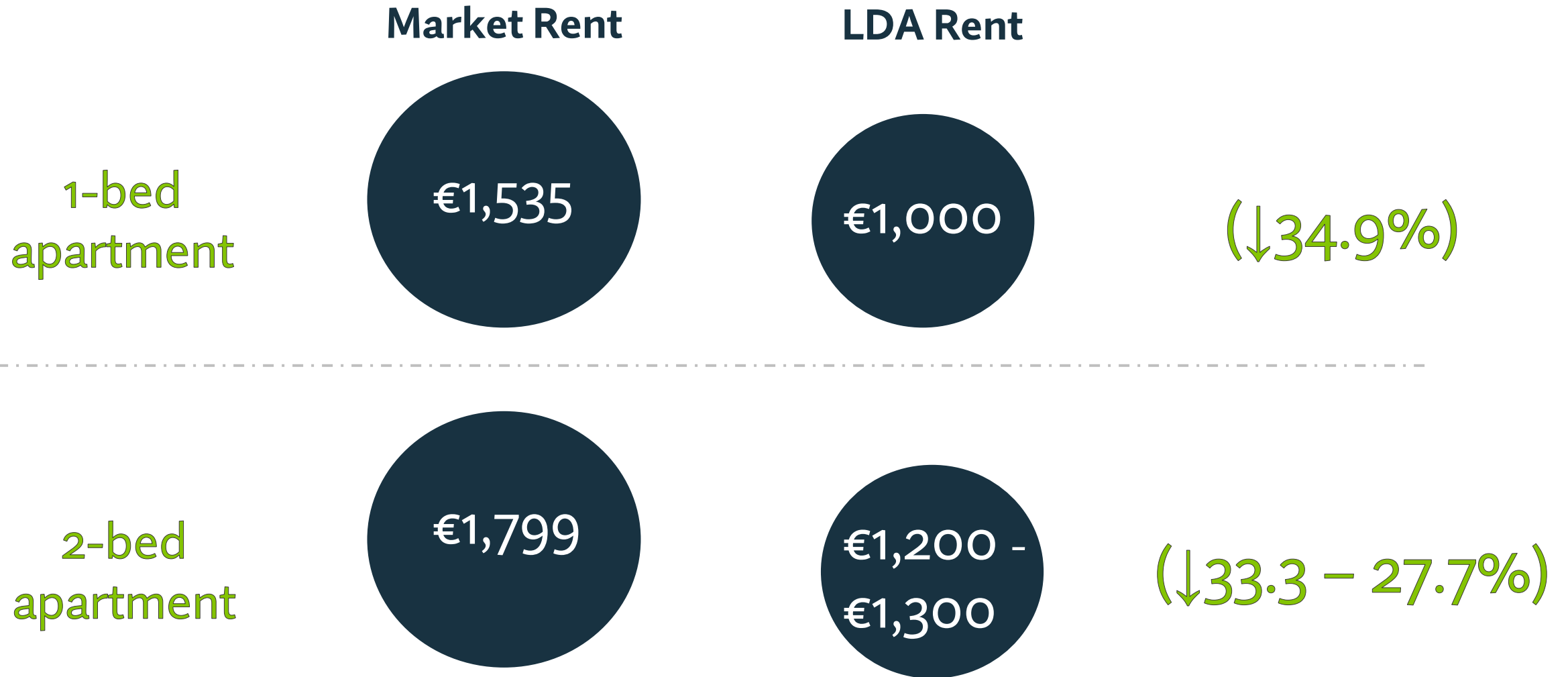


A couple working in the **accommodation / food service** and **administration** sectors pay **47%** of their **net income** on a 2-bed apartment

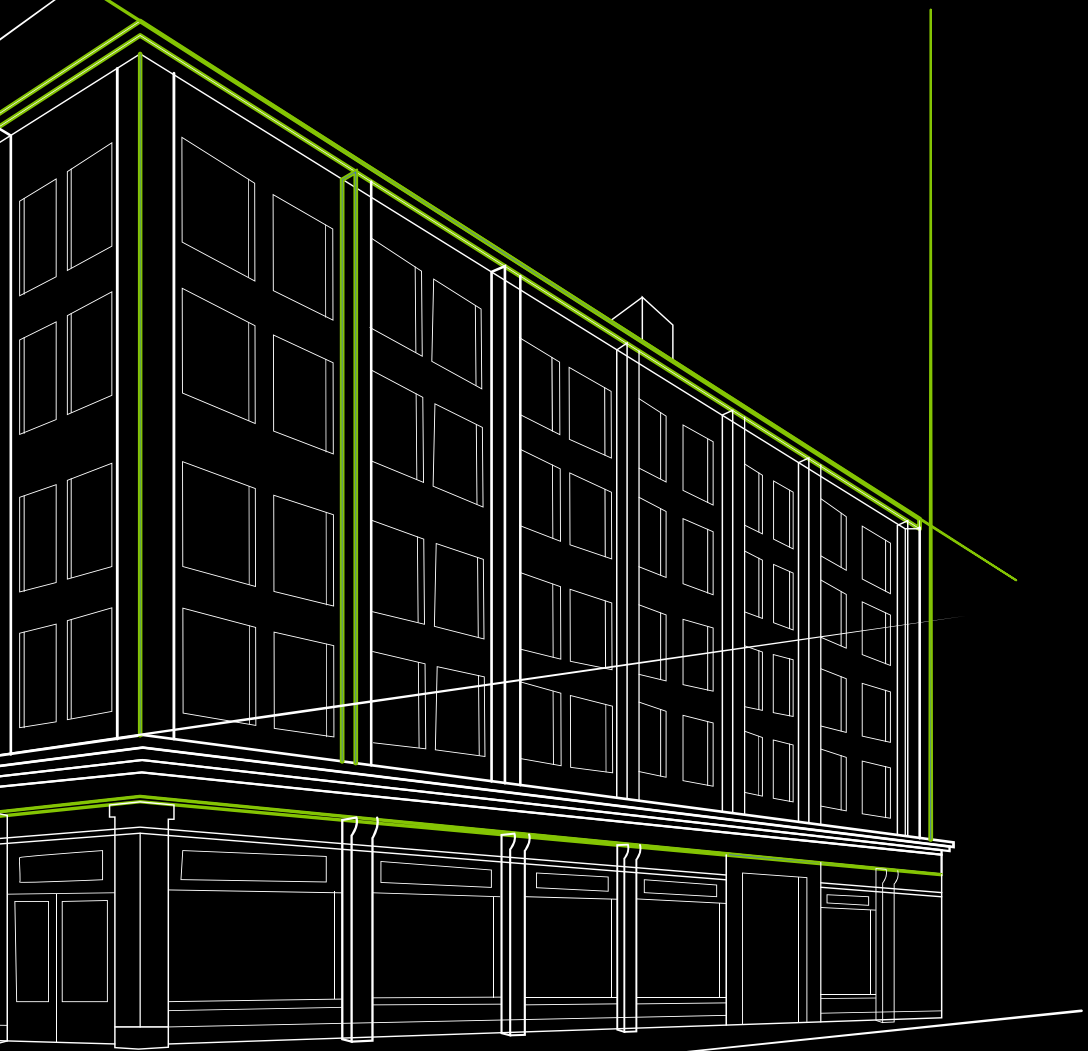


A couple working in **accommodation / food service** and **administration** will pay **31%-34%** of their **net income** on a 2-bed apartment

Shanganagh vs Market Rent



Part 2



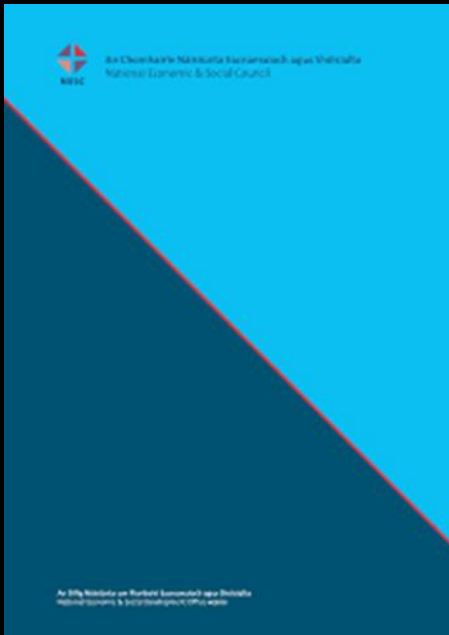
Part 2

What can we do?

Dearbhla Lawson

1. Planning Context
2. Housing Land Supply Pipeline – Strategic and Asset Based Approach
3. Strategic Land Management:
4. Looking Forward – Challenges and Opportunities to embrace!

1. Context



Ireland must bring about a fundamental change in its system of urban development, land management and housing provision. It must evolve from a speculative and highly cyclical system to a permanently affordable, stable and more sustainable system of housing.

NESC (Nov 2020) Housing Policy: Actions to Deliver Change

- *Bridging the supply gap by actively managing land and locational value for public good;*
- *Bridging the affordability gap by engineering-in permanent affordability.*

LDA's Strategic and Asset Based Approach – *to address key housing land supply & affordability challenges into the future*

Planning Context



- **National Planning Framework** published 2018 – followed by
- Statutory planning guidelines - Apartment Development & Urban Development & Building Heights 2018.
- The **Office of the Planning Regulator (OPR)** established in 2019 with a specific legislative remit to assess statutory plans and policy for compliance with objectives of NPF.
- **LDA established Sept 2018** by secondary legislation and to be established on statutory basis under LDA Bill 2021
- **Regional Spatial and Economic Strategies (RSEs)** adopted January 2020 and MASPs in place,
- Strong Pipeline of Planning Residential Approvals -
- Up to end 2020 **46,425 new residential units approved** under Strategic Housing Development (SHD).
- **Pipeline increasing, commencements slower**
- Latest projections (ESRI research) indicate annual housing demand arising from population growth -up to 33,000 units per year to 2040.
- **LDA role in addressing the issues..**



Planning Permissions

Quarter 4 2020

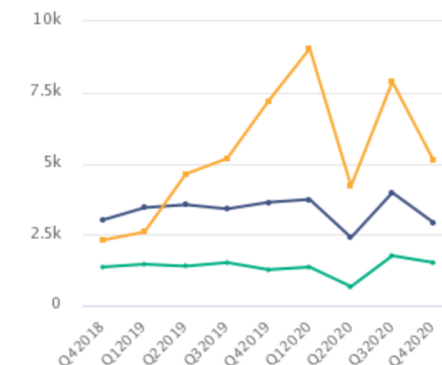
Number of dwelling units approved in 2019 and 2020¹

	Houses	Apartments	Total
Year 2019	19,651	19,591	39,242
Year 2020	18,314	26,224	44,538
% change	-6.8%	33.9%	13.5%
Quarter 4 2019	4,899	7,195	12,094
Quarter 4 2020	4,432	5,104	9,536
% change	-9.5%	-29.1%	-21.2%

¹2019 and 2020 revised due to additional information.

Dwelling unit approvals up 13.5% in 2020

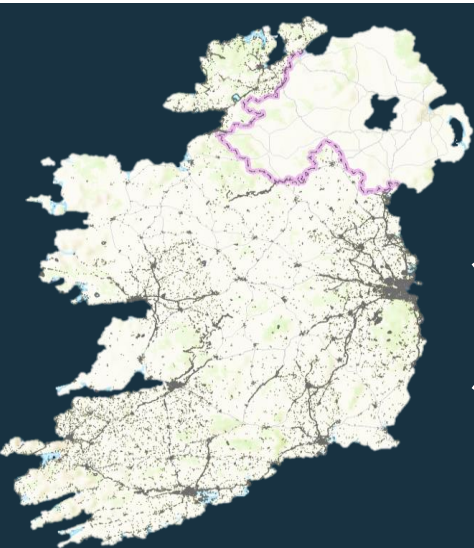
Figure 1: Dwelling units approved by type, Q4 2018 - Q4 2020



2. LDA Strategic Asset Based Approach

State Lands Database,
City Strategy
Register of Relevant State Lands

State Assets Database



Identify State Assets



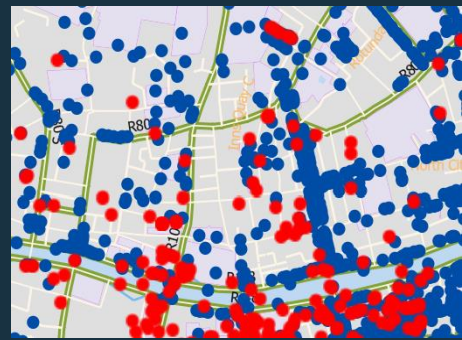
Examine Scale of Site



Understand Communal Building Use



Overview of Nature & Environment



- ✓ Under Section 48 of LDA Bill – Establish and maintain a register of relevant public land
- ✓ Under Section 50 of LDA Bill – Create report on relevant public land
- ✓ Open to the Public
- ✓ All Republic of Ireland Scope
- ✓ In addition to Property Registration Authority (PRA) data – examining each city to find non-registered sites

158,494

PRA State Assets

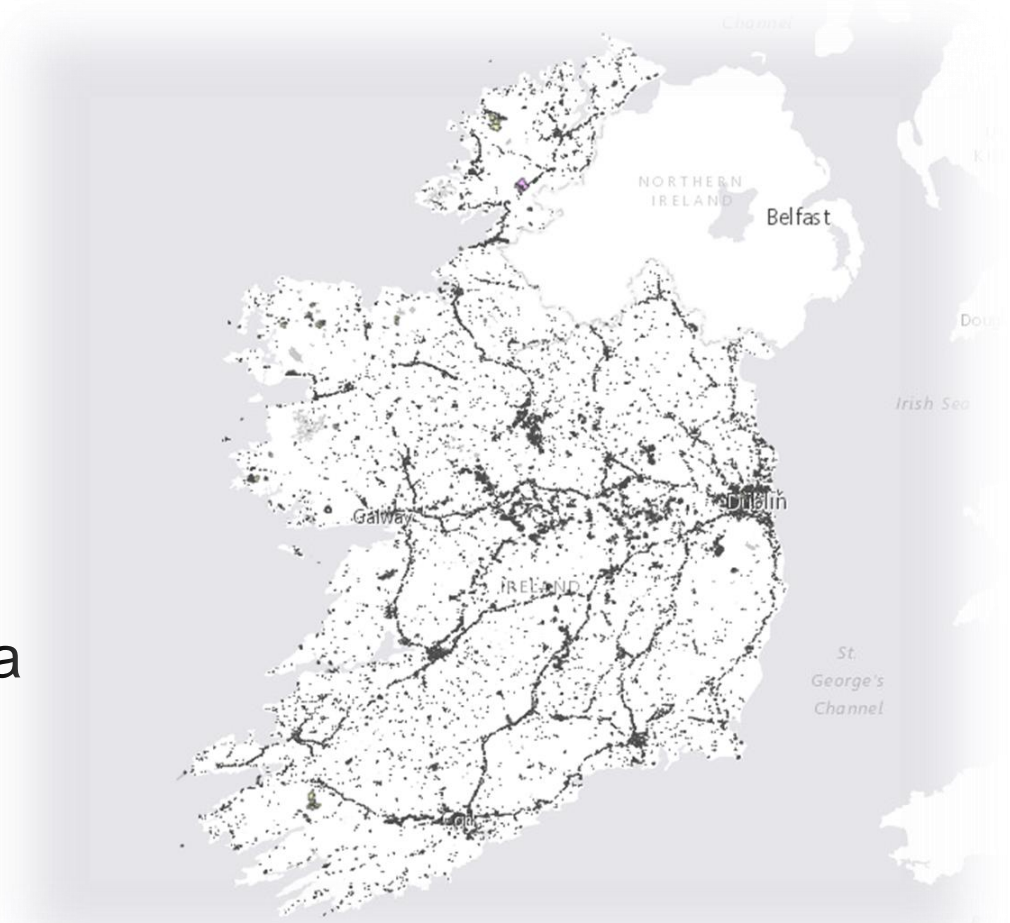
168,589 Ha

PRA State Assets Area

Data is for display purposes only and is subject to change

State Lands Database

- The State Lands Database:
- The State Land Database is a comprehensive, live, interactive Web Map showing all State-owned lands.
- Aims to support co-ordination/ management of the State's assets, transparency, optimise land usage and assist in greater strategic planning and urban regeneration.
- First public database of State-owned land
- Each State asset available is enriched with data from the OSi, myplan and GeoDirectory. Enables assessment of current use, land use zoning, relevant planning history,



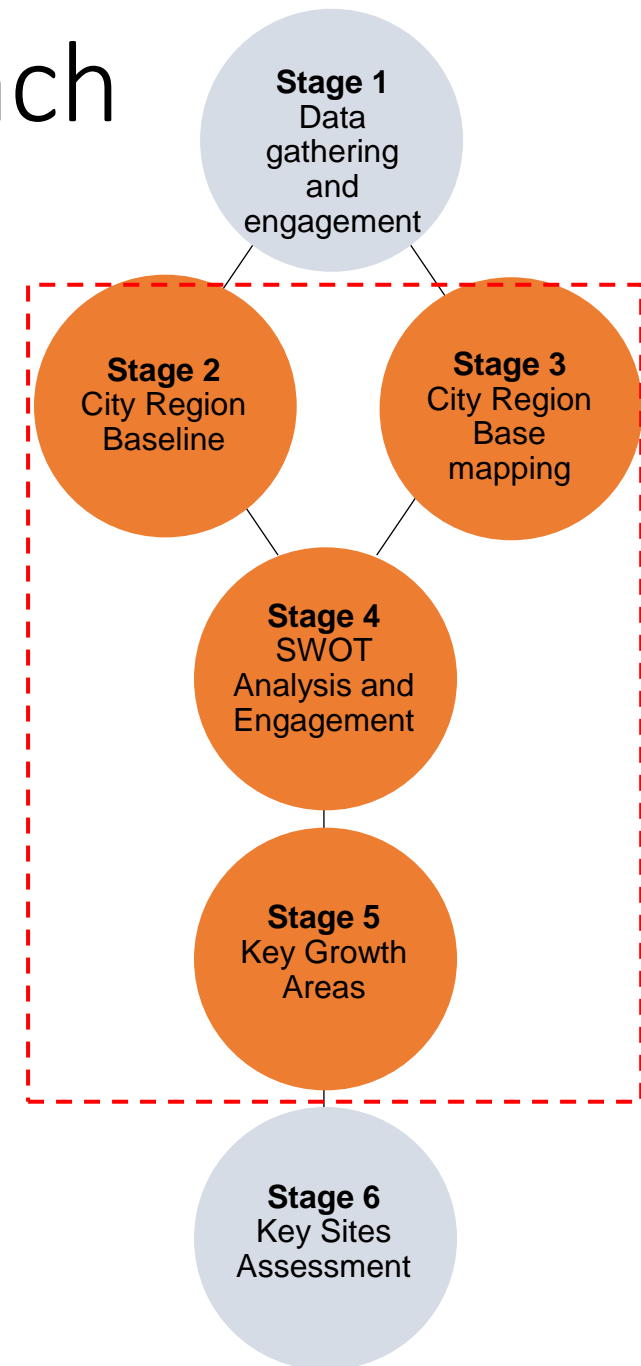
State-Owned assets - 171,253 ha.

Overview of LDA Strategy Approach

Support LDA remit and implementation National Planning Framework aims

- National Planning Framework – 1 million extra people 2040: Major focus on regeneration and brownfield development: 40% of future homes within/close to existing built footprint–i.e. brownfield
- Regional rebalancing – Cities of Cork, Limerick, Waterford and Galway to grow by 50% + by 2040
- Taking a longer-term view: focus on strategic scale development / regeneration
- Supports in making best use of public land where relevant; infrastructure, services capacity and investment to support compact and sustainable development/ regeneration
- Baseline and methodology for assessing and making recommendations.
- Supports us in working with our Local Authority partners and other key partners in relation to potential opportunities :

to optimise use of state lands in the public interest for regeneration and development, including strategic land assembly and contribute towards the delivery of affordable housing

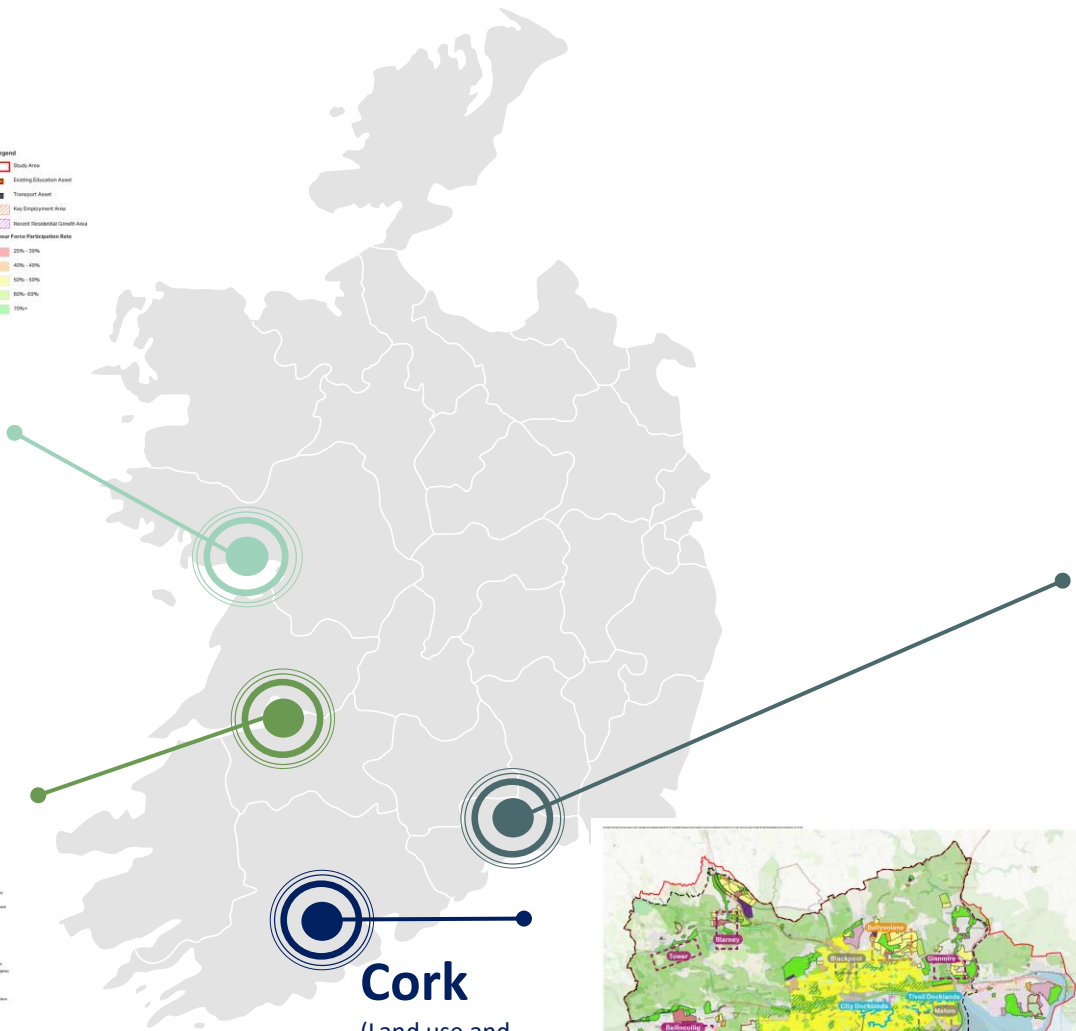
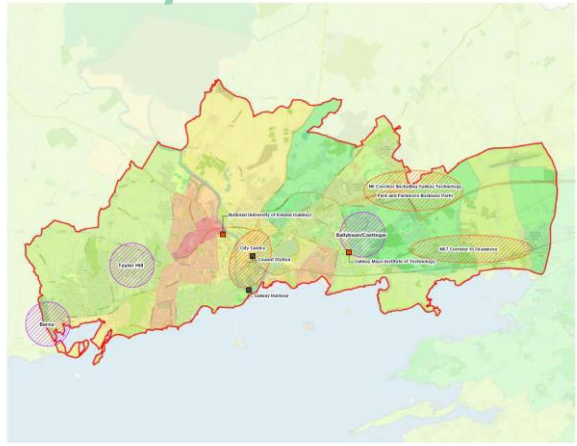


LDA Regional City Strategies

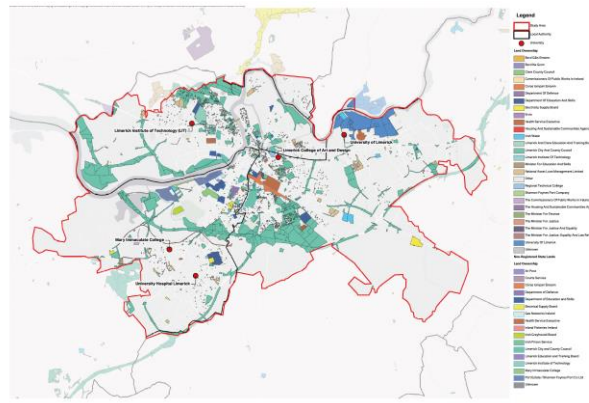
Purpose:

- ✓ Evidenced Based Planning
- ✓ Sequential Planning Approach
- ✓ Locate Growth / Key Areas
- ✓ Identify Strategic Areas / Sites
 - Examine how this interacts with existing land use
 - Interacts with Housing Needs Demand Assessments
- ✓ Highlight Constraints / Opportunities
- ✓ Outline National / Regional Policy Context
- ✓ Socioeconomic and Infrastructure Review

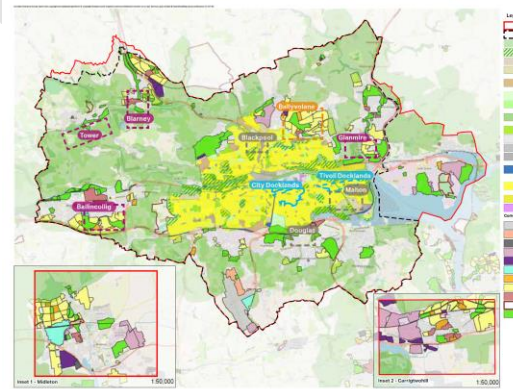
Galway (Economic Drivers)



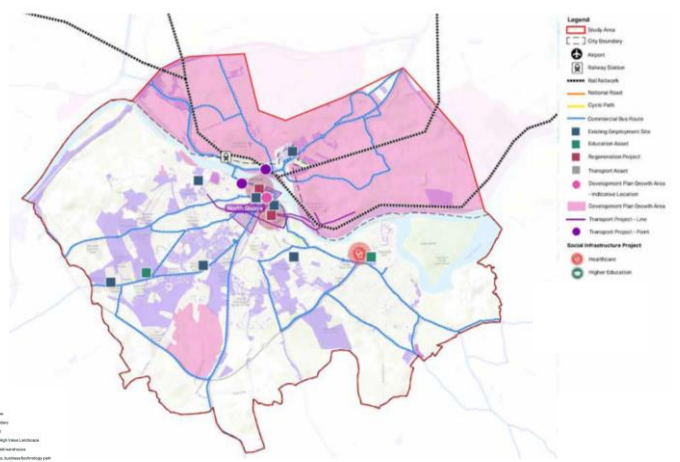
Limerick (State-owned land)



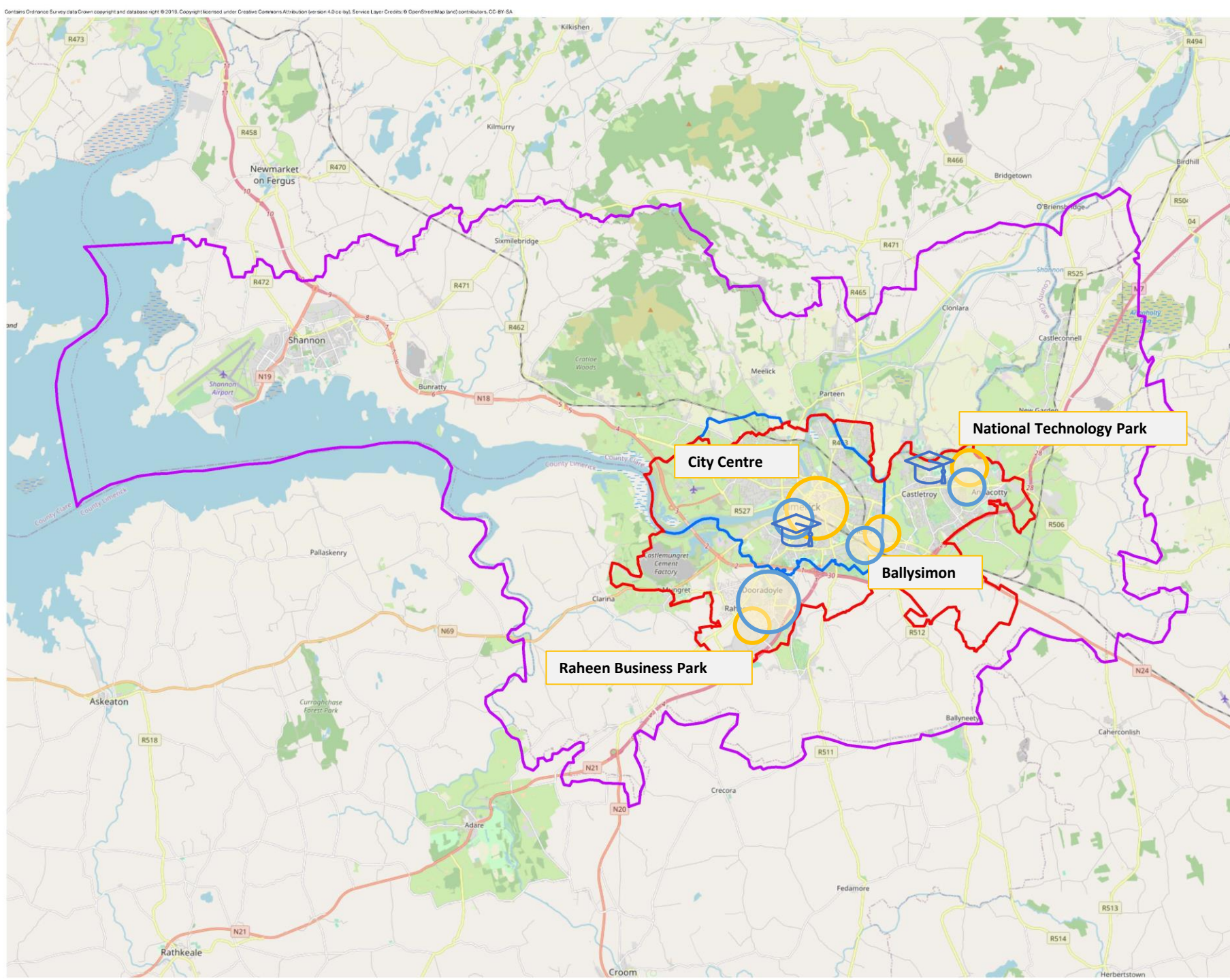
Cork (Land use and zoning)



Waterford (Development Plan Areas)

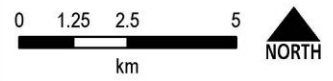


Limerick Spatial Context

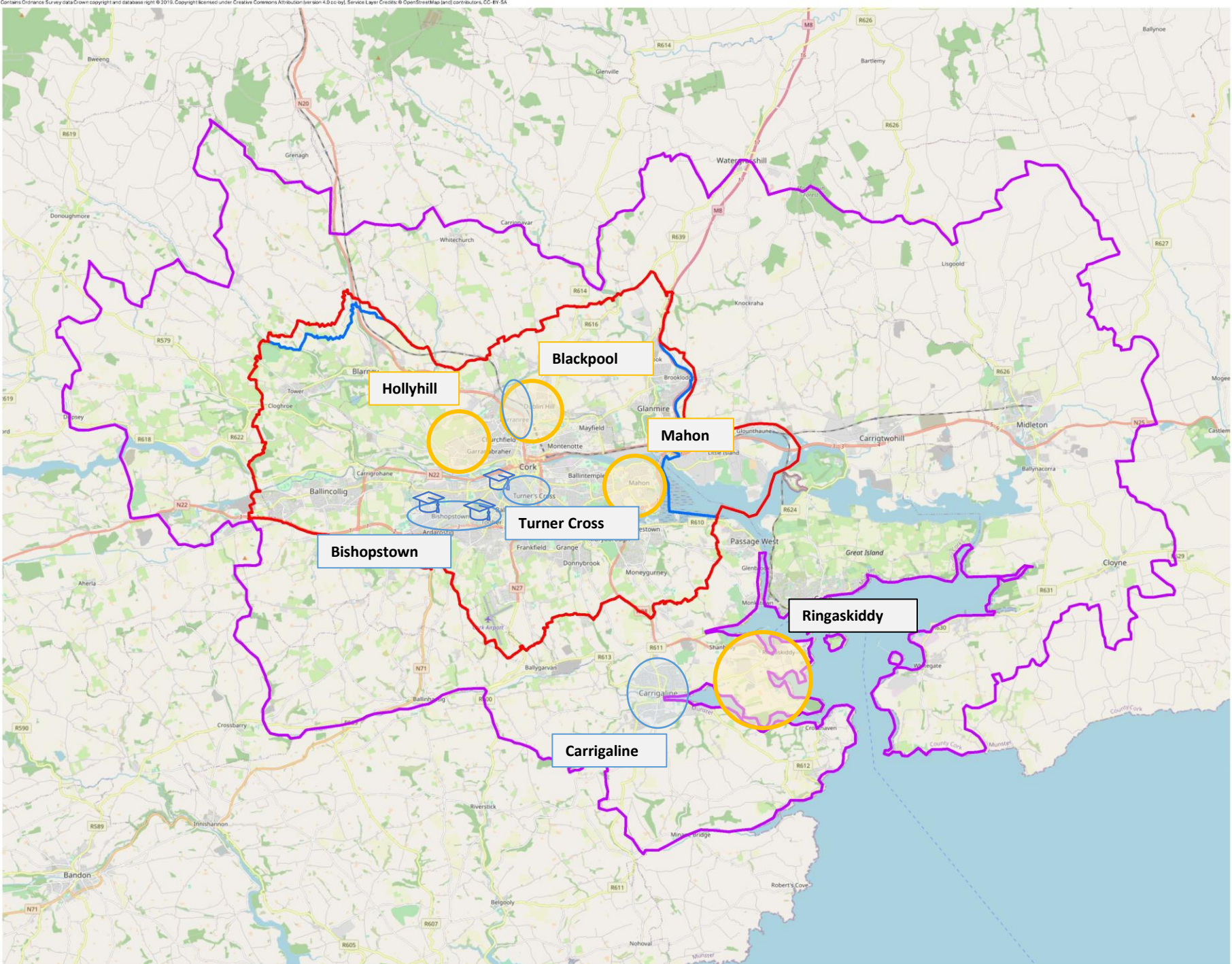


Legend

- Study Area
- MASP Boundary
- City Boundary
- Employment Growth
- Recent Population Growth
- Universities

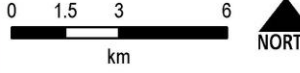


Spatial Context



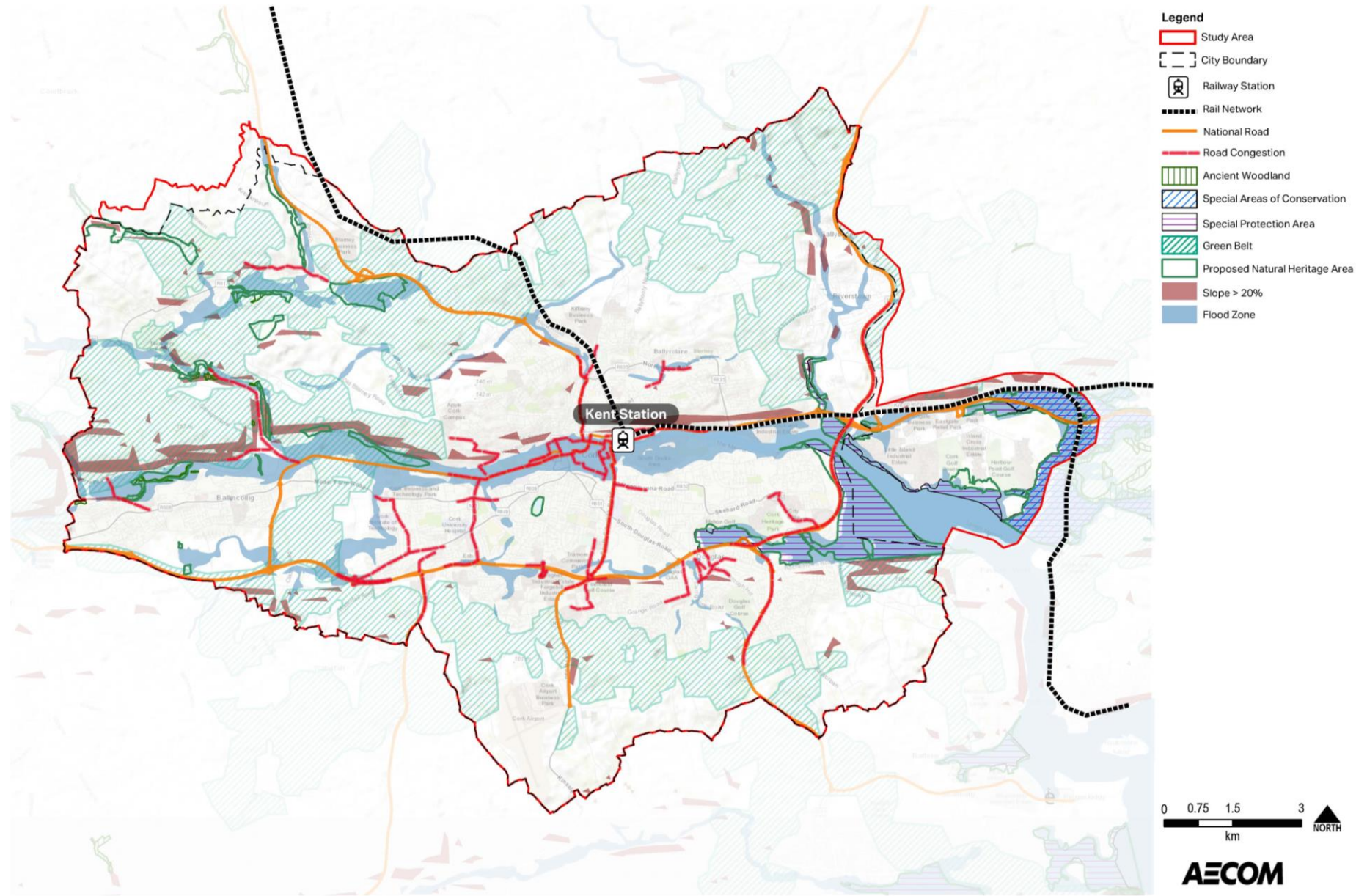
Legend

- Study Area
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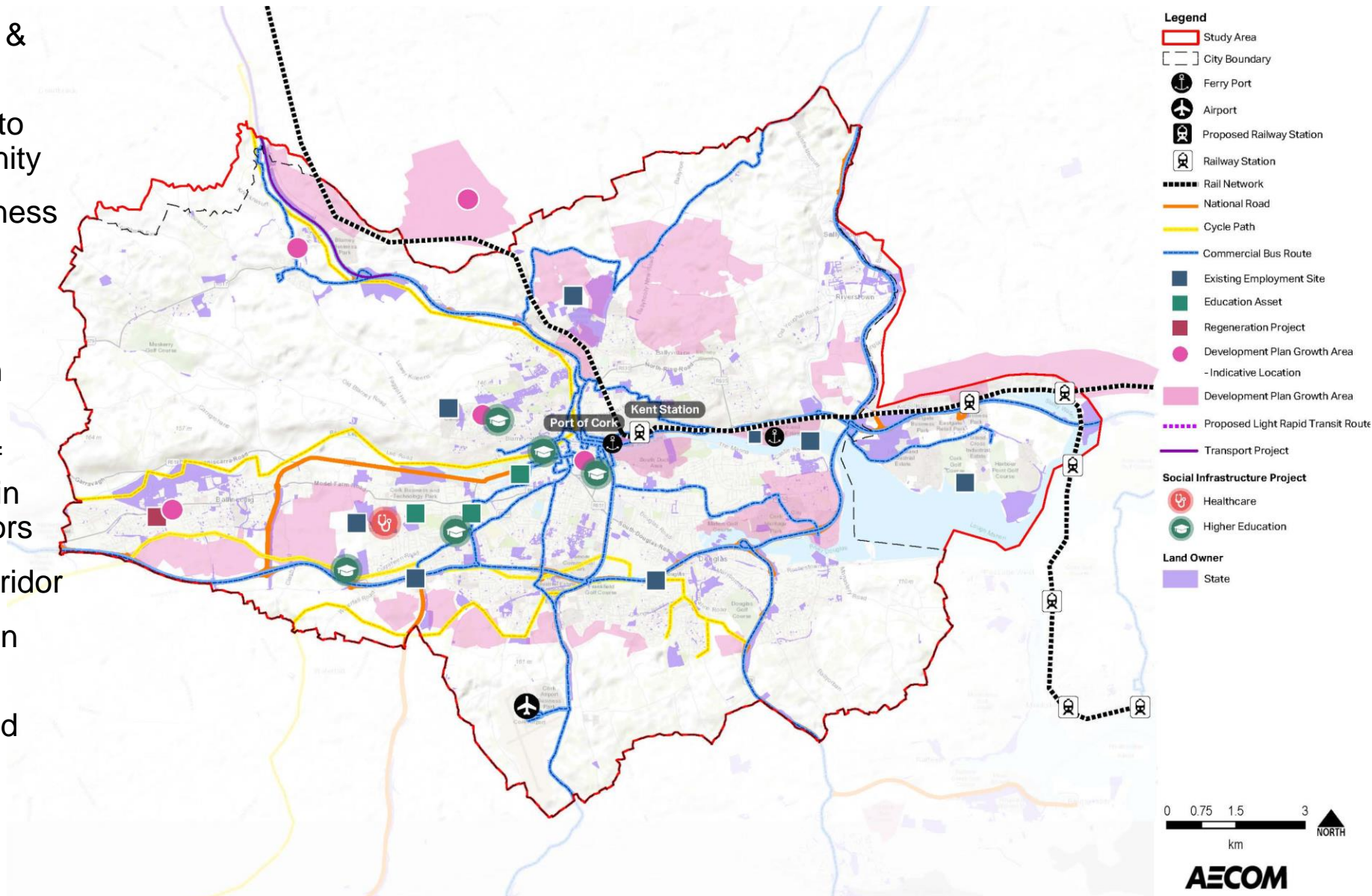
Constraints Analysis – Key Findings

1. Flood Risk: **Flood risk zones** adjacent to River Lee - impacting sites in the City Centre
2. Topography: **Steep slope** northside of River Lee
3. Environment: **Environmental designations** (Metropolitan Greenbelt) constrain development in the urban fringe
4. Transport: **Congestion** in the City and key pinch points (Dunkettle Interchange and sections of the N40)
5. Transport: **Over-reliance of private vehicles** (74% of mode share)
6. Transport: **Kent Rail Station is poorly connected** to the city centre



Cork Opportunities Analysis – Key Findings

1. **Strategic Growth Areas:** City & Country Development Plans
2. **Portlands:** Relocation of Port to open up development opportunity
3. **FDI investment:** Central Business District, Mahon, Ringaskiddy, Holyhill and Blackpool
4. **Higher Education:** Ongoing Investment in higher education institutions (UCC, CIT, CUH)
5. **Flood:** Lower Lee Flood Relief Scheme: unlock development in the city centre and river corridors
6. **Transport:** Proposed LRT Corridor
7. **Transport:** Proposed Suburban Rail Stations (new)
8. **Transport:** Northern Ring Road



Assessment Criteria

Theme	Criteria	Explanation
Achieves compact and sustainable growth	Located within existing urban footprint	Existing urban areas are preferable to utilise existing infrastructure and avoid urban sprawl
	Supports low-carbon development	Higher density/housing typologies are more energy efficient and less dependent on cars
	Supports climate-resilient society	Development that is resilient to climate change
	Respects natural assets	Development would not infringe on natural assets
Connected locally and regionally	Proximity to public transport services	Public transport services within 15 minutes' walk (1.2km), reducing car reliance
	Connected to regional cycle routes	Active travel connectivity to reduces car reliance
	Proximity to regional connections	Well connected to key destinations in Ireland (rail, road)
	Proximity to airport	National/international connectivity
Strengthens community, prosperity, health and well being	Access to employment opportunities	Well connected to major employers or strategic employment areas
	Access to health/education facilities	Close proximity to adequate health and education facilities (distance and capacity)
	Access to green space/recreation facilities	Close proximity to parks, green spaces and recreation areas/facilities to support health and well being
Readiness for development	Status of land ownership	State owned sites likely to be easier to aquire
	Configuration of available land	Consolidated sites are preferable to fragmented sites requiring amalgamation
	Adequate utility infrastructure capacity in place	Adequate access to infrastructure avoiding significant enabling costs
	Zoning compatible with housing development	Zoning constraints do not constrain delivery of new housing (e.g. green belt areas)
	Major site enabling costs required	Significant site enabling costs may affect viability (remediation, flood mitigation, infrastructure, slope)
	Anticipated timescales	Possible delivery is short/medium/long-term

3. Strategic Land Management:

Assemble land and plans for larger areas in Ireland's main cities for longer-term development

Long-Term Strategic Areas

- Transformational city projects
- Master-planning of strategic areas, collaborating with Local Authorities
- Use state-owned land – but collaborate with non-state landowners too
- Diagnosis, costing, solving infrastructure challenges
- Implementation plans



Draft Report - 12 June 2020
A Vision for a new Neighbourhood
Sandy Road, Galway

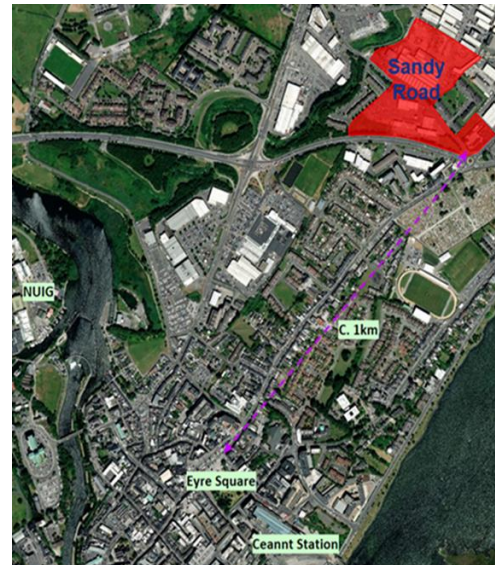
RIAI Design Review for Sandy Road Galway



Draft Design Review Report

A Vision for Colbert
Station Quarter,
Limerick

RIAI Design Review for Colbert
Station Quarter, Limerick



Inspiration

European Initiatives

Lille, France



Nordhaven – Copenhagen, Denmark



Hafen City – Hamburg, Germany

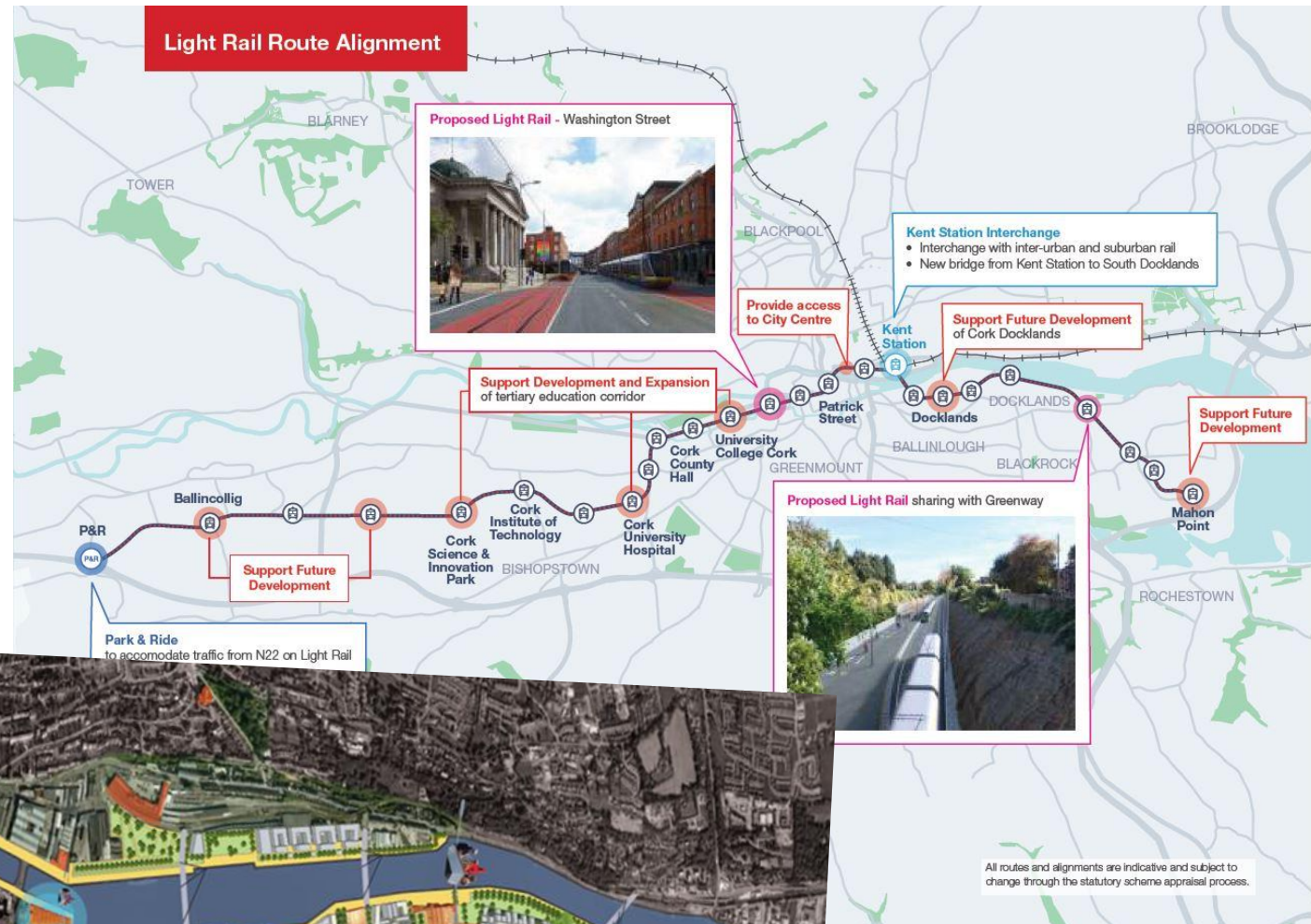


Freiburg, Germany



Driver of regeneration

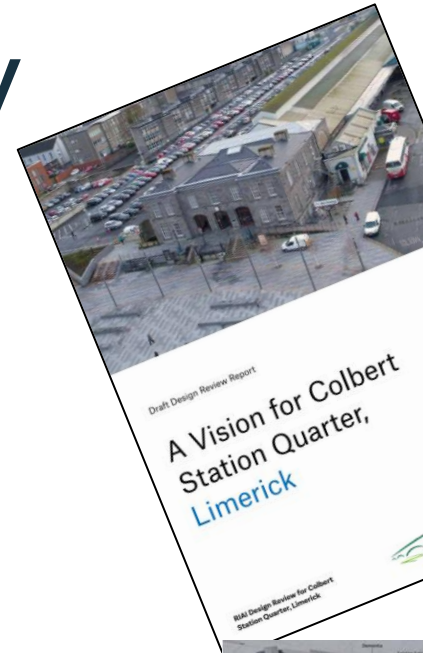
- Cork City Docklands - Largest Regeneration project nationally
- Over next 20 years some 146+ha to be developed to accommodate population c 25,000 and 3,700 jobs
- Transport as an enabler – Suburban and LRT, Bus connects
- Alignment and investment in transport capacity to support regeneration and deliver wider benefits.



Long-Term Opportunity

Colbert Station

- Collaboration between LDA, Limerick City and County Council, CIÉ and the HSE
- Spatial Framework being developed by LDA & LCCC working with other state landowners. Early work shows potential for mixed of uses to transform underutilised areas and provide homes, office space, new retail, food and beverage space over coming decades
- Transport Orientated Development - Creation of new mixed use, sustainable, pedestrian/cycle centric Urban Quarter – new neighbourhoods, recreation, commercial and cultural opportunities, green space, community and sports infrastructure, landmark buildings, high quality public realm.
- 2 public consultations carried out so far – Consultation anticipated following Limerick Draft City and County Development Plan launch in Q3 2021



Galway – Medium Term Projects

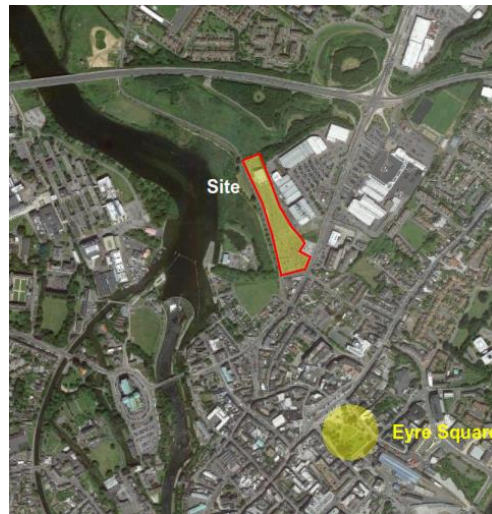
Dyke Rd and Sandy Rd

- LDA working with Galway City Council to deliver a phased mixed-use urban regeneration project on a Council owned site at **Dyke Road** – c. 200-25 affordable homes, commercial and employment space, connection to open space, greenway and NUIG.
- Design team procurement Q2/Q3 2021
- Following completion of Design Review, LDA preparing Spatial Framework/Masterplan for **Sandy Road** site.
- Following preparation of Spatial Framework/Masterplan, LDA to progress a Phase 1, affordable residential led planning application – c.250 homes.



Draft Report - 12 June 2020
A Vision for a new Neighbourhood
Sandy Road, Galway

RIAI Design Review for Sandy Road Galway



1 Context

1. Site selection consistent with National Planning Framework for compact growth and LDA Strategy. Enable higher densities and appropriate amenity space.
2. Prioritise use of brownfield and infill sites over greenfield sites.
3. Optimise connectivity and ease of access to sustainable and active forms of travel and existing public transport infrastructure
4. Careful consideration of building forms and distribution across site. Early-stage comparative evaluation of design options for site planning for both daylight & sunlight as well as site energy master-planning
5. Integrate a hierarchy of inter-connected green amenity spaces within the site and develop as a means of connection to the wider community outside of the site boundary.
6. Measure the baseline ecological profile of the site and embed enhancement measures in the site design from the earliest stages
7. Considered tenure mix reflecting housing needs across a range of ages and abilities

2 Early-Stage Design choices

1. Reflect and enhance the development context and surroundings and be responsive to local history, culture and heritage.
2. Consider building form & orientation and how this impacts on the energy input required to achieve satisfactory, thermal, day-lighting and ventilation conditions. Early-stage modelling and assessment against design targets will inform the design development.
3. Low embodied carbon materials should be considered as part of the overall design approach. How will ground conditions affect design & specification of substructure? how will this influence site planning?
4. Design teams will be asked to anticipate future adaptive re-use, dismantling, re-use and recycling when assessing structural systems, façade systems and materials etc.
5. LDA Prioritise the adaptive re-use of existing buildings on site and their integration into the overall design concept.
6. Plan for Post Occupation Evaluation

3 Design & Performance Objectives

1. An energy demand reduction strategy will be prioritised through detailed design of the building fabric & ventilation systems.
2. Design Teams to embed a whole life carbon approach to design development to address embodied carbon reduction as well as operational carbon reduction.
3. Design teams to analyse the potential of the design proposals to optimise on-site renewable energy sources and flood mitigation & drainage measures and integrate these into the building fabric & landscape design.
4. Occupant health & comfort measures will inform the design approach and be reflected in LDA metrics including acoustic comfort, daylighting and indoor air quality.
5. Consider use and appropriate placement of materials as well as visual and tactile qualities.
6. Analyse design options and integrate appropriately sized systems for heating & hot water
7. Design for reduced water use

4 Construction & Handover

1. Plan for minimisation of waste during on-site operations.
2. Support the use of MMoC at all scales
3. Ensure that design performance objectives are matched with appropriate site testing, validation processes and feedback scenarios integrated into the contract programme.
4. Retain records for material sourcing & transport logs for deliveries to sites.
5. Consider the requirement for EPD's for materials when they are specified in significant volumes or have high value.
6. Ensure that where product substitution occurs that the contractor demonstrates that the product meets the same environmental standard.
7. Provide appropriate and timely training & handover of Records, BIM assets etc.

5 Post Occupancy Evaluation

1. Early-stage planning for post occupancy evaluation (POE) allows for easy and low-cost integration of sensors & meters into the building design.
2. A well designed POE strategy will allow the LDA to monitor and maintain the homes & communities which they develop to the highest level over their lifetime and potentially even extend their service life.
3. Understanding how our buildings and amenities work allows us to continuously refine them in operation and inform the design of future developments through continuous feedback and improvement processes.
4. In addition to objective data on building performance subjective data on tenant experience, and measurable data on the success of biodiversity and ecological enhancement strategies will also be employed.

← prioritise early-stage optimisation to benefit from free planning & sustainability gains →

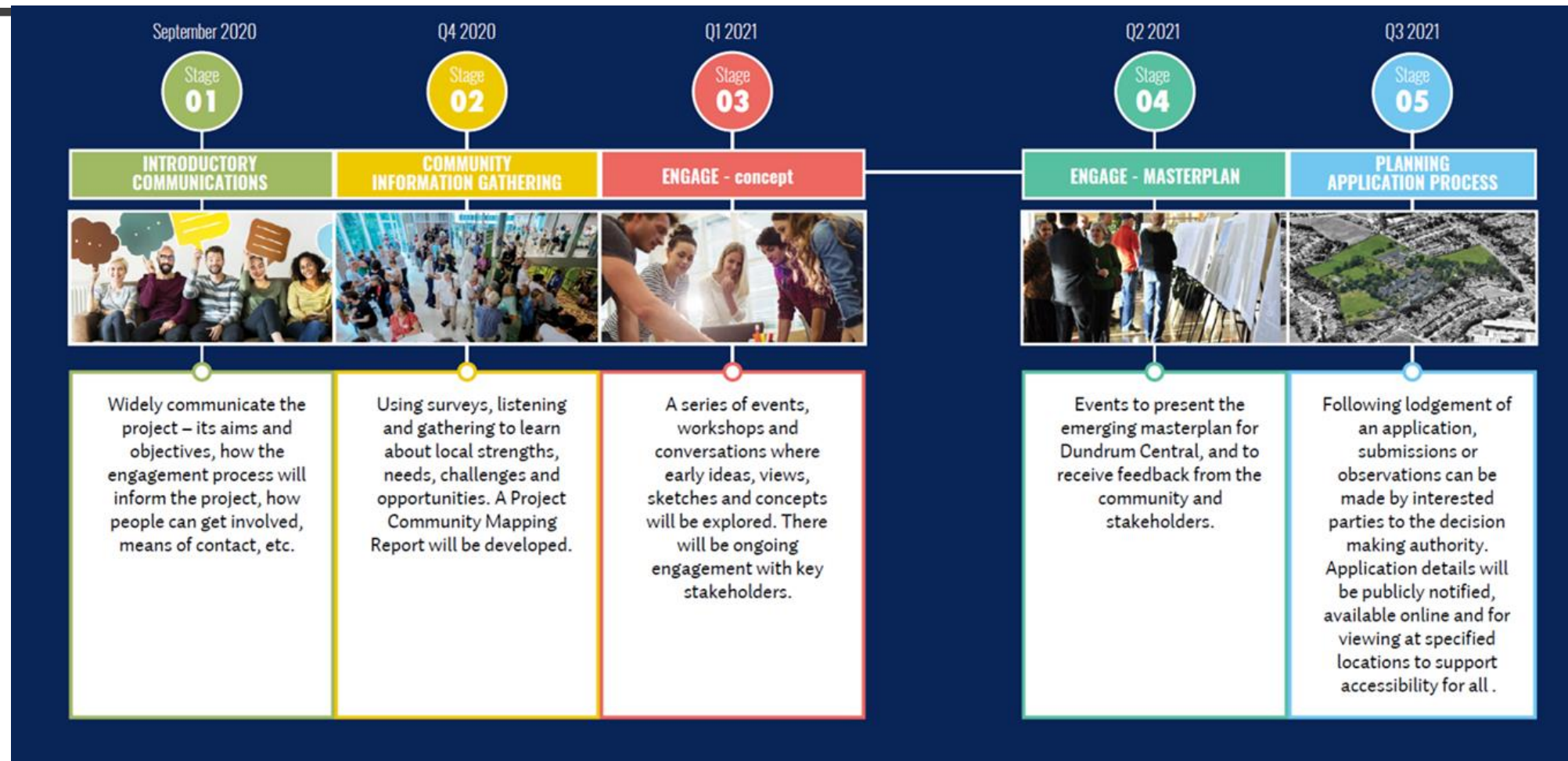
Strategic Regeneration Site

The lands provide a unique opportunity to transform this inward-looking site into a new, welcoming, sustainable urban community with a distinctive identity which will be integrated into the wider community of Dundrum.

- **Central Mental Hospital, Dundrum**
- www.dundrumcentral.ie
- 11.3ha with 5 m high walls
- Plans for adaptive Re-use Hospital Building & New neighbourhood of 1,300 units
- Listed structures & adaptive re-use
- 25% + open space
- Comprehensive Public consultation
- Planning application to be lodged in coming months
- Close to Dundrum Village & high frequency public transport Luas /bus



Stakeholder Engagement and Consultation



3. Looking to the Future

Optimising Relevant Public Land

03

- Establish and maintain a register of relevant public land
- Report to Government on 'certain' relevant public land and land owned by the LDA
- Acquire relevant public land
- Manage & develop relevant public land
- Condition permissions for provision of cost rental dwellings or dwellings for sale comprising 50% /such other % as prescribed by Minister (s75)
- Develop housing for rent /purchase
- Compulsory purchase order

Relevant Public Land

- *LDA will establish a register of all relevant public lands (lands owned by relevant public bodies in areas > 10,000) - shall be publicly available on the Agency's website.*
- *Section 50 report to the Government every 2 years with first report submitted within 1 year of commencement.*

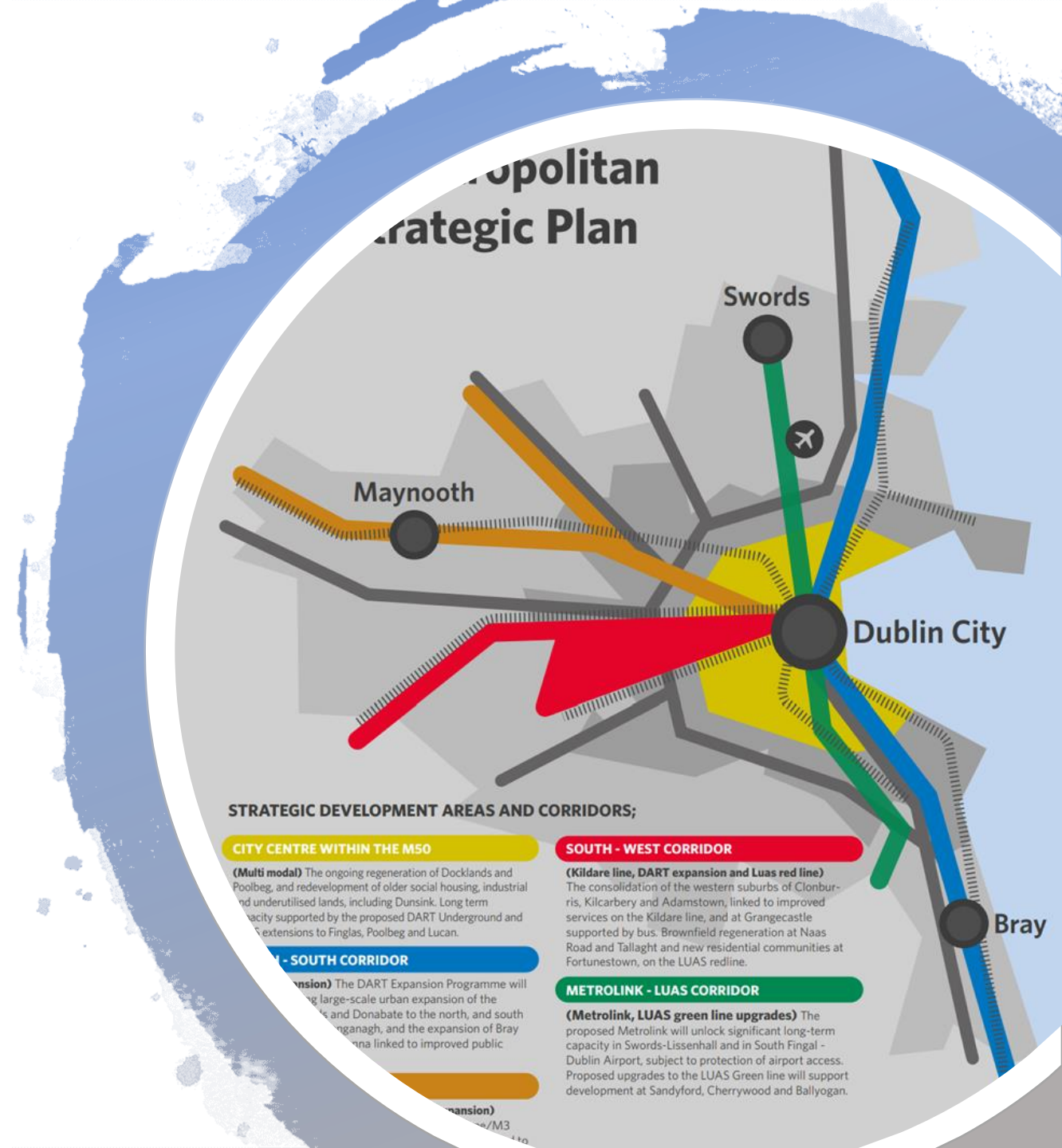
Report to Government on 'relevant public land' assessed to be fit for the purpose of this Act

The potential for development of the land, costs of infrastructure and costs associated with development and the priority to be given to its development relative to other relevant public land and period within which that development is proposed to take place

- Government may decide that certain land be transferred to LDA for such purposes.
- A relevant body shall not dispose of relevant public land unless LDA notice given & offered for sale to LDA
- Requirement in relation to development of dwellings on relevant public land that a proportion of be made available for affordable housing.

Achieving Compact and Sustainable growth

- Opportunities for Plans/ Core Strategy ?
 - A more strategic and spatial approach with policy levers - vs - development management focus
 - Consideration and integration of land use & transport planning
 - Patterns of growth - a more sequential approach to development and minimising the need to travel
 - Prioritising capacity to achieve greater modal shift and achieve low carbon development

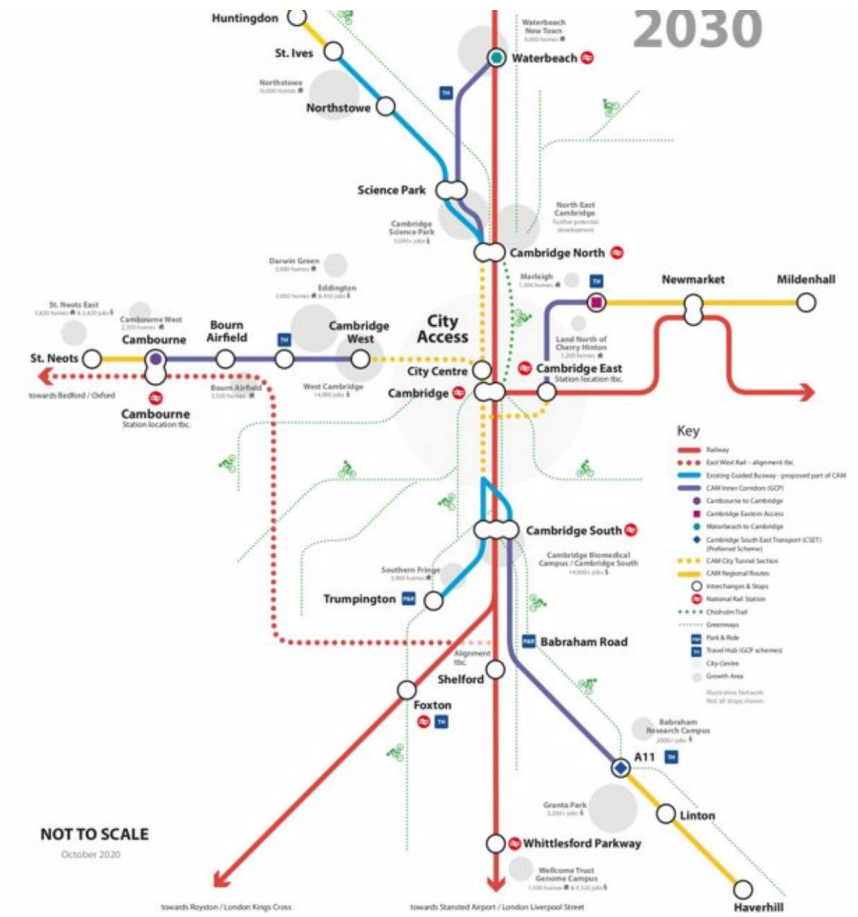


EXAMPLE - TRANSPORT STRATEGY TO FACILITATE & ADDRESS GROWTH CHALLENGE – FUNDING SECURED

- Greater Cambridge area expected to grow 30% -population rising by 65,000 to 338,000 by 2031. We estimated that trips would increase by 25,000 by 2031 and if we continue as current in 2013: travel time increase+30% in am peak and in south Cambs by almost 40%, and time spent in congestion will more than double.

Greater Cambridge Area Transport Strategy -integrated policy framework and programme, addressing problems, and facilitating growth. It details transport infrastructure and services necessary for growth – Aims to:

- ease congestion & prioritise greener and active travel, making it easier/ more reliable to travel & improve average journey time
- reallocate limited road space in the city centre and invest in public transport (incl. Park & Ride) -making travel quicker & more reliable
- build an extensive network of new cycle-ways, directly connecting people to homes, jobs, study & opportunity,



The Greater Cambridge City Deal worth £500 million for transport infrastructure to boost economic growth: £100 million for transport in first five years to 2020. Remainder delivered if initial investments unlock economic growth and on track and budget.

Looking to the Future



- **Development Plan Review's** – Opportunity to
- Ensure clarity, alignment and consistency
- Shape a more sustainable pattern of growth, unlocking vitality, and prioritising wellbeing
- **Set the Vision & Ambition** - Look beyond the horizon at possibilities - *Revitalising, relocation, boundary, state lands, public realm & options to achieve lower carbon development*
- How will policies support in achieving vision ? – town/ city centre first, densities, car parking etc
- **Opportunities for optimising public lands / large scale development** –talk to LDA regarding possibilities!
- **Role of Local Plans, SDZ, Frameworks ?**
- **Development Management, S34 & SHD – Learnings and what next?**

Thank you

Land Development Agency
Contact: info@lda.ie



Find us at:

