



School of Geography
and Planning
Ysgol Daearyddiaeth
a Chynllunio

PLPR



INTERNATIONAL ACADEMIC ASSOCIATION on PLANNING, LAW, AND PROPERTY RIGHTS



19th ANNUAL PLPR-CONFERENCE

3rd-7th March 2025

School of Geography and Planning

Cardiff University

Cardiff, Wales

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WELCOME

Welcome to the PLPR2025 Conference

I welcome you to Cardiff and PLPR2025. Whether you are a practitioner, established academic, early career researcher, or PhD student, I know you will benefit from the high-level discussions, research, and networking opportunities.



PLPR over the past 18 years, has developed into a leading global planning law and property rights forum. Our annual conferences and regional meetings attract leading scholars and practitioners, offering wonderful opportunities for mentoring for students and early career researchers.

On behalf of PLPR, I thank the School of Geography and Planning at Cardiff University for hosting PLPR2025, and look forward to seeing as many of you as possible over the next week.

Associate Professor Rebecca Leshinsky, President of PLPR

Welcome to Cardiff

On behalf of the Cardiff School of Geography and Planning, I welcome you to PLPR2025, where academics and practitioners interested in a wide range of topics related to planning, law, and property rights share and discuss their research and insights.



Cardiff is an excellent location for this year's PLPR annual conference. Beyond being home to Cardiff University, a prestigious Russell Group university with a well-established planning school, as the capital of Wales, Cardiff offers a unique landscape rich in real-world challenges and opportunities that directly resonate with research on planning, law, and property rights.

We are very much looking forward to seeing new and established members of the PLPR community in March 2025 in Cardiff!

Dr Sina Shahab, Chair of the conference organising committee

TEAM

The PLPR Executive Committee

Rebecca Leshinsky (President), Andreas Hengstermann (Vice-president), Nir Mualam and Yifat Holzman-Gazit (Secretary general), Josje Bouwmeester (PhD coordinators), Sina Shahab and Brian Webb (Hosts of the 2025 Cardiff Conference)

Local Organising Committee

Sina Shahab, Brian Webb, Neil Harris, and Edward Shepherd

Student Assistants

Nasri Guled, Hoi Tsang (Waie), Eleanor Deakin and Ella Lowe



GENERAL INFORMATION

Wales

Wales, a nation within the United Kingdom, is known for its stunning landscapes, rich history, and vibrant culture. With a population of 3.2 million, it boasts breathtaking mountains, picturesque coastlines, and three national parks. Wales has a proud industrial heritage, now complemented by innovation in



renewable energy and technology. The Welsh language thrives alongside English, reflecting a deep cultural identity. Famous for castles, music, and hospitality, Wales offers a unique blend of tradition and modernity, making it an inspiring destination for business and leisure alike.

Cardiff

Cardiff, the capital of Wales, is a thriving city of 360,000 people known for its rich history, modern innovation, and vibrant culture. Home to Cardiff Castle and the regenerated Cardiff Bay, it blends heritage with contemporary development. As a hub for business, media, and education, Cardiff offers excellent conference



venues, transport links, and hospitality. With a lively arts scene, top universities, and a passionate sports culture, it provides an inspiring setting for events, networking, and exploration.

GENERAL INFORMATION

Cardiff University

Founded in 1883, Cardiff University is a world-leading institution and a member of the prestigious Russell Group. It has a strong reputation for research excellence and academic innovation across diverse fields. With over 33,000 students and 7,000 staff, it is one of the UK's largest universities. The university's historic yet modern campus is located in the



heart of Cardiff, offering state-of-the-art facilities, strong industry links, and a dynamic learning environment, making it a hub for global education and research.

School of Geography and Planning

The School of Geography and Planning at Cardiff University is a leading centre for research and education in urban planning, urban design, and human geography. Home to over 800 students and 70 staff, it offers undergraduate, postgraduate, and research programmes designed to address global challenges. With strong



industry links and state-of-the-art facilities, the school provides an innovative learning environment. Its interdisciplinary approach equips students with the skills to influence policy, planning, and sustainable development worldwide.

VENUE

The main venue of the PLPR2025 conference will be the **Postgraduate Teaching Centre** (PTC), located at Colum Road, Cathays, Cardiff, CF10 3EU.



Scan for Google map



You can take the Cardiff Bus numbers 21, 23, 27 or 35 to the 'Corbet Road' stop and walk approximately 13 minutes from this stop to the main venue.



The PhD Workshop venue is located in the **Glamorgan Building**, King Edward VII Ave, Cardiff, CF10 3NS

The main venue is an approximately 20-25 minute walk from the City Centre.
The PhD Workshop Venue is an approximately 10-15 minute walk from the City Centre

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KEYNOTE SPEAKERS

Simon Gilbert

Head of Planning at Cardiff Council

Tuesday 4 March 2025

City Development: Reflections from Cardiff's Head of Planning

In this keynote, Simon Gilbert, Head of Planning at Cardiff Council, will draw on his extensive experience to offer a comprehensive perspective on Cardiff's development journey. Beginning with an introduction to the city's unique context, he will reflect on its urban development trajectory: past achievements, present challenges, and future aspirations. He will also situate Cardiff's experience within the broader framework of planning as a profession in Wales and the UK, highlighting evolving trends and practices.

A candid discussion on risks and challenges will be complemented by insights into opportunities for improvement, fostering innovation in city development. Concluding with reflections on the importance of collaborative and forward-thinking approaches, Simon's remarks will set the stage for a vibrant conference, engaging participants in a dynamic dialogue on planning, law, and property rights.



KEYNOTE SPEAKERS

Professor Antonia Layard

Professor of Law at the University of Oxford

Thursday 6 March 2025

For Public Space

Public “space is always under construction. It is never finished; never closed”. Drawing on Doreen Massey’s *For Space*, this talk considers how we think about public space, particularly from a legal and geographical perspective. It takes a broad approach to definition: including public squares and highways, bars and footpaths.

Understanding public space as both a designation and an activity illustrates a tension: public space is free to enter but expensive to maintain. The costs are justified but who should pay? To provide public space – whether grey, green or blue – we need to understand and articulate why public space matters, how it should be provided as well as, crucially, how it should be maintained. These are active, relational, ongoing decisions.

To inform decision-making on public space, we need to be clear about why it matters. Justifications include democratic participation, social inclusion, cultural identity and economic vitality as well as health and ecological sustainability. More confident in our reasoning, we can understand and justify legal frameworks and rules, imposing obligations on some landowners, limiting their ability to do as they may wish with the land by protecting footpaths, access land, local wildlife sites, commons or village greens.

We can see how the normative values in public space might (or might not) conflict with the normative premises of property (depending on how we define property). We can also understand how bars, clubs and cafés provide space to be in public (even if some spaces appeal to some groups more than others) and why networks of mobility are critical to accessing public space.



PANEL DISCUSSION

Friday 7 March 2025

Like many countries, Wales has an acute shortage of affordable housing. This contributes to homelessness and the poor mental health of those unable to access secure accommodation. In order to address this, the Welsh government has introduced a target of delivering 20,000 low carbon homes for rent in the social sector for the current government term.

To meet this target will require a combination of conversion of existing housing into affordable housing, developer contributions made by private developers (as a form of land value capture), new development by not-for-profit housing associations, as well as the direct delivery of affordable housing by state agencies.

However, market, policy and regulatory conditions do not impact these different entities in the same way, creating a complex array of incentives and pressures. There is therefore a need to understand this complexity and think of imaginative ways to bring together a fragmented delivery sector to ensure that government, market and third sector entities are pulling together. The panel aims to explore how affordable housing is delivered in Wales and to examine how some of the deep challenges may be overcome.

Panellists

Emma Williams - Director of Housing and Regeneration, Welsh Government

Emma Williams leads the Housing and Regeneration department within Welsh Government to deliver on Ministerial priorities ensuring that everyone in Wales has a high quality, affordable and suitable place to call home.

Prior to this Emma was Deputy Director within Housing and Regeneration, where she had responsibility for policies aimed at ensuring every citizen in Wales has access to a secure, quality home and support to live independently.

Helen White – CEO of Taff Housing

Taff Housing develops places with people, not profit, in mind, building homes and communities where people can thrive. Taff owns and manages over 1,500 homes across Cardiff, giving over 4,000 people somewhere to call home.

Helen joined Taff in August 2019. Having started her housing career working in tenant participation, Helen remains passionate about making sure the needs of tenants and communities are central to how services are designed and delivered.

PANEL DISCUSSION

Friday 7 March 2025

Panellists (continued)

Matt Dicks - National director of Chartered Institute of Housing Cymru

Matt Dicks is the national director of CIH Cymru and leads the team in Wales. Matt took his current role armed with a breadth of knowledge of the Welsh policy landscape following 17 years of working as a senior communicator at the heart of Welsh civic and political life.

He joined the National Assembly for Wales (now Welsh parliament) as its head of news. He transformed the Welsh Parliament's media operation into the modern multi-platform, multi-media function you see today.

Mark Harris - Planning and Policy Advisor for Wales at the Home Builders Federation

Mark Harris is Planning and Policy Advisor for Wales at the Home Builders Federation. Mark joined in 2014 having spent most of his career working in Wales as a planner in both the public, private sector and a housebuilder. Mark's role includes representing HBF members across Wales, working closely with Welsh Government to help influence housing policies and regularly sits on a range of Welsh Government working groups.

Also responsible for reviewing local development plans and preparing written representations, appearance at Examination Hearings and on-going engagement with Local Planning Authorities on evidence base supporting their plans.

Dr David Mountain - Research Manager, Royal Town Planning Institute

Dr David Mountain is Research Manager at the Royal Town Planning Institute. He commissions research to support the planning profession and policy development, administers competitive research grants, and oversees the annual RTPI Awards for Research Excellence.

He also has responsibility for knowledge exchange activity between academia and practice, and for promoting the planning research community and discipline. David is also an Honorary Research Fellow in Planning, Property and Environmental Management at the University of Manchester.

EVENTS

Get Together Drink Monday 3 March @5:00pm

There will be a get together drink at the Pen & Wig Pub on Monday the 3rd of March at 5pm. This is an informal and self-pay event. The Pen & Wig pub can be found at 1 Park Grove, Cardiff CF10 3BJ, a short walk away from the University Campus and the City Centre.



Remembering Ben Davy Thursday 6 March @11:45am

With the passing of Professor Ben Davy, the PLPR community has experienced a huge loss.

From 1999 to 2019, Ben was the chair and professor of Land Policy, Land Management, and Municipal Surveying at TU Dortmund University.

Ben was a founder and former President of PLPR, and also President of the Association of European Schools of Planning (AESOP). Ben co-founded the AESOP thematic group on Planning, Law, and Property Rights.

A memorial will be held for Ben at the General Assembly, and a memorial book will be available for you to share experiences, thoughts and feelings about Ben.

Ben, we will miss you in Cardiff!



EVENTS

Conference Picture Thursday 6 March @3:45pm

We will take the PLPR Group picture at 3:45 on the 6th of March. Meet in the Postgraduate Teaching Centre lobby.

Conference Dinner Thursday 6 March @7:00pm

The conference dinner will take place at 7:00pm on Thursday the 6th of March at Cardiff Castle. Pre-booking is required, please ensure you bring your voucher that was included with your conference badge. The castle is located on Castle St, Cardiff CF10 3RB.

<https://maps.app.goo.gl/DHasj3TZk4fAiuwn8>

Scan for Google map



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Farewell Drink Friday 7 March @6:00pm

All those interested in a farewell drink are welcome to join at Zero Degrees, 27 Westgate St, Cardiff CF10 1DD. This is an informal and self-pay event. Zero Degrees is a short 5 minute walk to Cardiff Central train station.



EXCURSIONS Wednesday 5 March

City Centre Development

Duration: 2-3 hours

Now a prominent regional retail city, Cardiff's urban development has focused on developing (and redeveloping) its city centre retail offer over the past twenty years. This tour will explore how Cardiff set out to establish itself as a major retail destination through a range of focused development projects, including city centre pedestrianisation, expansion of its retail and entertainment footprint, and improvements to its public realm.

The tour will explore not only the projects that have fuelled the city's retail growth but also the positive and negative impacts of these initiatives on the different parts of the city and how it is now trying to confront changes in the national retail landscape through new urban developments.



Cardiff Bay Regeneration

Duration: 2-3 hours

A booked coach will take delegates to Cardiff Bay and a booked water taxi is provided for the return trip

Explore Cardiff Bay's rich history and vibrant transformation on this walking tour, celebrating its evolution over the past 30 years. Once the world's largest coal port, the Bay's industrial heritage will be explored, juxtaposed by its decline and 1990s renewal by a development corporation alongside contemporary development initiatives.

Key stops include the Millennium Centre, historic Pier House, The Senedd (Welsh Parliament), Norwegian Church, Mermaid Quay, Mount Stuart Graving Docks, Bute Street, Mount Stuart Square, the Coal Exchange, and Canal Park, each offering insights into Cardiff Bay's industrial legacy and cultural transformation.



City of Arcades

Duration: 1-2 hours

Delve into the history of the city's shopping arcades. Cardiff is a city steeped in 19th-century tradition and grandeur. The embodiment of that is found in the city's unique shopping arcades, which are as culturally, architecturally, and historically relevant today as they were when first built.

Cardiff contains more shopping galleries than any other city in the United Kingdom, surviving today as a nod to the industrial success of the past. On this tour, we will explore the iconic shopping galleries of the city centre and Cardiff Market, as well as some of the long-lost arcades of the past.



Guided Cycle Tour of Cardiff

Duration: 2-3 hours

Explore Cardiff by bike! Setting off from a city centre independent café and stopping to hear about many of the city's key landmarks, we'll ride on cycle paths to Cardiff's grand Edwardian civic centre, past the third Marquess of Bute's statue overlooking the castle he rebuilt in gothic style and through Bute Park with its famous arboretum.

We'll follow the river past the Principality Stadium and through the city's wetlands to the old Tiger Bay – the site of the docks which made the

city rich. We'll pass the Senedd (the Welsh Parliament) and make a pit stop at the Norwegian Church, built by visiting sailors. We'll head back to the city centre, with its beautiful Victorian arcades, home of the world's oldest record shop. En route, we'll pass through the old city jail, now home to the indoor market.



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PROGRAMME AT A GLANCE

DAY 1 - Monday 3 March

9:00am - 5:00pm	PhD Workshop Location: <u>Glamorgan Building</u> for registered PhD candidates only
4:00pm - 5:00pm	Conference Registration Location: <u>Glamorgan Building</u> open for all conference attendees to collect their name tags and conference
5:00pm	Get Together Drink Location: <u>Pen & Wig</u> - 1 Park Grove, Cardiff CF10 3BJ informal, self-pay

PhD Workshop Information

The workshop aims to include PhD students at any stage, whose research is relevant to the intersection of planning, law, and property rights. The workshop is for PhD candidates who have already registered only.

If you have any questions regarding the PLPR2025 PhD workshop, you can contact PLPR PhD coordinator Josje Bouwmeester (phd@plpr-association.org).



DAY 2 - Tuesday 4 March

8:00am - 8:30am	<u>Conference Registration</u> Location: <u>PTC Lobby</u>			
8:30am - 9:15am	<u>Grand Opening</u> Location: <u>0.16</u>			
9:15am - 10:15am	<u>Keynote: Simon Gilbert, Head of Planning at Cardiff Council</u> <u>City Development: Reflections from Cardiff's Head of Planning</u> Location: <u>0.16</u>			
BREAK				
10:45am - 12:30pm	<u>A1: Property Rights and Land Governance in Renewable Energy</u> Location: <u>0.04</u>	<u>B1: Mixed Use Development and the Public in the Private (1/2)</u> Location: <u>0.16</u>	<u>C1: Property Rights, Land Policy, and State Intervention</u> Location: <u>0.22-23</u>	<u>D1: Strategies for Special Challenges</u> Location: <u>0.24-25</u>
LUNCH				
1:30pm - 2:00pm	<u>Murals and the city - How property, planning and law affect the design of public spaces</u> Location: <u>0.04</u> Book Launch Event			
2:00pm - 3:45pm	<u>A2: Local Governance and Planning for Climate Change Resilience</u> Location: <u>0.04</u>	<u>B2: Land Policies for Affordable Housing: Historical Transformations (1/5)</u> Location: <u>0.16</u>	<u>C2: Legal, planning, economic and social Issues in urban densification: a comparative approach (1/3)</u> Location: <u>0.22-23</u>	<u>D2: Public Space and Urban Governance</u> Location: <u>0.24-25</u>
BREAK				
4:15pm - 6:00pm	<u>A3: No Net Land Take</u> Location: <u>0.04</u>	<u>B3: Community Rights, Housing, and Land Use</u> Location: <u>0.16</u>	<u>C3: Land Rights, Expropriation, and Housing Justice</u> Location: <u>0.22-23</u>	<u>D3: Comparative Land Valuation (1/1)</u> Location: <u>0.24-25</u>

DAY 3 - Wednesday 5 March

8:30am - 10:15am	<u>A4: Emerging Issues with Privately Owned Land providing public amenities</u> Location: <u>0.04</u>	<u>B4: Mixed Use Development and the Public in the Private (2/2)</u> Location: <u>0.16</u>	<u>C4: Legal, planning, economic and social Issues in urban densification: a comparative approach (2/3)</u> Location: <u>0.22-23</u>	<u>D4: Land Value and Spatial Justice</u> Location: <u>0.24-25</u>
BREAK				
10:45am - 12:30pm	<u>A5: The Digital Age & Big Data</u> Location: <u>0.04</u>	<u>B5: Urban Regeneration, Social Sustainability, and Citizen Participation</u> Location: <u>0.16</u>	<u>C5: Legal, planning, economic and social Issues in urban densification: a comparative approach (3/3)</u> Location: <u>0.22-23</u>	<u>D5: Financing and governing nature-based solutions on private land (1/1)</u> Location: <u>0.24-25</u>
LUNCH				
1:30pm - 2:00pm	<u>Planning law dictionary</u> Location: <u>0.04</u> Interactive Workshop			
2:00pm - 6:00pm	<u>Excursion 1: City Centre Development</u> Location: <u>PTC Lobby</u>	<u>Excursion 2: Cardiff Bay Regeneration</u> Location: <u>PTC Lobby</u>	<u>Excursion 3: City of Arcades</u> Location: <u>PTC Lobby</u>	<u>Excursion 4: Guided Cycle Tour of Cardiff</u> Location: <u>PTC Lobby</u>



DAY 4 - Thursday 6 March

8:30am - 10:15am	<u>A6: Densification and Landownership</u> Location: <u>0.04</u>	<u>B6: Land policies for affordable housing: market inefficiencies (2/5)</u> Location: <u>0.16</u>	<u>C6: Transformation of Planning Law and Processes (1/3)</u> Location: <u>0.22-23</u>	<u>D6: Development Rights, Institutions, and Instruments</u> Location: <u>0.24-25</u>
BREAK				
10:45am - 11:45am	<u>Keynote: Professor Antonia Layard, Professor of Law at the University of Oxford For Public Space</u> Location: <u>0.16</u>			
11:45am - 12:30pm	<u>PLPR General Assembly</u> Location: <u>0.16</u> Agenda: 1) Announcements and information to share from the community 2) Official announcements from the ExCo 3) Remembering Ben 4) Unveiling of the host of the 2026 PLPR			
LUNCH				
1:30pm - 2:00pm	<u>Financing and governing nature-based solutions on private land</u> Location: <u>0.04</u> Interactive Workshop			
2:00pm - 3:45pm	<u>A7: Urban Renewal and Spatial Dynamics</u> Location: <u>0.04</u>	<u>B7: Land policies for affordable housing: inclusion and segregation (3/5)</u> Location: <u>0.16</u>	<u>C7: Law and Information</u> Location: <u>0.22-23</u>	<u>D7: Land Market and Developer Obligations</u> Location: <u>0.24-25</u>
BREAK & <u>Official 2025 Group Picture</u> Location: <u>PTC Lobby</u>				
4:15pm - 6:00pm	<u>A8: Why Land Matters for Climate Adaptation? (1/3)</u> Location: <u>0.04</u>	<u>B8: Planners and the Planning System</u> Location: <u>0.16</u>	<u>C8: Specific Property Rights</u> Location: <u>0.22-23</u>	<u>D8: Unintentional Land Policies (1/2)</u> Location: <u>0.24-25</u>
7:00pm	<u>Dinner: Official conference dinner</u> Location: <u>Cardiff Castle</u> registration needed			

DAY 5 - Friday 7 March

8:30am - 10:15am	<u>A9: Why Land Matters for Climate Adaptation? (2/3)</u> Location: <u>0.04</u>	<u>B9: Land policies for affordable housing: multi-scalar governance (4/5)</u> Location: <u>0.16</u>	<u>C9: Transformation of Administrative Law (2/3)</u> Location: <u>0.22-23</u>	<u>D9: Unintentional Land Policies (2/2)</u> Location: <u>0.24-25</u>
BREAK				
10:45am - 12:25pm	<u>Tackling Wales' Affordable Housing Crisis</u> Location: <u>0.16</u> Panel Discussion			
12:25pm - 12:30pm	<u>Flag Ceremony</u> Location: <u>0.16</u>			
LUNCH				
1:30pm - 2:00pm	<u>Land Policies in Europe - 12 case walks</u> Location: <u>0.04</u> Interactive poster-based Book Launch Event			
2:00pm - 3:45pm	<u>A10: empty</u> Location: <u>0.04</u> reserve slot	<u>B10: Land policies for affordable housing: de-commodification (5/5)</u> Location: <u>0.16</u>	<u>C10: Transformation of Property Law (3/3)</u> Location: <u>0.22-23</u>	<u>D10: Why Land Matters for Climate Adaptation? (3/3)</u> Location: <u>0.24-25</u>
From 5:00pm	<u>Farewell Drink</u> Location: <u>Zero Degrees</u> - 27 Westgate St, Cardiff CF10 1DD informal, self-pay			



USEFUL INFORMATION

Internet Access

Internet access is provided via eduroam. If you do not have an eduroam account you can access the network by connecting to 'CU-Wireless' which will be in the list of available networks. You will then get a pop up, click 'guest' and then enter the username and password below, then connect.

Conference ID: International conference P1

Password: 311192

If you experience any issues with the guest wifi please phone IT Services on 029 225 1111

Presenting

If you are presenting a paper you will need to bring your presentation on a USB key.

Emergency Number

If you experience an emergency you can call 999 and will be directed to the police, fire, ambulance as needed.



FULL CONFERENCE PROGRAMME

Scan the QR Code to access the
full conference programme



<https://www.conftool.org/plpr2025/sessions.php>