

Lesley Griffiths AC/AM
Ysgrifennydd y Cabinet dros Ynni, Cynllunio a Materion Gwledig
Cabinet Secretary for Energy, Planning and Rural Affairs



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref: Housing/TAN1

To: Heads of Planning
(CC: PINS & HBF)

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May 2018

Dear Colleague,

In response to the current housing land supply position and the directly related situation regarding delivery of Local Development Plan (LDP) housing requirements, I have decided to undertake a 'call for evidence' and wide-ranging review of the delivery of housing through the planning system.

The 'call for evidence' will look at the interrelationships between the LDP process, the measuring of housing land supply and the actions to be taken to address any shortfall in a systematic way. It will provide all parties involved, including Local Planning Authorities (LPAs) and house building industry, with the opportunity to put forward proposals, supported by evidence, to address the issues which have been raised regarding housing land supply.

I am aware the requirement to evidence a 5 year supply of housing land is causing challenges for many LPAs. Whilst it is essential to good plan preparation and place making for there to be an adequate supply of housing, absolute adherence to the 5 year land methodology in some cases is working against the achievement of good sustainable outcomes.

To alleviate some of the immediate pressures on LPAs, when dealing with speculative planning applications for housing, allowing them to focus on LDP preparation and the 'call for evidence', I am consulting on my intention to dis-apply paragraph 6.2 of TAN 1 for the duration of the review. This paragraph states the absence of a 5 year land supply should be given considerable weight when dealing with planning applications. The consultation starts on the 10 May 2018 and will close on the 21 June 2018.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

I hope all stakeholders respond favourably to the consultation and take the opportunity to engage openly and positively with the 'call for evidence' and wide-ranging review in order for us to address the shortfalls in the current system. This will provide an opportunity to ensure the planning system plays its full part in delivering the homes Wales requires in the most sustainable locations.

Regards
Lesley Griffiths

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