

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

Eich cyf/Your ref P-05-786
Ein cyf/Our ref LG/00436/18

David John Rowlands AM
Chair, Petitions Committee
National Assembly for Wales
Cardiff Bay
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6 March 2018

Dear David

Thank you for your letter of 23 February regarding Petition P-05-786 concerning Technical Advice Note 1 (TAN 1).

I am aware of the current housing land supply and housing delivery position across Wales and of the issues raised in this regard by some Local Authorities. The research commissioned by the Welsh Government, carried out by Arcadis, examined this matter and concluded the problems were the result of issues elsewhere in the planning process and were not due to the methodology for calculating housing land supply set out in TAN 1. In particular, the research demonstrated viability is a critical factor in sites coming forward for development and concluded there is a need for the assessment of viability and deliverability issues to be more effectively incorporated into the beginning of the development plan process. The recommendations from the research are being taken forward as part of the current reviews of *Planning Policy Wales* (which is out for public consultation until 18 May) and the *Development Plans Manual*.

Sustainable development and the creation of cohesive communities are central to Welsh Government planning policy. The proposed changes to *Planning Policy Wales* further strengthen the importance of sustainable development and the creation of cohesive communities, in particular the important role which place-making should play in shaping future development.

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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.

In addition, Local Planning Authorities themselves have the opportunity to take action to address housing delivery issues as part of the annual monitoring of their Local Development Plans (LDPs). This could include revising their housing requirement and trajectory to take account of delivery by house-builders.

Under *Prosperity for All* the Welsh Government is committed to increasing housing supply. Therefore, in addition to the revisions proposed in *Planning Policy Wales* and the *Development Plans Manual*, my officials will be conducting further research into the issues raised in connection with the determination of housing land supply as expressed through TAN 1. This will include consideration of matters such as the alternative approach to calculating housing land supply proposed in the Petition. However, to be effective a Local Planning Authority's housing land supply needs to be based on meeting the housing requirement they have identified in their adopted LDP and be deliverable and this will be the basis for considering any alternative approaches proposed.

A handwritten signature in blue ink. The word "Regards" is written in a cursive style on the top line, and the name "Lesley" is written below it, also in a cursive style.

Lesley Griffiths AC/AM

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