

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/00909/18

David John Rowlands AM
Chair - Petitions committee.
National Assembly for Wales
Cardiff Bay
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10 May 2018

Dear David,

Thank you for your letter of 27 April regarding Petition P-05-786 concerning Technical Advice Note 1 (TAN 1).

The draft revised *Planning Policy Wales* places increased emphasis on the delivery of housing to meet the needs of local communities across Wales. To give effect to the revised policy, more rigorous assessments of the deliverability and viability of housing sites from the outset of the Local Development Plan (LDP) preparation process will be required to enable Local Planning Authorities to maintain a five-year housing land supply throughout the plan period. As TAN 1 provides the methodology for Local Planning Authorities to monitor the housing land supply required to meet their LDP housing requirements, the relationship between TAN 1 and LDPs is integral to the delivery of housing and therefore to the *Planning Policy Wales* consultation. I look forward to receiving the responses on this aspect of the *Planning Policy Wales* consultation.

In response to the current housing land supply position and the directly related situation regarding the delivery of LDP housing requirements, this summer I will be undertaking 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 under TAN 1 and the actions to be taken to address any shortfall in a systematic way. It will provide all parties involved, including Local Planning Authorities and the 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.

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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, to alleviate some of the immediate pressures on Local Planning Authorities 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 five-year housing land supply should be given considerable weight when dealing with planning applications. This consultation runs from 10 May to 21 June 2018.

Regards
Lesley

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