

Lesley Griffiths AC/AM  
Ysgrifennydd y Cabinet dros yr Amgylchedd a Materion Gwledig  
Cabinet Secretary for Environment and Rural Affairs



Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref P-05-786  
Ein cyf/Our ref LG/02302/17

David John Rowlands AM  
Chair, Petitions Committee.  
National Assembly for Wales  
Cardiff Bay  
Cardiff  
CF99 1NA

[government.committee.business@wales.gsi.gov.uk](mailto:government.committee.business@wales.gsi.gov.uk)

11 October 2017

Dear David

Thank you for your letter of 2 October regarding Petition P-05-786 from Cllr Mike Priestly concerning Technical Advice Note 1 (TAN 1).

Local Development Plans (LDPs) set out a Local Planning Authority's vision for their area, based on local evidence, and provide the means to influence future development. This includes establishing a housing requirement and allocating sites to meet this target based on what the plan is seeking to achieve, evidence from their Local Housing Market Assessments and taking account of the Welsh Government's Household Projections.

To be effective, an Authority's housing land supply needs to be based on meeting the housing requirement they have identified in their adopted LDP and be deliverable. This is set out in the Welsh Government's policy in *Planning Policy Wales* and is the basis of the 'residual' methodology set out in TAN 1. The aim is to ensure Local Planning Authorities maintain sufficient available and deliverable land to enable the provision of the housing their communities need in line with the LDP strategy they have identified. This has been the policy position since *Planning Policy Wales* was first published in 2002.

Bae Caerdydd • Cardiff Bay  
Caerdydd • Cardiff  
CF99 1NA

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:  
0300 0604400

[Gohebiaeth.Lesley.Griffiths@llyw.cymru](mailto:Gohebiaeth.Lesley.Griffiths@llyw.cymru)  
[Correspondence.Lesley.Griffiths@gov.wales](mailto:Correspondence.Lesley.Griffiths@gov.wales)

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.

Prior to the 2015 revision of TAN 1 Local Planning Authorities could use the alternative 'past build rates' methodology for calculating housing land supply, however its use was generally restricted to those Authorities without an adopted development plan. Being based on the past performance of the house-building industry, this methodology did not relate to the housing delivery required to meet the needs of local communities and by simply rolling forward past delivery rates, which in many cases were too low, reinforced housing affordability problems. In addition, given the significantly improved position regarding development plan coverage across Wales, use of the past build rates methodology was no longer considered appropriate. However, Local Planning Authorities can still use this methodology as a comparator, should they wish to do so, when assessing delivery against their housing requirements as part of their LDP Annual Monitoring Report (AMR). The AMR provides the opportunity for Local Planning Authorities to monitor delivery against their LDP targets, including the housing requirement and trajectory, and to consider what action may be required. Such action could include reviewing the LDP as a whole or in part and may require the allocation of alternative housing sites or the revision of the housing requirement, taking account of delivery by house-builders.

I recognise Local Planning Authorities without a five-year housing land supply may receive speculative planning applications for housing developments. All such applications should be determined in accordance with the relevant policies in the approved or adopted development plan for the area, including the principle of sustainable development. The lack of a five-year housing land supply may be one of the considerations in determining a planning application, however applications which do not meet the relevant policy requirements may be refused by the Authority.

In conclusion, calculating housing land supply under the methodology set out in TAN 1 is an integral part of preparing and monitoring an LDP. The monitoring of housing land supply under TAN 1 has highlighted a shortfall in 'deliverable' land. This has been borne out by research commissioned by the Welsh Government which demonstrates viability is a critical factor in sites coming forward for development. The relevant recommendations of the research which relate to national policy are under active consideration as part of the current reviews of *Planning Policy Wales* and *The Local Development Plan Manual*.

Regards  
Lesley

**Lesley Griffiths AC/AM**

Ysgrifennydd y Cabinet dros yr Amgylchedd a Materion Gwledig  
Cabinet Secretary for Environment and Rural Affairs