



Our ref: A95923025

To: Chief Planning Officers in Wales
(cc PINS and HBF)

Date 19 January 2015

Dear Colleague,

Revised Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (JHLAS)

The Welsh Government considers that an adequate supply of housing land is one of the headline measures for monitoring the performance of local planning authorities. It is against this background that the revision of Technical Advice Note 1 (TAN 1) has been undertaken.

This letter provides advance notice of the changes which have been made to TAN 1. The changes follow the review of the TAN and the proposals included in last year's consultation paper.

TAN 1 remains the main source of guidance for Joint Housing Land Availability Studies (JHLAS) and the review has resulted in a number of significant changes. Given that the revised TAN will be used for the 2015 JHLA process, I would like to outline two key changes that local planning authorities (LPAs) need to be aware of:

Calculating housing land supply – Housing land supply needs to be soundly based on meeting identified housing requirements. Consequently only LPAs with an adopted Local Development Plan (LDP) (or an adopted Unitary Development Plan (UDP) that is still within the plan period) will be able to undertake a JHLAS calculation and thus be able to demonstrate that they have a five-year housing land supply.

In line with this, the residual methodology based on the housing requirements in an adopted LDP (or adopted UDP) will be the only methodology allowed for calculating housing land supply. The use of the past build rates methodology, which was based on the past performance of the building industry, will not be accepted.

Notwithstanding the above, it is essential that LPAs that are preparing their LDPs should continue to carry out an objective assessment of their housing land supply on



an annual basis, although this will not be subject to the normal JHLAS process or carry the same weight for planning purposes as a formal study.

It should also be noted that, where an LPA has adopted its LDP after the JHLAS base date of 1st April, I would expect that through the LDP examination that the LPA would have evidenced how its Plan meets the national policy requirement of maintaining a 5 year supply of developable housing land. Consequently, once a plan is adopted I would expect the land supply figure evidenced for the LDP, which has been the subject of examination, to be the land supply figure until the JHLAS process commences in the following April.

Study preparation – As part of aligning the JHLAS and LDP monitoring processes, the period for completing the studies is reduced from 12 months to 8 months. This is to ensure that the most up-to-date housing land supply figure can be included in LDP Annual Monitoring Reports (AMRs), which must be submitted to the Welsh Government by 31st October each year following LDP adoption.

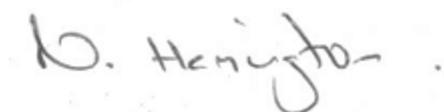
Although the Welsh Government advocates that LPAs should maintain the evidence base for JHLAS throughout the year, the TAN explicitly allows an additional 3 months at the start of the JHLA process for 'evidence gathering' (i.e. 1 January to 31 March). This will cover desk based site specific survey work such as contacting developers and landowners for information on their future development intentions. This will allow partial completion of the site proformas and schedules prior to 1st April ready for the site visits to be conducted.

The final version of TAN 1 and the Consultation Response Report will be published on the Welsh Government website (<http://wales.gov.uk/topics/planning/policy/tans/?lang=en>) in the next few weeks; however I attach an interim (English-only) copy of the final document to assist your 2015 JHLAS preparation.

If you have any queries regarding TAN 1 please contact Nick Lloyd (email: nicholas.lloyd2@wales.gsi.gov.uk; tel. 029 2082 6802) or Paul Robinson (e-mail: paul.robinson@wales.gsi.gov.uk; tel. 029 2082 3290).

Thank you in advance for your co-operation.

Yours sincerely



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