

Janet Finch-Saunders AM/AC

Assembly Member for Aberconwy

Aelod Cynulliad dros Aberconwy

Cynulliad
Cenedlaethol
Cymru

National
Assembly for
Wales

Shadow Secretary for Local Government

Ysgrifennydd yr Wrthblaid ar gyfer Llywodraeth Leol



Lesley Griffiths AM

Cabinet Secretary for Environment and Rural Affairs

Welsh Government

By email

29th September 2017

Office of Janet Finch-Saunders AM,
29 Madoc Street,
Llandudno,
LL30 2TL.
01492 871 198

National Assembly for Wales,
Cardiff Bay,
CF99 1NA.

Dear Cabinet Secretary, Lesley,

0300 200 7454

I am writing to you further to WAQs 74200 and 74201 in relation to TAN 1 and the methodology used to calculate housing land supply.

It is widely felt within my constituency that the changes to TAN 1 in 2015 now produce over-ambitious and unrealistic housing land supply figures. Certainly, the number of applications being considered as departures to the Conwy County Borough Council LDP, and in some cases, on greenfield land, has been of concern to myself.

As I understand it, prior to the change to TAN 1, under the past building rates method, C.C.B.C. had a 7+ year land supply in 2014. Using the residual method, in 2015, this had reduced to less than 5 years, and now stands at just over 3 years. It is further understood that, if the past building rates method were to be used with today's figures, the local authority would have an 8.5 year land supply.

The vast differences in the figures these different methods provide is concerning, and so too is the resulting planning policy the Councils are now forced to consider. As noted above, departure applications, applications on greenfield sites, and large-scale development applications in areas where public services and infrastructure is simply not in place to cope with the potential increase in population. In particular, this is of considerable concerns with regards to GP provision.

I would be most grateful for your particular attention to this matter, and further consideration of increasing the flexibility within TAN 1 as regards housing land supply calculation methodology. I urge you to seriously deliberate over calls to revert back to the past build rate method, as a far more reliable and accurate indicator of housing land supply.

I look forward to your response on this matter.

Yours sincerely,

Janet Finch-Saunders AM/AC

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Janet Finch-Saunders will treat in confidence any personal information which you may pass on to her, and she will normally allow her staff to see it, so that they can consult with relevant authorities in order to help and advise you. We may wish to write to you from time to time to keep you informed on issues which you may find of interest. Please let us know if you do not wish to be contacted for this purpose.

Mi wnaiff Janet Finch-Saunders cadw unrhyw wybodaeth bersonol yn gwbl gyfrinachol, ac fel arfer mi fydd rhaid iddi rannu'r wybodaeth 'efo aelodau o staff i'w galluogi nhw i ddelfio 'efo'r awdurdodau perthnasol er mwyn eich helpu a'ch cynorthwyo chi. Efallai mi fydd angen i rywun ysgrifennu atoch er mwyn darparu'r wybodaeth ddiweddaraf o bwys. Gadwch wybod i ni os nad oes diddordeb gennych mewn cael eich cysylltu at y diben hwn.