

SUBJECT: ADDRESSING OUR LACK OF A FIVE YEAR HOUSING LAND SUPPLY: MONMOUTHSHIRE'S APPROACH TO UNALLOCATED HOUSING SITES
MEETING: COUNCIL
DATE: 20 SEPTEMBER 2018
DIVISION/WARDS AFFECTED: ALL

1. PURPOSE:

- 1.1 The purpose of this report is seek Council's decision on its approach to tackling its housing land supply shortfall, specifically how we deal with planning applications for unallocated sites in advance of the new Local Development Plan being adopted in December 2021. This decision relates to the Monmouthshire Local Planning Authority area only: it does not affect that part of the county falling within the Brecon Beacons National Park.

2. RECOMMENDATION:

- 2.1 That, when considering planning applications for residential development on unallocated sites, the Council continues to give 'considerable weight' to its lack of a five year housing land supply, insofar as those development proposals are otherwise acceptable in planning terms and that the 'ground rules' set out in paragraph 5.17 are met.

3. KEY ISSUES:

Background

- 3.1 The land use planning system is one of the main tools available to the Council to seek to deliver its purpose, as identified in the Corporate Plan 2018-2022, of helping to build sustainable and resilient communities that support the well-being of current and future generations. The Local Development Plan (LDP) allocates land for types of development (such as housing or employment uses), designates land as open space or green wedge, and provides a policy framework which provides the basis for making decisions on planning applications. It seeks to support good quality development in the right locations, and resist poor quality or inappropriately located development.
- 3.2 The Monmouthshire Local Development Plan (2011-2021) was adopted in February 2014 to become the statutory development plan for the county (excluding that part within the Brecon Beacons National Park, which has its own LDP). Work has commenced on our new LDP which will run to 2033. The agreed timetable will see the new Plan being adopted at the very end of 2021.
- 3.3 The basis of the planning system is that it is Plan-led. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications shall be determined in accordance with the adopted LDP unless material planning considerations indicate otherwise. One of those material considerations is our housing land supply.
- 3.4 Welsh Government sets out national planning policy in Planning Policy Wales and the accompanying Technical Advice Notes (TANs). TAN1 relates to housing land supply and it provides a consistent way of measuring how much housing land each Local

Planning Authority (LPA) has. LPAs are required to have **at least** a 5 year housing land supply. Monmouthshire currently has a 3.9 year housing land supply (it was 4.0 years' supply last year and 4.1 years' supply the year before).

3.5 Until July 2018, paragraph 6.2 of TAN1 required that, when considering planning applications for housing development on land not allocated in an adopted LDP, 'considerable weight' must be given to the lack of a five year housing land supply. This did not mean that development anywhere, or of any quality, was given planning permission. However, it did mean that otherwise acceptable housing development would be approved even if it were not allocated for development in the LDP. Appeal decisions in this regard were consistent and clear. To date, three such planning applications have been determined in Monmouthshire:

- Grove Farm, Llanfoist – up to 115 dwellings – outline planning permission approved;
- Rockfield Road, Monmouth – up to 70 dwellings – outline planning permission approved;
- Mounon Road, Chepstow – outline planning permission refused due primarily to its designation in the current LDP as 'Green Wedge'.

It is worth noting that had the above two approved applications been refused, our housing land supply would be 3.6 years not 3.9 years.

3.6 In July 2018, the Cabinet Secretary with responsibility for planning issued an unexpected consultation on a proposal to 'suspend' paragraph 6.2 of TAN1 for an undetermined time period, while a review of housing supply is undertaken. Monmouthshire County Council's response to that consultation was an objection. However, the Cabinet Secretary has since issued her decision, which is to suspend paragraph 6.2. The duration of this suspension is unspecified. Her letter, however, goes on to state that it is now for the decision-maker (i.e. Monmouthshire County Council as Local Planning Authority) to decide the weight to give its housing land supply shortfall. A copy of this letter is provided at Appendix 1.

3.7 This report therefore seeks to establish Monmouthshire County Council's decision on the weight to be given to our housing land supply shortfall. This will inform decision-making on planning applications for residential development on sites beyond settlement boundaries/not allocated for development in the current LDP (referred to as 'unallocated sites').

3.8 It should be noted that Council's decision on this matter relates solely to Monmouthshire Council's Local Planning Authority area: it does not apply to that part of the county that sits within the Brecon Beacons National Park. The National Park has its own LDP and is the Local Planning Authority for the Park area.

3.9 It should also be noted that this decision relates solely to proposed residential development: it does not relate to employment or retail or any other land uses.

What's the problem we're trying to fix?

3.10 Members will be familiar with some of the challenging issues and opportunities facing our communities, including:

- The increasing proportion of our population aged over 65 and over 85, increasing well in excess of the Wales average;
- The relative absence of 20-40 year olds and our median age of 48 years (compared to a median age of 34 years in Cardiff);
- The resulting impact of the above two factors on our economic base and future prospects of economic growth;

- Cardiff Capital Region City Deal and associated ambition and opportunities;
- The economic growth of the Bristol/SW region and the opportunities for Monmouthshire as a border county and its location between Bristol and Newport and Cardiff, the 'Great Western Cities';
- The imminent removal of the Severn Bridge tolls;
- Our average house price now exceeding £300,000;
- Our affordable housing waiting list of 3215 in Bands 1-5 (2073 in Bands 1–4);
- Our dual economy, with high-earning residents who work elsewhere, and a low paid workforce who lives elsewhere but work within the county;
- Associated commuting patterns, with 40% of our economically active resident population commuting out of county;
- The challenges of rural isolation and sustaining rural services;
- The wealth of social capital in our communities;
- Our well-performing schools;
- The beautiful landscapes and heritage that make Monmouthshire special

3.11 These factors will be key considerations as we develop the vision and strategy for our new LDP. However, consideration needs to be given to what we do in the interim (between now and December 2021 when the new LDP is adopted).

3.12 When considering the options, consideration should be given to the Council's purpose, as set out in the Corporate Business Plan 2018-2022, namely to help to build sustainable and resilient communities that support the wellbeing of current and future generations, together with the organisational goals of being a thriving and connected county, and a forward-looking, future-focussed Council. The Public Service Board's Well-being Assessment identified that low wages and high property prices are making it hard for families to live and work in the county. The Corporate Plan goes on to state:

"The delivery of quality, sustainable and affordable housing will help enable the retention of young people, helping combat 'brain drain' and managing the social and economic challenges associated with a rapidly ageing population." (page 14)

and

"Monmouthshire has a spectacular natural environment, a unique heritage value and a culturally rich identity. We believe that necessary growth, development, and expansion of our place, need not compromise our distinctive offer – indeed it should complement and enhance it." (page 15)

4. OPTIONS APPRAISAL

4.1 In its simplest form, Council has two options.

4.2 The first option is that we give **no weight** in our planning decisions to our lack of a five year housing land supply. This means that we retain a Plan-led system, and proposed development on sites outside of settlement boundaries and not allocated within the current LDP will be unacceptable in principle and planning permission would be refused. This option is essentially process-focused and would provide certainty to our communities in that the current LDP would be fully adhered to. Development in other areas could come forwards via the new LDP, and planning permission could be sought in 2022 onwards, however the significant disadvantage of this option is that housing delivery is significantly reduced for at least the next three years.

4.3 The second option is that we give **some weight** in our planning decisions to our lack of a five year housing land supply. This could be anywhere above 'no weight' to 'considerable weight', i.e. back to where we were in July 2018 when paragraph 6.2 still

stood. This option is essentially outcome-focused and would seek to make timely progress in tackling some of the issues identified above. The significant disadvantage of this option is that we would be departing from the current Local Development Plan in terms of where new development is located (other policies remain in force). The way in which this could be achieved is broken down into sub-options below (Section 5). The officer recommendation to Council is that we revert to giving 'considerable weight' to our lack of a five year housing land supply.

Ground rules

4.4 It is worth setting out at this juncture that this is not a matter of allowing any development anywhere. A number of 'ground rules' have been applied previously and these would remain, should Council be minded to give weight to our lack of five year housing and supply. Key examples are:

- Residential development is unacceptable in principle within undefended flood plain (zone C2) or on greenfield sites within defended flood plain (zone C1). This accords with national planning policy in TAN15. This affects some significant parts of the county, for example parts of the Gwent Levels primarily south of the B4234, and some areas around Usk and Llanfoist. This in principle policy objection would remain unchanged;
- Appeal decisions typically uphold the view that LDP 'green wedge' designations take greater weight than the housing land shortfall. Green wedges are LDP designations intended to prevent the coalescence of settlements. We have a number of such designations, for example between Undy and Rogiet, Rogiet and Caldicot, and Chepstow and Pwllmeyric. It is recommended that this stance remains unchanged: the appropriate time to review Green Wedge designations is via the new LDP;
- The development must be acceptable in other planning terms. If infrastructure is inadequate to support new development, and it cannot be satisfactorily improved via a S106 planning agreement, permission would normally be refused. This includes matters such as highway capacity, school capacity, primary health care and air quality. This stance would remain unchanged;
- An uncompromising approach has been taken to affordable housing delivery. Unallocated sites are required to deliver 35% affordable housing and no negotiation has been entertained. This stance would remain unchanged;
- Delivering sustainable development and economic growth is about more than just housing developments. It is recommended that allocated employment sites should not be released for housing development unless full compliance with LDP Policy E1 can be demonstrated. This is no change to the current position, but is specifically mentioned here to clarify that, should Council decide to give considerable weight to our lack of a five year housing land supply, this does not signal the release of employment allocations or land allocated in the LDP for other purposes;
- Consideration will be given to the extent of proposed development in relation to the associated settlement, both in its own right and cumulatively with other approved residential development and LDP allocations.

4.5 To clarify what this decision means, if Council agrees to revert to giving 'considerable weight' to our lack of a five year housing land supply when considering applications for residential development on unallocated sites, we will be accepting that there will be housing development on land not allocated for such purposes in the current, adopted LDP. However, that development must be acceptable in planning terms, such as design, layout, highway safety, air quality and infrastructure impact. All applications for residential development on unallocated sites would be advertised as 'departure applications' and would be determined by Planning Committee. Proposals for more than 150 dwellings, or on sites exceeding 6 hectares, must be notified to the Welsh Government prior to a decision being issued: the Welsh Government can call-in the

applications for determination by the Minister. It is very unlikely that we will regain a five year housing land supply between now and December 2021, and so this policy decision would last for at least the next three years, until the new LDP is adopted, unless Council decides in the meantime to reverse or amend this decision.

- 4.6 The lack of a five year housing land supply is a widespread issue throughout Wales, however the reasons for it vary considerably. In Monmouthshire, the issue is predominantly one of timing: all of our strategic housing allocations will come forward with time, but they are far slower than anticipated. This means that, with time, the approval of unallocated sites would result in additional housing in total: the unallocated sites are not instead of LDP allocations, but ultimately would be in addition. However, this is beneficial in terms of seeking to address the challenges outlined at paragraph 3.10 above. Housing delivery would carry forward into the new LDP. Decisions on those applications would have to have regard to infrastructure capacity, being mindful of the additionality of the development from the unallocated site. This would be addressed in the normal way via the planning application process, and Section 106 planning contributions.

5. EVALUATION CRITERIA

- 5.1 If Council is minded to give some weight to our lack of a five year housing land supply, this will mean that, in advance of adoption of the new LDP in December 2021, planning permission would be given for residential development on some sites that are not allocated for development in the current LDP.
- 5.2 Further information is given below to seek to inform the discussion and understanding of options available, and to enable Council's decision to be evidence-based. As stated above, it is not a case of allowing anything anywhere. The Planning Committee would retain control over what is approved and what is rejected.
- 5.3 The tables at Appendix 2 and Appendix 3 break down the same data in two different ways. Appendix 2 shows housing delivery broken down by the current LDP strategy, and Appendix 3 shows the same data broken down by our three housing market areas: Southern (Chepstow, Severnside and surroundings), Central (Monmouth, Raglan, Usk, Penperlleni and surroundings), and Northern (Abergavenny, Llanfoist and surroundings). The data is as follows:
- Column 1 shows the settlement name
 - Column 2 shows the total actual number of dwellings completed (with the number of those that are affordable units shown in brackets) from the start of the current LDP period (2011) to 31st March 2018. This data is from actual physical counts of completed dwellings undertaken by Council officers;
 - Columns 3 to 5 show projections for completions for small windfall¹, large windfall² and LDP allocated sites respectively from April 2018 to the end of the Plan period, i.e. to December 2021. These are taken from projections, including the Joint Housing Land Availability trajectory and are the agreed build-out figures for each year until the LDP expires at the end of 2021 (although the figures shown run to 31st March 2022 not 31st December 2021 when the LDP expires, so they actually slightly over-predict delivery);

¹ A small windfall site is a site of fewer than 10 residential units located within a settlement boundary but not specifically allocated as an LDP development site. An example would be the conversion of the former HSBC building in Usk into apartments;

² A large windfall site is a site of 10 or more residential units located within a settlement boundary but not specifically allocated as an LDP development site. An example would be the redevelopment of the Magistrates' Court site in Abergavenny.

- Column 6 gives a total for columns 2 to 5, i.e. what has been completed and what is predicted to be completed before the LDP expires on 31st December 2021;
- Column 7 gives the LDP target for housing delivery;
- Column 8 shows the shortfall (-) or surplus (+) of housing by comparing actual completions plus projections by December 2021 with the LDP targets.

5.4 The data clearly shows a significant shortfall in housing delivery based on actual and projected delivery compared with the LDP target. Overall, by 31st December 2021 when the current LDP expires, the projections show that we will be 961 homes behind target, of which 337 are affordable homes.

5.5 If a decision were made to seek to address this housing shortfall and/or seek to address the challenges set out above, by giving weight to our lack of housing land, there are several options for an evidence-based approach.

Option 2a

5.6 The evidence clearly shows that the greatest shortfall in housing delivery (both market and affordable) has occurred in the Main Town of Chepstow and in the area of Severnside, both of which are key parts of the LDP settlement hierarchy.

5.7 One option is to allow otherwise acceptable unallocated sites here based on the current LDP's settlement hierarchy (i.e. adjacent to Chepstow and Severnside). However, likely available and acceptable options known to officers mean we would be nowhere near meeting the 961 dwelling gap. Options are limited by the suggested approach of rejecting development within Green Wedge designations and by adhering to national planning policy on flood risk, however the proposed stance on these matters is considered to be well-founded and justified.

Option 2b

5.8 The evidence clearly shows that the greatest shortfall in housing delivery (both market and affordable) has occurred in the Southern local housing market area, primarily Chepstow and in Severnside.

5.9 One option is to allow otherwise acceptable unallocated sites within the Southern local housing market area. However, as above, likely available and acceptable options known to officers mean we would be nowhere near meeting the 961 dwelling gap.

5.10 For the two options above, the choice is then to either seek to address the shortfall as far as possible within Chepstow and Severnside, or within the Southern local housing market area respectively, accepting that this does little to address the housing land supply shortfall, or to look to other areas of the county to be part of the solution. It is worth noting that the affordability challenges and growth pressures/opportunities are county-wide, albeit growth pressures are greatest in the south of the county.

Option 2c

5.11 If the decision were made to look beyond Chepstow and Severnside, to make a bigger impact in addressing the housing land shortfall, one option is to stick to the current LDP spatial strategy. Following the LDP spatial strategy and settlement hierarchy would see development focused primarily on the three main towns of Chepstow, Abergavenny and Monmouth; followed by Severnside; followed by the Rural Secondary Settlements of Llanfoist, Penperlleni, Raglan and Usk, and then the main villages. It is worth noting that the only development allocated within the LDP in main villages is 60% affordable housing sites of between 5 and 15 dwellings. It should also be noted that Llanfoist has already had permission granted for up to 115 additional

dwellings outside of the LDP, and consideration should be given to whether or not additional development outside of the next LDP in Llanfoist would be unreasonable.

Option 2d

- 5.12 Alternatively, if the decision were made to look beyond Chepstow and Severnside, to make a bigger impact in addressing the housing land shortfall, another option is to move progressively northwards, addressing the greatest growth pressures as close to the south of the county as our geography and settlement patterns allow. This would effectively mean that a level of development is considered in Rural Secondary Settlements such as Raglan, Usk, Penperlleni and Llanfoist, before the main towns of Abergavenny and Monmouth. As stated above, it should be noted that Llanfoist has already had permission granted for up to 115 additional dwellings outside of the LDP, and consideration should be given to whether or not additional development outside of the next LDP in Llanfoist would be unreasonable.

Option 2e

- 5.13 One final option would be a hybrid of the above options, namely to allow otherwise acceptable development on unallocated sites throughout the county, with the extent of housing reflecting the current LDP's spatial strategy as set out above. In other words, the Main Towns would see a greater level of potential growth, followed by Severnside, then Rural Secondary Settlements, with a slightly greater provision in the latter category than under option 2c, given their proximity to the south of the county. As stated above, consideration should be given to whether or not additional development outside of the next LDP in Llanfoist would be unreasonable.

Dwr Cymru Welsh Water Infrastructure

- 5.14 Taking this approach would give the best chance of tackling the housing shortfall. It would mean that some areas that have effectively delivered on their LDP housing allocations potentially have some more development to help support the county as a whole. It should be noted that there is an issue with drainage capacity in Monmouth including Wyesham, meaning that Dwr Cymru Welsh Water has advised that it would object to new development in those areas unless infrastructure upgrades are provided. The chances of those upgrades being delivered quickly, in order to assist with the housing shortfall in the short term, are slim. Consequently, the extent to which Monmouth and Wyesham can assist with housing delivery in the short term is limited.

Development adjacent to Main Villages (60/40 sites)

- 5.15 In order to help support and sustain our rural communities and deliver much-needed affordable housing, the adopted LDP allocates small (5 to 15 dwelling) sites within Main Villages, of which 60% must be affordable housing. This policy was drafted acknowledging that, although national planning policy allows for 100% rural exception affordable housing sites, finances means these rarely happen. The success of this policy approach, which is unique to Monmouthshire, will be reviewed as part of the new LDP work. In the interim, it is recommended that the level of development adjacent to Main Villages via unallocated sites is restricted to only those main villages, as defined in the LDP, that do not have a current housing allocation, namely St Arvans and Llandogo, and that the 60% affordable housing requirement remains. Officers consider that the new LDP is the appropriate time to consider whether or not there should be additional development in Main Villages that already have an allocation. Similarly, to adjust the 60% policy requirement now would be unfair on those developers that have already come forward, and would prejudice any review of that policy for the new LDP.
- 5.16 As a reminder, option 1 set out above was 'do nothing'. Although this maintains the Plan-led approach, which is the ideal scenario in terms of process and community engagement, it does not assist in addressing the challenges of affordability and economic growth, or grasping those current opportunities, in advance of the new LDP.

Officer recommendation:

5.17 It is therefore recommended that Council agrees to give **considerable weight** to our lack of a five year housing land supply. In considering planning applications for residential development on unallocated sites, decisions should be evidence based, considering the LDP spatial strategy and growth focus in the south of the county, as set out in **option 2e**. Proposals must still be acceptable in planning terms, and the 'ground rules' set out in paragraph 4.4 apply, namely:

- Residential development is unacceptable in principle within undefended flood plain (zone C2) or on greenfield sites within defended flood plain (zone C1), as per national planning policy and TAN15;
- Residential development is unacceptable in principle within allocated Green Wedges: the appropriate time to review Green Wedge designations is via the new LDP;
- Residential development is unacceptable in principle on allocated employment sites. Such sites will not be released for housing development unless full compliance with LDP Policy E1 can be demonstrated and there is no realistically likely future demand for the site for employment purposes;
- Unallocated sites are required to deliver 35% affordable housing and no negotiation will be entertained (60% where the development relates to a Main Village);
- The development must be acceptable in other planning terms. If infrastructure is inadequate to support new development, and it cannot be satisfactorily improved via a S106 planning agreement, permission would normally be refused. This includes matters such as highway capacity, school capacity, primary health care and air quality;
- The scale of additional residential development will be considered in the context of the LDP spatial strategy, both in its own right and cumulatively with other approved residential development.
- Development should be restricted to the Main Towns, Severnside, and Rural Secondary Settlements (with the exception of Llanfoist where there shall be no additional development on unallocated sites outside of the new LDP); and small 60% affordable housing sites in those Main Villages without an allocated site (namely St Arvans and Llandogo).

6. REASONS:

6.1 If we are serious about addressing the challenges of affordability and economic growth, 'do nothing' is not a sensible or viable option. We will not close the 961 dwelling gap by the end of 2021, however giving considerable weight to our housing land supply shortfall, and following option 2e) gives us the best chance of achieving it. It would also mean that we start our new LDP period with development activity ongoing, compared to the significant lead-in time experienced with the current LDP before sites progressed. Proposals must still be acceptable in other planning terms, and this is not a case of any development anywhere: the ground rules set out in paragraph 5.17 above apply. Communities would be engaged via the planning application process. The scale of development will need to be carefully considered in the context of the capacity of the settlement, the level of growth allowed via the LDP, and any decisions already made for unallocated sites (with particular reference at present to Llanfoist). The 'ground rules' set out above (paragraph 5.17) provide further reassurance and safeguards to the proposals to be supported via the planning application process. The benefits of addressing the affordability and economic growth challenges are considered to outweigh the strict 'Plan-led' approach during these unprecedented times.

7. RESOURCE IMPLICATIONS:

7.1 Officer time and costs associated with the consideration of planning applications will be met within existing budgets.

8. WELL-BEING OF FUTURE GENERATIONS IMPLICATIONS:

Sustainable Development

8.1 The concept of sustainable development is at the core of the planning system and should be central to decisions made. The LDP was subject to a Sustainability Appraisal (SA), the purpose of which was to assess the extent to which planning policies would help to achieve the wider environmental, economic and social objectives of the LDP. This was supplemented by the Strategic Environmental Assessment. It is recognised that this proposal would see planning applications being considered for sites that are not allocated in the LDP, and therefore have not gone through that rigorous appraisal process. However, the planning applications themselves would continue to be assessed against the LDP's policies, and this would include consideration of the environmental, social, economic and cultural impact of the proposed development.

8.2 There is inevitably a degree of conflict between the preferences of many people within our existing communities with our need and desire to address the needs of current and future generations (for example home owners with a pleasant view from their home versus people in need of a safe, efficient and affordable home. The recommendation seeks to take a long term and outcome-focussed approach, integrating the opportunities and challenges identified via the Wellbeing Assessment and seeking to prevent the worsening of the affordability challenge that is having a very real impact on our communities, our demography and therefore our economic sustainability. It is acknowledged that the extensive community engagement possible via the LDP process would by definition not be possible as a result of the proposed decision, because proposed sites would come forward outside of the LDP process. However, this is mitigated by the consultation required for the planning applications, which for schemes of 10 or more dwellings will also include pre-application community engagement by the developer in addition to consultation by the Council.

8.3 Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at Appendix 4.

Equalities

8.4 The proposed recommendation to give considerable weight to our lack of a five year housing land supply is intended to support housing delivery, in part to support the delivery of affordable housing which supports all age groups but in particular supports those who are economically disadvantaged, and partly to help address our demographic challenge, which would indirectly benefit our younger people by delivering housing to provide options to support the retention of younger people. However, the housing would not be reserved for people of any particular age group, and there is no legitimate or appropriate way to enforce such a control. The proposed recommendation is intended to promote equality of opportunity and access to housing.

Safeguarding and Corporate Parenting

8.5 There are no safeguarding or corporate parenting implications arising directly from this report or its recommendation.

9. CONSULTEES

- Colleagues within the planning service have been engaged via team meeting discussions to consider an evidence base for decision-making. The draft Council

report has been circulated for comment. The team supports the recommendation as the best way of achieving the desired outcome, namely housing delivery, subject to the proposed ground rules;

- Planning Committee has been provided with an initial brief on the options for information only;
- Economy and Development Select Committee and Adults Select Committee held a joint meeting on 7th September 2018, with an open invitation to all Members, to discuss this matter. The main feedback is provided via the Chair's Summary:

It was felt that the current plan has not delivered what we had hoped for in terms of housing and it was asked whether Members felt we should continue with the plan as is.

The need for affordable housing across the county is great and is needed now. It was felt that we as an authority should not take forward such a shortfall without attempting to do something in the interim.

After looking at smaller development sites it was suggested that smaller developers could possibly help us with a solution.

In terms of the LDP review we must challenge the sixty forty concept and consider the affordability factor. We must be mindful of infrastructure challenges, with particular attention to the south east of the county in terms of being impacted by the Forest of Dean and Gloucestershire.

Practical infrastructure such as cemeteries were of particular concern.

In regard to the officer's recommendations, option 2E, a hybrid option was felt to be the most favourable.

Upon being put to the vote (for the purpose of understanding whether or not there was a consensus of opinion from the Select Committee) the following votes were recorded;

For - 8

Against - 1

Abstentions – 1

10. BACKGROUND PAPERS:

Appendix 1: Letter from Welsh Government Cabinet Secretary dated 18th July 2018

Appendix 2: Housing delivery projections shown by LDP strategy and settlement hierarchy

Appendix 3: Housing delivery projections shown by local housing market area

Appendix 4: Well-being Assessment

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Ysgrifennydd y Cabinet dros Ynni, Cynllunio a Materion Gwledig
Cabinet Secretary for Energy, Planning and Rural Affairs

Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref: Housing

To: Heads of Planning
(CC: PINS & HBF)

18 July 2018

Dear Colleague,

On 10 May I announced my intention to undertake a wide-ranging review into the delivery of housing through the planning system. This was in response to the current housing land supply position and directly related to the under delivery of Local Development Plan (LOP) housing requirements.

As an initial part of the wide-ranging review, I am issuing a 'Call for Evidence' to explore ways the planning system can assist in increasing the delivery of new homes in sustainable locations. The 'Call for Evidence' starts today, 18 July, and will run for a 12 week period.

The 'Call for Evidence' provides stakeholders with the opportunity to put forward views and proposals, supported by evidence, to address housing land supply and delivery issues. However, I believe the following overarching principles apply and should be addressed through the evidence submitted:

- Planning decisions must be based on an up-to-date development plan - the plan-led approach to development management;
- Housing requirements should be based on evidence and all sites identified to meet the requirement must demonstrate they are deliverable;
- Monitoring arrangements and any associated actions must reinforce the plan-led approach to development management.

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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.

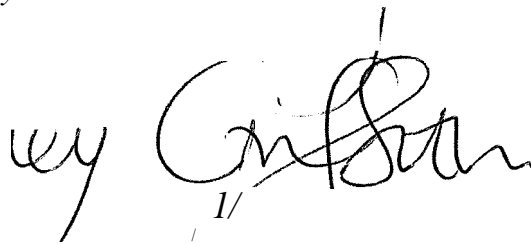
As a result of the current housing land supply position across Wales some Local Planning Authorities (LPAs) are receiving 'speculative' applications for housing on sites not allocated for development in LDPs. This is generating uncertainty for communities and is to the detriment of the plan-led system. Therefore, in support of the review and to alleviate some of the immediate pressure on LPAs, I have decided to dis-apply paragraph 6.2 of Technical Advice Note (TAN) 1, *Joint Housing Land Availability Studies*, following the consultation on this matter. This removes the paragraph which refers to attaching "considerable" weight to the lack of a 5-year housing land supply as a material consideration in determining planning applications for housing.

As a result of the dis-application of paragraph 6.2 of TAN 1, it will be a matter for decision makers to determine the weight to be attributed to the need to increase housing land supply where an LPA has a shortfall in its housing land.

The dis-application of paragraph 6.2 of TAN 1 takes effect from 18 July 2018. The planning applications affected will include all those which have been made but not determined by the relevant authority. The dis-application will not apply to planning applications where it has been resolved to approve subject to the signing of a section 106 agreement.

I would encourage anyone with an interest in increasing housing delivery to meet the needs of communities across Wales to respond to the 'Call for Evidence'.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lesley Griffiths', with a vertical line extending downwards from the end of the signature.

Lesley Griffiths AC/AM (

Ysgrifennydd Cabinet dro Cynllunio a Materion Gwledig
Cabinet Secretary for Energy, Planning and Rural Affairs

Appendix 2: Housing delivery projections shown by LDP strategy and settlement hierarchy

	Completions 2011 - 2018	Small Site Windfalls 2018 – 2021	Large Site Windfalls 2018 - 2021	Allocated Site Completions 2018- 2021	Total	LDP Target 2011 – 2021	
Abergavenny	179 (56)	25	45 (16)	230 (67)	479 (139)	566 (181)	-87 (-42)
Chepstow	135 (26)	31	135 (6)	150 (15)	451 (47)	675 (155)	-224 (-108)
Monmouth	367 (62)	47	81 (29)	377 (127)	872 (218)	825 (218)	47 (=)
MAIN TOWNS	681 (144)	103	261 (51)	757 (209)	1802 (404)	2066 (554)	-264 (-150)
Caldicot	214 (56)	11	25 (25)	0 (0)	250 (81)	210 (81)	
Portskewett	29 (0)	0	0 (0)	120 (30)	149 (30)	324 (71)	
Magor Undy	118 (18)	8	0 (0)	273 (69)	399 (87)	631 (142)	
Caerwent	133 (26)	6	0 (0)	0 (0)	139 (26)	152 (26)	
Rogiet	37 (33)	5	11 (0)	0 (0)	53 (33)	53 (33)	
Sudbrook	13 (0)	1	46 (15)	133 (15)	193 (30)	244 (63)	
SEVERNSIDE	544 (133)	31	82 (40)	526 (114)	1183 (287)	1614 (416)	-431 (-129)
Usk	15 (0)	11	0 (0)	20 (7)	46 (7)	53 (7)	-7 (=)
Raglan	24 (11)	4	0 (0)	45 (16)	73 (27)	75 (27)	-2 (=)
Penperlleni	7 (0)	5	0 (0)	65 (23)	77 (23)	122 (25)	-45 (-2)
Llanfoist	244 (29)	7	80 (28)	0 (0)	331 (57)	245 (57)	86 (=)
RSS	290 (40)	27	80 (28)	130 (46)	527 (114)	495 (116)	32 (-2)
RURAL	267 (23)	88	39 (7)	90 (53)	484 (83)	782 (141)	-298 (-58)
TOTAL	1782 (340)	249	462 (126)	1503 (422)	3996 (888)	4957 (1225)	-961 (-337)

Appendix 3: Housing delivery projections shown by local housing market area

	Completions 2011 - 2018	Small Site Windfalls 2018 - 2021	Large Site Windfalls 2018 - 2021	Allocated Site Completions 2018-2021	Total	LDP Target 2011 - 2021	
Housing Market Area: South - (AH need June 2017 Bands 1-4: General Needs 767 + OAP and Adapted 216 = 983)							
Main Towns:							
Chepstow	135 (26)	31	135 (6)	150 (15)	451 (47)	675 (155)	-224 (-108)
Severnside:							
Caldicot	214 (56)	11	25 (25)	0 (0)	250 (81)	210 (81)	
Portskewett	29 (0)	0	0 (0)	120 (30)	149 (30)	324 (71)	
Magor Undy	118 (18)	8	0 (0)	273 (69)	399 (87)	631 (142)	
Caerwent	133 (26)	6	0 (0)	0 (0)	139 (26)	152 (26)	
Rogiet	37 (33)	5	11 (0)	0 (0)	53 (33)	53 (33)	
Sudbrook	13 (0)	1	46 (15)	133 (15)	193 (30)	244 (63)	
SEVERNSIDE TOTAL	544 (133)	31	82 (40)	526 (114)	1183 (287)	1614 (416)	-431 (-129)
Housing Market Area: Monmouth and Central- (AH need June 2017 Bands 1-4: General Needs 400 + OAP and Adapted 178 = 578)							
Main Towns:							
Monmouth	367 (62)	47	81 (29)	377 (127)	872 (218)	825 (127)	47 (=)
Rural Secondary Settlements:							
Usk	15 (0)	11	0 (0)	20 (0)	46 (7)	53 (7)	-7 (=)
Raglan	24 (11)	4	0 (0)	45 (16)	73 (27)	75 (27)	-2 (=)
Penperlleni	7 (0)	5	0 (0)	65 (23)	77 (23)	122 (25)	-45 (-2)
Housing Market Area: Abergavenny - (AH need June 2017 Bands 1-4: General Needs 554 + OAP and Adapted 228 = 782)							
Main Towns:							
Abergavenny	179 (56)	25	45 (16)	230 (67)	479 (139)	566 (109)	-87 (-42)
Rural Secondary Settlements:							
Llanfoist	244 (29)	7	80 (28)	0 (0)	331 (57)	245 (0)	86 (=)

