

From: Conwy JHLAS
Sent: 17 March 2017 15:24
To: Richard Clarke
Cc: Planning Directorate Mailbox
Subject: Conwy JHLAS 2017 - Agreed Timetable

Dear all,

Please find attached a copy of the agreed timetable for the 2017 JHLAS process.

In accordance with TAN1 2015 I can confirm that the land supply calculation will be based on the residual method – now the only permitted method for calculating housing land supply.

It is the view of Conwy CBC that the JHLAS process and most crucially the 5-year land supply calculation does not form a robust assessment of the genuine need for housing land in Conwy over the next five years, making an exact land supply figure resulting from this unhelpful and meaningless. As previously detailed in submissions to WG including through the 2016 AMR, in the TAN1 consultation and via the WLGA, the residual method punishes local authorities and their communities for being unable to achieve a 5-year supply, which is fundamentally for reasons beyond their control, i.e. the wider economy, finance and housing market. Local Authorities are having to provide a supply of land to meet levels of demand that do not exist, as demonstrated by the increasing disparity between annual requirement and annual delivery. This is compounded by the removal of the past building rates methodology from the latest TAN1 which could previously provide a 'sense check' to the land supply figure.

Conwy CBC acknowledge that under the residual calculation we will realistically be unable to achieve a 5-year supply until either TAN1 is amended again or the LDP Review is complete, regardless of how many additional sites could be reasonably granted planning permission on the basis of the land supply shortfall.

As such, I can confirm that the land supply for Conwy for 2017 will be **<5 years**.

The process of producing the JHLAS report therefore seems an unnecessary exercise, however to accord with the requirements of TAN1, CCBC will do so in line with the attached timetable.

Kind regards,

Richard Clarke

Swyddog Cynllunio / Planning Officer
Cynllunio Strategol a Chymunedau / Strategic Planning and Communities
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