



Eich cyf/Your ref
Ein cyf/Our ref

John Griffiths AS/MS,
Chair of the Local Housing Government Committee,
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19th May 2022

Dear John,

Thank you for your letter of 13th of May and the Committee's careful handling of this particularly complex subject. I am setting out below my responses to the queries you have raised.

Proposed new planning use Classes

As you have noted from the consultation document, should changes be implemented following the consultation, the intention is that planning permission would *not* be required to change from a C5 (Secondary Homes) or C6 (Short-term Let) to a C3 use (Primary Homes) where an Article 4 direction is in place. This ensures properties in use as second homes or short-term holiday lets can return to general C3 housing supply without impediment, particularly in areas where there are localised housing pressures.

Land available for housing development

As outlined in [Planning Policy Wales \(PPW\)](#), the supply of land to meet the housing requirement proposed in a development plan must be deliverable. To achieve this, development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period.

The ability to deliver the identified housing requirement must be demonstrated through a housing trajectory. The trajectory will illustrate the expected rate of housing delivery for both market and affordable housing for the plan period. To be 'deliverable', sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable at the point in the trajectory when they are due to come forward for development, in order to support the creation of sustainable communities.

Planning authorities must use their housing trajectory as the basis for monitoring the delivery of their housing requirement identified in their plan. Accurate information on housing delivery assessed against the trajectory is necessary to form part of the evidence

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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.

base for development plan Annual Monitoring Reports (AMRs) and for subsequent plan review. Under-delivery against the trajectory can itself be a reason to review a development plan. The monitoring of housing delivery for AMRs must be undertaken by planning authorities in accordance with the guidance set out in the [Development Plans Manual](#).

Commission on Welsh-speaking Communities

It is anticipated that Dr Simon Brooks, will take up his role as chair of the Commission in early June. Our aim is to announce the names of the commission members shortly after Dr Brooks' appointment.

Consultation on the Welsh Language Communities Housing Plan

The analysis of the consultation responses of the Welsh Language Communities Housing Plan is nearing completion. We aim to publish a summary of consultation responses and set out our next steps by the end of June.

Land Transaction Tax Consultation (LTT)

Officials are currently analysing the responses to the recent consultation on proposed local variation to LTT rates for second homes, short-term holiday lets and, potentially, other additional residential properties. Details of the outcome of the consultation will be published in due course

I hope these responses provide clarification, and I look forward to reading the Committee's report and recommendations.

Yours sincerely



Julie James AS/MS

Y Gweinidog Newid Hinsawdd
Minister for Climate Change