



Our ref:

To: All Chief Planning Officers

9 May 2016

Dear Colleague,

Implications for Technical Advice Note 1 resulting from recent amendments to the Use Classes Order

The revisions that were made to Technical Advice Note 1, *Joint Housing Land Availability Studies* (TAN 1), in January 2015 clarified that to be included as part of the housing land supply the 'housing' should fall within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (the Use Classes Order). This is set out in paragraph 4.3.1 of TAN 1. However, the recent amendment to the Use Classes Order which came into force on 25 February 2016 amended Use Class C3 as a result of the introduction of a new Use Class C4 for houses in multiple occupation (HMOs) occupied by 3 to 6 unrelated people who share basic amenities.

The purpose of this letter is to clarify that as HMOs that now form Class C4 were previously included under former Class C3, the definition of 'housing' for housing land supply purposes (as expressed in paragraph 4.3.1 of TAN 1) covers both the amended Class C3 and the new Class C4.

If you require any further information on this matter, please contact either Nick Lloyd (Nicholas.Lloyd2@wales.gsi.gov.uk) or Paul Robinson (paul.robinson@wales.gsi.gov.uk) in the Planning Policy Branch of the Planning Directorate.

Yours sincerely

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