



Ein cyf/Our ref JB/00993/25

Mark Harris  
Planning & Policy Advisor Wales  
Home Builders Federation

[mark.harris@hbf.co.uk](mailto:mark.harris@hbf.co.uk)

07 November 2025

Dear Mark,

Thank you for your letter regarding Marine Special Area of Conservations (SAC) Nitrates: Impact on the delivery of new homes.

I appreciate the commitment of you and your members to finding a positive way forward, and for your engagement on the matter with me and my officials. The recent SME Housebuilders Roundtable on 15 October was a good example of this; I felt we had a very productive discussion including on the impact of Marine SAC assessments and wider matters related to land, planning, financing, skills and innovation.

I'm sure you agree this cannot be a choice between protecting our natural resources and building the homes our nation vitally needs – we need to do both. As we have discussed, and as I set out in my letter to you, I am mindful of the potentially significant impacts on the housebuilding sector and supply chain of recent decisions.

Ensuring that development resumes as quickly as possible is a top priority for this government. We have provided additional financial support to affected areas to enable them to quickly put in place the measures required, including over £500,000 to the West Wales Nutrient Management Board and funding of up to £1.5million to support Local Authorities to implement nutrient neutrality measures.

As your letter notes, I also confirmed in a [Written Statement](#) on 10 October that the First Minister has established a Taskforce to ensure that development resumes as quickly as possible, with a particular focus on planning and the short-term solutions that will enable Local Planning Authorities to approve projects again.

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:  
0300 0604400

Bae Caerdydd • Cardiff Bay  
Caerdydd • Cardiff  
CF99 1SN

[Gohebiaeth.Jayne.Bryant@llyw.cymru](mailto:Gohebiaeth.Jayne.Bryant@llyw.cymru)  
[Correspondence.Jayne.Bryant@gov.Wales](mailto:Correspondence.Jayne.Bryant@gov.Wales)

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.

I agree that the home building industry is a key part of the solution, with valuable direct experience from across other parts of the United Kingdom that we can learn from. I will ask my officials to meet regularly with you and your colleagues to seek your views and input; I am closely monitoring developments, and I will also join those meetings when my diary permits.

It is crucial that you and your colleagues are fully aware of, and able to positively contribute to, the response work currently underway across the government. I have asked my officials to ensure this is the case, including making use of your expertise to positively contribute to the work of the Taskforce.

Yours sincerely,

A handwritten signature in black ink that reads "Jayne Bryant". The signature is written in a cursive style with a large, stylized initial 'J'.

**Jayne Bryant AS/MS**

Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai  
Cabinet Secretary for Housing and Local Government