

RIBBLE VALLEY BOROUGH COUNCIL



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Dear Sir

RIBBLE VALLEY HOUSING AND ECONOMIC DPD – EXAMINATION IN PUBLIC HOUSING LAND SUPPLY ISSUES

In relation to the forthcoming Examination and your latest timetable which includes additional days for housing matters, I write to advise that the Council is in the process of updating its Housing Land Availability evidence. At submission you were provided with our report base dated 30 September 2017. Our practice is to update housing land data every six months and we will be publishing the latest update for the meeting of our Planning and Development Committee to be held on 28 June. Papers for this meeting should be published on 18 June.

You may be familiar with a recent appeal decision in relation to land at Higher Road, Longridge (appeal reference APP/T2350/W/17/3186969) where your colleague Mr Wildgoose determined as set out in his letter dated 22 May that the Council could not demonstrate a five year land supply based on the evidence before him.

The Council is considering its response to this matter, however, clearly should the Council's updated housing land supply report identify that there is not a five year supply, the Council will need to give consideration to how it will address this including possible additional allocations. At present, the Council has not determined its position but I consider in the light of these issues and the scheduled commencement of the Examination it should be drawn to your attention.

As I see it, there are two key aspects:

- Firstly, the updated Land Availability Report which will be material, and that participants will, quite rightly, wish to have the opportunity to comment on.
- Secondly, should it prove necessary to identify additional allocations by way of proposed main modifications, the Council will need to undertake further appraisal and consultation on sites, this in itself will not be possible ahead of the Examination in Public. As you will be aware a number of representations have been made to the allocations plan promoting additional sites to be considered as part of the Examination.

The Council consider it important to raise these with you. I would welcome your guidance on how you would wish these matters to be addressed in regard to the Examination.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Hirst', with a horizontal line underneath.

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

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