

Copy of Let T4

RIBBLE VALLEY BOROUGH COUNCIL

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Dear Sir

RIBBLE VALLEY HOUSING AND ECONOMIC DPD - EXAMINATION CONSULTATION ON ADDITIONAL ALLOCATIONS

Please find enclosed a copy of the representations submitted to the Council in response to consultation carried out by the Local Planning Authority in connection with potential additional sites. These responses have been published in redacted form. Consultation was carried out between 24 July and 7 September.

I would also advise in addition to the representations the Council has received a petition containing 252 on-line signatures and a further 1121 paper based signatures regarding changes to the settlement boundary and housing development in Clitheroe. The signatories request that "RVBC reconsider the land allocation plan and prioritise affordable housing in the surrounding villages, giving young adults an opportunity to remain part of those communities" and that it be presented to the Inspector as an objection to the additional allocations.

These will be dealt with in accord with the Council's petition scheme. An item will be included on the agenda for Full Council to be held on 16 October when the issues raised may be debated. I will provide an update on the outcome of any debate in due course. Should you require a copy of the petition, this can be furnished.

I enclose a copy of the Council's consultation document setting out the proposed additional allocations and the revised SA statement, together with a copy of the Council's Housing Land Availability Schedule base-dated 30 March which was the evidence base for the consultation. Copies of the Councils' Committee reports (two reports to a Special meeting of the Council's Planning and Development Committee held on 17 July 2018 and the relevant minutes) dealing with the matter are included as further background to the Council's work.

As you will see from the Council's Committee minutes, Members resolved to take forward a number of sites which are set out in the consultation document and that those proposed would be subject to consultation and submitted to yourself for consideration as proposed modifications. The Council would anticipate that if you recommend that they are included as proposed modifications to the Plan, it would then be subject to the formal statutory consultation on modifications as part of the Plan making process.

In the light of the new NPPF being published in July, and the updated definitions of what constitutes deliverable sites issued by Government on 13th September 2018, the Council has undertaken further work in relation to its housing supply primarily as a consequence of a current Section 78 appeal for land at Hammond Ground, Whalley Road Read (reference APP/T2350/w/17/3185445). This Inquiry was re-convened on 9 October 2018 and has subsequently been changed to progress as a Hearing.

As part of this evidence for the above appeal the Council has published a further Housing Land Availability Schedule base-dated 30 June 2018 a copy of which is enclosed. It has been acknowledged by the Council that currently the Council is unable to demonstrate a five year supply. The Council's position at present is that it can only demonstrate a 4.9 year supply. However, the additional allocations proposed will provide a Development Plan response to the current circumstance which the Council anticipates will be explored in more detail and with relevant updates in the course of the forthcoming Examination.

As a matter of procedure I would be grateful for your view on whether housing land supply matters will be tested against the provisions of the 2012 NPPF or the new 2018 NPPF and associated guidance.

I trust the above is of assistance but please do not hesitate to contact me should you require any further information in connection with the above matters at this stage.

Yours faithfully

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

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