



RIBBLE VALLEY BOROUGH COUNCIL

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date: 9 November 2018

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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 in particular matters related to housing, you will recall the Council provided you with copies of the revised housing land information base dated July 2018 and set out the circumstances relating to housing land supply in my letter of 10 October 2018.

That position was established in relation to an appeal where the council had to assess its supply against the provisions of the national planning guidance. Subsequently the Council has undertaken an extensive review in the light of the changes to National Planning Policy Guidance in order to update the housing land availability survey information in line with the councils standard 6 monthly survey. This is a base date of September.

The Council has undertaken an extensive consultation with relevant parties in the development industry to seek evidence in line with the new guidance in relation to deliverability and is currently collating this information in order to provide the most up to date, national guidance compliant housing land supply statement.

As you will appreciate this has been an intensive task however the Council is anticipating that it will be in a position to publish the completed survey data, evidence and analysis week commencing 12 November. We propose to notify parties appearing at the Examination that that information is available.

I acknowledge that the information is only going to be available at a late stage ahead of the Examination, however I hope you will agree that the five year housing land position, in the light of the changed guidance, is a key material consideration in relation to the substantive housing issues that the Examination will be looking at. At this stage, the Council is not seeking to delay the progress on the Examination but would ask you to consider this information due to its significance.

Preliminary assessments indicate that with this detailed evidence, the Council is in a position to demonstrate a five year supply and it is the Councils' intention to present this to inform the Examination.

Continued

Continuation Sheet 1
9 November 2018

I would be grateful if you could advise if you are happy to proceed on this basis. Meanwhile once the position statement is published, we will notify all those participating parties of the relevant evidence base update.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Hirst', written in a cursive style.

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

Richard McCoy – Inspector
c/o Programme Officer
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