

## **Examination of the Ribble Valley Borough Council, Housing & Economic Development Plan Document Submission Draft**

### **Pre Hearing Note to the Council**

My *Guidance Note* and *Note to Representors* dated 2 November 2017 set out how the Examination will proceed, and subject to the change of dates, remain in effect. These should be consulted by all parties prior to the commencement of the hearing sessions. The revised Timetable sets out the programme for each session. The basis for discussion at each session stems from my *Main Issues and Questions* and the answers given by the Council. This flows from the *Submission Draft* of the *Housing & Economic Development Plan Document* which the Council submitted to the Secretary of State as it considered it to be a sound plan. That is the plan that is being examined.

However, the Council, immediately prior to the scheduled commencement of the hearing sessions on 3 July 2018, undertook further work on housing land supply. This resulted in the sessions being rescheduled to allow time for the additional work to be completed and consulted upon. Nevertheless, as the Council will be aware, once submitted for examination, the substance of a submitted plan can only be changed through a process of main modifications (MMs). These can only be made if they are recommended by the Inspector and necessary to achieve a sound plan.

Therefore, in response to the Council's letter dated 20 November 2018 attaching details of its recently published 5 year housing land supply statement, and in order to assist with the efficient running of the hearing sessions, I would like to know at this stage if the Council considers, as a result of the additional work undertaken, that any aspect of their plan is unsound and if so what they propose to do to remedy the situation? If possible, a document that identifies any proposed changes to the plan including explanations/justification for the changes, would be very helpful for clarification purposes. Also of help, would be a schedule of potential MMs to the plan (which I may or may not find to be necessary to achieve a sound development plan document). The examination will then need to consider whether each of the Council's suggested MMs is necessary to achieve a sound plan and this will be explored in the hearing sessions.

In addition to the above, it would be helpful for the Council to identify what it considers to be any suggested additional (or minor) modifications. These are changes that do not materially affect policies and can be made by the Council on adoption. As such they are a matter solely for the Council and not for my consideration.

I appreciate the tight timescale involved but I consider that a response to the foregoing would be of great assistance to all of those who will be attending next week's hearing sessions.

Richard McCoy  
Inspector  
21 November 2018