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

[Signature]

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

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