

**MINUTES OF THE
DEVELOPMENT PLAN WORKING GROUP
HELD ON WEDNESDAY 25 SEPTEMBER 2019 @ 2.30pm**

PRESENT:

Councillor Alison Brown (Chair)	Nicola Hopkins
Councillor Judith Clark	Colin Hirst
Councillor Richard Sherras	
Councillor Noel Walsh	
Councillor Jim Rogerson	
Councillor Robert Thompson	

APOLOGIES

None received.

MINUTES

The minutes of the meeting held on 27 June 2018 were agreed as a correct record.

Cllr Sherras asked about the service offered by PINS to give a 'sound' judgement on housing numbers – valid for 12 months – if the Local Authority submits it to them.

Colin will check with Wyre for feedback on this service as they are an authority that have done it.

HED DPD UPDATE

Colin reported that the Inspector's report had been received and the outcomes would be reported to P & D on 3 October 2019 for information. The plan had been found sound subject to the modifications being made. The Inspector had not made comments on individual submissions and had not assessed the 5 year supply issue, only commented that monitoring needed to be in place.

The report had been published on the website and sent to libraries and a notice to those parties who had expressed an interest in being notified.

The HED will go to full Council on 15 October 2019 for adoption after which there would be a 6 week High Court challenge period before formal adoption.

STRATEGIC HOUSING AND ECONOMIC NEEDS ASSESSMENT (SHENA)

Colin reported that Turley Associates had been appointed as consultants to carry out this work. A report would be submitted to P & D on 3 October 2019 on progress made and to agree a timetable to consult on the findings. The assessment includes a housing requirement figure. The summary findings based on the baseline figure standard methodology = 148; to support job support/economic impact the uplift = 248; to keep continuing growth it would need to be nearer the existing figure of 280. A 6 week consultation would be undertaken to inform the Council's consideration of it's housing requirement.

REVIEW OF LOCAL PLAN

The review of the Local Plan has to be completed by December 2019.

The review will consider what is missing from the Plan; what needs adding; what has been challenging; where it identifies with National Policy; where it is compliant with National Policy; and whether a partial or complete update will be required.

UPDATE OF LOCAL DEVELOPMENT SCHEME

Nicola recommended the option of a complete update in order to bring all parts of the plan together. It would be a 12 month process to get to consultation stage for Reg 18 with a target for proposed adoption by March 2022.

Budget requirements for the update will be considered by P & D committee on 31 October 2019 and P & F committee on 19 November 2019.

Nicola also proposed to have several Supplementary Planning Documents to support the policies in the Plan eg types of housing (affordable/extra care/for younger people/rented). These would be easier to update when required without having to go through the consultative plan process.

An up to date Housing Land Statement would be reported to P & D on 31 October 2019 and a new housing figure would be considered by Council on 17 December 2019.

DATE OF NEXT MEETING

Provisionally arranged for Tuesday 12 November 2019 at 4pm in the Level D meeting room (Turleys to be invited)

The meeting closed at 4.00pm

**MINUTES OF THE
DEVELOPMENT PLAN WORKING GROUP
HELD ON WEDNESDAY 13 NOVEMBER 2019 @ 2.00pm**

PRESENT:

Councillor Alison Brown (Chair)	Nicola Hopkins
Councillor Judith Clark	Colin Hirst
Councillor Richard Sherras	Phil Dagnall
Councillor Noel Walsh	Rachel Horton
Councillor Jim Rogerson	
Councillor Robert Thompson	

APOLOGIES

None received.

MINUTES

The minutes of the meeting held on 25 September 2019 were agreed as a correct record.

Colin gave feedback on Wyre's application to use the PIN's service.

HED DPD UPDATE

The HED was approved by full Council on 15 October 2019 for adoption. We are now in the 6 week High Court challenge period before formal adoption. Assuming no challenges are received the next stage will be to update the proposals map and publish.

STRATEGIC HOUSING AND ECONOMIC NEEDS ASSESSMENT (SHENA)

Anthony Pollard and Andrew Lowe from Turley Associates attended the meeting to give a presentation on their work carried out so far on the SHENA.

The assessment includes a housing requirement figure. The summary findings based on the baseline figure standard methodology = 148; to support job support/economic impact the uplift = 248; to keep continuing growth it would need to be nearer the existing figure of 280. There needs to be a pragmatic and balanced approach with a robust figure that will not be constantly challenged.

The assessment looks at

- Overall need
- Size & type of housing needed
- Affordable housing need
- Specific housing needs of different groups

Anthony explained how the demographic baseline is calculated; then adjusted to reflect affordability based on workplace earnings. Other circumstances such as past delivery and demand are also considered.

In the 4 year period 2014 – 18 the population is now what was projected by 2029 – best to be forearmed.

Completions on permissions given have been relatively strong but these will peak this year then drop. The supply needs to be kept up to meet the Governments required numbers of 300,000 across the country.

In the Core Strategy the figure of 280 dwellings per year was used. What aspects have changed over the past 5 years need to be examined. A lower level of provision will have a long-term impact on population type in Ribble Valley – more over 65's and less 16 – 15's. It will also have an impact on job growth and actively discourage investment and intensify labour shortage.

2/3 bed houses reflect current tendencies.

Members asked questions with regard to retirement villages and/or supported living. There is a strong representation of older people that is likely to grow over the plan period. This would be a fertile area to develop housing.

There is a continued need of 88 units per year of affordable housing – this is currently very successful with S106 agreements.

There is a sustained need to provide for people with disabilities as shown by DFG applications.

Other policies that need including are

- Self build (12 on the expressed interest register)
- Gypsies/travellers

Responses to the 6 week consultation will be considered (closing date 18 November 2019) and will form part of the report to be presented to Planning & Development committee on 28 November 2019.

A copy of the presentation be circulated to members for their information.

REVIEW AND UPDATE OF LOCAL PLAN

A report will be presented to Planning & Development committee on 28 November 2019 regarding the 5 year review to include

- Policy gaps (including self-build and holiday lets)
- NPPF gaps
- Evidence gaps
- Cost implications

DATE OF NEXT MEETING

To be arranged when required

The meeting closed at 3.15pm