

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

meeting date: THURSDAY, 27 MAY 2021
title: HOUSING LAND EVIDENCE UPDATE
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1 PURPOSE

- 1.1 To provide Members with key information in relation to the updated Housing Land Availability Survey which has a base date of 30 March 2021.
- 1.2 To seek agreement to publish to undertake key stakeholder consultation in relation to this baseline survey.
- 1.3 Relevance to the Council's ambitions and priorities:
 - Community Objectives – The information in this report relates to the delivery of housing and the review of the Local Plan.
 - Corporate Priorities – This information is relevant to the adopted Core Strategy which is a spatial expression of corporate priorities.
 - Other Considerations – Councils have a duty to update housing supply data annually.

2 BACKGROUND

- 2.1 The Council has a duty to ensure a five-year supply of deliverable housing land. The Government expects that Local Planning Authorities should have an identified five-year housing supply at all points during any plan period. Members will be aware that the issue of five-year supply continues to be a material matter in the determination of planning applications and appeals and specifically in relation to this survey, this report will form an important part of the baseline evidence upon which the update to the Local Plan will progress.
- 2.2 Members will recall that previous versions of the Housing Land Availability Survey and in particular the production of the five-year statement, have seen several changes to the methodology; in relation to this survey there are no baseline changes to the methodologies proposed.
- 2.3 Current guidance emphasises that Local Authorities need to demonstrate that there is a reasonable prospect that housing sites are developable and deliverable within the next five years using robust and up to date evidence and the Council has previously undertaken work to provide clear evidence required by the Framework to reinforce the five-year supply position.
- 2.4 An issue that has arisen in relation to this survey is the relatively poor response from landowners and developers in relation to requests to provide supporting evidence. Consequently, this survey is being taken forward based on existing evidence were

considered appropriate, relevant updates in relation to information received and an assessment of development activity over the previous 12-month period which also gives an understanding of the impact of the pandemic on housing land supply and development activity in the borough.

- 2.5 A copy of the full Housing Land Availability Study and the Draft 5 Year Statement can be viewed using the following link:

https://www.ribblevalley.gov.uk/Housing_Land_Availability_Survey_and_Report_2021

3 HOUSING LAND SUPPLY

- 3.1 Members will be aware that given the Core Strategy was adopted in 2014, the Council undertook a review and determined that the plan did need to be updated at its five-year anniversary and consequently work is underway to take this forward. Government guidance in relation to calculating housing requirements is set out in the National Planning Policy Framework. Whilst the Development Plan is valid, because it has reached its five-year anniversary and is in the process of being updated (within which process the Local Plan requirement will be determined) the National Guidance is that the baseline for housing requirements should be based on the Government's standard methodology approach.
- 3.2 The Standard Methodology Calculation is set out in the 5-year statement and is calculated as a baseline of 137 dwellings per annum.
- 3.3 The relevant housing land supply set out in the evidence is 14.2 years measured against the standard methodology. Monitored against the Core Strategy requirement for comparison the supply is 6.5 years. Consequently, the Council can demonstrate a 5-year supply of housing land and strategic housing requirements can be met.
- 3.4 As indicated earlier in this report, one of the issues that has arisen is the availability of up-to-date evidence from landowners and developers to support the assumptions that have been applied previously. As the 5-year Statement will form a baseline evidence for the Local Plan Review, it is proposed the document is published in draft form inviting comments from stakeholders on the evidence used and the assumptions made.
- 3.5 It is proposed to publish the document for a consultation period of four weeks to enable stakeholders to provide comments, after which subject to no adverse issues being raised and subject to any technical amendments the survey will be published in final form as the Council's baseline position. If issues arise that warrant further consideration by Members, a report will be brought back to this Committee.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications:

- Resources – The cost of publishing the document and undertaking stakeholder engagement are contained within existing revenue budgets.
- Technical, Environmental and Legal – The Council is required to demonstrate it has a 5-year supply of developable housing land, undertaking stakeholder testing will support the ability to maintain a robust evidence base.

- Political – Housing matters remain a corporate priority with widespread community interest.
- Reputation – There is a significant interest in housing related matters.
- Equality & Diversity – None directly. The council's approach to consultation provides opportunity for all to make comments on planning related matters.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Note the information set out in the latest Housing Land Availability Study, endorse its publication and agree to publish the 5-year supply statement for a period of four weeks stakeholder consultation.
- 5.2 Following the consultation period and subject to there being no issues that would warrant further consideration by Members, in agreement with the Chair of this Committee, that the document be published as the Council's baseline 5-year housing position.
- 5.3 Authorise the Director of Economic Development and Planning to undertake such technical amendments as are deemed necessary.

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