

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

meeting date: THURSDAY, 20 OCTOBER 2022
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 (HLAS) which has a base date of 31 March 2022.
- 1.2 To seek agreement to undertake key stakeholder consultation in relation to this baseline survey prior to publication.
- 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 consideration in the determination of planning applications and appeals, and furthermore in relation to the emerging Local Plan for the Borough.
- 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 as such the Council has previously undertaken work to provide clear evidence required by the Framework to reinforce the five-year supply position.
- 2.4 At the time of previous surveys, issues have arisen due to 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. Over the past 2 years this has also given an understanding of the impact of the pandemic on housing land supply and development activity in the borough. Members will recall that the 2021 report was subject to stakeholder consultation as part of its preparation.

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

<https://www.ribblevalley.gov.uk/downloads/file/3268/5-year-supply-statement-2022>

<https://www.ribblevalley.gov.uk/downloads/download/529/housing-land-availability-survey-hlas-2022>

3 HOUSING LAND SUPPLY

- 3.1 Members will be aware that the Core Strategy was adopted in 2014 and at its five-year anniversary in 2019 the Council reviewed and determined that the plan required updating. Consequently, work is underway to take this forward and an issues and options consultation ran between May and July of 2022 to engage with residents and key stakeholders on the pertinent matters which the new Local Plan must address. A separate report is included on this committee's agenda providing an update.
- 3.2 In relation to housing supply and requirements, Government guidance outlines that whilst the Development Plan is valid, because it has reached its five-year anniversary and is in the process of being updated (whereby a new housing requirement figure will be adopted), the baseline for housing requirements should be based on the Government's standard methodology approach.
- 3.3 The Standard Methodology Calculation is set out in the 5-year statement and is calculated as a baseline of 133 dwellings per annum. Measured against this, the relevant housing land supply set out in the evidence illustrates a 12.6 year supply. Consequently, the Council can demonstrate a 5-year supply of housing land and strategic housing requirements can be met.
- 3.4 In the interests of providing a comparison against the most recently adopted housing requirement, measured against the Core Strategy requirement of 280 dwellings per annum the housing supply would stand at 5.73 years. This again illustrates that the Council could demonstrate a 5-year supply of housing even in the scenario of the supply position being assessed against the higher, adopted figure.
- 3.5 Although the Council can identify an extensive supply of housing against the nationally defined methodology, Members must be aware that the existing pipeline of housing consents are being built out at an accelerated rate. As a result, the supply position is likely to change quickly, the implications of which must be considered in respect of housing requirement and provision within the emerging Local Plan.
- 3.6 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 in relation to expected delivery. As the 5-year statement will form an important baseline 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.

- 3.7 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. 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 (HLAS), endorse its publication and agree to publish the accompanying 5-year supply statement for a period of four weeks to allow for 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 supply position.
- 5.3 Authorise the Director of Economic Development and Planning to undertake such technical amendments as are deemed necessary.



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