



**RIBBLE VALLEY BOROUGH COUNCIL**

**HOUSING LAND AVAILABILITY  
SCHEDULE 2021**

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**5 YEAR SUPPLY STATEMENT**

**As at 31<sup>st</sup> March 2021**

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**Published May 2021**



**Ribble Valley  
Borough Council**

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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## **Disclaimer**

The factual information within this document is believed to be correct at the time of survey. Each site has been identified from approved planning applications. Whilst every effort is made to give accurate information no responsibility can be accepted for matters arising due to the information in this document being incorrect in any detail whatsoever. Marshal Scott – Chief Executive

**NB: The Authority is mindful that the current COVID-19 pandemic may affect the delivery of some sites within the Borough, the true impact of which remains uncertain. On this basis, we will continue to liaise with various stakeholders and monitor closely the delivery of sites.**

## 1. INTRODUCTION

- 1.1 In line with Government priorities to help boost the supply of housing, The National Planning Policy Framework<sup>1</sup> (NPPF) sets out that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a five years' worth of housing against their housing requirements. It is expected that local planning authorities should have an identified five-year housing supply at all points during the plan period.
- 1.2 The Council monitors Housing Land which considers the National Planning Policy Guidance<sup>2</sup> on an ongoing basis and publishes its Housing Land Availability Scheme on an annual basis at the least as part of the council's strategic planning monitoring. In addition, the Council does prepare interim updates often in response to planning appeals to ensure the most up to date information is available. This current assessment updates the previous 31<sup>st</sup> March 2020 base date position by outlining delivery on the following sites as of the 31<sup>st</sup> March 2021:
- Sites with Full Planning Permission.
  - Sites with Outline Planning Permission.
  - Sites in which Development Has Commenced
- 1.3 Paragraph 73 of the NPPF states that Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The definition of 'deliverable' is outlined as follows:
- “To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years” (Annex 2, Glossary NPPF).*
- 1.4 The Authority has consulted developers, landowners, and agents to establish the delivery of sites via e-mail and letter. Furthermore, and to address the above requirement, the Council has also sought agreement between certain parties using a Statement of Common Ground (SOCG), and assessed the completions that will be delivered on the site within the next five years (01/04/2021 – 31/03/2026) in accordance with Paragraph 7 of PPG Guidance 'Housing supply and delivery' (July 2019).
- 1.5 Evidence of delivery, including signed SOCG'S can be found in the accompanying document to this statement entitled '5 Year Supply - Evidence of Delivery Compendium – As at 31<sup>st</sup> March 2020'. An additional request for information was made ahead of this document in March 2021, and where responses were received these are listed in Appendix C.
- 1.6 It should be noted that this document represents a specific position in time (as of the 31<sup>st</sup> March 2021). The situation changes constantly as permissions are implemented, new permissions are granted, and schemes amended. Furthermore, the impact of the current COVID-19 pandemic may have an impact upon the delivery of sites. The Authority will therefore monitor closely government guidance and legislation and

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<sup>1</sup> Gov.uk, 'National Planning Policy Framework, 2019. (<https://www.gov.uk/government/publications/national-planning-policy-framework--2#:~:text=The%20revised%20National%20Planning%20Policy%20Framework%20was%20updated%20on%2019,and%20revised%20in%20July%202018>).

<sup>2</sup> Gov.uk, 'Planning Practice Guidance, 2019. (<https://www.gov.uk/government/collections/planning-practice-guidance>).

continue to liaise with various stakeholders to assess the delivery of sites in the Borough. The outcome of which will be assessed as part of the 'Local Plan Review'.

## 2. HOUSING REQUIREMENT

- 2.1 Policy H1 of the Ribble Valley Core Strategy sets an overall requirement of 5600 dwellings for the full plan period from 2008 – 2028.
- 2.2 In the current monitoring period (1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021) 453 dwellings have been completed. This figure is below the forecast in the housing trajectory figure for the same period found on pages 11. and 12. of the 'Housing Position Paper'<sup>3</sup> which was published in December 2018 as part of the Councils evidence in relation to the examination of the HED DPD in November 2018 and January 2019. The ongoing implications of COVID-19 including a partial halt to all construction during 2020 is likely to have had a considerable influence. However actual completions remained high despite the impact of the pandemic with delivery returning to pre-pandemic levels by the end of the 12-month period. Actual completions represented a reduction against forecast of 11%.

### Standard Methodology

- 2.3 The Ribble Valley Core Strategy was adopted in December 2014 and is therefore more than 5 five years old. In accordance with the NPPF the Authority's local housing need (LHN) should therefore be calculated using the 'Standard Method' (as per para. 3. of PPG Guidance 'Housing supply and delivery) pending review through the local plan process.
- 2.4 The standard method identifies a minimum annual housing need figure in a way which addresses projected household growth and historic under-supply. The calculation is based on household growth projections and house price to earnings affordability data published by the Office for National Statistics (ONS).
- 2.5 Using the most recent affordability data published by the Office for National Statistics (ONS) on the 25<sup>th</sup> March 2021 the Local Housing Need Requirement figure as of 31<sup>st</sup> March 2021 is **130 dwellings**. Appendix A of this report outlines the methodology that is used to establish the LHN using the standard methodology.

### Buffer

- 2.6 The most recent Housing Delivery Test was published on 19th January 2021 which covers housing completions from 2017-18, 2018-19 and 2019-20. The published results confirm that Ribble Valley has met the test of delivery, therefore there is no evidence of housing 'under-delivery' in Ribble Valley.

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<sup>3</sup> Housing Position Paper December 2018 - [https://www.ribblevalley.gov.uk/download/downloads/id/12015/housing\\_position\\_statement\\_5\\_dec\\_2018.pdf](https://www.ribblevalley.gov.uk/download/downloads/id/12015/housing_position_statement_5_dec_2018.pdf)

- 2.7 Paragraph 73 of the National Planning Policy Framework (Feb 2019) outlines the use of the appropriate buffer. As the Authority has met the provisions of the Housing Delivery Test (HDT) over the last three years a 5% buffer is applied.
- 2.8 The table below shows the annualised requirement using the standard methodology with a 5% buffer.

<b>Table 1 Table Local Housing Need (LHN) with a 5% Buffer</b>		
<b>A</b>	Local Housing Need (LHN)	130
<b>B</b>	Five-year requirement (A $\times$ 5)	650
<b>C</b>	Plus 5% Buffer (5% of B)	32.5
<b>D</b>	Total 5 Year Requirement (B+C)	682.5
<b>E</b>	<b>Annualised Requirement (D <math>\div</math> 5)</b>	<b>136.5 (137)</b>

Local Plan Figure

- 2.9 Work has commenced on a new Local Plan which will include an up-to-date assessment of the Boroughs local housing need figure. Until the plan is adopted, the Authority should use the standard methodology to calculate the Borough's local housing need as required by the NPPF.
- 2.10 For comparison, the table below shows the annualised requirement based on the adopted Local Plan Figure of 280 dwellings per annum

<b>Table 2 Local Plan Figure with a 5% Buffer</b>		
<b>A</b>	Planned Provision 2008-2028	5600
<b>B</b>	Annual Equivalent	280
<b>C</b>	Five-year requirement (B $\times$ 5)	1400
<b>D</b>	Plus 5% Buffer (5% of C)	70
<b>E</b>	Total 5 Year Requirement (C+D)	1470
<b>F</b>	<b>Annualised Requirement (E <math>\div</math> 5)</b>	<b>294</b>

### 3. IDENTIFYING THE FIVE-YEAR SUPPLY AS OF 31<sup>ST</sup> MARCH 2021

- 3.1 Tables 4-6 of this report categorise the large sites (over 0.4 hectares / more than 10 dwellings) into the following:
- Sites with Full Planning Permission
  - Sites with Outline Permission
  - Sites in which Development Has Commenced
- 3.2 The number of dwellings included within the 5-year supply and the number expected to be delivered beyond the 5-year period has been ascertained by gathering evidence from landowners, agents, and developers. Evidence of delivery can be found within the accompanying '5 Year Supply – Evidence of Delivery' document base dated 31<sup>st</sup> March 2020 and published in May 2020. A reference has been applied to each site and is noted in the last column. This reference can then be used to find a particular piece of evidence within the compendium.
- 3.3 Appendix B of this document outlines in more detail the expected delivery for all large sites (over 0.4 hectares/more than 10 dwellings), where the remaining supply on a site is over 100 dwellings.
- 3.4 Where additional evidence has been attained within the last 12 months which the authority believes may influence the expected delivery on a site, this is listed within the last column in tables 3, 4, 5 and 6, and is expanded on within Appendix C. This in conjunction with the evidence already attained through the Evidence of Delivery compendium provides the grounds on which projections of delivery on a specific site are made.

#### Windfall / Small Sites Allowance

- 3.5 Paragraph 70 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area and that they will continue to provide a reliable source of supply.
- 3.6 In response to the Henthorn Road, Clitheroe planning inquiry in June 2019 (Appeal Ref: APP/T2350/W/19/3221189) the method by which the Authority calculates the windfall allowance is carried out by an assessment of actual completions on small sites (under 0.4 hectares / under 10 dwellings) over the previous 5 years which is consistent with current guidance and reflects the Inspectors decision.
- 3.7 Appendix D outlines the number of completions on small sites over the last year. Table 8 on page 12 provides information on completions within the Ribble Valley on small sites over the last 5 years, where it is shown that there have been 246 dwellings from 2016 to 2021. In line with the Inspectors approach as set out within the Appeal Decision on land at Henthorn Road, Clitheroe, the Council considers that the delivery of 246 dwellings over the next 5 years is a realistic and achievable number. On this basis, 246 dwellings have been added to the supply instead of including all permissions on small sites.
- 3.8 The small sites contribution will continue to be monitored at the point of publishing each subsequent Housing Land Availability Schedule.

## Allocated Sites

- 3.9 Following the adoption of the Core Strategy in December 2014 the Council prepared a Housing and Economic Development, Development Plan Document (HED DPD) which outlined detailed policy coverage for matters relating to housing and economic development to fully implement the policies of the Core Strategy. The plan was adopted on the 15<sup>th</sup> October 2019<sup>4</sup>.
- 3.10 Land has been allocated for residential development to meet housing requirements in the plan period (2008-2028) on seven sites as follows:

<b>Table 3 ALLOCATED SITES</b>					
Site Allocation Reference	Site Area	Site Address	Number of Dwellings Anticipated On Site	Number of Dwellings Added To The 5-Year Supply	Evidence Basis
HAL1	0.29ha	Land off Mellor Lane (adjacent to Weavers Fold), Mellor	18	0	EV48
HAL2	5.28ha	Land at Wilpshire	32	32	EV49
HAL3	0.7ha	Land at Chatburn Road, Clitheroe	20	20	EV50
HAL4	1.7ha	Land off Hawthorne Place, Clitheroe	40	40	EV51
HAL5	5ha	Land at Highmoor Farm, Clitheroe	100	60	EV52
HAL6	0.4ha	Land South of Laycocks Farm, Langho	10	0	EV53
HAL7	0.7ha	Land at Haugh Head, Whins Lane, Read & Simonstone	20	0	EV54
			<b>TOTAL</b>	<b>152 A</b>	

- 3.11 Of the seven sites allocated for development five have been added to the 5-year supply in this monitoring period. This is based upon the availability of evidence obtained to establish the deliverability of these sites which is outlined on pages 41 - 43 of the '5 Year Supply - Evidence of Delivery Compendium – As at 31<sup>st</sup> March 2020'.

<sup>4</sup> Ribble Valley Borough Council, 2019. *Housing and Economic Development, Development Plan Document*. ([https://www.ribblevalley.gov.uk/download/downloads/id/12449/hed\\_dpd\\_adoption\\_october\\_2019.pdf](https://www.ribblevalley.gov.uk/download/downloads/id/12449/hed_dpd_adoption_october_2019.pdf)).

## CONTRIBUTION OF IDENTIFIED SITES TOWARD 5 YEAR HOUSING SUPPLY

<b>Table 4 SITES WITH FULL PLANNING PERMISSION</b>							
<b>LOCATION</b>	<b>No. of Dwellings Granted Planning Permission</b>	<b>Developer</b>	<b>HA</b>	<b>Application Number</b>	<b>Dwellings delivered <u>beyond</u> the 5- year period</b>	<b>Dwellings included <u>within</u> the 5- year supply</b>	<b>Evidence Basis</b>
Old Row, Whalley Road, Barrow	23	Mulbury Homes, THT & L and Q Developments	0.96	3/2018/1149	0	<b>23</b>	EV1 + Additional Evidence
Land west of Malt Kiln Brow, Chipping	4	Unknown	0.87	3/2019/0132	0	<b>4</b>	EV3
Dog & Partridge, Hesketh Lane, Chipping	12	Unknown	0.28	3/2018/0786	0	<b>12</b>	EV4
Primrose Works, Primrose Road, Clitheroe	25	Ribble Valley Property Development Ltd	0.29	3/2019/0954	0	<b>25</b>	EV5
Land East of Chipping Lane, Longridge, Phases 2 & 3	193	Barratt Homes	10.56	3/2018/0975	41	<b>152</b>	EV7
Land East of Clitheroe Road, (Lawsonsteads), Whalley	188	THT & Land Q Developments	5.80	3/2018/0914	78	<b>110</b>	EV8
Oakhill College, Wiswell Lane, Whalley	8	Unknown	1.90	3/2018/1124	0	<b>8</b>	EV9 + Additional Evidence



Land at Higher Standen Farm & Part Littlemoor Farm, Clitheroe ('Higher Standen Park'), Phases 2, 3 & 4	426	Taylor Wimpey	16.92	3/2019/0953	246	<b>180</b>	EV10
Land off Sheepfold Crescent, Barrow	26	Unknown	1.01	3/2018/0910	0	<b>26</b>	EV11 + Additional Evidence
Land at Accrington Road, Whalley	77	Oakmere Homes	2.97	3/2016/0344 3/2018/0423 3/2018/1100	77	<b>0</b>	EV47
<b>TOTAL</b>	<b>982</b>				<b>442</b>	<b>540 B</b>	

<b>Table 5 SITES WITH OUTLINE PLANNING PERMISSION</b>							
<b>LOCATION</b>	<b>No. of Dwellings Granted Planning Permission</b>	<b>Developer</b>	<b>HA</b>	<b>Application Number</b>	<b>Dwellings delivered <u>beyond</u> the 5- year period</b>	<b>Dwellings included <u>within</u> the 5-year supply</b>	<b>Evidence Basis</b>
Standen – Remaining Phase, Land at Higher Standen Farm & Part Littlemoor Farm, Clitheroe	386	Taylor Wimpey	36.72	3/2012/0942	386	0	EV14
Land off Pimlico Link Road, Clitheroe	19	Unknown	0.76	3/2018/1037	19	0	EV15
74 Higher Road & Land to Rear, Longridge	122	Unknown	6.5	3/2016/1082	122	0	EV16
<b>TOTAL</b>	<b>527</b>				<b>527</b>	<b>0 C</b>	

<b>Table 6 SITES ON WHICH DEVELOPMENT HAS COMMENCED</b>							
<b>LOCATION</b>	<b>Outstanding Completions on site</b>	<b>NO SITES</b>	<b>HA</b>	<b>Application Number</b>	<b>No. of dwellings expected to be delivered <u>beyond</u> the 5 year period</b>	<b>No. of dwellings included <u>within</u> the 5 year Supply</b>	<b>Evidence Basis</b>
Spout Farm, Preston Road, Longridge	34	1	1.80	3/2016/0580	0	<b>34</b>	EV6
Land SW Barrow & Whalley Road, Barrow - Parcel A	96	1	8.90	3/2018/0924 & 3/2017/0064	0	<b>96</b>	EV18 + Additional Evidence
Land SW Barrow & West of Whalley Road, Barrow - Parcel B	197	1	6.03	3/2019/0012	47	<b>150</b>	EV19 + Additional Evidence
Land at Dogwood Lane, Barrow	21	1	1.22	3/2019/1085 3/2012/0630	0	<b>21</b>	Additional Evidence
Land off Dale View, Billington	14	1	2.14	3/1997/0070 3/1999/0834	14	<b>0</b>	EV20
Land East of Clitheroe Road, Barrow	8	1	0.79	3/2018/0500	0	<b>8</b>	EV21
Mills Way & Wolf Fell Close, Chipping	17	1	1.77	3/2017/0183	0	<b>17</b>	EV23

Bellman Way, Lime Close, Ridding Close, Clitheroe	8	1	1.80	3/2017/0653	0	<b>8</b>	EV24
Land off Waddington Road, Clitheroe ('WaddowHeights')	189	1	9.20	3/2018/0181	0	<b>189</b>	EV25
Standen - Phase 1, Clitheroe	42	1	8.53	3/2016/0324	0	<b>42</b>	EV28 + Additional Evidence
1-3 Bowland View, Mill Lane, Gisburn	1	1	0.54	3/2017/0750	0	<b>1</b>	EV32
Fox Fall Drive, Jumbles View, Loach Field Close, Whalley Road, Hurst Green	1	1	2.44	3/2018/0460	0	<b>1</b>	EV33
Compass Drive & Northcote Park, off Longsight Road, Langho	38	1	5.40	3/2018/0844	0	<b>38</b>	EV34 + Additional Evidence
Henthorn Road, Clitheroe	110	1	5.20	3/2018/0688 3/2020/0266	0	<b>110</b>	EV13 + Additional Evidence
Land off Henthorn Road, Clitheroe	24	1	1.54	3/2017/0433 3/2020/0010	0	<b>24</b>	EV12 + Additional Evidence
Land at Petre Wood Close, Langho	25	1	0.99	3/2019/0661	0	<b>25</b>	EV35
Chapel Hill, Hill Barn Drive, Meadow Head, Longridge	55	1	3.40	3/2019/0318 3/2019/0006 3/2011/1071	0	<b>55</b>	EV36 + Additional Evidence

Chipping Lane – Phase 1, Longridge	6	1	5.35	3/2018/0404	0	6	EV37
Land at Dilworth Lane, Longridge	59	1	6.28	3/2015/0688	0	59	EV38
Land at Preston Road, Longridge	202	1	9.77	3/2018/0105	77	125	EV39
17 – 25 (odd) Whalley Road, Mellor Brook	2	1	0.98	3/2018/1080	0	2	EV41
Plot 4 Cherry Drive, Brockhall Village, Old Langho	1	1	0.56	3/2020/0050	0	1	EV42
Land at Hillside, Brockhall Village, Old Langho	1	1	0.41	3/2010/0387	0	1	EV43
Little Dudlands Farm, Rimington	2	1	0.58	3/2016/0216	0	2	EV45
The Moorcock Inn, Slaidburn Road, Waddington	4	1	0.73	3/2018/0344	0	4	EV46
<b>TOTAL</b>	<b>1157</b>	<b>25</b>			<b>138</b>	<b>1019 D</b>	

## SMALL SITES ALLOWANCE

TABLE 7

Refer to page 4, paragraph 3.7 and Appendix D of  
this report

246 E

**TABLE 8 – COMPLETIONS ON SMALL SITES IN THE PERIOD 01.04.2016 – 31.03.2021**

Year	Total Dwellings	Small Site Dwellings
1 <sup>st</sup> April 2016 – 31 <sup>st</sup> March 2017	390	63
1 <sup>st</sup> April 2017 – 31 <sup>st</sup> March 2018	400	54
1 <sup>st</sup> April 2018 – 31 <sup>st</sup> March 2019	412	53
1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020	559	45
1 <sup>st</sup> April 2020 – 31 <sup>st</sup> March 2021	453	31
<b>Total (2016 – 2021)</b>	<b>2214</b>	<b>246 E</b>
<b>Average per year (2016 – 2021)</b>	<b>443</b>	<b>49.2</b>

## 1. FIVE YEAR SUPPLY AS OF 31<sup>st</sup> MARCH 2020

1.1 The total supply figure is calculated by adding the number of expected completions over the next five years on:

- The allocation sites **(A)**
- Large sites with Full Permission, not yet commenced **(B)**
- Large sites with Outline Permission **(C)**
- Large sites that have commenced **(D)**
- Small sites **(E)**

The Total Supply is:

$$152 \text{ (A)} + 540 \text{ (B)} + 0 \text{ (C)} + 1019 \text{ (D)} + 246 \text{ (E)} = 1957 \text{ Dwellings}$$

4.3 This above figure is then divided by the annualised requirement to establish the five-year supply. For the benefit of analysis two calculations have been made:

- Calculation A - The 5-year supply based on the Standard Methodology
- Calculation B - The 5-year supply based on the Core Strategy figure

### Calculation A - Five Year Supply using the Standard Methodology (SM)

4.4 The Annualised Requirement using the Standard Methodology is 137 dwellings per year. Therefore the 5-year supply is calculated as follows:

$$\text{CALCULATION A} = \text{TOTAL SUPPLY} \div \text{ANNUALISED REQUIREMENT} = 14.2 \text{ Year Supply}$$

### Calculation B - Five Year Supply using the Core Strategy figure

4.5 The Annualised Requirement using the Core Strategy figure is 294 dwellings per year. Therefore the 5-year supply is calculated as follows:

$$\text{CALCULATION B} = \text{TOTAL SUPPLY} \div \text{ANNUALISED REQUIREMENT} = 6.65 \text{ Year Supply}$$

## 2. ASSESSMENT OF HOUSING LAND POSITION – SENSE TESTING

- 2.1 The monitoring of housing delivery requires the Council to record and update the progress of development on all sites with planning permission.
- 2.2 As highlighted at para. 1.4 of the Introduction to this document the Authority has contacted a number of developers, land-owners and agents to establish the delivery of sites.

### Large Sites (Over 0.4 hectares / More than 10 dwellings)

- 2.3 Sites identified within the 5-year supply must be deliverable as per paragraph 73. of the NPPF. For a site to be considered deliverable it must comply with the definition as outlined within the Glossary of the NPPF:

#### ***Deliverable:***

*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 2.4 Where a site has outline planning permission, full planning permission or has commenced and evidence of delivery cannot be ascertained, the site has been taken out of the supply (refer to Table 9).
- 2.5 Of the large sites (over 4 hectares / more than 10 dwellings) that have planning permission the Authority has sought clarification from developers or agents the expected delivery over the next 5 years. The expected delivery of sites where the remaining supply is over 100 dwellings can be found at Appendix B of this report. Evidence which has been obtained by the Local Authority to demonstrate delivery of these sites and others can be found in the '5 Year Supply Evidence of Delivery Compendium' document, as well as in Appendix C where new information has been found or provided.



[Outline Applications, Full Applications and Sites Under Construction – Stalled Sites](#)

- 2.6 The number of dwellings yet to be completed on the sites below have been taken out of the 5-year supply as development has either stalled on site, or the Authority has been unable to establish expected completions schedules.

<b>Table 9 Sites Omitted From The Five Year Supply</b>		
<b>Site Name</b>	<b>Application No.</b>	<b>Number of Dwellings Taken Out Of The 5- Year Supply</b>
EV2 - Land off Dale View, Billington	3/1999/0834	14
EV15 - Land off Pimlico Link Road, Clitheroe	3/2018/1037	19
EV16 - 74 Higher Road & Land r/o Longridge	3/2016/1082	122
EV47 – Land at Accrington Road, Whalley	3/2016/0344 3/2018/0423 3/2018/1100	77
<b>TOTAL</b>		<b>232</b>

[Completions On Large Sites Last Year \(01.04.20 – 31.03.21\)](#)

- 2.7 To further substantiate the expected delivery on some of the large sites within the Borough a review of actual completions on these sites in the previous year has been made and the results are as follows:

<b>Table 10 Completions On Large Sites 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021</b>			
<b>Site Name</b>	<b>Application No.</b>	<b>Developer</b>	<b>Number of Completions</b>
EV18 - Whalley Road, Barrow, Parcel A	3/2017/0064	Redrow Homes & Harwood Homes	55
EV19 – Whalley Road, Barrow, Parcel B	3/2019/0012	Redrow Homes & Taylor Wimpey	23
EV27 – Henthorn Road, Clitheroe	3/2015/0446	Story Homes	16

EV28 - Standen off Pendle Road 'Half Penny Meadows'	3/2016/0324	Taylor Wimpey	63
EV38 - Dilworth Lane, Longridge	3/2015/0688	Taylor Wimpey	22
EV37 – Land East of Chipping Lane, Longridge	3/2018/0404	Barratts & DWH	58
EV39 – Preston Road, Longridge	3/2018/0105	Kier	25

# APPENDIX A

## Standard Methodology Calculation

The methodology below has been taken from para. 004 of Planning Practice Guidance (PPG) 'Housing and economic needs assessment'<sup>5</sup>.

### Step 1 - Set the baseline using the 2014 household projections.

The figure is established by looking at the household projection figure<sup>6</sup> for 10 consecutive years with the current year being used as the starting point (2020 - 2030).

For Ribble Valley the figures are:

2020	2030
25.944	27.101

$$27101 - 25944 = 1157$$

$$1157/10 = \mathbf{115.7}$$

This figure represents the projected household growth within the Ribble Valley.

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<sup>5</sup> Gov.uk 'Housing and Economic Needs Assessment', *Ministry of Housing, Communities and Local Government*. (<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)

<sup>6</sup> Gov.uk 'Live tables on household projections', *Ministry of Housing, Communities and Local Government*. (<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables>)

## **Step 2 – An adjustment to take account of affordability**

The projected household growth figure must then be adjusted to take account of affordability in the area using the most recent median workplace affordability ratios. No adjustment is used where the ratio is 4 or below. For each 1% the ratio is above 4 the average household growth should be increased by a quarter of a percent (with 8 representing a 100% increase).

The median workplace affordability ratio in 2020 for Ribble Valley is **6.03**<sup>7</sup>

As the ratio is above 4 the following calculation is applied:

$$\text{Adjustment factor} = (\text{local affordability ratio} - 4/4) \times 0.25 + 1$$

The adjustment factor is therefore **1.12** and is applied as follows:

$$\text{Minimum annual local housing need figure} = (\text{adjustment factor}) \times \text{projected household growth}$$

The resulting figure is **129.584 (130)**.

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<sup>7</sup>ONS, 2021. 'House price to workplace-based earnings ratio', Table 5c.

(<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>).

### **Step 3 - Capping the level of any increase**

In the PPG guidance a cap is applied depending on the current status of relevant strategic policies for housing. In the case of Ribble Valley, Cap Example 2b is applied as the authority adopted a local plan more than 5 years ago and has not reviewed their housing requirement figure since then.

#### **Cap example 2b**

- The average annual housing requirement figure in the existing relevant policies is **280** a year
- Average annual household growth over 10 years is **115.7** (as per step 1)
- The minimum annual local housing need figure is **130** (as per step 2)
- The cap is set at 40% above the **higher** of the most recent average annual housing requirement figure or household growth (280 is higher than 115.7):

$$\text{Cap} = 280 + (40\% \times 280) = 280 + 112 = \mathbf{672}$$

The capped figure (672) is **greater than** the minimum annual local housing need figure (143) and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum figure for this local authority is therefore 130.

# APPENDIX B

LARGE SITES NOT STARTED			DELIVERY PER YEAR						
Name of Site	Developer	Total Number of Dwellings Approved On Site	1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022	1 <sup>st</sup> April 2022 – 31 <sup>st</sup> March 2023	1 <sup>st</sup> April 2023 – 31 <sup>st</sup> March 2024	1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2025	1 <sup>st</sup> April 2025 – 31 <sup>st</sup> March 2026	TOTAL WITHIN 5 YEAR SUPPLY	Net Outstanding Beyond 5 Years
EV8 - Land east of Clitheroe Road, Whalley (Lawsonsteads)	Laurus Homes in partnership with Trafford Housing Trust	188	0	20	30	30	30	<b>110</b>	78
EV10 - Higher Standen Farm Phase 2,3,4	Taylor Wimpey	426	0	45	45	45	45	<b>180</b>	246
EV7 - Land East of Chipping Lane, Longridge – Phases 2&3	Barratt Homes	193	16	34	34	34	34	<b>152</b>	41

LARGE SITES UNDER CONSTRUCTION			DELIVERY PER YEAR						
Name of Site	Developer	Outstanding Completions On Site	1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022	1 <sup>st</sup> April 2022 – 31 <sup>st</sup> March 2023	1 <sup>st</sup> April 2023 – 31 <sup>st</sup> March 2024	1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2025	1 <sup>st</sup> April 2025 – 31 <sup>st</sup> March 2026	TOTAL WITHIN 5 YEAR SUPPLY	Net Outstanding Beyond 5 Years
EV25 - Land off Waddington Road, Clitheroe	Barratt & David Wilson Homes	189	45	45	45	45	9	<b>189</b>	0
EV19 - Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel B)	BDW North West and Taylor Wimpey	197	30	30	30	30	30	<b>150</b>	47
EV39 - Preston Road, Longridge	Kier Living	202	25	25	25	25	25	<b>125</b>	77
EV13 - Henthorn Road, Clitheroe	Miller Homes	110	20	30	30	30	0	<b>110</b>	0

## APPENDIX C

### Additional Evidence acquired and assumptions in regard to delivery of large sites over the next 5 years.

SITE	Evidence of Delivery ref. no	EVIDENCE + ASSUMPTIONS
Old Row, Whalley Road, Barrow	EV1	<p>A reserved matters application was accepted on 15<sup>th</sup> March 2021 for the erection of 23 dwellings (3/2018/1149). This follows outline approval in January 2017 for the development of the same number of dwellings (3/2016/0146).</p> <p>The authority expects all dwellings to be completed within 5 years.</p>
Oakhill College, Wiswell Lane, Whalley	EV9	<p>Since the approval of the full application for 8 dwellings (3/2019/1124), the application was re-submitted and approved on 13<sup>th</sup> January 2021 to account for the amendment of the house type of Plot 7.</p> <p>The authority expects all dwellings to be completed within 5 years.</p>
Land off Sheepfold Crescent, Barrow	EV11	<p>On 6<sup>th</sup> November 2020 approval was granted for a reserved matters application (3/2020/0332) for the erection of 20 bungalows for the elderly and 6 affordable apartments (26 total dwellings).</p> <p>The authority expects all dwellings to be completed within 5 years.</p>
Land SW Barrow & Whalley Road, Barrow - Parcel A	EV18	<p>In addition to the SOCG found in the evidence of delivery compendium, the developer Redrow Homes responded to an email from the authority dated 18<sup>th</sup> March 2021 stating that they expected an additional 30 completions across this site and Parcel B at Whalley Road, Barrow, in the next 6 months. This is in addition to another 30 in the 6 months following that.</p>



Land SW Barrow & West of Whalley Road, Barrow - Parcel B	EV19	<p>In addition to the SOCG found in the evidence of delivery compendium, the developer Redrow Homes responded to an email from the authority dated 18<sup>th</sup> March 2021 stating that they expected 30 completions across this site and Parcel A at Whalley Road, Barrow, in the next 6 months. This is in addition to another 30 in the 6 months following that.</p> <p>Note – This does not include the delivery of dwellings on the site by the other developer, Taylor Wimpey.</p>
Land at Dogwood Lane, Barrow	N/A	<p>On 20<sup>th</sup> August 2020 permission was granted (3/2019/1085) for the partial re-plan of the development approved through the outline application 3/2012/0630. The application involves changing the use of the site from a proposed school to the development of 21 houses.</p>
Standen - Phase 1, Clitheroe	EV28	<p>In response to a request from the authority for the latest information on housing delivery, Taylor Wimpey responded to an email on 29 April stating that they <i>'forecasted to complete 31 plots before the end of 2021'</i> on the site.</p>
Compass Drive & Northcote Park, off Longsight Road, Langho	EV34	<p>In an email, the developer Pringle Homes stated on 22 March 2021 they were <i>'approximately 5 months behind our original program'</i> set out in the Statement Of Common Ground within EV34. Furthermore, they confirmed they expected the following delivery rate:</p> <p><i>'6 months – 6 completions; 12 months – 20 total'</i></p> <p>Based on this delivery rate the authority expects all supply to be delivered within the 5 year period.</p>
Henthorn Road, Clitheroe	EV13	<p>A representative from Miller Homes confirmed they were expecting 21 completions by the end of 2021.</p>
Land off Henthorn Road, Clitheroe	EV12	<p>A reserved matters application was accepted on 25<sup>th</sup> September 2020 for the erection of 24 dwellings (3/2020/0010). Works have commenced on site and the authority expects all dwellings to be completed within the next 5 years.</p>

<p>Chapel Hill, Hill Barn Drive, Meadow Head, Longridge</p>	<p>EV36</p>	<p>The authority understands the developer of this site has gone into administration during the last year, with the site part built. Through a series of phone calls and emails dated 28<sup>th</sup> April 2021, the receivers of the site confirmed the site was up for sale as seen on their website.</p> <p>The receivers confirmed the site was under offer, and the authority expects delivery based on the following time frame:</p> <p>1st Year – Sale and finalisation  2<sup>nd</sup> Year – Preparation for work being undertaken on site  3<sup>rd</sup> year – Completions begin  4<sup>th</sup> Year – Completions continue  5<sup>th</sup> Year – Site complete</p>
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## APPENDIX D

### SMALL SITES ALLOWANCE

#### DWELLINGS COMPLETED ON SMALL SITES IN THE PERIOD 1.4.20 – 31.03.21

NET DWELLINGS COMPLETED 1ST APRIL 2020 - 31ST MARCH 2021						
Permission No	Address	Dwellings Complete	Site Size (Ha)	Development Type	Settlement/Parish	Total Dwellings on Site
3/2018/0837	1, 2, 3, 4, 5 Printers Fold, Stubbins Lane, Sabden	5	0.3	New build	Sabden Village	5
3/2014/0201	Higher (Hougher) Fold Cottage, Dutton, Longridge	1	1.40	Conversion	Dutton Parish	1
3/2017/0937	38 Clitheroe Road, Barrow	1	0.70	New build	Barrow Village	1
3/2018/0227	Bushburn Drive, Langho	1	0.0339	New build	Langho	1
3/2019/1100	The Stable Yard, Davis Street, Longridge	1	0.08	Conversion	Longridge	1
3/2018/0385	Manor House Farn (Stagmanor Barn) Thorn Lane, Longridge	1	0.38	New build (change of use)	Longridge Parish	1
3/2018/0359	Slaters Laithe, Paythorne	1	0.03	Conversion	Paythorne Parish	1
3/2017/0937	Land Entrance to Whalley Industrial Park, Clitheroe Road, Barrow	1	0.07	New build	Barrow Village	1

3/2011/0695	1 Smithyfield House, Padiham Road, Sabden	1	0.07	New build	Sabden Village	1
3/2008/0775	16 Well Terrace, Clitheroe	1	0.01	Conversion	Clitheroe Town	3
3/2012/0698	1, 2, 3, 4, Grimbledeston Close, Longridge, Preston	4	0.17	New build	Longridge Parish	4
3/2018/1749	3, 4, The Cutting, Chatburn	2	0.12	New build	Chatburn Village	4
3/2018/0511	1, 3 Brookes Close, Whalley	2	0.36	New build	Whalley Village	3
3/2013/0513	12 Hammond Drive, Read	1	0.036	Conversion	Read Village	2
3/2018/0598	Hollins Farm, Stopper Lane, Rimington,	1	0.24	Conversion	Rimington Parish	2
3/2016/0309	2a Harewood Avenue, Simonstone, Burnley	1	0.24	New build	Simonstone Village	1
3/2018/0596	14 Manor Road, Clitheroe	1	0.37	New build	Clitheroe Town	1
3/2017/0649	Wittons Barn, Anna Lane, Bolton by Bowland	1	0.1	Conversion	Bolton-by-Bowland Parish	1
3/2018/0053	Jersey Croft, Knowsley Road, Wilpshire	1	0.01	Conversion	Wilpshire village	1
3/2013/0215	Hunters Rest, Hill Lane, Hurst Green	1	0.2	Conversion	ABC parish	1

3/1999/0639	Middle Banks, Barret Hill Brow, Bolton-by-Bowland	1	0.2	Conversion	Holden	1
3/2019/0514	Little Woodfield Barn, Longsight Road, Clayton-le-Dale	1	0.1	Conversion	Osbaldeston Parish	1
3/2018/1158	The Coach House, 26 Whalley Road	1	0.2	New build	Wilpshire village	3
<b>Total</b>		<b>31</b>				