



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Housing Land Availability

**5 YEAR SUPPLY
STATEMENT**

As at 31st March 2020

Published May 2020



Contents

	<u>Page(s)</u>
Introduction	1 - 2
Housing Requirement	2
Identifying the 5 Year Supply as of 31 st March 2020	4
Five Year Supply As Of 31 st March 2020	12
Assessment of Housing Land Position – Sense Testing	13
Standard Methodology Calculation	Appendix A
Large Sites Not Started & Large Sites Under Construction – 5 Year Delivery	Appendix B
Small Sites Allowance Data	Appendix C

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 sites within the Borough. The true impact of which is unpredictable and cannot be forecast. 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 (NPPF, Feb 2019) 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 takes into account the National Planning Policy Guidance (February 19) on an ongoing basis and generally publishes its Housing Land Availability Scheme every 6 months 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 30 September 2019 base date position by outlining delivery on the following sites as of the 31st March 2020:
- 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 (01/04/2020 – 31/03/2025) 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 31st March 2020'.
- 1.6 It should be noted that this document represents a specific position in time (as of the 31st March 2020). 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

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 (1st October 2019 – 31st March 2020) 246 dwellings have been completed. When adding this figure to the total number of completions over the last six months (313 completions in the period 1st April 2019 – 30th September 2019) the Authority can confirm that 559 dwellings have completed in the last year (1st April 2019 – 31st March 2020). This figure supports the housing trajectory on pages 11. and 12. of the 'Housing Position Paper'¹ 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.

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').
- 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 19th March 2020 the Local Housing Need Requirement figure as of 31st March 2020 is **143 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 13th February 2020 which covers housing completions from 2016-17, 2017-18, 2018-19. 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.

¹ Housing Position Paper December 2018 - 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.

Table 1 Table Local Housing Need (LHN) with a 5% Buffer		
A	Planned Provision 2008-2028	5600
B	Local Housing Need (LHN)	143
C	Five-year requirement (Bx5)	715
D	Plus 5% Buffer (5% of C)	35.75
E	Total 5 Year Requirement (C+D)	750.75
F	Annualised Requirement (E ÷ 5)	150.15 (150)

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

Table 2 Local Plan Figure with a 5% Buffer		
A	Planned Provision 2008-2028	5600
B	Annual Equivalent	280
C	Five-year requirement (Bx5)	1400
D	Plus 5% Buffer (5% of C)	70
E	Total 5 Year Requirement (C+D)	1470
F	Annualised Requirement (E ÷ 5)	294

3. IDENTIFYING THE FIVE-YEAR SUPPLY AS OF 31st MARCH 2020

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 document '5 Year Supply – Evidence of Delivery – Base Dated 31st March 2020'. A reference has been applied to each site and is noted in the first 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).

Windfall / Small Sites Allowance

3.4 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.

3.5 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.

3.6 Table 9 at Appendix C outlines the number of completions on small sites over the last five years (275 dwellings from 2016 – 2020). In line with the Inspectors approach as set out within the Appeal Decision on land at Henthorn Road, Clitheroe², the Council considers that the delivery of 275 dwellings over the next 5 years is a realistic and achievable number. On this basis, 275 dwellings have been added to the supply instead of including all permissions on small sites.

3.7 The small sites contribution will continue to be monitored at the point of publishing each subsequent Housing Land Availability Schedule.

² Appeal Reference APP/T2350/W/19/3221189 - https://www.ribblevalley.gov.uk/planx_downloads/Appeal_Decision_3221189.pdf

Allocated Sites

3.8 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 15th October 2019³.

3.9 Land has been allocated for residential development to meet housing requirements in the plan period (2008-2028) on seven sites as follows:

Table 3 ALLOCATED SITES					
Site Allocation Reference	Site Area	Site Address	Number of Dwellings Anticipated On Site	Number of Dwellings Added To The 5-Year Supply	Evidence Reference
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
			TOTAL	152 A	

3.10 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 31st March 2020'.

³ https://www.ribblevalley.gov.uk/download/downloads/id/12449/hed_dpd_adoption_october_2019.pdf

TABLE 4		SITES WITH FULL PLANNING PERMISSION					
Evidence Ref.	No. of Dwellings Granted Planning Permission	Developer	HA	LOCATION	Application Number	Dwellings delivered <u>beyond</u> the 5-year period	Dwellings included within the 5-year supply
EV1	23	Mulbury Homes, THT & L and Q Developments	0.96	Old Row, Whalley Road, Barrow	3/2018/1149	0	23
EV2	41	Unknown	1.35	Land off Dale View, Billington	3/2017/0133	41	0*
EV3	4	Unknown	0.87	Land west of Malt Kiln Brow, Chipping	3/2019/0132	0	4
EV4	12	Unknown	0.28	Dog & Partridge, Hesketh Lane, Chipping	3/2018/0786	0	12
EV5	25	Ribble Valley Property Development Ltd	0.29	Primrose Works, Primrose Road, Clitheroe	3/2019/0954	0	25
EV6	34	Create Homes	1.80	Spout Farm, Preston Road, Longridge	3/2016/0580	0	34
EV7	193	Barratt Homes	10.56	Land East of Chipping Lane, Longridge – Phases 2 & 3	3/2018/0975	107	86
EV8	188	THT & Land Q Developments	5.80	Land East of Clitheroe Road (Lawsonsteads) Whalley	3/2018/0914	78	110
EV9	8	Unknown	1.90	Oakhill College, Wiswell Lane, Whalley	3/2018/1124	0	8
EV10	426	Taylor Wimpey	16.92	Land at Higher Standen Farm & Part Littlemoor Farm, Clitheroe ('Higher Standen Park') Phases 2,3 & 4	3/2019/0953	326	100
	954					552	402 B

IDENTIFIED SUPPLY

TABLE 5		SITES WITH OUTLINE PERMISSION					
Evidence Ref.	No. of Dwellings Granted Planning Permission	Developer	HA	LOCATION	Application Number	Dwellings delivered beyond the 5-year period	Dwellings included within the 5-year supply
EV11	26	Unknown	1.01	Land off Sheepfold Crescent, Barrow	3/2018/0910	26	0*
EV12	24	Concert Living Ltd	1.54	Land off Henthorn Road, Clitheroe	3/2017/0433 / 3/2020/0010 (RM)	0	24
EV13	110	Miller Homes	5.20	Henthorn Road, Clitheroe	3/2018/0688 / 3/2020/0266 (RM)	5	105
EV14	386 (Remaining Phase)	Taylor Wimpey	36.72	Higher Standen Farm, & Part Littlemoor Farm, Clitheroe (Remaining Phases)	3/2012/0942	386	0
EV15	19	Unknown	0.76	Land off Pimlico Link Road, Clitheroe	3/2018/1037	19	0*
EV16	122	Unknown	6.50	74 Higher Road & Land r/o Longridge	3/2016/1082	122	0*
		6	51.73				
	687					558	129 C

TABLE 6							
SITES IN WHICH DEVELOPMENT HAS COMMENCED							
Evidence Ref.	Outstanding completions on site	NO SITES	HA	LOCATION	Application Number	No. of dwellings expected to be delivered <u>beyond</u> the 5 year period	No. of dwellings included within the 5 year Supply
EV17	1	1	0.73	1-9 Stonewater Close, Barrow	3/2017/0603	0	1
EV18	146	1	8.90	Land SW Barrow & Whalley Road, Barrow - Parcel A	3/2018/0924 & 3/2017/0064	0	146
EV19	233	1	6.03	Land SW Barrow & West of Whalley Road, Barrow - Parcel B	3/2019/0012	73	160
EV20	14	1	2.14	Land off Dale View, Billington	3/1997/0070 & 3/1999/0834	14	0*
EV21	10	1	0.79	Land to the East of Clitheroe Road, Barrow	3/2018/0500	0	10
EV22	2	1	0.68	Hare Hill Croft, Chatburn	3/2014/0618 & 3/2016/0748	0	2
EV23	31	1	1.77	Mills Way & Wolf Fell Close, Chipping	3/2017/0183	0	31

EV24	30	1	1.80	Land at Chatburn Road, Clitheroe ('Bowland Park')	3/2017/0653	0	30
EV25	208	1	9.20	Land off Waddington Road, Clitheroe ('Waddow Heights')	3/2018/0181	58	150
EV26	13	1	1.34	Greenfield Avenue, Clitheroe ('Greenfields')	3/2017/0573	0	13
EV27	16	1	4.97	Appleby Square, Barnard Close..., Henthorn Rd. Clitheroe ('Pendleton Grange')	3/2015/0446	0	16
EV28	105	1	8.53	Standen (Phase 1) - Audley Clough, Brownhill Grove....Pendle Rd Clitheroe ('Half Penny Meadows')	3/2016/0324	0	105
EV29	2	1	0.75	'Sycamore Walk' off Parker Avenue, Clitheroe	3/2016/0328	0	2
EV30	12	1	1.97	'Pendlebrook' off Peel Park Avenue, Clitheroe	3/2018/0008	0	12
EV31	14	1	2.48	Alexandra Close, Charles Road... off Woone Lane, Clitheroe - ('Rose Gardens')	3/2015/0652	0	14
EV32	2	1	0.54	Land off Mill Lane, Gisburn	3/2017/0750	0	2
EV33	11	1	2.44	Fox Fall Drive, Jumbles View....off Whalley Road, Hurst Green ('The Warren')	3/2018/0460	0	11
EV34	42	1	5.40	Compass Drive & Northcote Park, off Longsight Road, Langho ('Northcote Park')	3/2018/0844	0	42

EV35	31	1	0.99	Land at Petre Wood Close, Langho	3/2019/0661	0	31
EV36	55	1	3.40	Land at Chapel Hill, Longridge	3/2019/0318, 3/2019/0006 & 3/2011/1071	0	55
EV37	64	1	5.35	Bluebell Crescent, Bramall Way....off Chipping Lane, Longridge ('Bowland Meadow' - Phase 1)	3/2018/0404	0	64
EV38	81	1	6.28	Broomfield Road, Chapel Rise.....off Dilworth Lane, Longridge ('Tootle Green')	3/2015/0688	0	81
EV39	227	1	9.77	Alston Meadows, Betula Drive.....off Preston Road, Longridge ('Alston Grange')	3/2018/0105	112	115
EV40	18	1	1.13	Victoria Grove, Waterside Close, Watt St, Sabden (('Victoria Fold')	3/2018/0361	0	18
EV41	5	1	0.98	Land Whalley Road, Mellor Brook	3/2018/1080	0	5
EV42	1	1	0.56	Plot 4 Cherry Drive, Brockhall Village, Old Langho	3/2020/0050	0	1
EV43	1	1	0.41	Land at Hillside, Brockhall Village, Old Langho	3/2010/0387	0	1
EV44	4	1	1.07	Meadow View, Read	3/2017/0931	0	4
EV45	2	1	0.58	Little Dudlands Farm, Rimington	3/2016/0216	0	2

EV46	4	1	0.73	The Moorcock Inn, Slaidburn Road, Waddington	3/2018/0344	0	4
EV47	77	1	2.97	Land at Accrington Road, Whalley	3/2016/0344 3/2018/0423 3/2018/1100	77	0
		31	97.1 2				
	1462					334	1128 D

*Refer to paragraph 5.6 of this report.

TABLE 7	Small Sites Allowance
Refer to page 4. and Appendix C of this report	275 E

4. FIVE YEAR SUPPLY AS OF 31st MARCH 2020

4.1 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 A + 402 B + 129 C + 1128 D + 275 E = 2086 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 150 dwellings per year. Therefore the 5-year supply is calculated as follows:

CALCULATION A = TOTAL SUPPLY ÷ ANNUALISED REQUIREMENT (2086 ÷ 150) = 13.9 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:

CALCULATION B = TOTAL SUPPLY ÷ ANNUALISED REQUIREMENT (2086 ÷ 294) = 7.09 Year Supply

5. ASSESSMENT OF HOUSING LAND POSITION – SENSE TESTING

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

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

- 5.3 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.*
- 5.4 Where a site has outline planning permission, full planning permission or has commenced and evidence of delivery has not been submitted following a request by the Authority the site has been taken out of the supply (refer to Table 8).
- 5.5 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 above 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 accompanying document '5 Year Supply Evidence of Delivery Compendium'.

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

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

Table 8 Sites Omitted From The Five Year Supply		
Site Name	Application No.	Number of Dwellings Taken Out Of The 5- Year Supply
EV2 - Land off Dale View, Billington	3/1999/0834	14
EV11 - Land off Sheepfold Crescent, Barrow	3/2018/0910	26
EV15 - Land off Pimlico Link Road, Clitheroe	3/2018/1037	19
EV16 - 74 Higher Road & Land r/o Longridge	3/2016/1082	122
EV20 - Land off Dale View, Billington	3/2017/0133	41
	TOTAL	194

[Completions On Large Sites Last Year \(01.04.19 – 31.03.20\)](#)

- 5.7 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:

Table 9 Completions On Large Sites 1st April 2019 – 31st March 2020			
Site Name	Application No.	Developer	Number of Completions
EV18 - Whalley Road, Barrow Parcel A	3/2017/0064	Redrow Homes & Harwood Homes	57
EV27 – Henthorn Road, Clitheroe	3/2015/0446	Story Homes	33

Chatburn Road, Former Clitheroe Hospital	3/2017/0616	McDermott Homes	45
EV28 - Standen off Pendle Road 'Half Penny Meadows'	3/2016/0324	Taylor Wimpey	78
EV38 - Dilworth Lane, Longridge	3/2015/0688	Taylor Wimpey	39
EV37 – Land East of Chipping Lane, Longridge	3/2018/0404	Barratts & DWH	39
EV39 – Preston Road, Longridge	3/2018/0105	Kier	29

APPENDIX A

Standard Methodology Calculation

The methodology below has been taken from para. 004 of Planning Practice Guidance (PPG) 'Housing and economic needs assessment' - <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

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

The figure is established by looking at the figure for 10 consecutive years with the current year being used as the starting point (2020 - 2030) – The web link to the data can be found at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables>

For Ribble Valley the figures are:

2020	2030
25.798	27.003

$$27003 - 25798 = 1205$$

$$1205/10 = \mathbf{120.5}$$
 (The projected household growth)

Step 2 – An adjustment to take account of affordability

The figure is 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 2019 for Ribble Valley is **7.04**
(Table 5c in the attached link:

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

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

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

For Ribble Valley this equals 1.19

The adjustment factor is therefore **1.19** and is applied as follows:

Minimum annual local housing need figure = (adjustment factor) x projected household growth

$$\text{Minimum annual local housing need figure} = \mathbf{1.19 \times 120.5}$$

The resulting figure is **143.395 (143)**

Step 3 - Capping the level of any increase

In the PPG guidance there is Cap Example 1, Cap Example 2a and Cap Example 2b. In the case of Ribble Valley, Cap Example 2b should be applied:

Cap example 2b

A local authority adopted a local plan more than 5 years ago and has not reviewed their housing requirement figure since then.

- The average annual housing requirement figure in the existing relevant policies is **280** a year
- Average annual household growth over 10 years is **120.5** (as per step 1)
- The minimum annual local housing need figure is **143** (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 120.5):

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

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 **143**

APPENDIX B

LARGE SITES NOT STARTED			DELIVERY PER YEAR						
Name of Site	Developer	Total Number of Dwellings Approved On Site	1 st April 2020 – 31 st March 2021	1 st April 2021 – 31 st March 2022	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	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	110	78
EV16 - 74 Higher Road, Longridge	Not Known	122	0	0	0	0	0	0	122
EV10 - Higher Standen Farm Phase 2,3,4	Taylor Wimpey	426	0	0	0	50	50	100	326

EV7 - Land East of Chipping Lane, Longridge – Phases 2&3	Barratt Homes	193	0	0	16	35	35	86	107
EV13 - Henthorn Road, Clitheroe	Miller Homes	110	0	15	30	30	30	105	5

LARGE SITES UNDER CONSTRUCTION			DELIVERY PER YEAR						
Name of Site	Developer	Outstanding Completions On Site	1 st April 2020 – 31 st March 2021	1 st April 2021 – 31 st March 2022	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	TOTAL WITHIN 5 YEAR SUPPLY	Net Outstanding Beyond 5 Years
EV28 - Land at Higher Standen Farm, Clitheroe (Phase 1)	Taylor Wimpey	105	25	50	30	0	0	105	0
EV25 - Land off Waddington Road, Clitheroe	Barratt & David Wilson Homes	208	0	15	45	45	45	150	58
EV18 - Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel A)	Redrow & Barratts DW Homes	146	20	35	35	35	21	146	0
EV19 - Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel B)	BDW North West and Taylor Wimpey	233	20	35	35	35	35	160	73

EV38 - Land North of Dilworth Lane, Longridge	Taylor Wimpey	81	20	35	26	0	0	81	0
EV37 - Land east of Chipping Lane, Longridge – Phase 1	Barratt Homes	64	15	30	19	0	0	64	0
EV39 - Preston Road, Longridge	Kier Liivng	227	15	25	25	25	25	115	112

APPENDIX C

Table 9

SMALL SITES ALLOWANCE DWELLINGS COMPLETED ON SMALL SITES IN THE PERIOD 01.04.19-31.03.20

NET DWELLINGS COMPLETED 1ST OCTOBER 2019-31ST MARCH 2020.						
Permission No	Address	Dwellings Complete	Ha developed	New build or conv/cu	Settlement/Parish	Net Dwellings Approved On Site
3/2017/1223	Cherry Tree Barn, Chipping Road, Chaigley	1	0.09	Conversion	Aighton, Bailey & Chaigley Parish	1
3/2016/0718	Hill House, Whalley Road, Barrow	1	0.26	New build	Barrow Village	1
3/2018/0296	1,2,3 Rocklea Gardens, Whalley Road, Billington	3	0.14	New build	Billington	3
3/2017/0203	Fell View Barn, Dewhurst Farm, Longsight Road, Langho	1	0.32	Conversion	Billington & Langho Parish	1
3/2013/0571	Croft House, Broad Meadow, Chipping	1	0.06	New build	Chipping Village	3

3/2011/0702	1 & 2 Fairclough Cottage, Loud Bridge, Chipping	2	0.06	Conversion	Chipping Parish	2
3/2013/0333	1&2 Brook Farm (1 Dwelling), Longsight Road, Clayton le Dale	1	0.06	New build	Clayton le Dale	1
3/2008/0775	18 & 18a Well Terrace, Clitheroe	2	0.01	Conversion	Clitheroe Town	3
3/2017/0406	Ribblesdale House, Ribblesdale Avenue, Clitheroe	1	0.07	New build	Clitheroe Town	1
3/2018/0147	1 & 2 Stanley House Apartments, Lowergate, Clitheroe	2	0.09	New build	Clitheroe Town	3
3/2016/0044	New Middop Farm, Burnley Road, Gisburn	1	0.04	New build	Gisburn Parish	1
3/2015/0633	Ash Tree Barn & Ash Tree Cottage, West Marton	2	0.01	Conversion	Horton Parish	2
3/2011/0324	Hothersall Hall Farm, Hothersall Lane, Ribchester	1	0.05	Conversion	Hothersall Parish	1

3/2016/0815	1-5 Clough Cottages, 8 Whalley Road, Hurst Green (Former Eagle & Child)	4	0.18	Conversion	Hurst Green Village	4
3/2016/0480	New England, Hollin Hall, Tan Yard, Longridge	1	0.16	New build	Longridge Parish	1
3/2017/1134	46A Branch Road, Land between 46-48 Branch Road, Mellor Brook	1	0.02	New build	Mellor Brook	1
3/2015/0756	Heywood House, Whalley Road, Read	1	0.10	New build	Read Parish	1
3/2017/0986	21A King Street	1	0.01	New build	Whalley Town	1
3/2014/0201	Higher Fold Cottage, Old Clitheroe Road, Dutton	1	0.14	Conversion	Dutton Parish	2
3/2018/0701	59b and 59c Derby Road Flats Longridge	2	0.08	Conversion	Longridge Town	2
3/2016/0540 3/2014/0811	Shuttleworth Hall, Burnley Road, Gisburn.	1	0.02	Conversion	Gisburn Parish	1

3/2017/0128	27a Calder Avenue,	1	0.32	New build	Billington Village	1
3/2016/1104	Lower Cockhill Fold,	1	0.15	Conversion	Hothersall Parish	1
3/2016/0293	1,3,4, Pettyfoot Bridge Cottages, Knowsley Road,	3	0.01	New build	Wilpshire Town	3
3/2015/0491	Flat 1,2,3,4,7, White Bull Mews, Higher Road	5	0.03	Conversion	Longridge Town	7
3/2010/0627 3/2011/2216/B	Carlinghurst Farm, Huntington hall, Lane,	1	0.01	Conversion	Aighton, Bailey and Chaigley Parish	1
3/2017/0765	Eatoughs Barn, Fleet Street Lane, Ribchester	1	0.21	Conversion	Ribchester Parish	1
3/2015/0204	1 & 2 Watt Close Barn, Watt Close Barn, Burnley Road Gisburn	2	0.29	Conversion	Rimington Parish	2
TOTAL		45				

Table 10 - Completions on small sites in the period 01.04.2015 – 31.03.2020 – 5 Year Period

Year	Total Dwellings	Small Site Dwellings
1 st April 2015 – 31 st March 2016	300	60
1 st April 2016 – 31 st March 2017	390	63
1 st April 2017 – 31 st March 2018	400	54
1 st April 2018 – 31 st March 2019	412	53
1 st April 2019 – 31 st March 2020	559	45
Total (2016 – 2020)	2061	275
Average per year (2016 – 2020)	412	55