



Ribble Valley  
Borough Council

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

# Housing Land Availability Schedule

**5 YR SUPPLY**

**EVIDENCE OF DELIVERY  
COMPENDIUM**

**As at 31st March 2020**

**Published May 2020**



## 1. INTRODUCTION

This 'Evidence of Delivery Compendium' accompanies the Housing Land Availability Survey (HLAS) and includes evidence of delivery in recognition of para. 007 of published PPG guidance 'Housing supply and delivery' (July 2019). The guidance outlines the following:

*In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. [Annex 2 of the National Planning Policy Framework](#) defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:*

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

*Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

This document provides the evidence that has been obtained to help establish the delivery on large sites (over 0.4 hectares / more than 10 dwellings) and the housing sites allocated as part of the HED DPD. The evidence obtained for each site includes one or more of the following:

- The submission of a signed Statement of Common Ground (SOCG) outlining expected delivery of the site.
- An Assessment of Delivery Form which outlines expected delivery on those sites that have not started.
- An e-mail from the developer/agent or landowner
- The most recent Decision Notice

Each site has been given a reference (EV 1 - 54) which corresponds with the reference on pages 5-11 of the accompanying '5 Year Supply Statement – As at 31<sup>st</sup> March 2020'.

# SITES WITH FULL PLANNING PERMISSION

## EV1 – Old Row, Whalley Road, Barrow

Outline application approved January 2017 for 23 dwellings (3/2016/0146).  
A Reserved Matters application has been submitted and is awaiting determination for 23 dwellings (3/2018/1149).

RIBBLE VALLEY BOROUGH COUNCIL  
Development Department  
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA  
Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

---

Town and Country Planning Act 1990

### OUTLINE PLANNING PERMISSION

**APPLICATION NO:** 3/2016/0146  
**DECISION DATE:** 3 January 2017  
**DATE RECEIVED:** 16/02/2016

**APPLICANT:**  
Admiral Taverns  
c/o Agent

**AGENT:**  
Mr James Sturgess  
Caldecotte Consultants  
15 London House  
Swinfens Yard  
Stony Stratford  
Buckinghamshire  
MK11 1SY

---

**PARTICULARS OF DEVELOPMENT:** Outline application with all matters reserved for residential development of 23 dwellings, following the demolition of Nos.23 25 Old Row and with indicative details submitted for access, parking and associated landscaping.

**AT:** Old Row Whalley Road Barrow BB7 9AZ

**Ribble Valley Borough Council** hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 Application for approval of all reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
  - (a) The expiration of three years from the date of this permission; or
  - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**REASON:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

## **EV2 – Land off Dale View, Billington**

Full application submitted and granted approval in November 2017 for the erection of 41 dwellings (3/2017/0133).

The Authority does not expect this site to deliver within the next 5 years.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7  
2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

---

Town and Country Planning Act 1990

### **PLANNING PERMISSION**

**APPLICATION NO:** 3/2017/0133  
**DECISION DATE:** 30 November 2017  
**DATE RECEIVED:** 21/03/2017

#### **APPLICANT:**

Mr Jason Alexander  
H and H Homes Ltd  
C/o Agent

#### **AGENT:**

Mr Alun Davies  
Nathaniel Lichfield and Partners  
3rd Floor  
One St James Square  
Manchester  
M2 6DN

---

**DEVELOPMENT** The erection of 41 dwellings and associated works.

#### **PROPOSED:**

**AT:** Land off Dale View Billington

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

**REASON:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

P.T.O.

## **EV3 – Land Malt Kiln Brow, Chipping**

Reserved Matters application approved in June 2019 for the erection of 4 dwellings following outline consent (3/2019/0132).

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire,  
BB7 2RA

Telephone: 01200 Fax: 01200 414488  
425111

Planning Fax: 01200 414487

---

Town and Country Planning Act 1990

### **APPROVAL OF RESERVED MATTERS**

APPLICATION NO: 3/2019/0132

DECISION DATE: 07 June 2019

DATE RECEIVED: 14/02/2019

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO: 3/2014/0183

#### **APPLICANT:**

Mr Stephen Chicken  
SCPi Bowland Ltd  
C/o Agent

#### **AGENT:**

Mrs Amanda Oakden  
Chadkirk Consulting Ltd  
39 Green Croft  
Romiley  
Stockport  
SK6 4LW

---

**Development Proposed:** Reserved matters approval for the residential development of four new dwellings with associated infrastructure and landscaping.

**AT:** Parcel 4 Land to the west of Malt Kiln Brow Chipping PR3 2GP

Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan - 1624SCP/ChP4-LP1

Site Layout and boundary treatments - 1624SCP:ChP4-SL1 rev D (amended plan received 04/04/19)

Drainage Strategy - 3431-SHD-00-ZZ-SK-C-0010-P1 (amended plan received 02/04/19)

Landscape/Planting plan - 2630 202 rev A (amended plan received 16/05/19)

Levels plan - SHD-00-ZZ-SK-C-0002-P4 (amended plan received 03/04/19)

Tree retention and protection plan - TPM 104 rev B (amended plan received 25/02/19)

Section drawing - 1624SCP/ChP4 -SS1-2

Section drawing - 1624SCP/ChP4 -SS2-2

Streetscenes - 1624SCP/Ch4 -SS1 rev C

/Continued.....

P.T.O.

---

## **EV4 – Dog and Partridge, Hesketh Lane, Chipping**

Full application approved September 2019 (3/2018/0786) for the conversion of the restaurant to create 12 apartments.

**From:** [REDACTED]@grahamanthonyassociates.com]

**Sent:** 07 November 2019 14:01

**To:** Rachel Horton

**Subject:** Re: Expected completions at Dog & Partridge - 5 Year supply assessment - Ribble Valley

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rachel,

Please find attached the document as requested.

Hope this helps if you require any further clarification please just give me a call.

Thanks

[REDACTED]

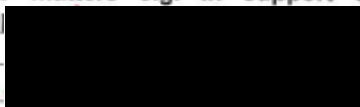

Planning Consultant MSc MRTPI

**Graham Anthony Associates**

T: [REDACTED]

E: [REDACTED] [AnthonyAssociates.com](mailto:AnthonyAssociates.com)

**Ribble Valley Assessment of Housing Delivery  
November 2019**

Reference	Location	Description
3/2018/0786	Dog & Partridge, Hesketh Lane, Chipping	Conversion of existing restaurant to 12 apartments and the siting of four holiday-lets.
Is the site currently being marketed?		Yes
Is there developer interest in the site? (If so, please indicate the name of the developer below):		Yes Still P&C at this stage
When do you expect works to commence on site?		Date: August-2020
Please indicate below the expected delivery over the next 5 years:		
<b>Year</b>		<b>Number of Dwellings Completed</b>
1 <sup>st</sup> October 2019 – 30 <sup>th</sup> September 2020		0
1 <sup>st</sup> October 2020 – 30 <sup>th</sup> September 2021		10
1 <sup>st</sup> October 2021 – 30 <sup>th</sup> September 2022		2
1 <sup>st</sup> October 2022 – 30 <sup>th</sup> September 2023		0
1 <sup>st</sup> October 2023 – 30 <sup>th</sup> September 2024		0
Beyond September 2024		
If you do not expect the site to deliver any dwellings within the next 5 years please explain why below:		
Please provide any additional information you think may help the council in assessing whether the site is likely to be delivered:		
The site is being marketed and a number of developers have expressed interest, however, the owner of the site is consulting with his solicitors about retention of the Holiday element of the project.		
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided may be made available publicly by Ribble Valley BC (except for personal name and contact details) in connection with housing land and evidence base matters e.g. in support of housing land availability assessments, planning ap		
Signed:		
Name:		
Date:	07/11/2019	

Please return the information by **Monday 11th November** via email to [rachel.horton@ribblevalley.gov.uk](mailto:rachel.horton@ribblevalley.gov.uk)  
Thank you for your help in this matter.

## **EV5 – Primrose Works, Primrose Road, Clitheroe**

Full application submitted and granted in March 2020 for the conversion of two main vacant mill buildings to provide 25 residential apartments (3/2019/0954). Works have commenced on site. D.O.C application submitted and approved 20/03/2020 (3/2020/0210).

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

### PLANNING PERMISSION

**APPLICATION NO:** 3/2019/0954

**DECISION DATE:** 05 March 2020

**DATE RECEIVED:** 28/10/2019

#### **APPLICANT:**

Ribble Valley Property Development Ltd  
Eastham House  
Clitheroe Road  
Mitton  
Clitheroe  
BB7 9PH

#### **AGENT:**

Mr Philip Cottier  
Sunderland Peacock and Assoc Ltd  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG



**DEVELOPMENT PROPOSED:** Demolition of existing workshop buildings conversion of two main vacant mill structures to provide 25 residential apartments erection of cycle/refuse store, laying out of parking and circulation areas and associated landscaping.

**AT:** Lodematic Ltd Primrose Works Primrose Road Clitheroe BB7 1BS

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

**REASON:** Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

P.T.O.



## **EV6 – Spout Farm, Preston Road, Longridge**

Full application submitted 3/2016/0580 for the erection of 34 dwellings.

**From:** [REDACTED]@sky.com]

**Sent:** 06 April 2020 09:15

**To:** Rachel Horton

**Subject:** Re: query regarding your site at Spout Farm, Longridge from Ribble valley Borough Council Planning

Good morning Rachel I hope you are keeping well in these unprecedented times.

I am pleased to confirm that since our last exchange of correspondence my client, the owner, has entered into a formal contract to sell the site to Create Homes. This contract includes an obligation on them to submit a new detailed planning application. They have held productive formal pre-application meeting is with your colleague Laura Eastwood from a planning perspective and with Lancashire County Council highways. As a consequence and coincidentally they are due to submit their detailed application to vary the existing extant permission this week.

Subject to how your planning determination system will be affected by the current crisis they are hoping to be in a position to start on site at the end of the summer.

Their application respects the original principles and is for 34 units of which 10 will be affordable. I can share the details of the scheme with you if that is any assistance.

I hope that this confirmation is satisfactory for your requirements but please rest assured that despite recent events the owner and his development partner are fully committed to the delivery of this site for housing as soon as ever possible.

Please, of course, do not hesitate to contact me if you require anything further from me.

[REDACTED]

## **EV7 – Land East of Chipping Lane, Longridge- Phases 2 and 3**

Reserved Matters application approved following outline consent in April 2019 for the erection of 193 dwellings (3/2018/0975).

E-mail received from the Planning Manager at Barratt's Manchester:

**From:** [REDACTED]  
**Sent:** 06 April 2020 11:32  
**To:** Rachel Horton  
**Cc:** [REDACTED]  
**Subject:** RE: \*EXTERNAL: Land east of Chipping Lane, Longridge – Phase 2

EXTERNAL – This email originated from outside of Ribble Valley Borough Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rachel

[REDACTED]  
assume the same previous rates.

Regards.

[REDACTED]  
Planning Manager, Barratt Manchester

**Barratt Homes** (A trading name of BDW Trading Ltd)  
**4 Brindley Road, City Park, Manchester, M16 9HQ**

[REDACTED]  
Website: [www.barrattdevelopments.co.uk](http://www.barrattdevelopments.co.uk)

*We are actively acquiring housing land in the North West and need more – can you help?*

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

---

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2018/0975

**DECISION DATE:** 12 April 2019

**DATE RECEIVED:** 27/02/2019

**APPLICANT:**

Mr Andrew Ainscough  
BDW Trading Ltd  
C/o Agent

**AGENT:**

Mrs Lorraine Robertson  
Barton Willmore  
18-22 Manchester House  
Bridge Street  
Manchester  
M3 3BZ

---

**DEVELOPMENT PROPOSED:** Approval of reserved matters (layout, scale, appearance and landscaping) for Phases 2 and 3 for the erection of 193 dwellings, pursuant to outline planning permission 3/2017/0232

**AT:** Land east of Chipping Lane Longridge

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
  - 459-LP0-4 - Location Plan
  - 459-PL04 Rev: 5 - Planning Layout
  - 459-ML04 Rev: 3 - Materials Layout
  - 459-BL04 Rev: 3 - Boundary Treatments Layout
  - 459-BTD02 - Boundary Treatment Details
  - 459-SH04 Rev: 3 - Storey Heights Layout
  - 459-RS04 Rev: 3 - Refuse Strategy
  - 459-HL04 Rev: 3 - Hard Landscaping Layout
  - 459-SS05 Rev: 2 - Streetscapes
  - 459-ED-02 - Proposed Finished Floor Levels
  - 459-ED-04 - Cross Sections
  - BBLD 00CE-01 Bedale
  - BALD 00CD-01 Alderney
  - BDER 00CD-01 Derwent
  - BHLN 00CD-01 Halton
  - BKNL-00CE-01 Kenley
  - BKIS 00CE-01 Kingsville



Ribble Valley  
Borough Council

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

**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH  
COUNCIL AND BARRATT HOMES  
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND  
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT  
(SITES NOT YET UNDER CONSTRUCTION)  
LAND EAST OF CHIPPING LANE – PHASE 2&3**

**NOVEMBER 2018**

## **1. INTRODUCTION**

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and Barratt Homes "the developer" in respect of the development of Land East of Chipping Lane, Longridge("the site"). It has been prepared for the purpose of assisting the Examination in Public into RVBC's Housing and Economic Development – Development Plan Document ("HED DPD") by setting out the areas of common ground in respect of the delivery of the site.
- 1.2 Outline permission was granted in October 2015 for 363 dwellings on the site (Appn. 3/2014/0764). This SOCG refers to phases 2 & 3 of the development. A Reserved Matters application for 184 dwellings was registered at the Authority on 2<sup>nd</sup> November 2018.
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.3 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

## **2. HOUSING REQUIREMENT**

- 2.1 It is agreed that the adopted housing requirement of the Ribble Valley Core Strategy requires a minimum of 5,600 dwellings over the plan period 2008 – 2028.

## **3. BASE DATE**

- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2018. The five year period therefore covers the period 1<sup>st</sup> October 2018 to 30<sup>th</sup> September 2023.

## **4. BUFFER**

- 4.1 It is agreed that in accordance with paragraph 73 of the NPPF, it is necessary to apply a 20% buffer where there is a record of persistent under-delivery. However over the previous three year period housing delivery has exceeded the annual requirement and as such RVBC is a 5% buffer Authority.

**5. AREAS OF COMMON GROUND**

5.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.




5.2 The parties agree that the following timetable for delivery is achievable and realistic:

Year	Number of Dwellings which will be completed
1 <sup>st</sup> October 2018- 30 <sup>th</sup> September 2019	0
1 <sup>st</sup> October 2019- 30 <sup>th</sup> September 2020	20
1 <sup>st</sup> October 2020- 30 <sup>th</sup> September 2021	34
1 <sup>st</sup> October 2021- 30 <sup>th</sup> September 2022	34
1 <sup>st</sup> October 2022- 30 <sup>th</sup> September 2023	34
Beyond September 2023	62

5.3 These figures are based upon Barratts forecast legal completions and will be subject to market conditions. Furthermore, the above will also be informed by the actual timing of Reserved Matters being granted (awaiting LPA decision).

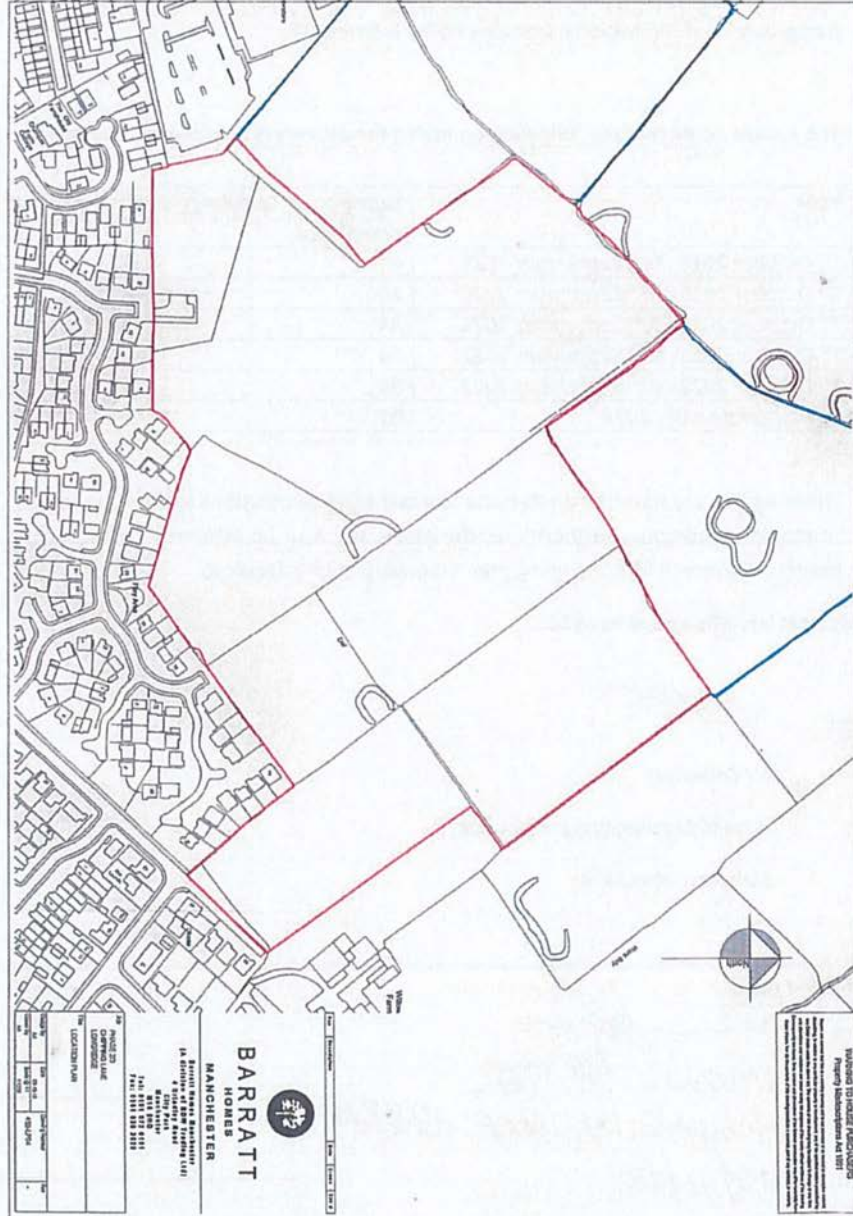
This document is jointly agreed by RVBC:

Signature   
Name Mr Colin Hirst  
Position Head of Regeneration and Housing  
Date 15th November 2018

Developer of   
Signature   
Name   
Position PLANNING MANAGER - BARRATT  
Date 15/11/18.....

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

APPENDIX 1- SITE LOCATION PLAN



## **EV8 – Land East of Clitheroe Road (Lawsonsteads), Whalley**

Full application approved for the erection of 188 dwellings by THT and LQ Developments LLP (3/2018/0914).

**From:** [REDACTED]  
**Sent:** 09 April 2020 14.01  
**To:** Rachel Horton  
**Subject:** Re: RVBC- Delivery at 'Old Row, Barrow' and 'Land East of Clitheroe Road', Whalley'.

EXTERNAL – This email originated from outside of Ribble Valley Borough Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rachel,

[REDACTED]

[REDACTED] On the site at Clitheroe Road in Whalley we are in advanced negotiations with a contractor to deliver the scheme, but have had difficulties in terms of viability. Hopefully this will be resolved in the next couple of months and we'll be in a position to start on site late summer, albeit subject to how the current covid-19 issues play out.

[REDACTED]

Kind Regards,

[REDACTED] | Head of New Business

[REDACTED] **Web:** [www.traffordhousingtrust.co.uk](http://www.traffordhousingtrust.co.uk)



## **EV9 – Oakhill College, Wiswell Lane, Whalley**

Full application approved in April 2019 for the erection of 8 dwellings (3/2018/1124).

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

---

Town and Country Planning Act 1990

### **PLANNING PERMISSION**

**APPLICATION NO:** 3/2018/1124

**DECISION DATE:** 16 April 2019

**DATE RECEIVED:** 07/12/2018

#### **APPLICANT:**

Oakhill Investments Ltd  
C/o Agent

#### **AGENT:**

Mrs Helen Binns  
Walsingham Planning  
Brandon House  
King Street  
Knutsford  
WA16 6DX

---

**DEVELOPMENT PROPOSED:** Erection of eight two-storey, open-market dwellings with means of access, associated works and landscaping.

**AT:** Oakhill School Wiswell Lane Whalley BB7 9AF

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

P.T.O.

## EV10 – Higher Standen Farm and Part Littlemoor Farm, Clitheroe – Phases 2 & 3

An Outline application was approved in April 2014 for the erection of 1040 dwellings (3/2012/0942). Phase 1 is currently under construction.

A Reserved Matters application for Phases 2 & 3 was approved on the 16<sup>th</sup> of March 2020 (3/2019/0953) for 426 dwellings. The next phase is being marketed on Taylor Wimpeys website(<https://www.taylorwimpey.co.uk/proposed-developments/england/lancashire/clitheroe/standen-phase-2-and-3>)

In one year of monitoring (01.04.19 – 31.03.20) 78 dwellings had been completed on Phase 1 of this strategic site.

Also refer to the SOCG which outlines the expected delivery for the next phases of the development.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

### APPROVAL OF RESERVED MATTERS

APPLICATION NO: 3/2019/0953

DECISION DATE: 16 March 2020

DATE RECEIVED: 08/11/2019

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL  
APPLICATION NO:

#### **APPLICANT:**

Taylor Wimpey Manchester  
C/o Agent

#### **AGENT:**

Mr James Berggren  
Avison Young  
Norfolk House  
7 Norfolk Street  
Manchester  
M2 1DW

**Development Proposed:** Phases 2, 3 and 4 of outline planning permission 3/2015/0895.

**AT:** Land at Pendle Road Clitheroe

Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s):

1 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Adopted highways plan Rev E
  - Boundary Treatment Details Rev B
  - Boundary treatment plan sheet 1 Rev F
  - Boundary treatment plan sheet 2 Rev F
  - Composite Build Route Plan Rev E
  - Composite colour layout Rev P
  - DAS Rev E
  - A4 PHASE 2,3 & 4 Design Code
  - BDC HSF - 01 Development Edge Bung3 Plans & Elevations Rev D
  - BDC HSF - 02 Development Edge PA34 Plans & Elevations Rev C
  - BDC HSF - 03 Development Edge PT36 Plans & Elevations Rev D
  - BDC HSF - 04 Development Edge PD30 Plans & Elevations Rev C
  - BDC HSF - 06 Development Edge NB31 V1 Plans & Elevations Rev D
  - BDC HSF - 07 Development Edge NT41 V1 Plans & Elevations Rev C
  - BDC HSF - 08 Development Edge ND40 Elevations Rev C
  - BDC HSF - 09 Development Edge ND40 Plans Rev A
- /Continued.....



Ribble Valley  
Borough Council

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

**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH  
COUNCIL AND TAYLOR WIMPEY  
TO ASSIST THE COUNCILS ASSESSMENT OF HOUSING DELIVERY  
STANDEN / PENDLE ROAD  
PHASES 2,3  
NOVEMBER 2019**

## **1. INTRODUCTION**

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and Taylor Wimpey ("the developer") in respect of the development at Perdle Road, Clitheroe ("the site"). It has been prepared for the purpose of setting out the areas of common ground in respect of the delivery of the site.
- 1.2 The site has outline planning permission for the erection of 1040 new dwellings. Construction commenced on phase one in September 2017. No works have commenced on the next phases of the site.
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

## **2. HOUSING REQUIREMENT**

- 2.1 It is agreed that the adopted housing requirement of the Ribble Valley Core Strategy requires a minimum of 5,600 dwellings over the plan period 2008 – 2028.

## **3. BASE DATE**

- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2019. The five year period therefore covers the period 1<sup>st</sup> October 2019 to 30<sup>th</sup> September 2024.

## **4. AREAS OF COMMON GROUND**

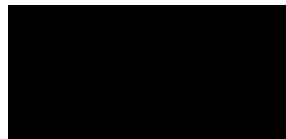
- 4.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.
- 4.2 The parties agree that the following timetable for delivery on the next phase(s) of the site is achievable and realistic:

<b>Year</b>	<b>Number of Dwellings which will be completed</b>
1 <sup>st</sup> October 2019 - 30 <sup>th</sup> September 2020	
1 <sup>st</sup> October 2020 - 30 <sup>th</sup> September 2021	
1 <sup>st</sup> October 2021 - 30 <sup>th</sup> September 2022	
1 <sup>st</sup> October 2022 - 30 <sup>th</sup> September 2023	50 Private Dwellings (approx.)

	Affordable Housing TBC – awaiting planning permission
1 <sup>st</sup> October 2023 - 30 <sup>th</sup> September 2024	50 Private Dwellings (approx.) Affordable Housing TBC – awaiting planning permission
Beyond September 2024	Build out remaining dwellings

This document is jointly agreed by RVBC:

Signature



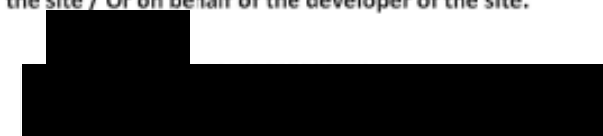
Name Mr Colin Hirst

Position Head of Regeneration and Housing

Date 30<sup>th</sup> October 2019

Developer of the site / Or on behalf of the developer of the site.

Signature



Name

Position (if relevant)

SENIOR LAND & PLANNING MANAGER

Date

.....7/11/19.....

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

APPENDIX 1- SITE LOCATION PLAN



## **EV11 – Land off Sheepfold Crescent, Barrow**

Outline application approved in January 2019 for the erection of 26 dwellings (3/2018/0910).

The Authority does not expect this site to deliver within the next 5 years.

RIBBLE VALLEY BOROUGH COUNCIL  
Development Department  
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA  
Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

---

Town and Country Planning Act 1990

### OUTLINE PLANNING PERMISSION

**APPLICATION NO:** 3/2018/0910

**DECISION DATE:** 14/01/2019

**DATE RECEIVED:** 08/10/2018

**APPLICANT:**

Newclose Properties Ltd and Lea Hough  
Chartered Surveyors  
C/o Agent

**AGENT:**

Mr Brian Sumner  
Avalon Town Planning Ltd  
2 Reedley Business Centre  
Redman Road  
Reedley  
BB10 2TY

---

**PARTICULARS OF DEVELOPMENT:** Application for outline consent for 20 bungalows for the elderly (6 detached two-bed and 14 semi-detached one-bed and of which two are affordable) and 6 affordable, two-bed apartments with associated roads, ancillary works landscaping and access.

**AT:** Land off Sheepfold Crescent Barrow BB7 9XR

**Ribble Valley Borough Council** hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

Timings and Commencement

1 Application(s) for approval of all outstanding reserved matters must be made to the Local Planning Authority not later than the expiration of eighteen months beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of eighteen months from the date of this permission; or

(b) The expiration of 18 months from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**REASON:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

P.T.O.

---

## **EV12 – Land off Henthorn Road, Clitheroe**

A Reserved Matters application has been submitted and is awaiting determination (3/2020/0010) for the erection of 24 dwellings.

**From:** [REDACTED]@Strategiclandgroup.co.uk]

**Sent:** 31 October 2019 10:54

**To:** Rachel Horton

**Subject:** RE: Query regarding your site at Henthorn Road, Clitheroe from Ribble Valley Borough Council Planning

Hi, Rachel.

Please see the form attached.

Best regards,

[REDACTED]

Managing Director

**The Strategic Land Group Limited**



**Ribble Valley Assessment of Housing Delivery  
October 2019**

Reference	Location	Description
3/2017/0433	Land off Henthorn Road, Clitheroe	Erection of 24 Dwellings
Is the site currently being marketed?		Yes/no
Is there developer interest in the site? (If so, please indicate the name of the developer below):		Yes/no Confidential
When do you expect works to commence on site?		Date: Spring 2020
Please indicate below the expected delivery over the next 5 years:		
<b>Year</b>		<b>Number of Dwellings Completed</b>
1 <sup>st</sup> October 2019 – 30 <sup>th</sup> September 2020		5
1 <sup>st</sup> October 2020 – 30 <sup>th</sup> September 2021		19
1 <sup>st</sup> October 2021 – 30 <sup>th</sup> September 2022		0
1 <sup>st</sup> October 2022 – 30 <sup>th</sup> September 2023		0
1 <sup>st</sup> October 2023 – 30 <sup>th</sup> September 2024		0
Beyond September 2024		0
If you do not expect the site to deliver any dwellings within the next 5 years please explain why below: N/A		
Please provide any additional information you think may help the council in assessing whether the site is likely to be delivered:  RMA currently at pre-application stage.		
If you no longer have an interest in the development (e.g. the site has been sold) and/or the site is managed by another party please provide their contact details below: N/A		
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided may be made available publicly by Ribble Valley BC (except for personal name and contact details) in connection with housing land and evidence base matters or in support of housing land availability assessments, planning ap		
Signed: [Redacted]		
Name: [Redacted]		
Date: 31-10-19		

Please return the information by **Friday 8th November** via email to

[rachel.horton@ribblevalley.gov.uk](mailto:rachel.horton@ribblevalley.gov.uk)

Thank you for your help in this matter.

## **EV13 –Henthorn Road, Clitheroe**

Appeal allowed in June 2019 for the erection of 110 dwellings. A Reserved Matters application for 110 dwellings has been submitted and is awaiting determination (3/2020/0266).



---

### **Appeal Decision**

Inquiry Held on 8 - 10 May 2019

Site visit made on 10 May 2019

**by Stephen Normington BSc DipTP MRICS MRTPI FIQ FIHE**

an Inspector appointed by the Secretary of State

Decision date: 19<sup>th</sup> June 2019

---

**Appeal Ref: APP/T2350/W/19/3221189**

**Henthorn Road, Clitheroe BB7 2QF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Gladman Developments Limited against the decision of Ribble Valley Borough Council.
  - The application Ref 3/2018/0688, dated 7 August 2018, was refused by notice dated 11 January 2019.
  - The development proposed is the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Henthorn Road.
- 

#### **Decision**

1. The appeal is allowed and outline planning permission with all detailed matters reserved except access is granted for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Henthorn Road at Henthorn Road, Clitheroe BB7 2QF in accordance with the terms of application Ref 3/2018/0688, dated 7 August 2018, subject to the attached schedule of conditions.

#### **Application for costs**

2. At the Inquiry an application for costs was made by Gladman Developments Limited against Ribble Valley Borough Council. This application is the subject of a separate Decision.

#### **Procedural Matters**

3. The application was submitted in outline with all matters reserved for future consideration with the exception of access. Only details of one vehicular access to the site are submitted so any other access to, and access within, the site remain a reserved matter. The site access details are shown on the plan 'Proposed Access Arrangements 1616/13/rev B' which along with the 'Site Location Plan 8439-L-04 rev A' are the plans that describe the proposal. An 'Illustrative Framework Plan 8439-L-02 rev C' was submitted for illustrative purposes only to demonstrate one way in which the site could be developed. I have had regard to this plan in the determination of this appeal.
4. At the Inquiry, the appellant submitted a S106 Unilateral Planning Obligation, signed and dated 10 May 2019, relating to the appeal development which would take effect should planning permission be granted. Amongst other

---

<https://www.gov.uk/planning-inspectorate>

### **SCHEDULE OF CONDITIONS**

- 1) Details of the access, other than that shown on drawing 1616/13 rev B, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of all reserved matters must be made not later than the expiration of 18 months beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
  - (a) The expiration of three years from the date of this permission; or
  - (b) The expiration of 18 months from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- 3) The vehicle site access shall be constructed in accordance with the details shown on drawing number 1616/13 rev B (Proposed Access Arrangements).
- 4) The development hereby permitted shall be limited to no more than 110 dwellings and shall be carried out in accordance with the Location Plan (Drawing No 8439-L-04 rev A).
- 5) Any application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details. Prior to the occupation of each dwelling verification that the dwelling has been constructed in accordance with the approved levels shall be submitted to and approved in writing by the local planning authority.
- 6) The reserved matters application(s) shall include full details of an equipped play area for the written approval of the local planning authority. Such details shall include:
  - a) The layout of the equipped play area.
  - b) The siting of the equipped play area with the site.
  - c) The precise details of all play equipment proposed.
  - d) Details of soft and hardsurfacing materials and boundary treatments.

The equipped play area shall be provided in accordance with the approved details and shall be made available for use in accordance with the timescales agreed within the Unilateral Undertaking and the equipped play area shall be managed and maintained in accordance with the approved Management Plan as required by the Unilateral Undertaking.

## **EV14 – Higher Standen Farm and Part Littlemoor Farm, Clitheroe – Remaining Phases**

An Outline application was approved in April 2014 for the erection of 1040 dwellings (3/2012/0942).

Phase 1 for 228 dwellings is currently under construction (3/2016/0324).

A Reserved Matters application for Phases 2 & 3 was approved on the 16<sup>th</sup> of March 2020 (3/2019/0953) for 426 dwellings.

The remaining phases to complete totals 386 dwellings and the Authority does not expect this to deliver within the next 5 years.

## **EV15 – Land off Pimlico Link Road, Clitheroe**

Outline application approved in August 2019 for the erection of 19 dwellings (3/2018/1037).

The Authority does not expect this site to deliver within the next 5 years.

RIBBLE VALLEY BOROUGH COUNCIL  
Development Department  
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA  
Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487  
Town and Country Planning Act 1990  
OUTLINE PLANNING PERMISSION

**APPLICATION NO:** 3/2018/1037  
**DECISION DATE:** 01 August 2019  
**DATE RECEIVED:** 21/11/2018

**APPLICANT:**  
Mr and Mrs Stones  
C/o Agent

**AGENT:**  
Mr Paul Tunstall  
JWPC Ltd  
Unit 1B Waterview  
White Cross  
Lancaster  
LA1 4XS

**PARTICULARS OF DEVELOPMENT:** Outline application for the erection of up to 19 open market dwellings with access off Pimlico Link Road.

**AT:** Land off Pimlico Link Road Clitheroe BB7 4PZ

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

Timings and Commencement

1 Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**REASON:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

P.T.O.

## **EV16 – 74 Higher Road and Land r/o, Longridge**

An Outline application was approved in May 2018 for the erection of 122 dwellings (3/2016/1082). The e-mail below from the agent outlines the expected delivery of the site.

As

**From:** [REDACTED].co.uk]

**Sent:** 24 April 2020 12:36

**To:** Rachel Horton

**Subject:** Re: Assessment of Housing Delivery - 74 Higher Road, Longridge

EXTERNAL – This email originated from outside of Ribble Valley Borough Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rachel

Hope you are okay.

We are still in the process of marketing the site and discussing its abnormal development costs with interested parties, so I would say that the sites ability to contribute units to supply is best represented by the following assumptions:

30<sup>th</sup> March 2020 – 29<sup>th</sup> March 2021 – 0 dwellings

30<sup>th</sup> March 2021 – 29<sup>th</sup> March 2022 – 0 dwellings

30<sup>th</sup> March 2022 – 29<sup>th</sup> March 2023 – 0 dwellings

30<sup>th</sup> March 2023 – 29<sup>th</sup> March 2024 – 15 dwellings

30<sup>th</sup> March 2024 – 29<sup>th</sup> March 2025 – 30 dwellings

Beyond March 2025 – 78 dwellings

These ignore any impact that Covid-19 is currently having on market activity.

Regards

[REDACTED]

## **EV17 – 1-9 Stonewater Close, Barrow**

Nine dwellings have been approved on site which has commenced works (3/2017/0603).

Eight dwellings have been completed as at 31<sup>st</sup> March 2020.

## **EV18 - Land SW Barrow and Whalley Road, Barrow – Parcel**

### **A**

A Reserved Matters application was approved in May 2017 for the erection of 183 dwellings (3/2017/0064). A further application was then approved in June 2019 on the former allotment site resulting in the net addition of 39 dwellings (3/2018/0924).

The site is currently under construction and 76 dwellings are complete as of 31<sup>st</sup> March 2020. A SOCG has been submitted outlining the expected rate of delivery.

**From:** [REDACTED]@redrow.co.uk]  
**Sent:** 04 November 2019 14:55  
**To:** Rachel Horton  
**Subject:** RE: Land south-west of Barrow - 'Oak Leigh Gardens'

Hi Rachel

Please see attached. This relates to both the main site and the allotments site.

Kind regards

[REDACTED]

[REDACTED]  
Planner

[REDACTED]  
Redrow House, 14 Eaton Avenue  
Matrix Office Park, Buckshaw Village, Chorley  
Lancashire, PR7 7NA

Telephone: [REDACTED]  
Mobile: [REDACTED]  
Extension: [REDACTED]  
Website: [www.redrow.co.uk](http://www.redrow.co.uk)



Ribble Valley  
Borough Council

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

**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH  
COUNCIL AND REDROW HOMES  
TO ASSIST THE COUNCILS ASSESSMENT OF DELIVERY**

**SITES UNDER CONSTRUCTION  
LAND SOUTH –WEST OF BARROW AND WEST OF WHALLEY ROAD,  
BARROW**

**NOVEMBER 2019**

## **1. INTRODUCTION**

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and Redrow Homes ("the developer") in respect of the development of Land south-west of Barrow and west of Whalley Road, Barrow ("the site"). It has been prepared for the purpose of setting out the areas of common ground in respect of the delivery of the site.
- 1.2 A Reserved Matters application for the erection of 183 new dwellings was approved on the 16<sup>th</sup> May 2017. A further application was then approved on the former allotment site in June 2019 (3/2018/0924) resulting in the net addition of 39 dwellings to the site (35 on the former allotment site and 4 on the 'original'scheme). Construction has commenced on site.
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

## **2. HOUSING REQUIREMENT**

- 2.1 It is agreed that the adopted housing requirement of the Ribble Valley Core Strategy requires a minimum of 5,600 dwellings over the plan period 2008 – 2028.

## **3. BASE DATE**

- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2019. The five year period therefore covers the period 1<sup>st</sup> October 2019 to 30<sup>th</sup> September 2024.

## **4. AREAS OF COMMON GROUND**

- 4.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.
- 4.2 The parties agree that the following timetable for delivery is achievable and realistic:

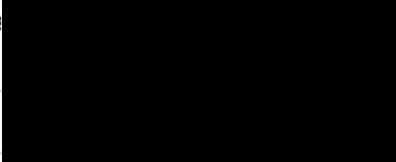
<b>Year</b>	<b>Number of Dwellings which will be completed</b>
1 <sup>st</sup> October 2019 - 30 <sup>th</sup> September 2020	30
1 <sup>st</sup> October 2020 - 30 <sup>th</sup> September 2021	30
1 <sup>st</sup> October 2021 - 30 <sup>th</sup> September 2022	30



1 <sup>st</sup> October 2022 - 30 <sup>th</sup> September 2023	30
1 <sup>st</sup> October 2023 - 30 <sup>th</sup> September 2024	30
Beyond September 2024	22

**This document is jointly agreed by RVBC:**

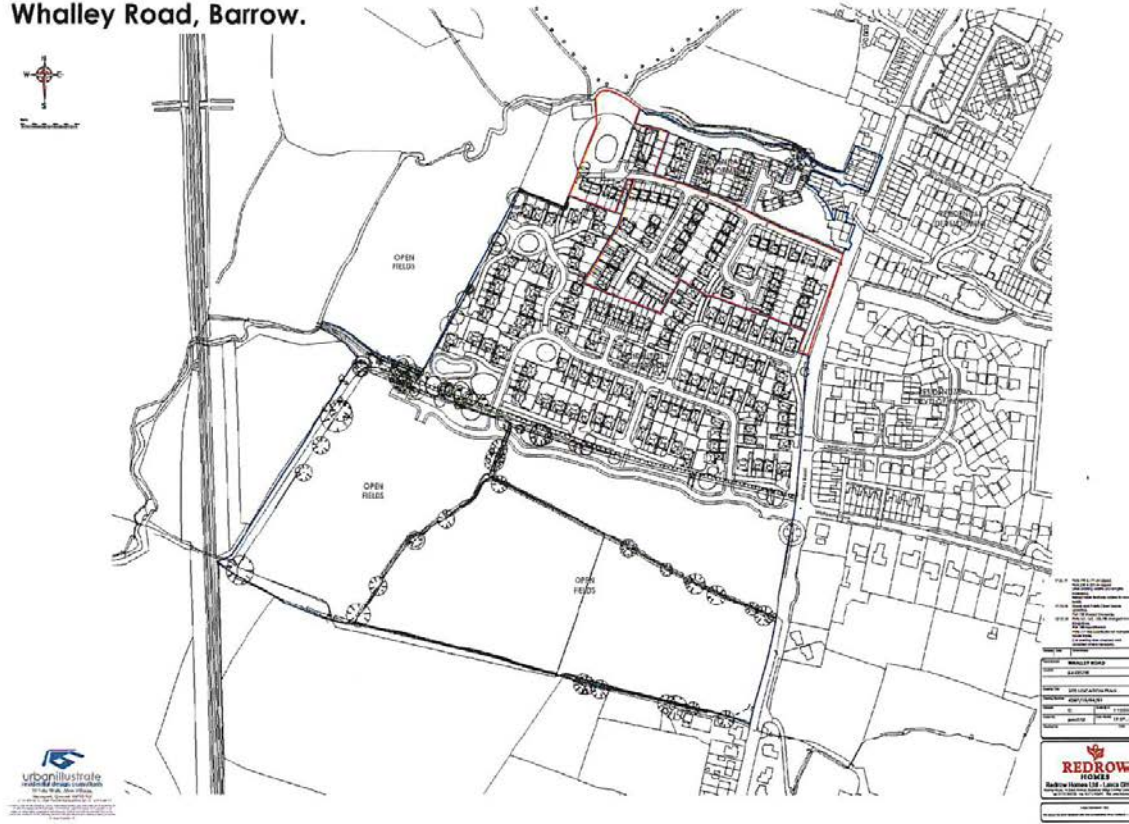
Signature   
Name Mr Colin Hirst  
Position Head of Regeneration and Housing  
Date 4<sup>th</sup> November 2019

**Developer of the site**  **the site.**  
Signature ....  
Name ....  
Position (if relevant) ... *PLANNING DIRECTOR* ...  
Date ... *4 November 2019* ...

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

APPENDIX 1- SITE LOCATION PLAN

Whalley Road, Barrow.



## **EV19 – Land SW Barrow & West of Whalley Road, Barrow Parcel B**

Permission has been granted for the erection of 233 dwellings on the site (Application 3/2019/0012 - see decision notice below). The development is a joint venture by David Wilson Homes and Taylor Wimpey. Works have commenced on site as at March 2020.

**RIBBLE VALLEY BOROUGH COUNCIL**

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2019/0012

**DECISION DATE:** 03/09/2019

**DATE RECEIVED:** 03/01/2019

**APPLICANT:**

Ms Nikki Burns  
Taylor Wimpey North West  
Washington House  
Birchwood Park Avenue  
Birchwood  
Warrington  
WA3 6GR

**AGENT:**

Mr Greg Pearce  
David Lock Associates  
50 North Thirteenth Street  
Milton Keynes  
MK9 3BP

**DEVELOPMENT PROPOSED:** Full planning application for details of the layout, scale and appearance of the buildings and landscaping of a residential development of 233 dwellings and associated works.

**AT:** Land to south-west of Barrow and west of Whalley Road Barrow BB7 9XW

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

Details

1. The development must be begun not later than the expiration of two years beginning with the date of this permission.

**REASON:** Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

P.T.O.

**E-mail from the Planning Director at Barratt & David Wilson Homes and signed SOCG:**

**From:** [REDACTED] (DWH North West) [REDACTED]@dwh.co.uk]

**Sent:** 01 November 2019 15:36

**To:** Rachel Horton

**Subject:** Ribble Valley Borough Council - Expected Delivery on Land SW of Barrow & West of Whalley Road, Barrow - Planning Ref: 3/2019/0012

Rachel,

David Wilson Homes projected housing delivery numbers attached as requested. I have separated our part of the site from that of TW. Hope that's okay.

Regards,

[REDACTED]

[REDACTED]

**Planning Director**

Barratt & David Wilson Homes North West  
(a trading name of BDW Trading Limited)  
303 Bridgewater Place  
Birchwood Park  
Warrington  
WA3 6XF

Tel: [REDACTED]  
DD: [REDACTED]  
Mob: [REDACTED]





Ribble Valley  
Borough Council

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

**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH  
COUNCIL AND David Wilson Homes**

**LAND SOUTH –WEST OF BARROW  
AND WEST OF WHALLEY ROAD, BARROW – PARCEL B**

**NOVEMBER 2019**

## 1. INTRODUCTION

- 1.1 This Statement of Common Ground (“SoCG”) has been prepared jointly by Ribble Valley Borough Council (“RVBC”) and David Wilson Homes (“the developer”) in respect of the development of Land south-west of Barrow and west of Whalley Road, Barrow – Parcel B (“the site”). The site is shared between David Wilson Homes and Taylor Wimpey. This statement relates to the David Wilson share of the development (120 dwellings) only. It has been prepared for the purpose of assisting RVBC in their assessment of delivery on the site over the next 5 years.
- 1.2 A full application for the erection of 233 new dwellings was approved on the 3<sup>rd</sup> of September 2019 (3/2019/0012).
- 1.3 The boundaries of the site are outlined on the location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

## 2. AREAS OF COMMON GROUND

- 2.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.
- 2.2 The parties agree that the following timetable for delivery is achievable and realistic:

Year	Number of Dwellings which will be completed
1 <sup>st</sup> October 2019 - 30 <sup>th</sup> September 2020	20
1 <sup>st</sup> October 2020 - 30 <sup>th</sup> September 2021	30
1 <sup>st</sup> October 2021 - 30 <sup>th</sup> September 2022	30
1 <sup>st</sup> October 2022 - 30 <sup>th</sup> September 2023	30
1 <sup>st</sup> October 2023 - 30 <sup>th</sup> September 2024	10
Beyond September 2024	-

This document is jointly agreed by RVBC:

Signature



Name

Mr Colin Hirst

Position

Head of Regeneration and Housing

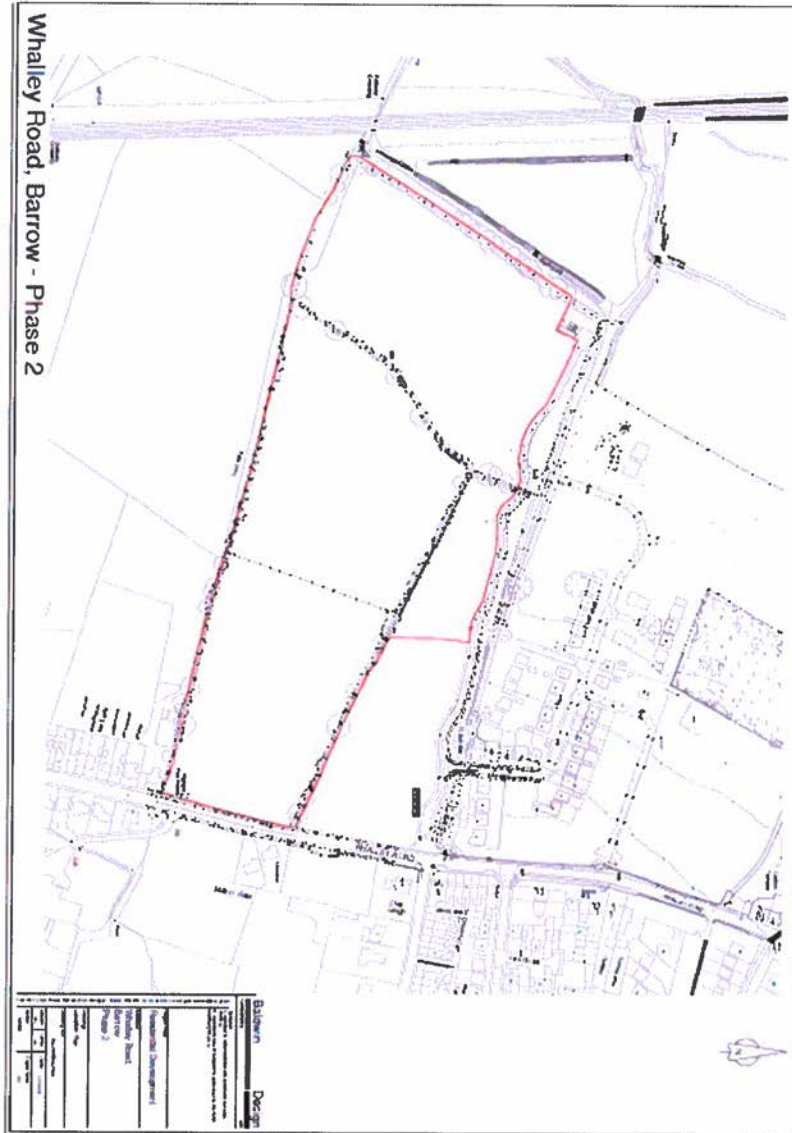
Date

29<sup>th</sup> October 2019

**Developer of** [REDACTED] **Developer of the site.**  
**Signature** [REDACTED]  
**Name** [REDACTED]  
**Position** Planning Director  
**Date** 1<sup>st</sup> November 2019

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

APPENDIX 1- SITE LOCATION PLAN



---

## **EV20 – Land Off Dale View, Billington**

The site has been under construction for some time (3/1997/0070 & 3/1999/0834) and has stalled. 14 dwellings remain to be completed on site.

The Authority does not expect this site to deliver within the next 5 years



## **EV21 – Land to the East of Clitheroe Road, Barrow**

Full application submitted and granted in April 2019 for the erection of 10 dwellings (3/2018/0500). Works commenced on site as of April 2020.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

---

Town and Country Planning Act 1990

### PLANNING PERMISSION

**APPLICATION NO:** 3/2018/0500

**DECISION DATE:** 03 April 2019

**DATE RECEIVED:** 13/06/2018

### **APPLICANT:**

Mr Michael Reilly  
Reilly Developments Ltd  
C/o Agent

### **AGENT:**

Mr Joshua Hellawell  
PWA Planning  
2 Lockside Office Park  
Lockside Road  
Preston  
PR2 2YS

---

**DEVELOPMENT** Erection of ten bungalows and associated works.

### **PROPOSED:**

**AT:** Land to the East of Clitheroe Road Barrow BB7 9BN

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

**REASON:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan 1218-PL01D

Proposed Site Layout 1218-PL03D (received 09/01/2019)

Proposed Site Sections 1218-PL12B (received 09/01/2019)

House Type A 1218-PL04A (received 19/12/2018)

House Type B 1218-PL05A (received 19/12/2018)

House Type B (Plot 23) Floor Plan 1218-PL06A (received 19/12/2018)

House Type B (Plot 23) Elevations 1218-PL07A (received 19/12/2018)

House Type C 1218-PL08A (received 19/12/2018)

House Type D 1218-PL09 (received 19/12/2018)

Garage 1218-PL10A (received 19/12/2018)

House Type F 1218-PL15 (received 09/01/2019)

**REASON:** For the avoidance of doubt and to clarify which plans are relevant to the consent.

P.T.O.

## **EV22 – Hare Hill Croft, Chatburn**

10 dwellings have been approved on site which has commenced works (3/2016/0748 & 3/2014/0618).

8 have been completed on site as of the 31<sup>st</sup> March 2020.

## **EV23 – Mills Way, Chipping**

39 dwellings have been approved on site which has commenced works (3/2017/0183).

8 have been completed as of the 31<sup>st</sup> March 2020.

## **EV24 – Land at Chatburn Road, Clitheroe**

30 dwellings have been approved on site which has commenced works (3/2017/0653).

Refer to the correspondence below outlining expected rate of delivery.

**From:** [REDACTED]@oakmerhomes.com]  
**Sent:** 31 October 2019 08:32  
**To:** Rachel Horton  
**Cc:** [REDACTED]  
**Subject:** RE: Chatburn Road, Clitheroe-Start on site & Sec 106 query

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rachel

Please see below.

Kind regards

[REDACTED]  
Director



office. [REDACTED]  
direct line [REDACTED]  
mobile [REDACTED]  
email. [REDACTED]@oakmerhomes.com  
[www.oakmerhomes.co.uk](http://www.oakmerhomes.co.uk)

Oakmere Homes (Northwest) Ltd, Company Reg. No. 4819284 (England & Wales). Registered office: Helm Bank, Natland, Cumbria, LA9 7PS

This email and any attachments are confidential and sent for the personal attention of the addressee(s). They may be privileged or otherwise protected from disclosure. If you are not the intended recipient, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient you must not copy, distribute, disclose or use any of the information in any way. It is the recipient's responsibility to check any attachments for viruses.

**From:** Rachel Horton <[Rachel.Horton@ribblevalley.gov.uk](mailto:Rachel.Horton@ribblevalley.gov.uk)>  
**Sent:** 30 October 2019 12:03  
**To:** [REDACTED] <[REDACTED]@oakmerhomes.com>  
**Subject:** RE: Chatburn Road, Clitheroe-Start on site & Sec 106 query

Morning [REDACTED]

Hope you are well.

Thank you for your response in August regarding the expected delivery of the site at Chatburn Road, Clitheroe (see e-mail below).

In November 2018 you also advised upon the expected delivery of the site over a 5 year period from 1<sup>st</sup> October 2018.

Work is underway to establish our 5 year land supply for the next monitoring period and I would be grateful therefore if you could outline the expected number of completions in the following years in order to make an accurate estimation of delivery:

Year	Number of Dwellings Which Will Be Completed
1 <sup>st</sup> October 2019 – 30 <sup>th</sup> September 2020	20
1 <sup>st</sup> October 2020 – 30 <sup>th</sup> September 2021	10
1 <sup>st</sup> October 2021 – 30 <sup>th</sup> September 2022	
1 <sup>st</sup> October 2022 – 30 <sup>th</sup> September 2023	
1 <sup>st</sup> October 2023 – 30 <sup>th</sup> September 2024	
Beyond September 2024	

Your input into this process is important to enable the Council to make realistic estimates of delivery. Please also note that any information you provide may be made available in the public domain as required, for example in support of housing land availability assessment, and at planning appeals and examinations. **I would be most grateful if you could respond by Friday the 8<sup>th</sup> of November.**

Thank you for your assistance in this matter, and if you have any queries, please do not hesitate to get in touch.

Kind Regards

Rachel Horton

**Rachel Horton – Senior Planning Officer**

Forward Planning, Regeneration & Housing, Ribble Valley Borough Council  
Council Offices, Church Walk, Clitheroe, BB7 2RA

Direct Dial: 01200 413200

E-mail: [rachel.horton@ribblevalley.gov.uk](mailto:rachel.horton@ribblevalley.gov.uk)

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

## **EV25 – Land off Waddington Road, Clitheroe**

208 dwellings have been approved on site which has commenced works (3/2018/0181).

Refer to the SOCG below outlining the expected rate of completions on the site.



**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH  
COUNCIL AND BARRATT / DAVID WILSON HOMES  
TO ASSIST THE COUNCILS ASSESSMENT OF HOUSING DELIVERY**

**LAND OFF WADDINGTON ROAD CLITHEROE**

**NOVEMBER 2019**

## 1. INTRODUCTION

- 1.1 This Statement of Common Ground (“SoCG”) has been prepared jointly by Ribble Valley Borough Council (“RVBC”) and Barratt / David Wilson Homes “the developer” in respect of the development of Land off Waddington Road, Clitheroe (“the site”). It has been prepared for the purpose of setting out the areas of common ground in respect of the delivery of the site.
- 1.2 The site has Outline planning permission for the erection of 275 new dwellings (Appn. 3/2014/0597). A Reserved Matters application for 207 dwellings has been approved (Appn. 3/2018/0181) and works have commenced on site.
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

## 2. AREAS OF COMMON GROUND

- 2.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.
- 2.2 The parties agree that the following timetable for delivery is achievable and realistic:

Year	Number of Dwellings which will be completed
1 <sup>st</sup> October 2019 - 30 <sup>th</sup> September 2020	12
1 <sup>st</sup> October 2020 - 30 <sup>th</sup> September 2021	45
1 <sup>st</sup> October 2021 - 30 <sup>th</sup> September 2022	45
1 <sup>st</sup> October 2022 - 30 <sup>th</sup> September 2023	45
1 <sup>st</sup> October 2023 - 30 <sup>th</sup> September 2024	45
Beyond September 2024	15

This document is jointly agreed by RVBC:

Signature 

Name Mr Colin Hirst

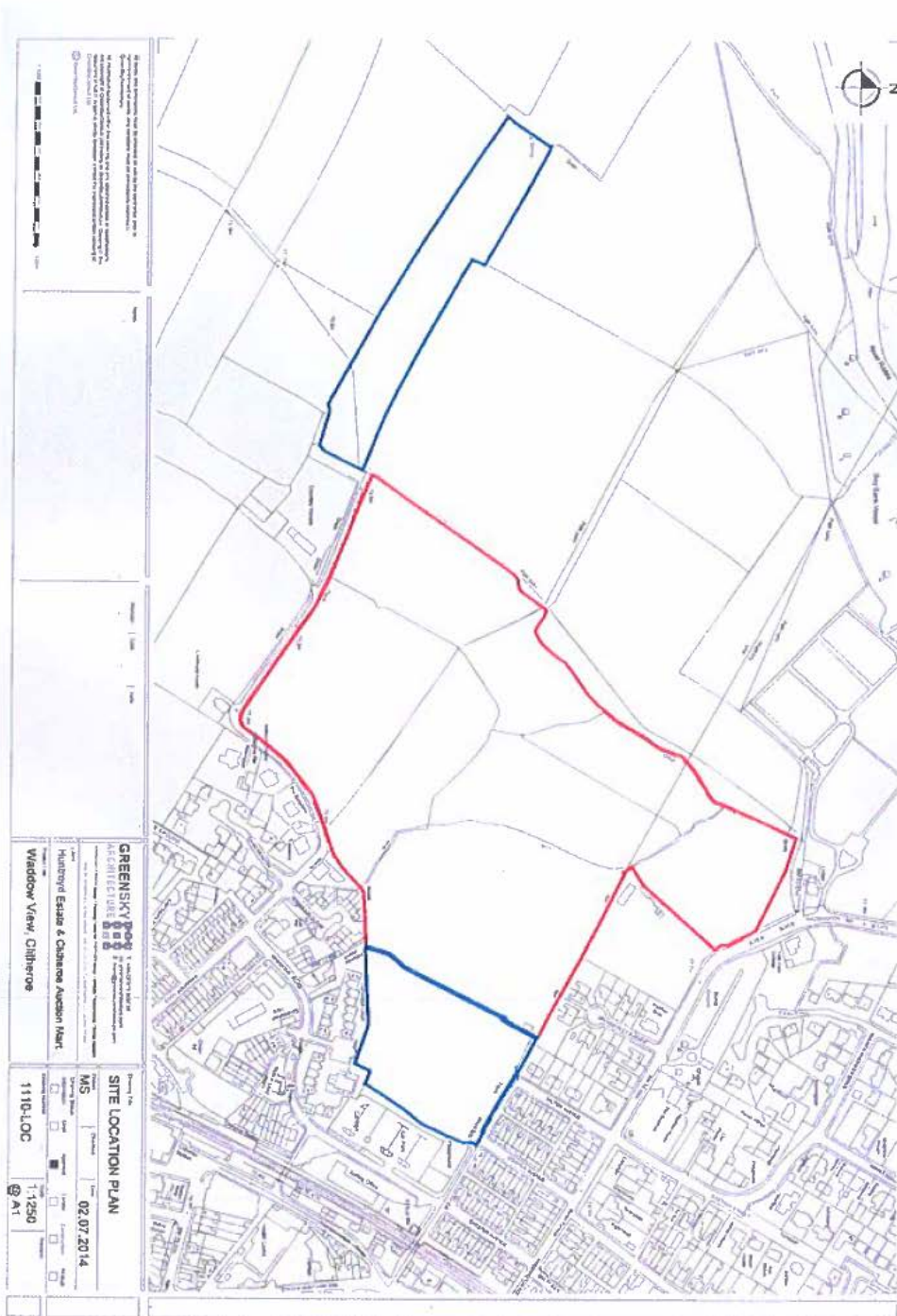
Position            Head of Regeneration and Housing

Date                30<sup>th</sup> October 2019

Developer (              
Signature (              
Name                   
Position            Planning Director. ....  
Date                1<sup>st</sup> November 2019. ....

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

**APPENDIX 1- SITE LOCATION PLAN**



## **EV26 –Greenfield Avenue, Clitheroe**

36 dwellings have been approved on site which has commenced works (3/2017/0573).

23 dwellings have been completed on site as of 31<sup>st</sup> March 2020.

## **EV27 – Appleby Square (Henthorn Road), Clitheroe**

130 dwellings have been approved on site which has commenced works (3/2015/0446).

114 dwellings have been completed on site as of 31<sup>st</sup> March 2020.

## **EV28 –Standen (Phase 1) – Audley Clough, Barnard Close.....Pendle Road, Clitheroe ('Half Penny Meadows')**

A Reserved Matters application was approved in March 2017 for the erection of 228 dwellings (3/2016/0324). The site is under construction and 123 dwellings have been completed as 31<sup>st</sup> March 2020. Refer to the SOCG below which outlines expected delivery.

In one year of monitoring (01.04.19 – 31.03.20) 78 dwellings had been completed on this phase of the strategic site.

**From:** [REDACTED] - TW Manchester [REDACTED]@taylorwimpey.com]

**Sent:** 07 November 2019 16:47

**To:** Rachel Horton

**Subject:** RE: Confirmation of Delivery Rates for RVBC - 'Half Penny Meadows', Pendle Road, Clitheroe and 'Tootle Green', Dilworth Lane, Longridge.

Hi Rachel

As requested

Kind Regards

[REDACTED]





Ribble Valley  
Borough Council

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

**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH  
COUNCIL AND TAYLOR WIMPEY  
TO ASSIST THE COUNCILS ASSESSMENT OF HOUSING DELIVERY  
STANDEN / PENDLE ROAD**

**NOVEMBER 2019**

**1. INTRODUCTION**

- 1.1 This Statement of Common Ground (“SoCG”) has been prepared jointly by Ribble Valley Borough Council (“RVBC”) and Taylor Wimpey (“the developer”) in respect of the development at Pendle Road, Clitheroe (“the site”). It has been prepared for the purpose of setting out the areas of common ground in respect of the delivery of the site.
- 1.2 A Reserved Matters application for the erection of 228 dwellings was approved in March 2017 (Appn. 3/2016/0324 The site is currently under construction.
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

**2. HOUSING REQUIREMENT**

- 2.1 It is agreed that the adopted housing requirement of the Ribble Valley Core Strategy requires a minimum of 5,600 dwellings over the plan period 2008 – 2028.

**3. BASE DATE**

- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2019. The five year period therefore covers the period 1<sup>st</sup> October 2019 to 30<sup>th</sup> September 2024.

**4. AREAS OF COMMON GROUND**

- 4.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.
- 4.2 The parties agree that the following timetable for delivery is achievable and realistic:

Year	Number of Dwellings which will be completed
1 <sup>st</sup> October 2019 - 30 <sup>th</sup> September 2020	50 Private Dwellings, 15 Affordable Housing (approx.)
1 <sup>st</sup> October 2020 - 30 <sup>th</sup> September 2021	50 Private Dwellings, 15 Affordable Housing (approx.)
1 <sup>st</sup> October 2021 - 30 <sup>th</sup> September 2022	50 Private Dwellings, 15 Affordable Housing (approx.)
1 <sup>st</sup> October 2022 - 30 <sup>th</sup> September 2023	

1 <sup>st</sup> October 2023 - 30 <sup>th</sup> September 2024	
Beyond September 2024	

**This document is jointly agreed by RVBC:**

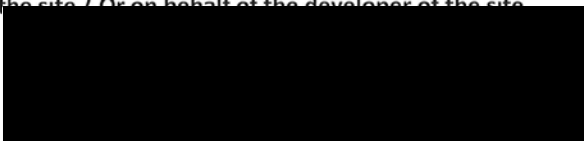
Signature 

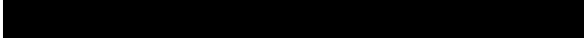
Name Mr Colin Hirst

Position Head of Regeneration and Housing

Date 30<sup>th</sup> October 2019

**Developer of the site / Or on behalf of the developer of the site**

Signature 

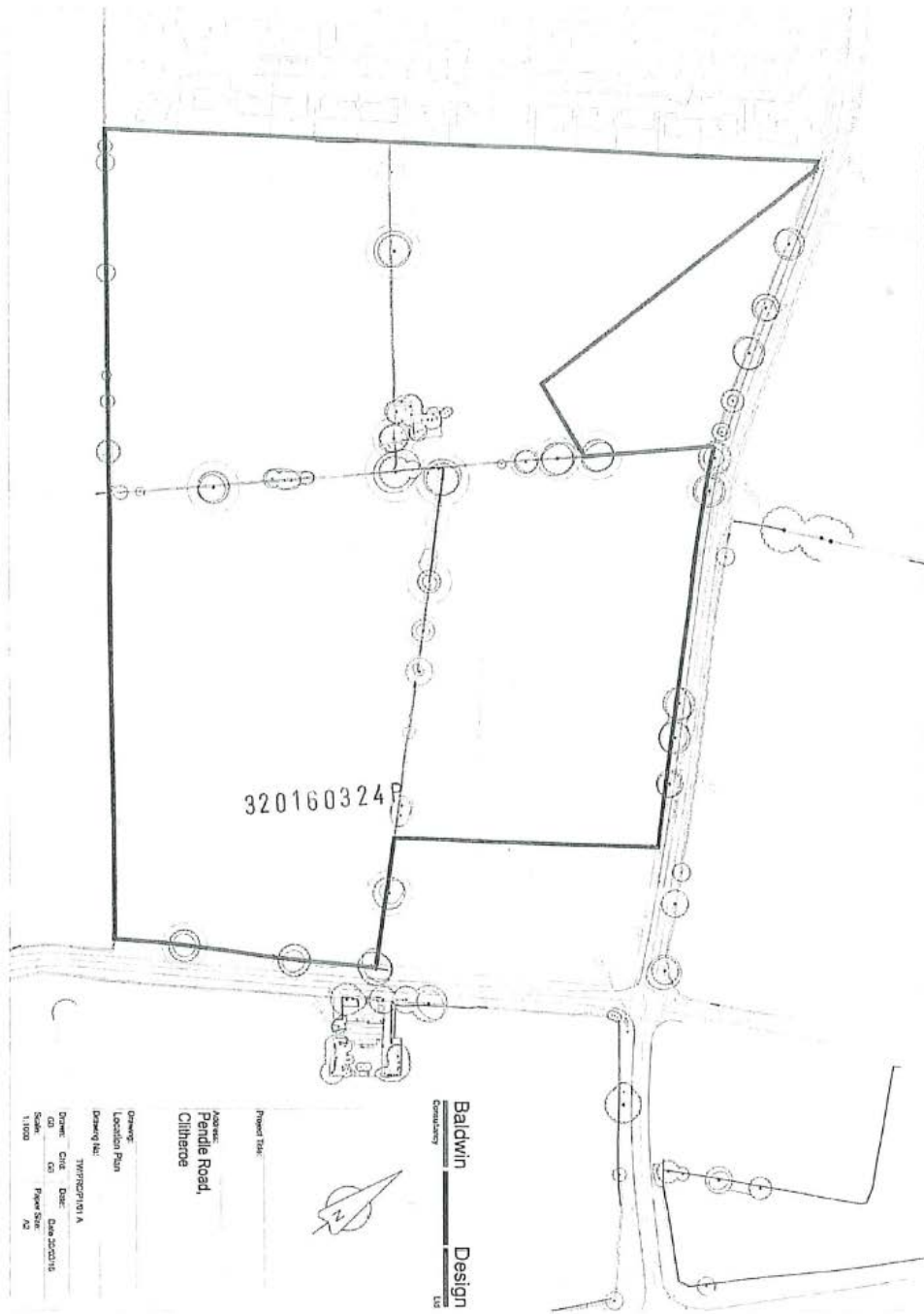
Name 

Position (if relevant) SENIOR LAND & PLANNING MANAGER

Date .....7/11/19.....

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

APPENDIX 1- SITE LOCATION PLAN



## **EV29– Sycamore Walk, Clitheroe**

17 dwellings have been approved on site which has commenced works (3/2016/0328).

15 dwellings have completed on site as of 31<sup>st</sup> March 2020.

## **EV30 – ‘Pendlebrook’, off Peel Park Avenue, Clitheroe**

33 dwellings have been approved on site which has commenced works (3/2018/0008).

21 dwellings have completed on site as of 31<sup>st</sup> March 2020.

## **EV31 – Alexandra Close, Charles Road off Woone Lane, – Clitheroe – (‘Rose Gardens’)**

81 dwellings have been approved on site which has commenced works (3/2015/0652).

67 dwellings have completed on site as of 31<sup>st</sup> March 2020.

## **EV32 – Land off Mill Lane, Gisburn**

3 dwellings have been approved on site which has commenced works (3/3/2017/0750).

1 dwelling has completed on site as of 31<sup>st</sup> March 2020.

**From:** [REDACTED] [REDACTED]@3dgdesign.co.uk]

**Sent:** 29 October 2019 17:01

**To:** Rachel Horton

**Subject:** Re: Ribble Valley Borough Council - 5 Year Supply - Estimated delivery of dwellings at Mill Lane, Gisburn

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rachel

Yes all 3 as far as we are aware will be complete within the next year.

Regards

[REDACTED]

3D.G design

cccccccccccccccccccccccccc | Director | 3D.G design ltd | 11 Leyland House | Lancashire Business Park | Centurian Way |

Leyland | Lancashire | PR26 6TY | E: [rob@3dgdesign.co.uk](mailto:rob@3dgdesign.co.uk) | [www.3dgdesign.co.uk](http://www.3dgdesign.co.uk) [REDACTED]

[REDACTED]

## **EV33 – Fox Fall Drive, Jumbles View.... off Whalley Road, Hurst Green ('The Warren')**

31 dwellings have been approved on site which has commenced works (3/3/2018/0460).

20 dwellings have completed on site as of 31<sup>st</sup> March 2020.

## **EV34 – Compass Drive, Northcote Park, off Longsight Road, Langho ('Northcote Park')**

A Full Application was approved in June 2019 for the erection of 42 dwellings (3/2018/0844). Construction has started on site. The developer is 'Pringle Homes'. Refer to the SOCG below outlining the expected rate of completions on the site.

**From:** [REDACTED] [REDACTED]@pringlehomes.co.uk]

**Sent:** 05 November 2019 08:24

**To:** Rachel Horton; [REDACTED]

**Subject:** RE: Expected Delivery - 'Northcote Park' - Longsight Road, Statement of Common Ground (SOCG)

---

Attachment(s) in this email have been **scanned** for potential threats by Ribble Valley Borough Council's Threat Prevention System.  
Attachment(s) have not been modified.

---

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning Rachel

Hope you're well!

Please see the SOCG attached for our development at Longsight Road, Langho.

I hope this is sufficient but if you require any further information please let me know.

Kind regards

[REDACTED]  
Commercial Director  
Pringle Homes

The Coach House, Hollowforth Lane , Woodplumpton, Preston , PR4 0BD  
Tel: [REDACTED] Website: [www.pringlehomes.co.uk](http://www.pringlehomes.co.uk)

**All correspondence is issued subject to contract and without prejudice**

Registered Office: The Coach House, Hollowforth Lane, Woodplumpton, Preston  
Registered in England No: 7430182 VAT Reg No: 126 3501 44

This e-mail together with any attachments transmitted may contain information which is confidential and/or legally privileged and is intended only for the person(s) to whom it is addressed. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system



Ribble Valley  
Borough Council

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

**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND  
BETWEEN RIBBLE VALLEY BOROUGH COUNCIL AND PRINGLE HOMES  
TO ASSIST THE COUNCILS HOUSING LAND AVAILABILITY SCHEDULE (HLAS)  
LAND OFF LONGSIGHT ROAD, LANGHO**

**NOVEMBER 2019**



## **1. INTRODUCTION**

- 1.1 This Statement of Common Ground (“SoCG”) has been prepared jointly by Ribble Valley Borough Council (“RVBC”) and Pringle Homes (“the developer”) in respect of the development on land off Longsight Road, Langho (“the site”). It has been prepared for the purpose of assisting the publication of the Councils Housing Land Availability Schedule (HLAS) by setting out the areas of common ground in respect of the delivery of the site.
- 1.2 A Full application for the erection of 42 dwellings was approved and the Legal Agreement signed on the 3<sup>rd</sup> of June 2019 (Appn. Ref. 3/2018/0844).
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

## **2. HOUSING REQUIREMENT**

- 2.1 It is agreed that the adopted housing requirement of the Ribble Valley Core Strategy requires a minimum of 5,600 dwellings over the plan period 2008 – 2028.

## **3. BASE DATE**

- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2019. The five year period therefore covers the period 1<sup>st</sup> October 2019 to 30<sup>th</sup> September 2024.

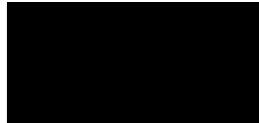
## **4. AREAS OF COMMON GROUND**

- 4.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework. The parties agree that the following timetable for delivery is achievable and realistic:

<b>Year</b>	<b>Number of Dwellings which will be completed</b>
1 <sup>st</sup> October 2019 - 30 <sup>th</sup> September 2020	9
1 <sup>st</sup> October 2020 - 30 <sup>th</sup> September 2021	14
1 <sup>st</sup> October 2021 - 30 <sup>th</sup> September 2022	19
1 <sup>st</sup> October 2022 - 30 <sup>th</sup> September 2023	
1 <sup>st</sup> October 2023 - 30 <sup>th</sup> September 2024	
Beyond September 2024	

**This document is jointly agreed by RVBC:**

Signature

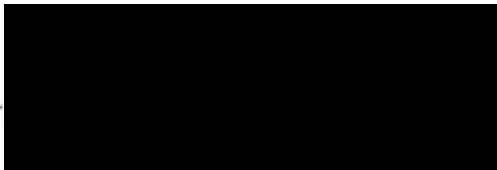


Name Mr Colin Hirst

Position Head of Regeneration and Housing

Date 29<sup>th</sup> October 2019

Developer of



Signature

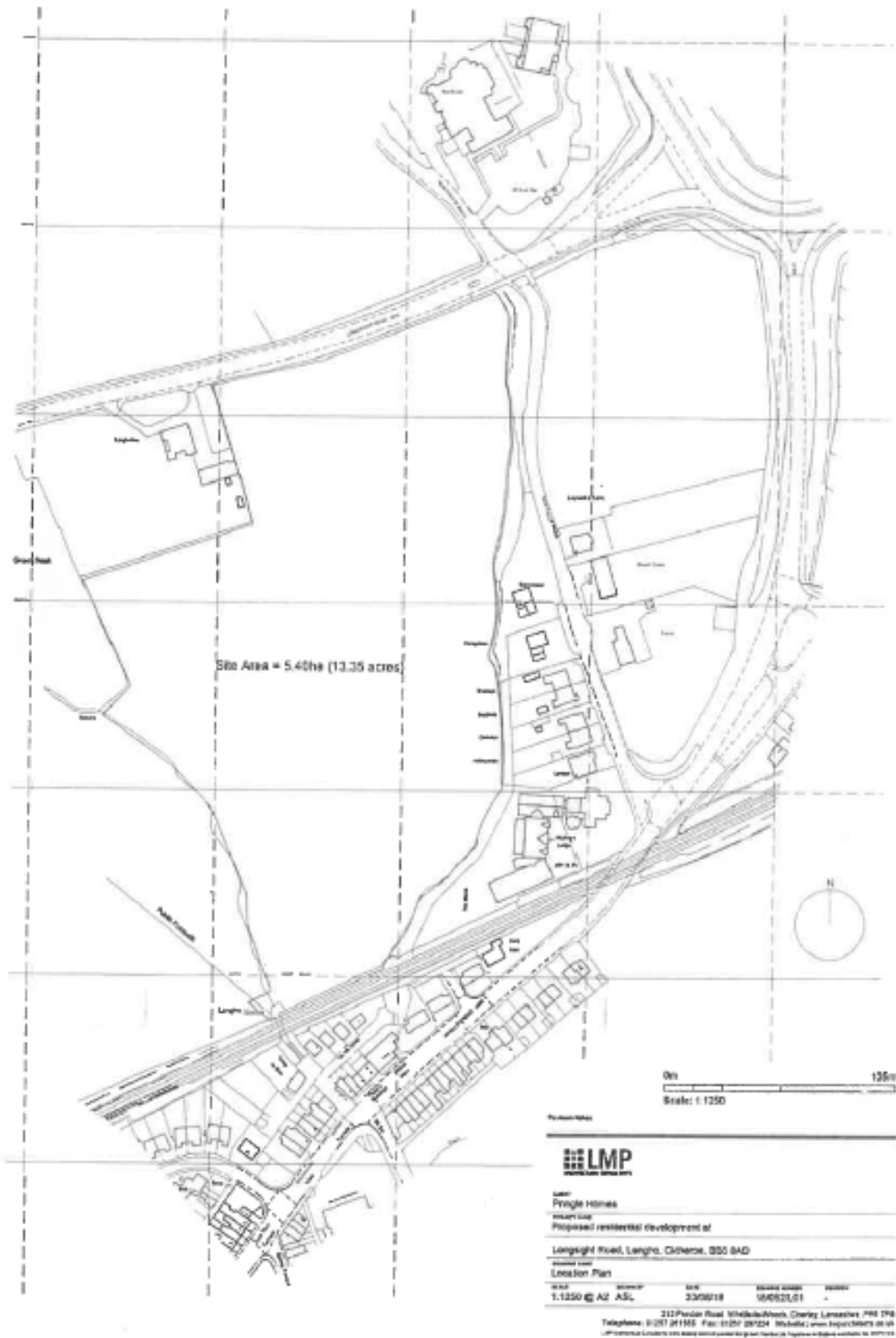
Name

Position ..DIRECTOR.....

Date ..4.. NOVEMBER 2019

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

**APPENDIX 1- SITE LOCATION PLAN**



## **EV35 – Land at Petre Wood Close, Langho**

A Full Application was approved in November 2019 for the erection of 31 Affordable Dwellings (3/2019/0661). Work has commenced on site.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2019/0661

**DECISION DATE:** 1 November 2019

**DATE RECEIVED:** 12/07/2019

**APPLICANT:**

Great Places Housing Group  
C/o Agent

**AGENT:**

Miss Ann Daniels  
Pegasus Group  
4 St Pauls Square  
Liverpool  
L3 9SJ

**DEVELOPMENT PROPOSED:** 31 affordable two and three-bedroom houses and two-bedroom bungalows (for rent and for shared ownership).

**AT:** Land at Petre Wood Close Langho BB6 8FD

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

**REASON:** Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

P.T.O.

## **EV36 – Land at Chapel Hill, Longridge**

Work has commenced on site for the development of 55 dwellings in total (3/2011/1071 & 3/2019/0006 & 3/2019/0318).

### **RIBBLE VALLEY BOROUGH COUNCIL**

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

### **PLANNING PERMISSION**

**APPLICATION NO:** 3/2011/1071

**DECISION DATE:** 7 November 2012

**DATE RECEIVED:** 25/01/2012

#### **APPLICANT:**

United Utilities Property Services  
Mark Fillingham  
First Floor Grasmere House  
Lingley Mere Business Park  
Lingley Green Avenue  
Great Snakey  
Warrington  
Cheshire  
WA5 3LP

#### **AGENT:**

GVA Grimley Ltd  
81 Fountain Street  
Manchester  
M2 2EE

**DEVELOPMENT PROPOSED:** Full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential unit (53 Chapel Hill).

**AT:** Land at Chapel Hill Longridge Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following **condition(s)**:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

**REASON:** Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed on drawings:

HT-P-01 Rev A Proposed plans and elevations Plot 1  
HT-P-02 Rev A Proposed plans and elevations Plot 2  
HT-P-03 Rev A Proposed plans and elevations Plot 3  
HT-P-04 Rev A Proposed elevations Plots 4 & 5  
HT-P-05 Rev A Proposed plans Plots 4 & 5  
HT-P-06 Rev A Proposed plans and elevations Plot 6  
HT-P-07 Rev A Proposed elevations Plots 7 & 8  
HT-P-08 Rev A Proposed plans Plots 7 & 8  
HT-P-09 Rev A Proposed elevations Plots 9 & 10  
HT-P-10 Rev A Proposed plans Plots 9 & 10  
HT-P-11 Rev A Proposed elevations Plots 11 & 12  
HT-P-12 Rev A Proposed plans Plot 11 & 12

/Continued.....

P.T.O.

**EV37 – Bluebell Crescent, Bramall Way...off Chipping Lane,  
Longridge ('Bowland Meadow' - Phase 1)**

124 dwellings have been approved on site which has commenced works (3/2018/0404).

60 dwellings have completed on site as of 31<sup>st</sup> March 2020.

**EV38 – Broomfield Road, Chapel Rise.....off Dilworth Lane,  
Longridge ('Tootle Green')**

195 dwellings have been approved on site which has commenced works (3/2015/0688).

114 dwellings have completed on site as of 31<sup>st</sup> March 2020.

**From:** [REDACTED] - TW Manchester [REDACTED]@taylorwimpey.com]

**Sent:** 07 November 2019 16:47

**To:** Rachel Horton

**Subject:** RE: Confirmation of Delivery Rates for RVBC - 'Half Penny Meadows', Pendle Road, Clitheroe and 'Tootle Green', Dilworth Lane, Longridge.

Hi Rachel

As requested

Kind Regards

[REDACTED]



Ribble Valley  
Borough Council

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

**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH  
COUNCIL AND TAYLOR WIMPEY  
TO ASSIST THE COUNCILS ASSESSMENT OF DELIVERY**

**LAND NORTH OF DILWORTH LANE, LONGRIDGE**

**NOVEMBER 2019**

## **1. INTRODUCTION**

- 1.1 This Statement of Common Ground (“SoCG”) has been prepared jointly by Ribble Valley Borough Council (“RVBC”) and Taylor Wimpey (“the developer”) in respect of the development of Land North of Dilworth Lane, Longridge (“the site”). It has been prepared for the purpose of setting out the areas of common ground in respect of the delivery of the site.
- 1.2 The site has permission for the erection of 195 new dwellings (Reserved Matters Appn. 3/2015/0688).
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

## **2. HOUSING REQUIREMENT**

- 2.1 It is agreed that the adopted housing requirement of the Ribble Valley Core Strategy requires a minimum of 5,600 dwellings over the plan period 2008 – 2028.

## **3. BASE DATE**

- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2019. The five year period therefore covers the period 1<sup>st</sup> October 2019 to 30<sup>th</sup> September 2024.

## **4. AREAS OF COMMON GROUND**

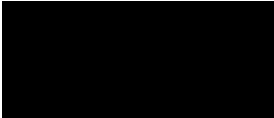
- 4.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.
- 4.2 The parties agree that the following timetable for delivery is achievable and realistic:

<b>Year</b>	<b>Number of Dwellings which will be completed</b>
1 <sup>st</sup> October 2019 - 30 <sup>th</sup> September 2020	30 Private Dwellings, 7 Affordable Housing (approx.)
1 <sup>st</sup> October 2020 - 30 <sup>th</sup> September 2021	30 Private Dwellings, 7 Affordable Housing (approx.)
1 <sup>st</sup> October 2021 - 30 <sup>th</sup> September 2022	30 Private Dwellings, 7 Affordable Housing (approx.)



1 <sup>st</sup> October 2022 - 30 <sup>th</sup> September 2023	
1 <sup>st</sup> October 2023 - 30 <sup>th</sup> September 2024	
Beyond September 2024	

This document is jointly agreed by RVBC:

Signature 

Name Mr Colin Hirst

Position Head of Regeneration and Housing

Date 4<sup>th</sup> November 2019

Developer of 

Signature

Name

Position SENIOR LAND & PLANNING MANAGER

Date 7/11/19

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

APPENDIX 1- SITE LOCATION PLAN



**RANDALL THORP**  
 CONSULTANTS  
 10000 SHEPPARD AVENUE EAST  
 SUITE 100  
 SCARBOROUGH, ONTARIO  
 M1S 1T6  
 TEL: (416) 291-1000  
 FAX: (416) 291-1001  
 WWW.RANDALLTHORP.COM



KEY

Red line boundary  
 (1:0.025x)



TAYLOR WIMPEY  
 DILWORTH LANE,  
 LONGGRIDGE  
 Red Line Boundary  
 SCALE 1:2000x  
 DRAWN BY VCS 27/02/2018 VCS  
 CHECKED BY VCS 01/03/2018 VCS

**EV39 – Alston Meadows, Betula Drive.....off Preston Road, Longridge ('Alston Grange')**

256 dwellings have been approved on site which has commenced works (3/2018/0105).

29 dwellings have completed on site as of 31<sup>st</sup> March 2020.

**EV40 – Victoria Grove, Waterside Close, Watt St, Sabden ('Victoria Fold')**

30 dwellings have been approved on site which has commenced works (3/2018/0361).

12 dwellings have completed on site as of 31<sup>st</sup> March 2020.

**From:** [REDACTED] [REDACTED]@skiptonproperties.com]

**Sent:** 04 November 2019 09:56

**To:** Rachel Horton

**Subject:** RE: Ribble Valley Borough Council - Deliverability of Victoria Mill, Sabden - Planning Ref. 3/2018/0361

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Rachel

Our expected is the same still as last year.

15 in 2019 and 15 in 2020.

If you need anything further please let me know.

Kind Regards

[REDACTED]  
Projects Administrator



T. [REDACTED]  
DD. [REDACTED]  
E. [REDACTED]  
W. [www.skiptonproperties.com](http://www.skiptonproperties.com)

[REDACTED] [REDACTED] [REDACTED]  
New homes. Reimagined

*From our family to yours ...*



## **EV41 – Land at Whalley Road, Mellor Brook**

5 dwellings have been approved on site which has commenced works (3/2018/1080).

**From:** Hearles Builders [REDACTED]

**Sent:** 30 October 2019 17:25

**To:** Rachel Horton

**Subject:** Re: Ribble Valley - Assessment of Housing Delivery - 5 Yr Supply position - Land at Whalley Road, Mellor Brook

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

As attached



*Hearles Builders & Contractors Ltd*

The Ridge, Highcliffe Greaves, Grindleton, Lancs, BB7 4QT

Tel: 01200 [REDACTED]

### **Disclaimer**

This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error please contact the sender. Although this email and any attachments are believed to be free of any virus or other defects which might affect any computer or IT system into which they are received, no responsibility is accepted for any loss or damage arising in any way from the receipt or use thereof

**Ribble Valley Assessment of Housing Delivery  
October 2019**

Reference	Location	Description
3/2018/1080	Land at Whalley Road, Mellor Brook	Erection of 5 Dwellings
Is the site currently under construction?		<input checked="" type="radio"/> Yes/no
Please indicate below the expected delivery over the next 5 years:		
<b>Year</b>		<b>Number of Dwellings Completed</b>
1 <sup>st</sup> October 2019 – 30 <sup>th</sup> September 2020		5
1 <sup>st</sup> October 2020 – 30 <sup>th</sup> September 2021		
1 <sup>st</sup> October 2021 – 30 <sup>th</sup> September 2022		
1 <sup>st</sup> October 2022 – 30 <sup>th</sup> September 2023		
1 <sup>st</sup> October 2023 – 30 <sup>th</sup> September 2024		
Beyond September 2024		
Please provide any additional information you think may help the council in assessing whether the site is likely to be delivered over the next 5 years:		
/		
If you no longer have an interest in the development (e.g. the site has been sold) and/or the site is managed by another party please provide their contact details below:		
/		
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided may be made available publicly by Ribble Valley BC (except for personal information) in connection with housing land and evidence base assessments, planning applications and housing land availability		
Signed:	[REDACTED]	
Name:		
Date:		

Please return the information by **Friday 8<sup>th</sup> November** via email to [rachel.horton@ribblevalley.gov.uk](mailto:rachel.horton@ribblevalley.gov.uk)

Thank you for your help in this matter.

## **EV42 – Cherry Drive, Brockhall Village**

7 dwellings have been approved on site which has commenced works, 6 dwellings have completed.

An application was approved in March 2020 for the remaining plot on the site (3/2020/0050).

## **EV43 – Hillside, Brockhall Village**

3 dwellings have been approved on site which has commenced works, 2 dwellings have completed and work has commenced on the remaining plot.

## **EV44 – Meadow View, Read**

18 dwellings have been approved on site which has commenced works (3/2017/0931).

14 dwellings have completed on site as of 31<sup>st</sup> March 2020.

## **E45- Little Dudlands Farm, Rimington**

2 dwellings have been approved on site which has commenced works, 1 dwelling is under construction.

## **EV46 –The Moorcock Inn, Slaidburn Road, Waddington**

4 dwellings have been approved on site which has commenced works (3/2018/0344). 1 dwelling is near completion, the second is under construction and the site has been cleared for the remaining plots.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

---

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2018/0344

**DECISION DATE:** 24 May 2018

**DATE RECEIVED:** 19/04/2018

**APPLICANT:**

Waddicor Pym  
Pendle View Developments Ltd  
Brook View  
Hayfield  
Beardwood  
Blackburn  
BB2 7BP

**AGENT:**

Mr Paul Gudgeon  
Sunderland Peacock and Ass Ltd  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG

---

**DEVELOPMENT PROPOSED:** Resubmission of planning application relating to design amendments to planning permission 3/2017/0674 in connection with the construction of four dwellings including associated drives, gardens and external landscaping works.

**AT:** The Moorcock Inn Slaidburn Road Waddington BB7 3AA

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Plan Reference Proposed Site 5513-P06 Rev D Amended date 10/05/18, Proposed House Elevation Plans References 5513-P01B, 5513-P02B, 5513-P03B, 5513-P04B and Proposed Garage Elevation 5513-P05.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

---

## **EV47– Land at Accrington Road, Whalley**

A Reserved Matters application has been approved on the site in March 2017 (3/2016/0344) for the development of 77 dwellings. Works have commenced on site. Refer to SOCG below outlining expected delivery on the site.

**From:** [REDACTED]  
**Sent:** Mon 11/11/2019 16:17  
**To:** Rachel Horton  
**Subject:** RE: Housing Delivery - Land at Accrington Road, Whalley – RVBC

Hi Rachel

No problem at all. Please see attached which we must note is heavily caveated upon;

1. Subject to planning approval of revised scheme – to be submitted within 3-6 months.
2. Completion of EA flood wall prior to any development of FZ2/FZ3(Protected) land.

McCarthy and Stone propose 50no retirement apartments on a portion of the site and our latest propeod design has 28 apartments and 24 homes.

If you have any queries please let me know!

Kind regards

**Alexander Bourne**  
Commercial Director



office. [REDACTED]  
[REDACTED]@oakmerhomes.com  
[www.oakmerhomes.co.uk](http://www.oakmerhomes.co.uk)

Oakmere Homes (Northwest) Ltd, Company Reg. No. 4819284 (England & Wales). Registered office: Helm Bank, Natland, Cumbria, LA9 7PS

This email and any attachments are confidential and sent for the personal attention of the addressee(s). They may be privileged or otherwise protected from disclosure. If you are not the intended recipient, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient you must not copy, distribute, disclose or use any of the information in any way. It is the recipient's responsibility to check any attachments for viruses.





Ribble Valley  
Borough Council

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

**TOWN & COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH  
COUNCIL AND OAKMERE HOMES  
TO ASSIST THE COUNCILS ASSESSMENT OF DELIVERY**

**LAND AT ACCRINGTON ROAD, WHALLEY**

**NOVEMBER 2019**

## **1. INTRODUCTION**

- 1.1 This Statement of Common Ground (“SoCG”) has been prepared jointly by Ribble Valley Borough Council (“RVBC”) and Oakmere Homes in respect of the development of Land at Accrington Road, Whalley (“the site”). It has been prepared for the purpose of setting out the areas of common ground in respect of the delivery of the site.
- 1.2 The site has Outline consent for the erection of 77 dwellings (Appn. 3/2012/0179). A Reserved Matters application has subsequently been approved (Appn. 3/2016/0344).
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

## **2. HOUSING REQUIREMENT**

- 2.1 It is agreed that the adopted housing requirement of the Ribble Valley Core Strategy requires a minimum of 5,600 dwellings over the plan period 2008 – 2028.

## **3. BASE DATE**

- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2019. The five year period therefore covers the period 1<sup>st</sup> October 2019 to 30<sup>th</sup> September 2024.

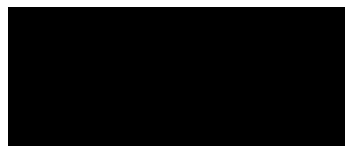
## **4. AREAS OF COMMON GROUND**

- 4.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.
- 4.2 The parties agree that the following timetable for delivery is achievable and realistic:

<b>Year</b>	<b>Number of Dwellings which will be completed</b>
1 <sup>st</sup> October 2019 - 30 <sup>th</sup> September 2020	0
1 <sup>st</sup> October 2020 - 30 <sup>th</sup> September 2021	50 apartments ‘McCarthy & Stone’
1 <sup>st</sup> October 2021 - 30 <sup>th</sup> September 2022	5 houses
1 <sup>st</sup> October 2022 - 30 <sup>th</sup> September 2023	19 houses
1 <sup>st</sup> October 2023 - 30 <sup>th</sup> September 2024	14 apartments
Beyond September 2024	14 apartments

**This document is jointly agreed by RVBC:**

Signature



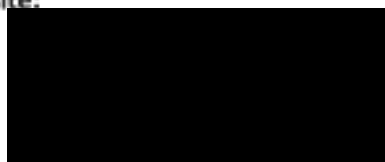
Name Mr Colin Hirst

Position Head of Regeneration and Housing

Date 7<sup>th</sup> November 2019

**Developer of the site:**

Signature



Name

Position Commercial Director

Date 11/11/2019

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.



## Allocated HED DPD Sites

### EV48 – HAL1 – Land off Mellor Lane, Mellor

The site has been allocated and can accommodate approximately 18 dwellings.

As the Authority has received no confirmation, at this stage, of active promotion of the site, nor is in receipt of a planning application the site has not been added to the five-year supply.

### EV49 – HAL2 – Land at Wilpshire

The site has been allocated and can accommodate approximately 32 dwellings.

The e-mail below evidences progress on the site. The Authority considers it reasonable to assume that 32 dwellings will be delivered on site within the next five years:

**From:** [REDACTED]  
**Sent:** 29<sup>th</sup> April 2020 15:42  
**To:** Rachel Horton [Rachel.Horton@ribblevalley.gov.uk](mailto:Rachel.Horton@ribblevalley.gov.uk)  
**Cc:** [REDACTED]  
**Subject:** RE: Salesbury View, Wilpshire – HAL2 (Our Ref. P645)

EXTERNAL – This email originated from outside of Ribble Valley Borough Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rachel,

Thank you for your e.mail.

I can reassure you that negotiations with the preferred Developer are progressing well with the realistic expectation that solicitors will be instructed shortly and a planning application submitted during the summer following the Pre App dealt with recently by your colleagues . The delay has been due to the continued poor ground conditions which prevailed from mid 2019 until the early spring this year when of course the Pandemic situation prevented access for advanced physical investigation .

The Landowners are committed to the delivery of this allocation as soon as possible and preferably within the next year or so.

I hope this update is adequate – let me know if you have any queries.

[REDACTED]

## **EV50 – HAL3 – Land at Chatburn Road, Clitheroe**

The site has been allocated and can accommodate approximately 20 dwellings.

The Authority is aware of on-going discussions that are taking place and an application for development on the site is due imminently. The Authority considers it reasonable to assume that 20 dwellings will be delivered on site within the next five years

## **EV51 – HAL4 – Land off Hawthorne Place, Clitheroe**

The site has been allocated and can accommodate approximately 40 dwellings.

A planning application has been submitted on the site by 'Persimmon Homes' for the erection of 58 dwellings (3/2019/1104) which confirms the deliverability of the site.

As the application has not been determined 40 dwellings (as per the HED DPD) has been added to the supply.

## **EV52– HAL5 – Land at Highmoor Farm, Clitheroe**

The site has been allocated and can accommodate approximately 100 dwellings.

An e-mail from the agent acting on behalf of the owner of the site confirms the expected delivery. On this basis and taking a pragmatic approach given that an application has not been submitted 60 dwellings have been added to the supply (30 dwellings per annum for years 4 & 5).

Thanks Rachel

I would suggest the original delivery schedule is updated to:

30<sup>th</sup> March 2020 – 29<sup>th</sup> March 2021 – 0 dwellings  
30<sup>th</sup> March 2021 – 29<sup>th</sup> March 2022 – 0 dwellings  
30<sup>th</sup> March 2022 – 29<sup>th</sup> March 2023 – 20 dwellings  
30<sup>th</sup> March 2023 – 29<sup>th</sup> March 2024 – 30 dwellings  
30<sup>th</sup> March 2024 – 29<sup>th</sup> March 2025 – 30 dwellings  
Beyond March 2025 – 20 dwellings

Regards.



## **EV53– HAL6 – Land South of Laycocks Farm, Langho**

The site has been allocated and can accommodate approximately 10 dwellings.

As the Authority has received no confirmation, at this stage, of active promotion of the site, nor is in receipt of a planning application the site has not been added to the five-year supply.

## **EV54– HAL7 – Land at Haugh Head, Whins Lane, Read & Simonstone**

The site has been allocated and can accommodate approximately 10 dwellings.

As the Authority has received no confirmation, at this stage, of active promotion of the site, nor is in receipt of a planning application the site has not been added to the five-year supply.