



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Housing Land Availability Schedule

5 YR SUPPLY

EVIDENCE OF DELIVERY

**As at 30th September
2019**

Published November 2019



1. INTRODUCTION

This schedule 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.*

The Authority has spent considerable time contacting landowners, agents and developers to establish the delivery of sites and sending draft Statement of Common Grounds (SOCG's) via e-mail.

This document provides the evidence that has been obtained which is 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 - 57) which corresponds with the reference on pages 4 -7 of the '5 Yr Supply Statement'.

SITES WITH FULL PLANNING PERMISSION

EV1 – Land SW Barrow & West of Whalley Road, Barrow Parcel B

Permission has been granted for the erection of 233 dwellings on the site (see decision notice below). The development is a joint venture by David Wilson Homes and Taylor Wimpey.

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

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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 3rd 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 st October 2019 - 30 th September 2020	20
1 st October 2020 - 30 th September 2021	30
1 st October 2021 - 30 th September 2022	30
1 st October 2022 - 30 th September 2023	30
1 st October 2023 - 30 th 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 29th October 2019

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

Signature [REDACTED]

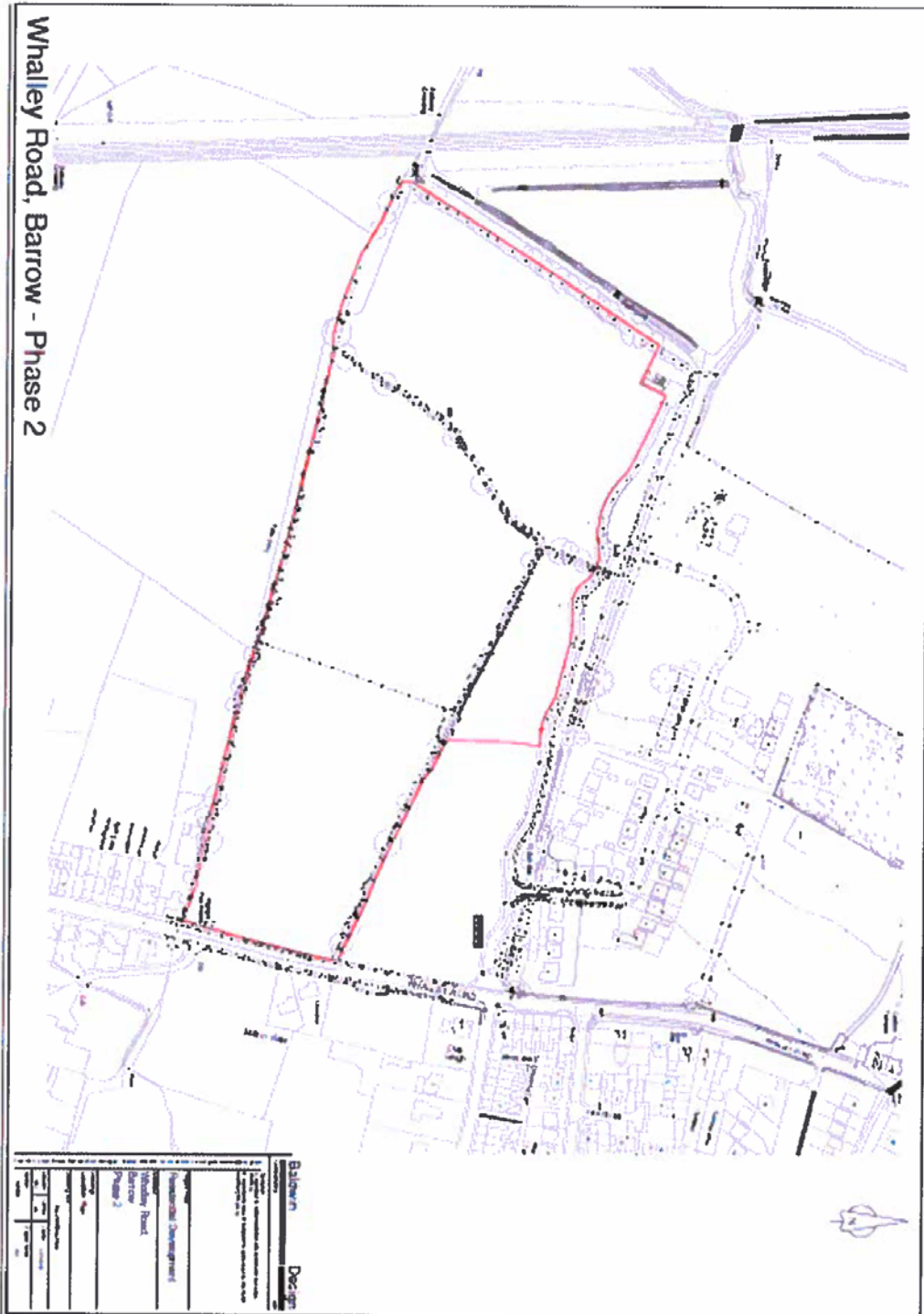
Name [REDACTED]

Position Planning Director

Date 1st 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



EV2 – 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). SOCG submitted in November 2018 outlining expected delivery.

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.



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND THT AND L&Q DEVELOPMENTS LLP
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
(SITES NOT YET UNDER CONSTRUCTION)**

13 NOVEMBER 2018

1. INTRODUCTION

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and THT and L&Q Developments LLP ("the owner") in respect of the development of Old Row Barrow ("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 The site has outline planning permission for the erection of 260 new dwellings, of which a number have already been built out.
- 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 owner 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 1st October 2018 to 30th 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 st October 2018- 30 th September 2019	0
1 st October 2019- 30 th September 2020	19
1 st October 2020- 30 th September 2021	4
1 st October 2021- 30 th September 2022	0
1 st October 2022- 30 th September 2023	0
Beyond September 2023	0

For sites with outline permission only:

5.3 To support the delivery predictions within paragraph 5.2 the owner confirms the following:

- 5.3.1 Marketing of the site will commence on November 2019
- 5.3.2 An application for the outstanding reserved matters will be submitted in November 2018.
- 5.3.3 Contracts with a housing developer are expected to be entered into in March 2019.
- 5.3.4 Development will commence on site on April 2019.

This document is jointly agreed by BVBC:

Signature [REDACTED]

Name COLIN HIRST.....

Position HEAD OF REGISTRATION AND HOUSING.

Date 15/11/18.....

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

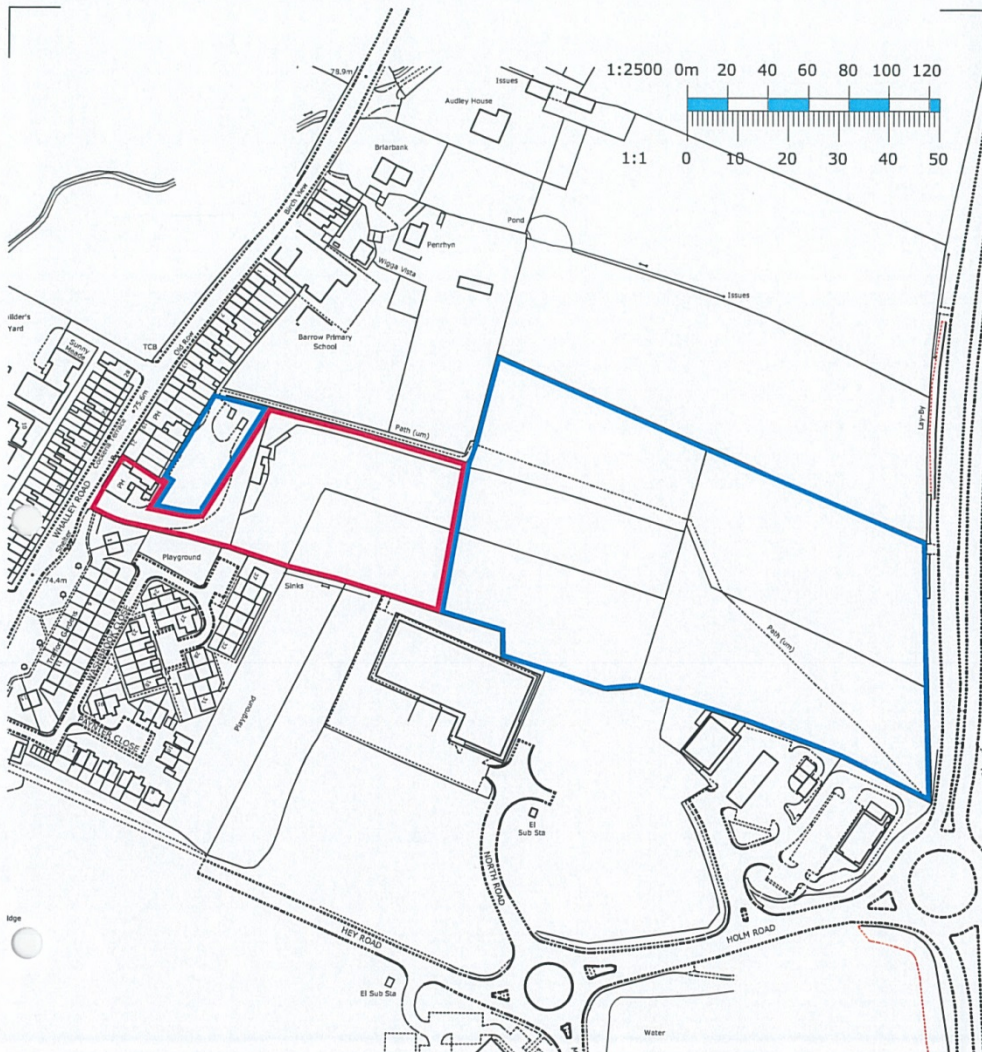
Signature [REDACTED]

Name [REDACTED]

Position (if relevant) SENIOR COMMERCIAL MANAGER

Date 13.11.18.....

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.



Rev A 07/01/16 OS Data updated/resident's parking removed SA

on behalf of: **CaldecotteGroup**

site area: 0.963 hectares / 2.38 acres

Issued for: **PLANNING**

sursham tompkins architectural services & project management

project: **LAND OFF WHALLEY ROAD BARROW LOCATION PLAN**
 project number: **5251**
 drawing number: **00**
 revision: **A**

■ cottage farm ■ sywell ■ northampton ■ NN6 0BJ
 ■ t: 01604 64 65 66 ■ f: 01604 64 63 62 ■ e: Info@surshamtompkins.co.uk
 ■ w: www.surshamtompkins.co.uk
 scale: 1:2500 paper size: A4 SA drawn by: 08/04/13 checked: XX/XX/XX date:

© Sursham Tompkins And Partners Limited. - Registered in England and Wales - Registered Number 7160332
 Contractors must work to figure dimensions only. All building and site dimensions, levels and sewer invert levels at connection points are to be checked on site before work starts. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided. Any discrepancy between issued drawings and to be reported to the practice and rectified before work starts. This drawing and the building works depicted are the copyright of this practice and may not be reproduced except by written permission.

FILE LOCATION - \\server\company\projects\5251 king charles, ditherstone\02 drawings\06 surveys & os maps\00a location plan

EV3 – 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).

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.

EV4 – Land off Dale View, Billington

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

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.

EV5 – 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.

EV6 – Dog and Partridge, Hesketh Lane, Chipping

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.


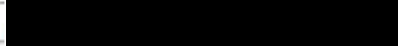
Thanks

[REDACTED]
Planning Consultant MSc MRTPI

Graham Anthony Associates

T: [REDACTED]
E: [REDACTED]@AnthonyAssociates.com

**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:																
<table border="1"> <thead> <tr> <th>Year</th> <th>Number of Dwellings Completed</th> </tr> </thead> <tbody> <tr> <td>1st October 2019 – 30th September 2020</td> <td>0</td> </tr> <tr> <td>1st October 2020 – 30th September 2021</td> <td>10</td> </tr> <tr> <td>1st October 2021 – 30th September 2022</td> <td>2</td> </tr> <tr> <td>1st October 2022 – 30th September 2023</td> <td>0</td> </tr> <tr> <td>1st October 2023 – 30th September 2024</td> <td>0</td> </tr> <tr> <td>Beyond September 2024</td> <td></td> </tr> </tbody> </table>			Year	Number of Dwellings Completed	1 st October 2019 – 30 th September 2020	0	1 st October 2020 – 30 th September 2021	10	1 st October 2021 – 30 th September 2022	2	1 st October 2022 – 30 th September 2023	0	1 st October 2023 – 30 th September 2024	0	Beyond September 2024	
Year	Number of Dwellings Completed															
1 st October 2019 – 30 th September 2020	0															
1 st October 2020 – 30 th September 2021	10															
1 st October 2021 – 30 th September 2022	2															
1 st October 2022 – 30 th September 2023	0															
1 st October 2023 – 30 th 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:																
<p>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.</p>																
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 appeals and examinations etc.																
Signed:																
Name:																
Date:	07/11/2019															

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

EV7 – Spout Farm, Preston Road, Longridge

From: [REDACTED]@sky.com]

Sent: 30 October 2019 10:47

To: Rachel Horton

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

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 I hope you are well and thanks for your note.

I am pleased to confirm that we are now working with Create Homes from Blackpool to deliver the development. They are working on an updated layout which they will be submitting for planning early in the New Year with the intention of commencing on site in May 2020. In the meantime we are applying to have the original consent made extant by undertaking works to the internal highway infrastructure. If they have not been already our planning consultants PWA Planning will be in touch in this regard in due course

I hope that this confirmation is of assistance but please do not hesitate to contact me if that is not the case or if you require anything further.

Kindest regards

[REDACTED]

EV8 – 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).

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

Below is the SOCG submitted by the developer in November 2018 outlining expected delivery:



Ribble Valley
Borough Council

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 2nd 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 1st October 2018 to 30th 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.


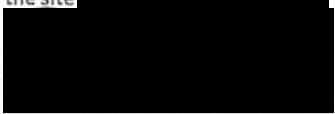

5.2 The parties agree that the following timetable for delivery is achievable and realistic:

Year	Number of Dwellings which will be completed
1 st October 2018- 30 th September 2019	0
1 st October 2019- 30 th September 2020	20
1 st October 2020- 30 th September 2021	34
1 st October 2021- 30 th September 2022	34
1 st October 2022- 30 th 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).

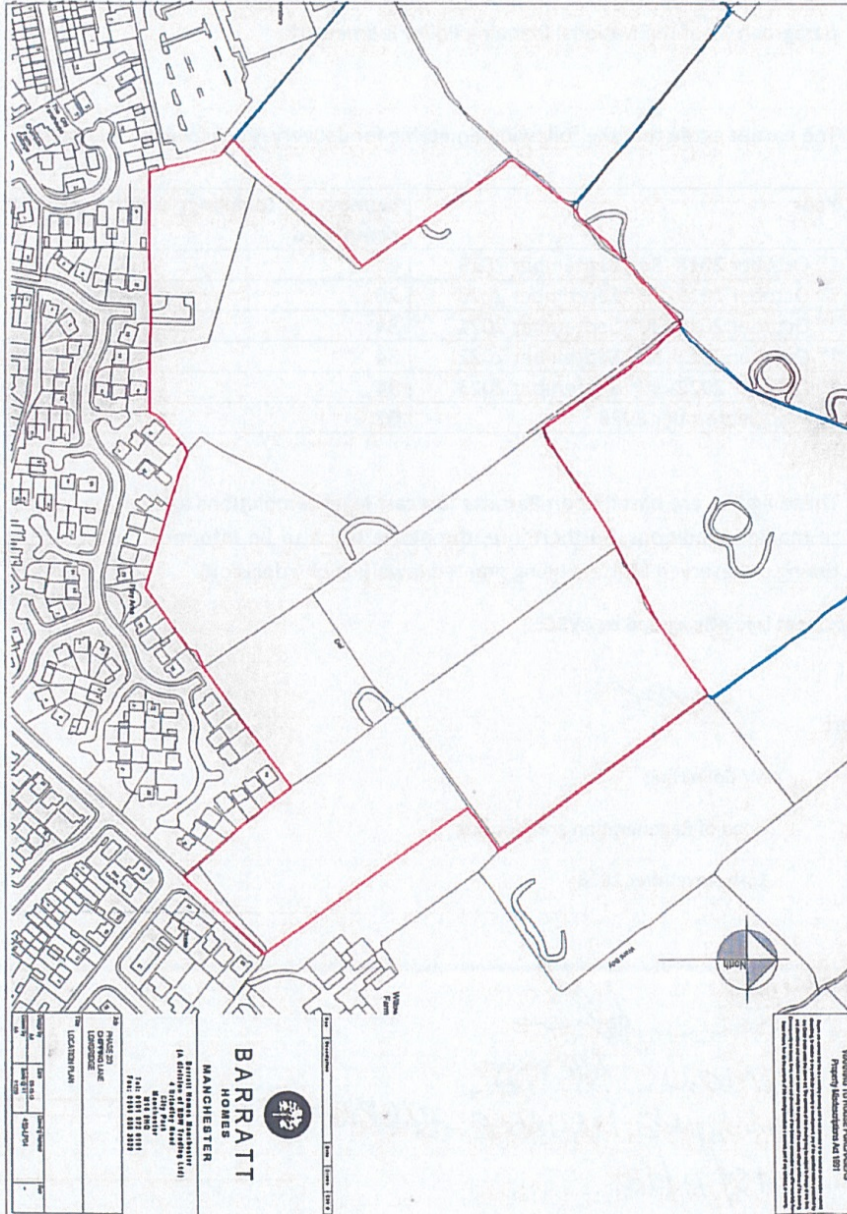
This document is jointly agreed by RVBC:

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

Developer of the site 
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



EV9 – Land at Whalley Road, Mellor Brook

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

[REDACTED]

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?		<u>Yes</u> /no
Please indicate below the expected delivery over the next 5 years:		
Year		Number of Dwellings Completed
1 st October 2019 – 30 th September 2020		5
1 st October 2020 – 30 th September 2021		
1 st October 2021 – 30 th September 2022		
1 st October 2022 – 30 th September 2023		
1 st October 2023 – 30 th 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 name and contact details) in connection with housing land and evidence base matters e.g. in support of housing land availability assessments, planning appeals:		
Signed:	[Redacted Signature]	
Name:	[Redacted Name]	
Date:	30/10/19	

Please return the information by **Friday 8th November** via email to
rachel.horton@ribblevalley.gov.uk

Thank you for your help in this matter.

EV10- Little Dudlands Farm, Rimington

Refer to Page 58 of the Housing Land Availability Schedule for the number of completions on this site.

EV11 – Land East of Clitheroe Road (Lawsonsteads), Whalley

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

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: 3/2018/0914
DECISION DATE: 23 September 2019
DATE RECEIVED: 10/10/2018

APPLICANT:
THT and LQ Developments LLP
C/o Agent

AGENT:
Mr Alun Davies
Savills UK Ltd
12 Booth Street
Manchester
M2 3AW

DEVELOPMENT PROPOSED: Erection of 188 new dwellings including means of access and associated works. To include 57 affordable dwellings (29 affordable rent and 28 shared ownership).

AT: Land off Clitheroe Road Whalley (Lawsonsteads phase 2) BB7 9RG

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):

Timings and Commentment

1. The development hereby approved must be begun not later than the expiration of 18 months beginning with the date of this permission.

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

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 within the following documentation/drawings:

- Location Plan 2001 Rev: B
- Existing Site Plan 2005 Rev: B
- Proposed Site Plan (GF Plans) AA7403 2010 Rev: D
- Proposed Unit Mix Plan (Roof Plans) AA7403 2011 Rev: R
- Proposed Material Locations AA7403 2012 Rev: D
- Proposed Surface Treatment Layout AA7403 2013 Rev: D
- Proposed Boundary Treatments AA7403 2014 Rev: C
- Proposed Boundary Layout AA7403 2015 Rev: C

/Continued.....

EV12 – Oakhill College, Wiswell Lane, Whalley

Full application submitted 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.

EV13 – Land off Sheepfold Crescent, Barrow

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

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.

EV14 – Land off Henthorn Road, Clitheroe

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:		
Year		Number of Dwellings Completed
1 st October 2019 – 30 th September 2020		5
1 st October 2020 – 30 th September 2021		19
1 st October 2021 – 30 th September 2022		0
1 st October 2022 – 30 th September 2023		0
1 st October 2023 – 30 th 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 e.g. in support of housing land availability assessments, planning appeals and examinations etc.		
Signed: 		
Name: 		
Date:		31-10-19

Please return the information by Friday 8th November via email to
rachel.horton@ribblevalley.gov.uk
Thank you for your help in this matter.

EV15 –Henthorn Road, Clitheroe

Appeal allowed in June 2019 for the erection of 110 dwellings. Condition 2. of the 'Schedule of Conditions' stipulates that a Reserved Matters application is submitted no later than 18 months from the decision.



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: 19th 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.

EV16 – 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 and the reference is EV30 in this report. Phases 2 & 3 are not currently under construction. Refer to the SOCG below which outlines the expected delivery for the next phases of the development.



Ribble Valley
Borough Council

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 1st October 2019 to 30th 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:

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

	Affordable Housing TBC – awaiting planning permission
1 st October 2023 - 30 th 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 

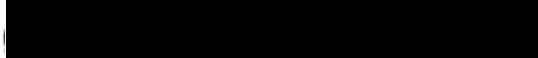
Name Mr Colin Hirst

Position Head of Regeneration and Housing

Date 30th October 2019

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

Signature 

Name 

Position (if relevant) SENIOR LAND & PLANNING MANAGER

Date7/11/19.....

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



EV17 – Land off Pimlico Link Road, Clitheroe

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

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.

EV18 – 74 Higher Road and Land r/o, Longridge

From: [REDACTED].co.uk]
Sent: 25 October 2019 11:09
To: Rachel Horton
Subject: Re: Assessment of Housing Delivery - 74 Higher Road, Longridge

Hi Rachel

Thanks for this.



See attached.

Regards.

[REDACTED]

Ribble Valley Assessment of Housing Delivery October 2019

Reference	Location	Description
3/2016/1082	74 Higher Road, Longridge	Erection of 122 Dwellings
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
When do you expect works to commence on site?		Date: late 2022/early 2023
Please indicate below the expected delivery over the next 5 years:		
Year		Number of Dwellings Completed
1 st October 2019 – 30 th September 2020		
1 st October 2020 – 30 th September 2021		
1 st October 2021 – 30 th September 2022		
1 st October 2022 – 30 th September 2023		15
1 st October 2023 – 30 th September 2024		30
Beyond September 2024		78
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:	
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 name and contact details) in connection with housing land and evidence base matters e.g. in support of housing land availability assessments, planning appeals and examinations etc.	
Signed:	
Name:	
Date:	24th Oct 2019

Please return the information by **Wednesday 6th November** via email to rachel.horton@ribblevalley.gov.uk
 Thank you for your help in this matter.

EV19 – 1-9 Stonewater Close, Barrow

The site is currently under construction.

Refer to Page 10 of the 'Housing Land Availability Schedule' for the number of completions on this site as of 30th September 2019.

EV20 - Land SW Barrow and Whalley Road, Barrow – Parcel

A

Reserved Matters application 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 52 dwellings are complete as of 30th September 2019. 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

Redrow Homes Limited
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



Ribble Valley
Borough Council

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 16th 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 1st October 2019 to 30th 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 st October 2019 - 30 th September 2020	30
1 st October 2020 - 30 th September 2021	30
1 st October 2021 - 30 th September 2022	30

1 st October 2022 - 30 th September 2023	30
1 st October 2023 - 30 th 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 4th November 2019

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

Signature 

Name 

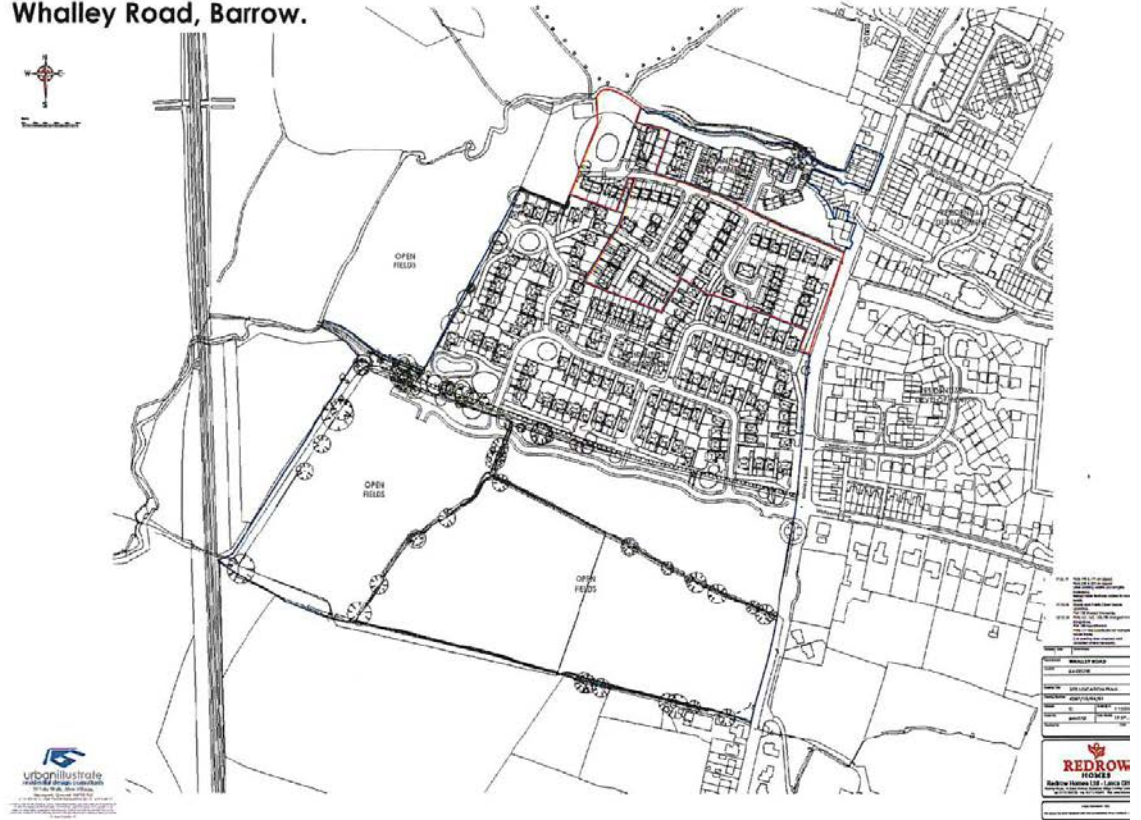
Position (if relevant) *PLANNING DIRECTOR*

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.



EV21 – Elbow Wood Drive, Barrow (Hansons)

The site is currently under construction.

Refer to Page 14 of the Housing Land Availability Schedule for the number of completions on this site.

EV22 – Land Off Dale View, Billington

The site is currently under construction.

Refer to Page 18 of the Housing Land Availability Schedule for the number of completions on this site.

EV23 – Hare Hill Croft, Chatburn

The site is currently under construction.

Refer to Page 19 of the Housing Land Availability Schedule for the number of completions on this site.

EV24 – Mills Way, Chipping

The site is currently under construction.

Refer to Page 22 of the Housing Land Availability Schedule for the number of completions on this site.

EV25 – Land at Chatburn Road, Clitheroe

Works have commenced on site. See 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

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Rachel

Please see below.

Kind regards

[REDACTED]
Director



office. [REDACTED]
direct line [REDACTED]
mobile [REDACTED]
email. [REDACTED]@oakmerhomes.com
www.oakmerhomes.co.uk

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

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From: Rachel Horton <Rachel.Horton@ribblevalley.gov.uk>
Sent: 30 October 2019 12:03
To: [REDACTED] <[\[REDACTED\]@oakmerhomes.com](mailto:[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 1st 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 st October 2019 – 30 th September 2020	20
1 st October 2020 – 30 th September 2021	10
1 st October 2021 – 30 th September 2022	
1 st October 2022 – 30 th September 2023	
1 st October 2023 – 30 th 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 8th 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

Web: www.ribblevalley.gov.uk

EV26 – Land off Waddington Road, Clitheroe

Works have commenced on site. See SOCG below outlining the expected rate of completions on the site.



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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 st October 2019 - 30 th September 2020	12
1 st October 2020 - 30 th September 2021	45
1 st October 2021 - 30 th September 2022	45
1 st October 2022 - 30 th September 2023	45
1 st October 2023 - 30 th 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 30th October 2019

Developer of the site:

Signature [REDACTED]

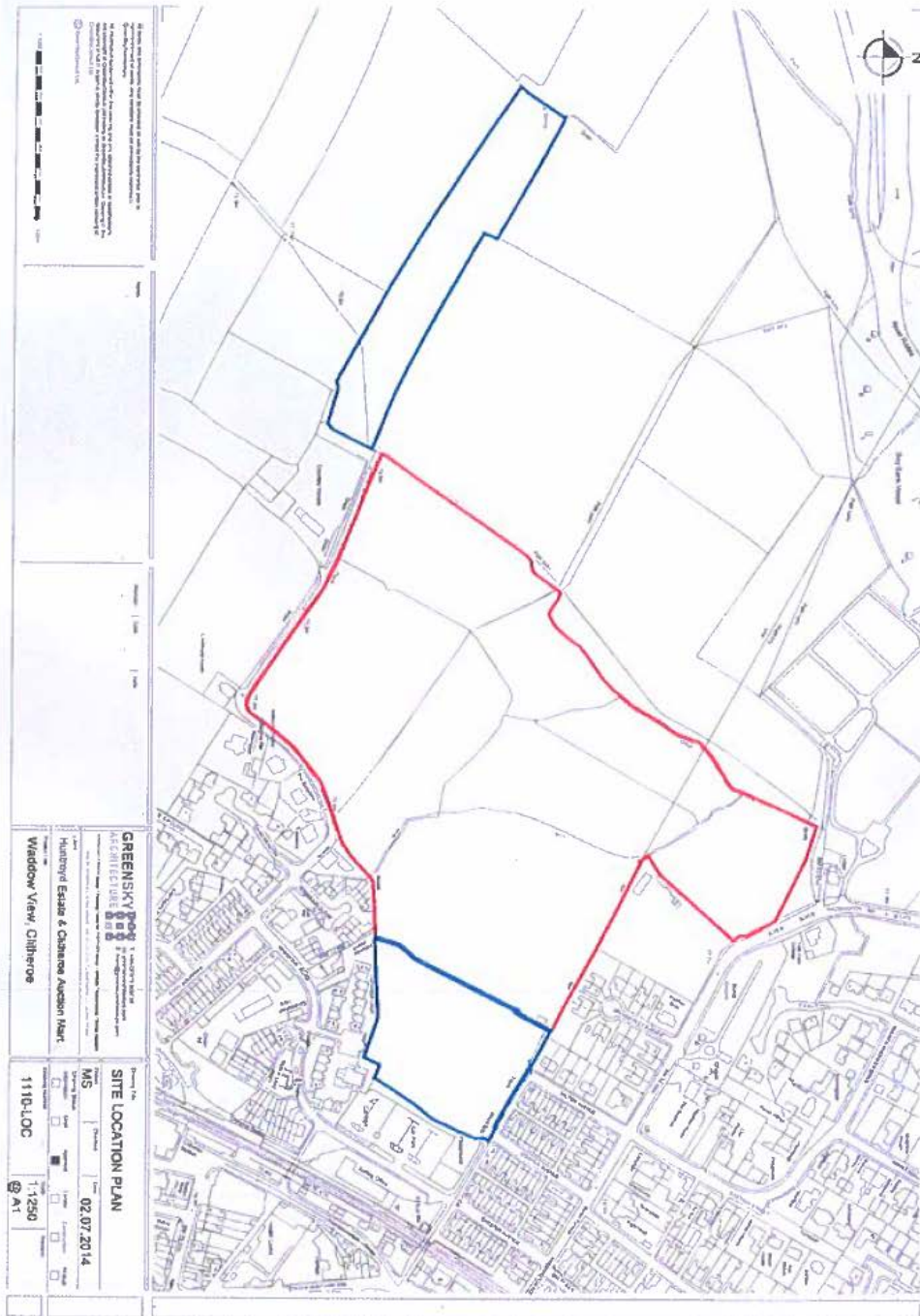
Name [REDACTED]

Position Planning Director.

Date 1st 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



EV27 –Greenfield Avenue, Clitheroe

The site is currently under construction.

Refer to Page 35 of the Housing Land Availability Schedule for the number of completions on this site.

EV28 – Coplow View, Clitheroe (Clitheroe Hospital)

The site is currently under construction and 44 dwellings have been completed as of the 30th September 2019. See correspondence below outlining the remaining completions on the site.

From: [REDACTED] [REDACTED]@mcdermotthomes.co.uk]

Sent: 04 November 2019 13:03

To: Rachel Horton

Subject: RE: Estimated completions at 'High Beeches', Clitheroe over the next 5 years.

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 afternoon Rachel

We will be build/sale complete on the site (60 units – 6 to go) by June 2020 at the latest (actually projecting April)

Trust this helps.

Regards

[REDACTED]

Land Director



Jupiter House,1 Mercury Rise, Altham, Lancashire BB5 5BY

Telephone: [REDACTED]
Mobile: [REDACTED]

EV29 – Appleby Square (Henthorn Road), Clitheroe

The site is currently under construction.

Refer to Page 29 of the Housing Land Availability Schedule for the number of completions on this site.

EV30 – Standen – Pendle Road – Audley Clough, Clitheroe

A Reserved Matters application was approved in March 2017 for the erection of 228 dwellings (3/2016/0324). The site is under construction and 96 dwellings have been completed as of 30th September 2019. See SOCG below which outlines the remaining delivery on the 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

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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

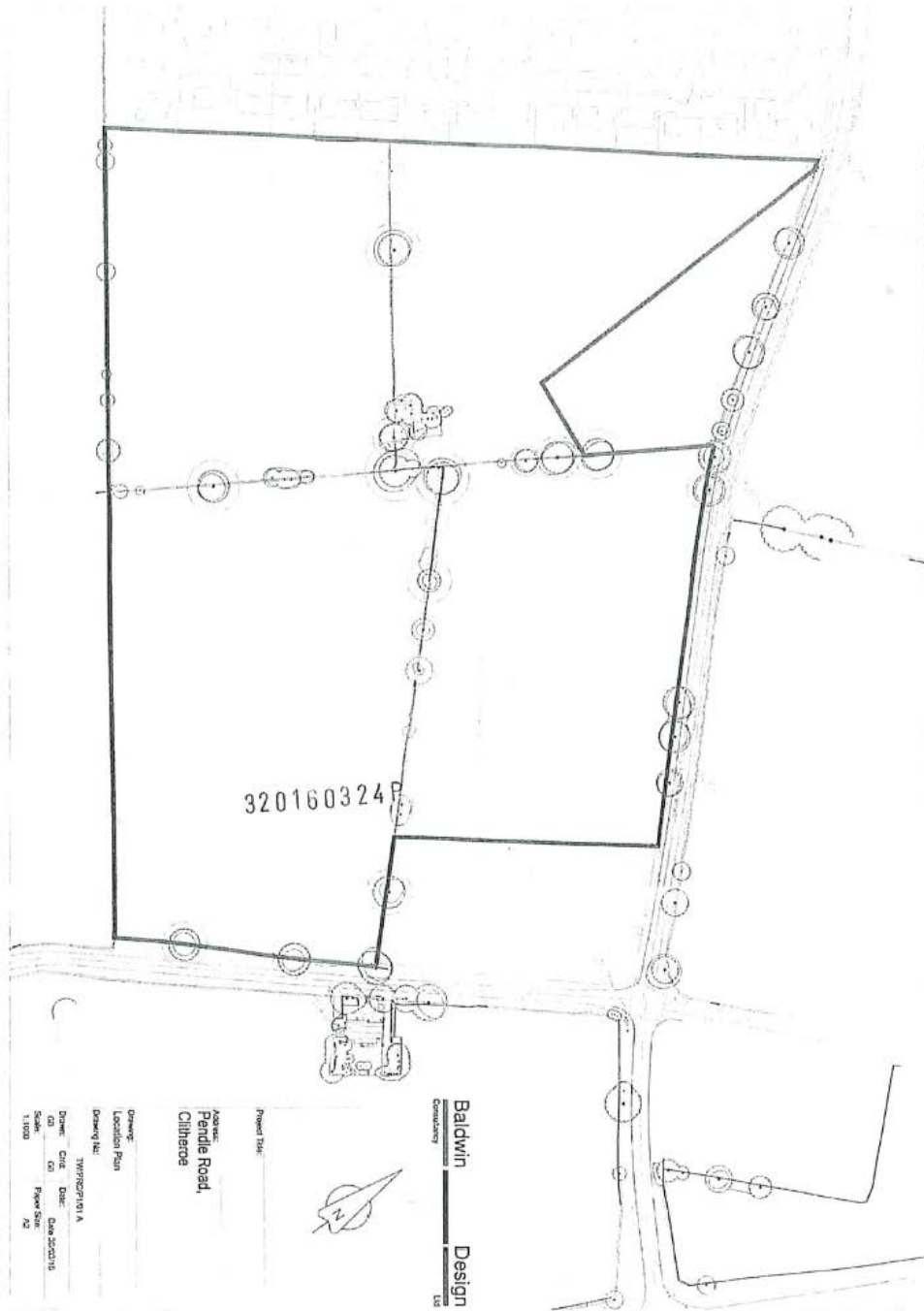
- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2019. The five year period therefore covers the period 1st October 2019 to 30th September 2024.

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 st October 2019 - 30 th September 2020	50 Private Dwellings, 15 Affordable Housing (approx.)
1 st October 2020 - 30 th September 2021	50 Private Dwellings, 15 Affordable Housing (approx.)
1 st October 2021 - 30 th September 2022	50 Private Dwellings, 15 Affordable Housing (approx.)
1 st October 2022 - 30 th September 2023	

APPENDIX 1- SITE LOCATION PLAN



EV31 – Berkeley Square, Clitheroe (Milton Avenue) - Manor Place

The site is currently under construction.

Refer to Page 30 of the Housing Land Availability Schedule for the number of completions on this site.

EV32 – Sycamore Walk, Clitheroe

The site is currently under construction.

Refer to Page 34 of the Housing Land Availability Schedule for the number of completions on this site.

EV33 – Pendlebrook and Springbrook, Clitheroe

The site is under construction.

Refer to Page 23 of the Housing Land Availability Schedule for the number of completions on this site.

EV34 – Alexandra Close – Clitheroe - Primrose

The site is under construction.

Refer to Page 33 of the Housing Land Availability Schedule for the number of completions on this site.

EV35 – Land off Mill Lane, Gisburn

The site is currently under construction. Refer to correspondence below outlining expected completions on the site.

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

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Hi Rachel

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

Regards



3D.G design

Robert Smallwood BA(Hons)Arch,DipArch | Director | 3D.G design ltd | 11 Leyland House | Lancashire Business Park | Centurian Way | Leyland | Lancashire | PR26 6TY | E: rob@3dgdesign.co.uk | www.3dgdesign.co.uk

EV36 – Fox Fall Drive, Hurst Green (Land Whalley Road)

The site is currently under construction.

Refer to Page 38 of the Housing Land Availability Schedule for the number of completions on this site.

EV37 – Land off Longsight Road, Langho

A Full Application was approved in June 2019 for the erection of 42 dwellings (3/2018/0844). Refer to SOCG below outlining the expected rate of completions on the site.

From: [@pringlehomes.co.uk]

Sent: 05 November 2019 08:24

To: Rachel Horton;

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.

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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



Commercial Director
Pringle Homes

The Coach House, Hollowforth Lane , Woodplumpton, Preston , PR4 0BD
Tel: 01772 690445 Website: www.pringlehomes.co.uk

All correspondence is issued subject to contract and without prejudice

Registered Office: The Coach House, Hollowforth Lane, Woodplumpton, Preston
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Ribble Valley
Borough Council

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 3rd 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 1st October 2019 to 30th September 2024.

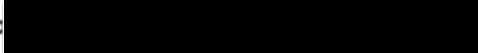


4. AREAS OF COMMON GROUND

- 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:

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

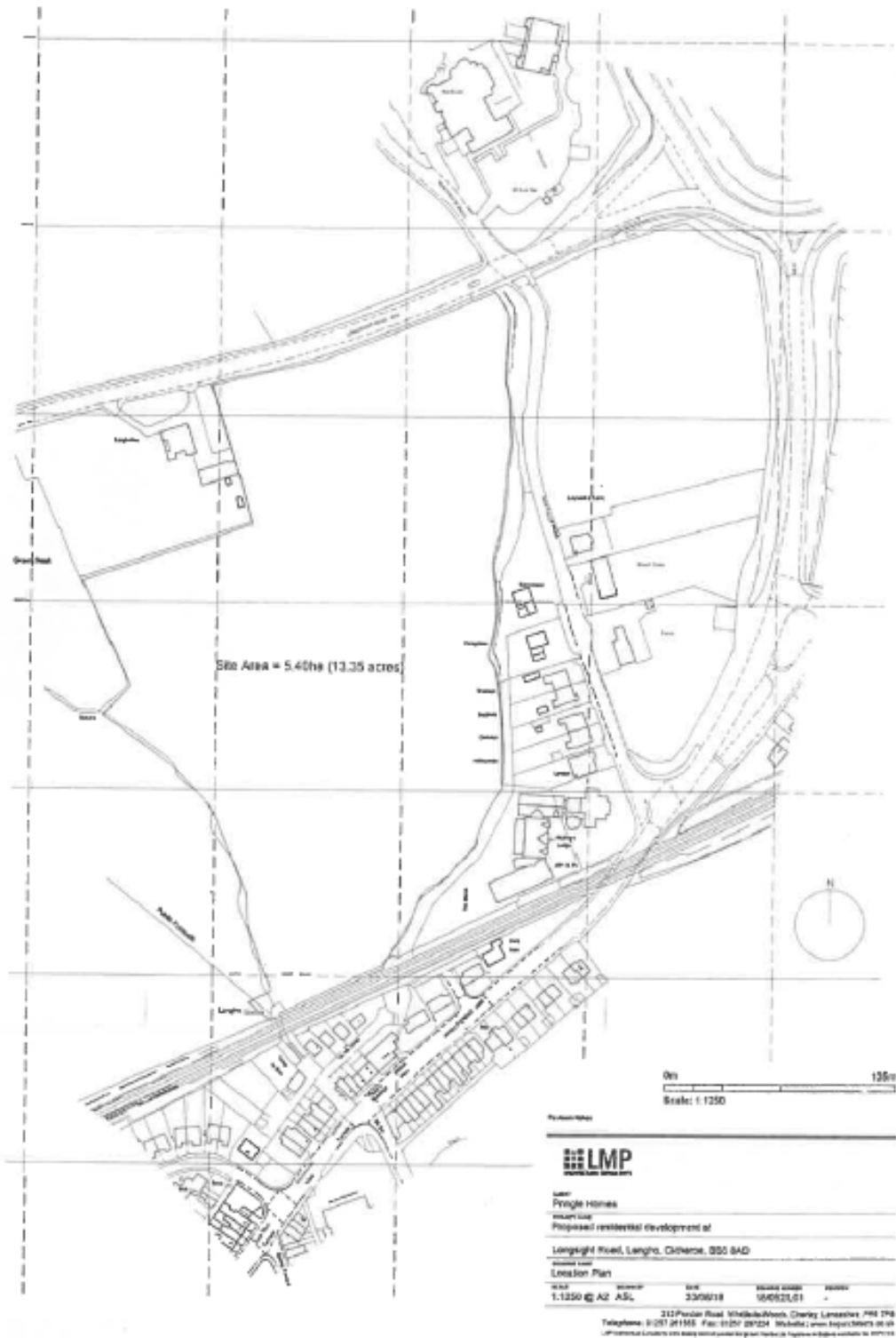
This document is jointly agreed by RVBC:

Signature 
Name Mr Colin Hirst
Position Head of Regeneration and Housing
Date 29th October 2019

Developer c 
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



EV38 – Land at Chapel Hill, Longridge

The site is active and dwellings are being constructed on the 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: 3/2011/1071

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.

EV39 – Bluebell Crescent , Longridge (Chipping Lane – Phase 1)

The site is currently under construction.

Refer to Page 42 of the Housing Land Availability Schedule for the number of completions on this site.

EV40 – Broomfield Road, Longridge (Dilworth Lane)

The site is currently under construction. See SOCG below outlining the expected rate of completions on the 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

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 1st October 2019 to 30th 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:


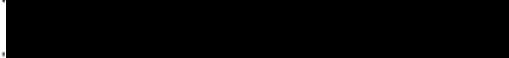
Year	Number of Dwellings which will be completed
1 st October 2019 - 30 th September 2020	30 Private Dwellings, 7 Affordable Housing (approx.)
1 st October 2020 - 30 th September 2021	30 Private Dwellings, 7 Affordable Housing (approx.)
1 st October 2021 - 30 th September 2022	30 Private Dwellings, 7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

1 st October 2022 - 30 th September 2023	
1 st October 2023 - 30 th September 2024	
Beyond September 2024	

This document is jointly agreed by RVBC:

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

Developer of the site:

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,
 LONGRIDGE
 Red Line Boundary
 SCALE 1:2000x
 DRAWN BY VCS 27/02/2018 VCS
 CHECKED BY VCS 01/03/2018 VCS

EV41 –Alston Meadow, Longridge (Preston Road)

The site is currently under construction.

Refer to Page 45 of the Housing Land Availability Schedule for the number of completions on this site.

EV42 – Former Victoria Mill, Sabden

The site is currently under construction. Refer to correspondence below outlining the expected rate of delivery.

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

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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. cora@skiptonproperties.com
W. www.skiptonproperties.com

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

Skipton Properties, Skipton House, Riparian Court, Riparian Way, Cross Hills, BD20 7BW

From our family to yours ...



EV43 – Cherry Drive, Brockhall Village

The site is currently under construction

Refer to Page 48 of the Housing Land Availability Schedule for the number of completions on this site.

EV44 – Eden Gardens, Brockhall Village

The site is currently under construction.

Refer to Page 49 of the Housing Land Availability Schedule for the number of completions on this site.

EV45 – Hillside, Brockhall Village

The site is currently under construction.

Refer to Page 50 of the Housing Land Availability Schedule for the number of completions on this site.

EV46 – Meadow View, Read

The site is currently under construction.

Refer to Page 51 of the Housing Land Availability Schedule for the number of completions on this site.

EV47 –The Moorcock Inn, Slaidburn Road, Waddington

Permission granted in May 2018 for the erection of 4 dwellings. The site is currently under construction.

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.

EV48 – Mitton Road, Whalley

The site is currently under construction.

Refer to Page 56 of the Housing Land Availability Schedule for the number of completions on this site.

EV49 – Land at Accrington Road, Whalley

A Reserved Matters application has been approved on the site in March 2017 (3/2016/0344). 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 proposed design has 28 apartments and 24 homes.

If you have any queries please let me know!

Kind regards

[REDACTED]
Director



office. 015395 60605
direct line 015395 69950
mobile 07917 235927
email. alex.bourne@oakmerehomes.com
www.oakmerehomes.co.uk

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

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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 1st October 2019 to 30th 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 st October 2019 - 30 th September 2020	0
1 st October 2020 - 30 th September 2021	50 apartments ‘McCarthy & Stone’
1 st October 2021 - 30 th September 2022	5 houses
1 st October 2022 - 30 th September 2023	19 houses
1 st October 2023 - 30 th 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 7th 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.

APPENDIX 1- SITE LOCATION PLAN

