



Ribble Valley
Borough Council

www.ribbonvalley.gov.uk

Housing Land Availability Schedule

5 YR SUPPLY

EVIDENCE OF DELIVERY

**As at 30th September
2018**

Published November 2018



1. INTRODUCTION

This document is the first to be published by the Authority which accompanies a Housing Land Availability Survey (HLAS). The Authority wishes to make explicit evidence of delivery in recognition of para. 036 of published PPG guidance 'Housing and Economic Land Availability Assessment (Sep 2018) and the definition of 'deliverable' within the glossary of the recently adopted NPPF.

With regards to the latter, the definition of 'deliverable' is as follows:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’ (Pg 66. Appendix of the NPPF – July 2018).

In terms of 'clear evidence' the accompanying PPG guidance states the following:

‘What constitutes a ‘deliverable site’ in the context of housing policy?’

Annex 2 of the National Planning Policy Framework defines a deliverable site in terms of an assessment of the timescale for delivery and the planning status of the site. For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, where clear evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:

- *any progress being made towards the submission of an application*
- *any progress with site assessment work;and*
- *any relevant information about site viability, ownership constraints or infrastructure provision.*

For example:

- *a statement of common ground between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.*

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. The remainder of this document provides the evidence that has been obtained. Each site has been given a reference (EV) which corresponds with the reference on pages 7-10 of the '5 Yr Supply Statement'.

SITES WITH FULL PLANNING PERMISSION

EV1 – Small Sites

For a full list of sites refer to pages 57-59 of the Housing Land Availability Survey.

Letters were sent to the owners requesting further information in relation to the delivery of their site.

Below are the responses that the Authority received either via e-mail or letter. It should be noted that the response received from the owner of 55 Pendle Road, Clitheroe confirmed that 2 of the dwellings approved would not be delivered within the next 5 years. Therefore 2 dwellings have been taken out of the supply (refer to EV1 on page 7 and page 15 of the '5yr Supply Statement').

E-mails

From: [REDACTED]
Sent: Thu 25/10/2018 11:41
To: [REDACTED]@ribblevalley.gov.uk>
CC:
Subject: 3/2011/0008

Hello


You asked about the above planning application. Part has been completed see completion certificate plan number 3/2012/0764/B

The two bed cottage has been started but is not complete.

[REDACTED]

Letters Received

**Ribble Valley Assessment of Housing Delivery April 2018:
Small sites under construction**

Reference	Location	Description
3/2015/0931	Longsight House, Longsight Road, Langho	Reserved matters consent sought for appearance and landscaping following outline planning permission 3/2013/0592 for 2No. detached dwellings.
Is development of the site currently active?		Yes /no
Do you intend to complete the development?		Yes/ no
Where more than one dwelling has been approved, do you intend to complete all approved dwellings		Yes/ no
<i>If you have answered "no" to any of the above questions, please provide brief a brief explanation below</i>		
The client is currently focusing on their application 3/2016/0410 for alteration and extension of their home. Once this is progressing, attention will then shift to moving the 2no dwellings forward.		
What is the estimated completion date for the development?		2020-2021
Please provide any additional information you think might 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 had been sold) please advise below:		
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided might 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:		

Please return the information by **Friday 1st of June** by email to rachel.horton@ribblevalley.gov.uk or in the pre-paid envelope provided.
Thank you for your help in this matter.

28 MAY 2018

Ribble Valley Assessment of Housing Delivery April 2018:
Small sites under construction

Reference	Location	Description	FAC
3/2016/1201	41 Dilworth Lane Longridge PR3 3ST	Erection of a single two-storey dwelling. Resubmission of planning application 3/2016/0438.	
Is development of the site currently active?		Yes/no	
Do you intend to complete the development?		Yes/no	
Where more than one dwelling has been approved, do you intend to complete all approved dwellings		Yes/no	
<i>If you have answered "no" to any of the above questions, please provide brief a brief explanation below</i>			
will start within 12 months			
What is the estimated completion date for the development?		2020	
Please provide any additional information you think might 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 had been sold) please advise below:			
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided might 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:	[REDACTED]		
Name:			
Date:			

Please return the information by **Friday 1st of June** by email to rachel.horton@ribblevalley.gov.uk or in the pre-paid envelope provided.
Thank you for your help in this matter.




Ribble Valley Assessment of Housing Delivery April 2018:
Small sites under construction

23 MAY 2018

Reference	Location	Description
3/2016/0368	54 Fairfield Drive Clitheroe	Erection of new dwelling
3/2017/0320	BB7 2PE	
Is development of the site currently active?		Yes/no
Do you intend to complete the development?		Yes/no
Where more than one dwelling has been approved, do you intend to complete all approved dwellings		Yes/no
If you have answered "no" to any of the above questions, please provide brief a brief explanation below		
What is the estimated completion date for the development?		OCT 18'
Please provide any additional information you think might help the council in assessing whether the site is likely to be delivered		
PROPRIETRY. WORKS HAVE COMMENCED INCLUDING SITE STRIP. REDUCE LEVEL DIG AND. EXCAVATION WORKS.		
If you no longer have an interest in the development (e.g. the site had been sold) please advise below:		
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided might 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:	[REDACTED]	
Name:		
Date:		

Please return the information by **Friday 1st of June** by email to rachel.horton@ribblevalley.gov.uk or in the pre-paid envelope provided.
Thank you for your help in this matter.




**Ribble Valley Assessment of Housing Delivery April 2018:
Small sites under construction**

Reference	Location	Description
3/2012/1010 3/2014/0893	55 Pendle Road Clitheroe Lancashire BB7 1JQ	Proposed erection of three detached dwellings, each with work from home office space. Vehicular and pedestrian access alterations to existing entrance and associated external driveway and landscaping works.
Is development of the site currently active?		Yes/no
Do you intend to complete the development?		Yes/no
Where more than one dwelling has been approved, do you intend to complete all approved dwellings		Yes/no
If you have answered "no" to any of the above questions, please provide brief a brief explanation below		
What is the estimated completion date for the development?		NOT KNOWN
Please provide any additional information you think might help the council in assessing whether the site is likely to be delivered		
1 house complete, date for 2 others UNCERTAIN - NOT WITHIN 5 years		
If you no longer have an interest in the development (e.g. the site had been sold) please advise below:		
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided might 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: 		

Please return the information by **Friday 1st of June** by email to rachel.horton@ribblevalley.gov.uk or in the pre-paid envelope provided
Thank you for your help in this matter.

DIRECTOR OF
COMMUNITY SERVICES
31 MAY 2018
FAO

**Ribble Valley Assessment of Housing Delivery April 2018:
Small sites under construction**




Reference	Location	Description
3/2016/0882	Vacant land adjacent to Park Street Play Area Park Street Clitheroe	Two new three-bedroom detached houses (Resubmission of 3/2016/0257).
Is development of the site currently active?		Yes <input type="radio"/> no <input checked="" type="radio"/>
Do you intend to complete the development?		Yes <input checked="" type="radio"/> no <input type="radio"/>
Where more than one dwelling has been approved, do you intend to complete all approved dwellings		Yes <input checked="" type="radio"/> no <input type="radio"/>
If you have answered "no" to any of the above questions, please provide brief a brief explanation below		
NO DUE TO OVERVALUATION OF RANSOM STRIP. CANT GET DEVELOPERS INTERESTED WHEN LAND VALUED BY COUNCIL AT TWICE MARKET VALUE.		
What is the estimated completion date for the development?		—
Please provide any additional information you think might help the council in assessing whether the site is likely to be delivered		
AS SOON AS ABOVE IS NEGOTIATED DEVELOPMENT CAN BEGIN.		
If you no longer have an interest in the development (e.g. the site had been sold) please advise below:		
—		
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided might 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:		

Please return the information by Friday 1st of June by email to rachel.horton@ribblevalley.gov.uk or in the pre-paid envelope provided.

Thank you for your help in this matter.

DIRECTOR OF COMMUNITY SERVICES - 1 JUN 2018
FAO

**Ribble Valley Assessment of Housing Delivery April 2018:
Small sites under construction**

Reference	Location	Description
3/2015/0615 3/2016/0771	Land adj 17 Brookes Lane Whalley BB7 9RG	3/2015/0615 - Erection of two detached dwellings with detached garages. 3/2016/0771 - Erection of a detached two storey dwelling.
Is development of the site currently active?		<input checked="" type="radio"/> Yes <input type="radio"/> no
Do you intend to complete the development?		<input checked="" type="radio"/> Yes <input type="radio"/> no
Where more than one dwelling has been approved, do you intend to complete all approved dwellings		<input checked="" type="radio"/> Yes <input type="radio"/> no
If you have answered "no" to any of the above questions, please provide brief a brief explanation below		
AWAITING TO SUBMIT AMENDED PLANS. THEN BUILDING WILL COMMENCE.		
What is the estimated completion date for the development?		AS SOON AS POSSIBLE
Please provide any additional information you think might help the council in assessing whether the site is likely to be delivered		
THE SITE WILL BE DELIVERED AS SOON AS THE COUNCIL HAS COMPLETED OUR FLOOR RISK REPORT		
If you no longer have an interest in the development (e.g. the site had been sold) please advise below:		
I confirm that the information provided above is accurate to the best of my knowledge. I understand that any information provided might 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: 		

Please return the information by **Friday 1st of June** by email to rachel.horton@ribblevalley.gov.uk or in the pre-paid envelope provided.
Thank you for your help in this matter.

DIRECTOR OF COMMUNITY SERVICES 31 MAY 2018
FAO

EV2 – Land SW Barrow & West of Whalley Road, Barrow
Parcel B

From: [redacted]@taylorwimpey.com
Sent: Thu 15/11/2018 08:29
To: [redacted]@ribblevalley.gov.uk
CC: [redacted]@ribblevalley.gov.uk>; [redacted]
Subject: RE: housing delivery

[redacted]
[redacted]

The site at Barrow will be a joint development between Taylor Wimpey and Barratt David Wilson ([redacted]).

At this stage, whilst we are working on the site we do not have a contractual position so we will not in able to sign the SOCG.

In relation to the figures, hopefully from 1 Oct 2019 we will be on site, and selling houses, so I would envisage there will be 50 completions a year between us from that point

Regards

[redacted]

.....

From: [redacted]@dwh.co.uk>
Sent: Thu 15/11/2018 10:48
To: [redacted]@ribblevalley.gov.uk>
CC: [redacted]@ribblevalley.gov.uk>; [redacted]@ribblevalley.gov.uk>; [redacted]@ribblevalley.gov.uk>
Subject: Ribble Valley 5 year housing land supply

[redacted]
[redacted]

Happy to provide whatever assistance you need.

Unfortunately in relation to Barrow, as [redacted] of TW has mentioned, we do not have a contractual position so we will not in able to sign the SOCG.

I agree with [redacted] estimation that first occupations should take place in early 2020 and I would also envisage there will be 50 completions a year between us from 2020 onwards.

[Redacted]

Regards,

[Redacted]

[Redacted]

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]



EV3 – Land off Dale View, Billington

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.

EV4 – Mills Way, Chipping

From: [REDACTED] >
Sent: Fri 02/11/2018 16:18
To: [REDACTED] [REDACTED] [REDACTED]
[REDACTED]@ribblevalley.gov.uk>
CC: [REDACTED]@ribblevalley.gov.uk>
Subject: RE: Deliverability of Sites - Land adj Church Raike Chipping PR3 2QL

[REDACTED]

[REDACTED]

I have the information on the two sites known as Parcel 3 and Parcel 4 of the outline permission 3/2014/0183.

Parcel 3 '*Mills Way, Chipping*' (*sic*)

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	19
1 st October 2021- 30 th September 2022	0
1 st October 2022- 30 th September 2023	0
Beyond September 2023	0

Parcel 4 – a reserved matters application will be made later this year.

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	0
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

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

EV5 – Greenfield Avenue, Clitheroe

From: [REDACTED]@prospectgb.com>

Sent: Tue 06/11/2018 14:32

To: [REDACTED]@ribblevalley.gov.uk>

CC:

Subject: RE: Deliverability of Sites - Greenfield Avenue, Lea Close & Pasture Fold (Land off Union Street, Clitheroe) - 36 Dwellings - Appn. Ref. 3/2017/0573

[REDACTED]

[REDACTED]

Thank you for your e-mail, I trust the attached is satisfactory.

Regards

[REDACTED]

Prospect (GB) Ltd

Unit 5

Meridian Business Village

Hansby Drive

Hunts Cross

Liverpool

L24 9LG

[REDACTED]

Attachment to E-mail sent 06/11/2018:

Prospect Homes, Union Street, Clitheroe.

Year	Number of Dwellings which will be completed
1 st October 2018- 30 th September 2019	34
1 st October 2019- 30 th September 2020	2
1 st October 2020- 30 th September 2021	
1 st October 2021- 30 th September 2022	
1 st October 2022- 30 th September 2023	
Beyond September 2023	

For sites with outline permission only:

- 5.3 To support the delivery predictions within paragraph 5.2 *the owner/ the developer/ the promoter confirms the following:*
 - 5.3.1 Marketing of the site *commenced/ will commence Feb19*
 - 5.3.2 An application to discharge the conditions attached to the outline consent was *submitted on 10/05/18*. The condition discharge is on-going.
 - 5.3.3 An application for the outstanding reserved matters was *submitted on/ will be submitted to the Local Planning Authority in ******. N/A
 - 5.3.4 Contracts with a housing developer were *entered into on/ are expected to be entered into in ****** N/A
 - 5.3.5 Development will commence on site Nov 18

EV6 – Land off Mill Lane, Gisburn

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: 3/2017/0750
DECISION DATE: 06 October 2017
DATE RECEIVED: 15/08/2017

APPLICANT:

Darren Hamer Homes Ltd
C/o Agent

AGENT:

Mr Alan Kinder
2 Reedley Business Centre
Redman Road
Reedley
Burnley
BB10 2TY

DEVELOPMENT PROPOSED: Erection of three detached houses (alternative to previously approved applications 3/2015/0759 and 3/2015/0167). Resubmission of planning application 3/2017/0346.

AT: Land off Mill Lane Gisburn BB7 4LN

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. 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:

"Project No: DHH-02 Dwg 01C: Proposed Site Plan

"Project No: DHH-02 Dwg 02A: Proposed Plan and Elevations

"Project No: DHH-02 Dwg 03A: Proposed Plan and Elevations (Garage) Plots 01 & 03

"Project No: DHH-02 Dwg 05: Proposed Plan and Elevations (Garage) Plot 02

"

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

P.T.O.

EV7 – Land off Longsight Road, Langho

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: 3/2018/0392
DECISION DATE: 07 August 2018
DATE RECEIVED: 09/05/2018

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL
APPLICATION NO: 3/2015/0100

APPLICANT:

Pringle Homes and Hallam Land
Management
C/o Agent

AGENT:

Miss Katie Delaney
Maybern Planning & Development
Beehive Lofts
Beehive Mill
Jersey Street
Manchester
M4 6JG

Development Proposed: Application for reserved matters approval for 18 no. dwellings, landscaping and associated works following outline consent 3/2015/0010.

AT: Land off Longsight Road Langho

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):

RIBBLE VALLEY BOROUGH COUNCIL
APPROVAL OF RESERVED MATTERS CONTINUED

APPLICATION NO. 3/2018/0392

DECISION DATE: 07/08/18

- 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:

DETAILED PLANS

Location Plan - 17/111/L01
Proposed Site Layout - 17/111/P01
Landscape Layout - 3071 101 Rev A
Proposed Affordable Housing Plan - 17/111/P03
Proposed Indicative Site Levels & Site Sections - 17/111/P02
Planting Plan - 3071 201
Planting Plan - 3071 202
Planting Plan - 3071 203
Planting Plan - 3071 204
Planting Plan - 3071 205

HOUSE TYPES:

Acorn House Type - 17/111/P04
Farnely House Type - 17/111/P05
Farnely House Type & Triple Garage - 17/111/P06
Grantley House Type - 17/111/P07
Grantley House Type & Triple Garage - 17/111/P08
Gilbert & Harrison House Types - 17/111/P09
Aldrich House Type - 17/111/P10
Aldrich House Type (semi-detached) - 17/111/P11
Detached Triple Garage - 17/111/G01
Detached Triple Garage (Hipped) - 17/111/G02

Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant to the consent.

- 2 Materials

Notwithstanding the submitted details and the requirements of condition 1 of this approval, precise specifications or samples of all external surfaces including, door/window surrounds and framing materials, fascia/arge boards and roofing/ridge materials including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Note: An application has been registered for the erection of 42 dwellings on the site which is yet to be determined (3/2018/0844).

EV8 – Spout Farm, Preston Road, Longridge

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: 3/2016/0580

DECISION DATE: 02 May 2017

DATE RECEIVED: 14/07/2016

APPLICANT:

Mr Denis Lambert
c/o Agent

AGENT:

Emily Robinson
PWA Planning
Ribble Saw Mill
Paley Road
Preston
PR1 8LT

DEVELOPMENT PROPOSED: Proposed residential development to provide 34no new dwellings and associated works.

AT: Spout Farm Preston Road Longridge PR3 3BE

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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.

EV9 – Land to the rear of Pendle Street East, Sabden

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: 3/2017/0351

DECISION DATE: 1 December 2017

DATE RECEIVED: 21/04/2017

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO:

APPLICANT:

P and D Developments Ltd
3 Riddings Avenue
Worsthorne
Burnley
BB10 3JZ

AGENT:

Judith Douglas Town Planning Ltd
90 Pimlico Road
Clitheroe
BB7 2AH

Development Proposed: Application for approval of reserved matters for 14 houses, 3 bungalows and a new access road including appearance, landscaping and layout, following outline planning permission 3/2013/0440.

AT: Land to the rear of Pendle Street East Sabden

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 approved shall be carried out in complete accordance with the proposals as detailed on drawings:

010-223 Drg No.06 Rev A: Bungalow Plan and Elevations

010-223 Drg No.13 Rev B: Plot 01 Plan

010-223 Drg No.14 Rev A: House Plans and Elevations

010-223 Drg No.15:Plot 01 Elevations

010-223 Drg No.19 Rev: ASite Plan

010-223 Drg No. 21 Rev B: Boundary Treatments

010-223 Drg No. 22 Rev A: Landscaping and Surface Treatments

010-223 Drg No. 23 Rev A:Waste Management Plan

010-223 Drg No. 24: Side Elevations and Materials

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

P.T.O.

EV10- Former Victoria Mill, Sabden

From: [REDACTED]@skiptonproperties.com

Sent: Thu 01/11/2018 13:19

To: [REDACTED]@ribblevalley.gov.uk>

CC:

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

[REDACTED]

Please see the information below. Any problems please do not hesitate to contact me.

Kind Regards

[REDACTED]



T. [REDACTED]
DD. [REDACTED]
E. [REDACTED]
W. [REDACTED]



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



From: [REDACTED]@ribblevalley.gov.uk>

Sent: 31 October 2018 14:40

To: [REDACTED]@skiptonproperties.com>

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

[REDACTED]

I have been advised to contact you by a colleague at your offices regarding the delivery of the site at Victoria Mill in Sabden.

As part of my role I carrying out work to assess the deliverability of sites in order to inform the next publication of our Housing Land Availability Survey (HLAS) with a base date of 30th September 2018.

EV11 – Land at Accrington Road, Whalley

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: 3/2016/0344

DECISION DATE: 10 March 2017

DATE RECEIVED: 13/04/2016

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO: 3/2012/0179

APPLICANT:

Ms J Wearing
Oakmere Homes
Helm Bank
Natland
Kendal
Cumbria
LA9 7PS

AGENT:

Mr Graham Love
Smith and Love Planning Consultants Ltd
Unit 5 Albert Edward House
The Pavilions
Port Way
Preston
PR2 2YB

Development Proposed:

Application for approval of reserved matters of layout, scale, appearance and landscaping and the additional reserved matters required by Conditions 2 and 8 following outline planning permission 3/2012/0179 for a residential development for the elderly, comprising of 37 bungalows and 40 retirement apartments.

AT: Land at Accrington Road Whalley Lancashire

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):

RIBBLE VALLEY BOROUGH COUNCIL
APPROVAL OF RESERVED MATTERS CONTINUED

APPLICATION NO. 3/2016/0344

DECISION DATE: 10/03/17

- 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:

1637-40 P: Proposed Site Layout
1637-50 : House type A Plans and Elevations
1637-51: House type B Plans and Elevations
1637-52: House type C Plans and Elevations
1637-53: House type F Plans and Elevations
GH/P01/AS: House type G & H semi-detached Plans and Elevations
GHG/P01/AS: House type G & H three unit block Plans and Elevations
1637/SG/G01/AS: Single Garage
GL/111/01A: Apartments Plans & Elevations
SK06: Proposed Levels and Retaining Walls
SK07: Road Plan A
SK08: Road A Long Section
SK09: Road B Long Section
SK10: Road C and Long Sections
C-812-02 B: Landscape Proposals

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

- 2 Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Applications Granted Approval This Year (in descending order):

- **3/2018/0423** - Non-material amendment to approved outline planning permission 3/2012/0179 (Outline application for a residential development for the elderly, comprising of 37 bungalows and 40 retirement apartments) to allow variation of conditions 15 and 19 to allow the formation of the site access to take place before the completion of the flood compensation scheme and the wildlife pond.
Approved With Conditions – 23/08/2018
- **3/2018/0120** - Discharge of conditions 3 (finished floor levels), 5 (boundary treatments), 7 (elevations plans) 10 (sustainable drainage), 14 (phasing) and 15 (street maintenance and management) from planning permission 3/2016/0344.
Approved With Conditions – 11/05/2018
- **3/2018/0135** - Discharge of conditions 9 (energy reduction), 20 (external lighting) and 27 (car park details) from planning permission 3/2012/0179.
Approved With Conditions – 06/03/2018
- **3/2017/0566** - Discharge of condition 2 (external surfaces), 8 (wildlife pond details) 13 (site access and off site works) and 16 (details for highway adoption) from planning permission 3/2016/0344.
Approved With Conditions – 14/02/2018

EV12 – Land East of Clitheroe Road (Lawsonsteads) Whalley
– Phase 2



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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 Lawsonsteads ("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	58
1 st October 2020- 30 th September 2021	63
1 st October 2021- 30 th September 2022	65
1 st October 2022- 30 th September 2023	2
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 September 2019

5.3.2 An application for the outstanding reserved matters was submitted on 19 October 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 RVBC:

Signature [REDACTED]
Name CARIN HIRST
Position HEAD OF REGENERATION 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.

KEY
Application boundary



0 10 20 30 40 50
m

CLUNSIDE ROAD, WILLET
LOCATION PLAN

AUTNO 2018
REV A
PLANNED

PRP
PLANNING
CONSULTANTS



CLUNSIDE ROAD, WILLET
LOCATION PLAN
AUTNO 2018
REV A
PLANNED
PRP
PLANNING
CONSULTANTS

EV13 – Oakhill College, Wiswell Lane, Whalley

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: 3/2016/1148

DECISION DATE: 16 January 2017

DATE RECEIVED: 13/12/2016

PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL

APPLICATION NO:

APPLICANT:

Oakhill Investments

Oakhill College

Wiswell Lane

Whalley

BB7 9AF

AGENT:

Mr Andrew Knowles

Sunderland Peacock Architects

Hazelmere

Pimlico Road

Clitheroe

BB7 2AG

Development Proposed: Reserved matters relating to appearance, landscaping, layout and scale following outline planning permission 3/2015/0715 for up to 6 new dwellings.

AT: Oakhill College Wiswell Lane Whalley BB7 9AF

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):

Drawings and Plans relevant to the Consent

- 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:

Proposed Site Plan: 5127-P01A

Proposed Plans & Elevations Unit 2: 5127-P02

Proposed Plans & Elevations Units 1 & 3: 5127-P03

Proposed Plans & Elevations Unit 4: 5127-P04

Proposed Plans & Elevations Unit 5: 5127-P05

Proposed Site Plan: 5127-P06A

Proposed Plans & Elevations Unit 6: 5127-P07

Existing and Proposed Site Sections: 5127-P08

Reason: For the avoidance of doubt since and to clarify which plans are relevant to the consent.

P.T.O.

SITES WITH OUTLINE PLANNING PERMISSION

EV14 – Small Sites

For a full list of sites refer to page 61 of the 'Housing Land Availability Survey'.

EV15 – 23-25 Old Row, Barrow



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 RVBC:

Signature [REDACTED]

Name [REDACTED]

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.

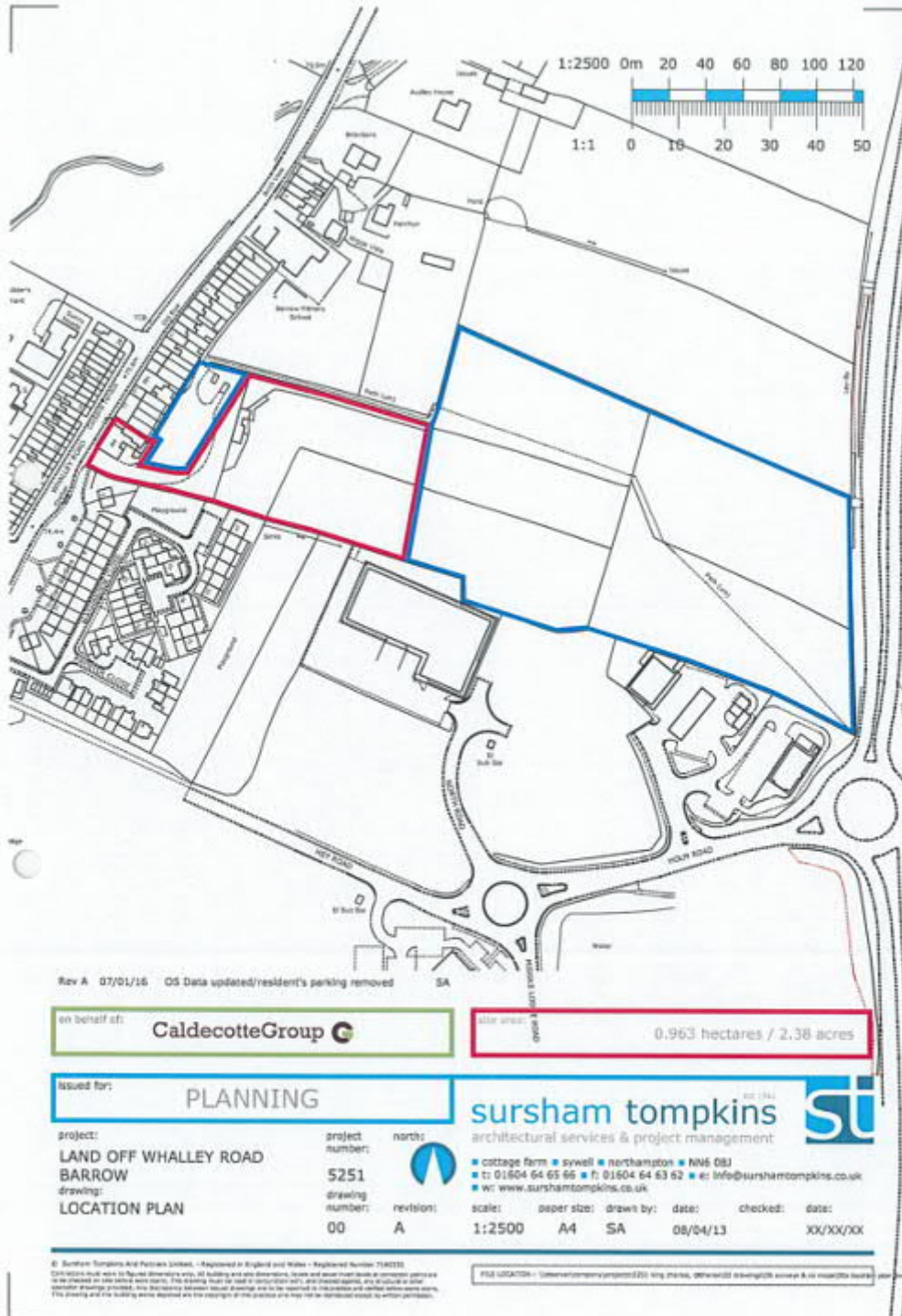
Signature [REDACTED]

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.



EV16 – Land Malt Kiln Brow, Chipping

From: [REDACTED]@chadkirkconsulting.co.uk>
Sent: Fri 02/11/2018 16:18
To: [REDACTED]@ribblevalley.gov.uk>; [REDACTED]
[REDACTED]@ribblevalley.gov.uk>
CC: [REDACTED]@ribblevalley.gov.uk>
Subject: RE: Deliverability of Sites - Land adj Church Raike Chipping PR3 2QL

[REDACTED]

I have had messages from both of you so hope replying in one go is okay.

I have the information on the two sites known as Parcel 3 and Parcel 4 of the outline permission 3/2014/0183.

Parcel 3 '*Mills Way, Chipping*' (sic)

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	19
1 st October 2021- 30 th September 2022	0
1 st October 2022- 30 th September 2023	0
Beyond September 2023	0

Parcel 4 '*Land Malt Kiln Brow*' (sic) – a reserved matters application will be made later this year.

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	0
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

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

EV17 – Land at Chatburn Road, Clitheroe

An Outline application was approved for 23 dwellings on the site (3/2013/0981). A Full application for 30 dwellings has since been approved and the S.106 signed on the 31st October 2018, **post** the base date of 30th September 2018 (3/2017/0653).

The e-mail from Oakmere outlines the expected delivery of 30 units on the site over the next 5 years.

From: [REDACTED]@oakmerehomes.com>
Sent: Fri 09/11/2018 15:01
To: [REDACTED]@ribblevalley.gov.uk>
CC: [REDACTED]@ribblevalley.gov.uk>
Subject: RE: request for housing deliverability information from Ribble Valey Borough council planning

[REDACTED]

Apologies for the delay in returning this information.

Our current intention is to commence work on site around July 2019, with 30 dwellings approved for the site we would anticipate the following completions;

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	10
1 st October 2020- 30 th September 2021	16
1 st October 2021- 30 th September 2022	4
1 st October 2022- 30 th September 2023	0
Beyond September 2023	0

Kind regards

[REDACTED]

Commercial Director



t. [REDACTED]
m. [REDACTED]
e. [REDACTED]@oakmerehomes.com
www.oakmerehomes.co.uk

Follow us: 

EV18 – Land off Henthorn Road, Clitheroe



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Borough Council

www.ribblevalley.gov.uk

TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND THE STRATEGIC LAND GROUP LTD
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
(SITES NOT YET UNDER CONSTRUCTION)**

9th NOVEMBER 2018

1. INTRODUCTION

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and The Strategic Land Group ("the promoter") in respect of the development of land off Henthorn Road, Clitheroe ("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 24 new dwellings.
- 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 promoter 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. 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 2018- 30 th September 2019	0
1 st October 2019- 30 th September 2020	12
1 st October 2020- 30 th September 2021	12
1 st October 2021- 30 th September 2022	0
1 st October 2022- 30 th September 2023	0
Beyond September 2023	0

- 4.3 To support the delivery predictions within paragraph 4.2 the promoter confirms the following:
- 4.3.1 Access to the site is to be taken through the adjacent Story Homes development which meant it could not be accessed for development purposes until Story had made adequate progress on their spine road. As a consequence, marketing of the site commenced in 2018. A copy of the sales particulars can be found at Appendix 2. There has been developer interest in the site, although the nature of that interest and the parties involved is commercially sensitive.
 - 4.3.2 An application for the outstanding reserved matters is expected to be submitted to the Local Planning Authority in 2019, once contracts have been exchanged with a development partner.
 - 4.3.3 Contracts with a housing developer are expected to be entered into in summer 2019.
 - 4.3.4 Development is expected to commence on site in early 2020, with the development of the site taking no more than 18 months in total.
 - 4.4 The site benefits from a deliverable planning permission but falls outside the current settlement boundary of Clitheroe. The settlement boundary is proposed to be amended to include the site as part of the emerging Housing and Economic Development DPD which will be subject to EIP in November 2018. This suitability of the site for development has been established via the grant of outline planning permission.

This document is jointly agreed by RVBC:

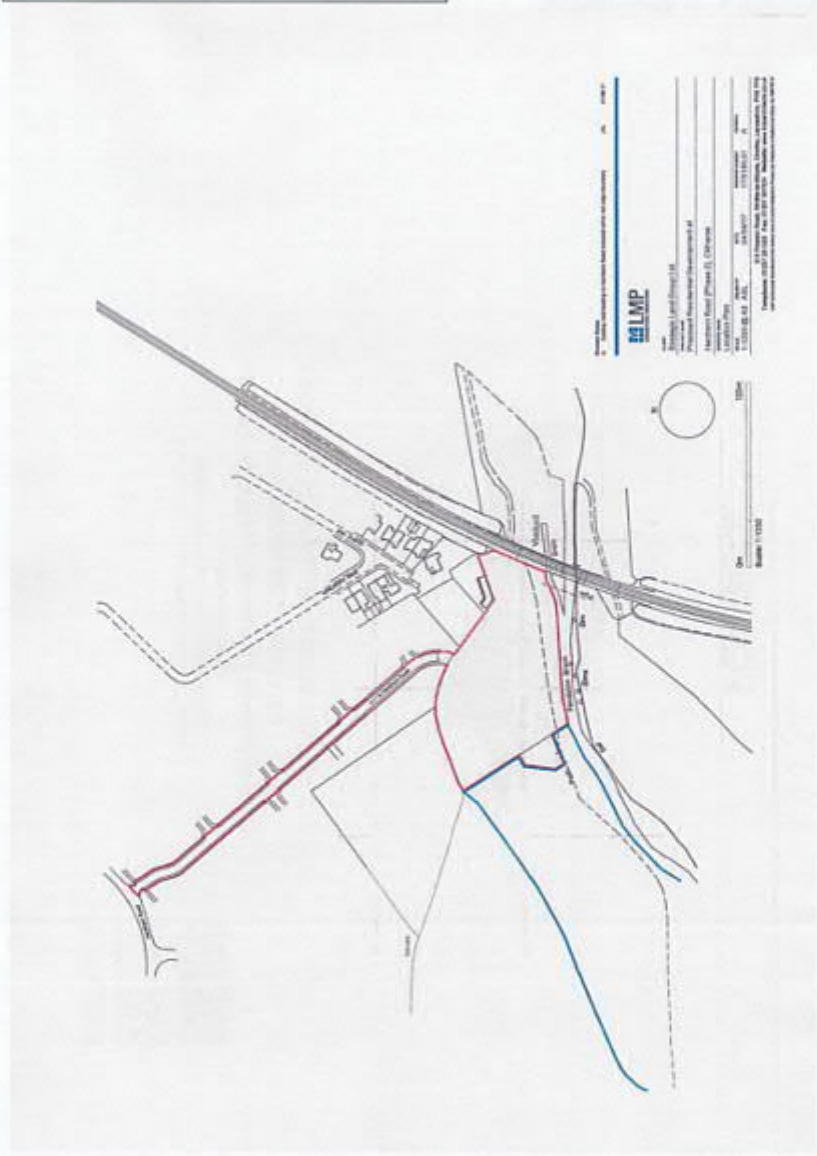
Signature [REDACTED]
Name [REDACTED]
Position Head of Regeneration and Housing
Date 9th November 2018

Promoter of the site:

Signature [REDACTED]
Name [REDACTED]
Position (if relevant) Managing Director
Date 9th November 2018

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



EV19 – Pendle Road, Clitheroe – Standen Phase 2



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TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND TAYLOR WIMPEY
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
(SITES NOT YET UNDER CONSTRUCTION)
STANDEN /PENDLE ROAD – PHASE 2**

NOVEMBER 2018

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 Pendle Road, Clitheroe("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 1040 new dwellings. Construction commenced on phase one in September 2017.
- 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 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	
1 st October 2019- 30 th September 2020	
1 st October 2020- 30 th September 2021	20
1 st October 2021- 30 th September 2022	40
1 st October 2022- 30 th September 2023	40
Beyond September 2023	

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


5.3.1 An application for the outstanding reserved matters will be submitted to the Local Planning Authority in early 2019.

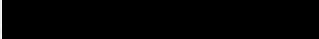
5.3.2 The site is already controlled by Taylor Wimpey. Development will commence on site in early 2020.

This document is jointly agreed by RVBC:

Signature 
Name 
Position Head of Regeneration and Housing
Date 9th November 2018

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

Signature 

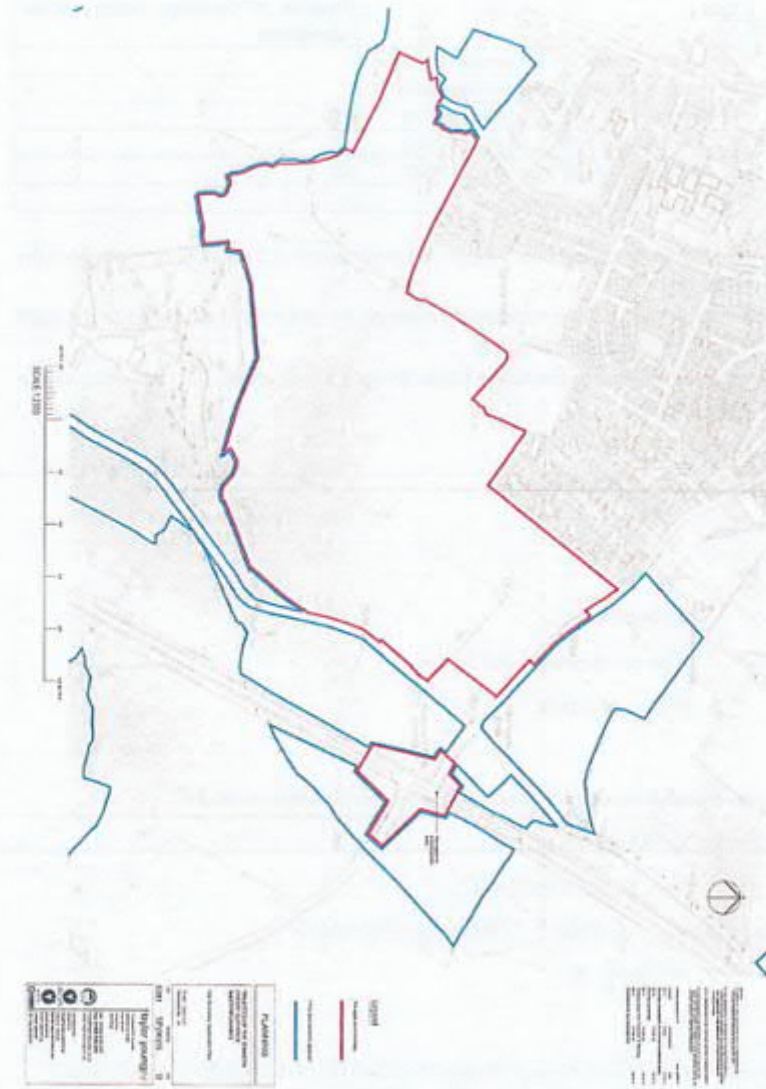
Name 

Position (if relevant) *Land & Planning Manager*

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



EV20 – Land off Waddington Road, Clitheroe

From: [REDACTED]@dwh.co.uk>

Sent: Thu 15/11/2018 11:17

To: [REDACTED]@ribblevalley.gov.uk>; [REDACTED] [REDACTED]

[REDACTED]@ribblevalley.gov.uk>

CC: [REDACTED]@dwh.co.uk>; [REDACTED] [REDACTED]

[REDACTED]@ribblevalley.gov.uk>; [REDACTED]@ribblevalley.gov.uk>

Subject: Ribble Valley 5 year housing land supply

[REDACTED],

[REDACTED]

For Waddington Road, Clitheroe, we anticipate a planning approval early in 2019, which would enable us to get on site during the second half of 2019, leading to first occupations in early 2020. We will have two outlets on site (one each for DWH and Barratt brands) which means that we would anticipate 50 occupations a year from 2020.

[REDACTED]

Regards,

[REDACTED]

[REDACTED]

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]

[REDACTED]





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Borough Council

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TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND BARRATT & DAVID WILSON HOMES NORTH WEST
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
(SITES NOT YET UNDER CONSTRUCTION)
LAND OFF WADDINGTON ROAD CLITHEROE**

NOVEMBER 2018

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 North West "the developer" in respect of the development of Land off Waddington Road, Clitheroe ("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 275 new dwellings (Appn. 3/2014/0597). A Reserved Matters application for 207 dwellings has been submitted (Appn. 3/2018/0181) and is yet to be determined.
- 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 2018. The five year period therefore covers the period 1st October 2018 to 30th September 2023.

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 2018- 30 th September 2019	0
1 st October 2019- 30 th September 2020	30
1 st October 2020- 30 th September 2021	50
1 st October 2021- 30 th September 2022	50
1 st October 2022- 30 th September 2023	50
Beyond September 2023	27

4.3 To support the delivery predictions within paragraph 5.2 the developer confirms the following:

4.3.1 Marketing of the site is anticipated to commence in January 2020.

4.3.2 Development is anticipated to commence on site in May 2019.

This document is jointly agreed by RVBC:

Signature

[Redacted Signature]

Name

[Redacted Name]

Position Head of Regeneration and Housing

Date 15th November 2018

Developer of the site:

Signature

[Redacted Signature]

Name

[Redacted Name]

Position Planning Director

Date 15th November 2018

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.

EV21 – Land East of Chipping Lane, Longridge – Phases 2&3

An Outline application was approved for 239 dwellings on the entire site (3/2014/0764). The 1st phase is under construction for 124 dwellings (3/2018/0404 – EV40).

A Reserved Matters application for phases 2 & 3 of up to 184 dwellings has been submitted (3/2018/0975) by Barratt Homes. The SOCG below outlines the expected delivery.



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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.



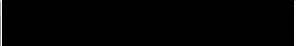
5.2 The parties agree that the following timetable for delivery is achievable and realistic:

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 
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.

EV22 – 74 Higher Road, Longridge



Appeal Decision

Hearing held on 17 April 2018

Site visits made on 17 April 2018 and 18 April 2018

by Gareth Wildgoose BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 May 2018

Appeal Ref: APP/T2350/W/17/3186969

Land at Higher Road, Longridge

- 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 VH Land Partnership against the decision of Ribbles Valley Borough Council.
 - The application Ref 3/2016/1082, dated 17 November 2016, was refused by notice dated 18 April 2017.
 - The development proposed is an outline planning application for residential development for up to 123 houses; demolition of an existing house (74 Higher Road) and formation of access to Higher Road.
-

Decision

1. The appeal is allowed and planning permission is granted for an outline planning application for residential development for up to 123 houses; demolition of an existing house (74 Higher Road) and formation of access to Higher Road at Land at Higher Road, Longridge in accordance with the terms of the application, Ref 3/2016/1082, dated 17 November 2016, subject to the conditions set out in the attached schedule.

Procedural Matters

2. The application was submitted in outline with all detailed matters other than means of access reserved for future approval. Appearance, landscaping, layout and scale are reserved for later consideration and the appeal has been determined on that basis. The masterplan and illustrative material submitted with the planning application in so far as it relates to those matters has been taken into account for indicative purposes.
3. A signed and dated planning obligation by unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 (UU) has been provided as part of this appeal. It includes obligations relating to affordable housing, off site leisure provision, highway and transport works and education. I consider the agreement in relation to the Regulatory tests of the Community Infrastructure Levy (CIL) in my decision.

Main Issue

4. The main issue is whether the development proposed would be consistent with the objectives of policies relating to the location and supply of housing.

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

SCHEDULE

CONDITIONS

- 1) No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 3) until full details of the layout, scale and appearance of the buildings and landscaping within that phase (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the local planning authority.

In relation to landscaping, the details for each phase shall include: the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, full specifications of all boundary treatments and a scheme of maintenance, including long term design objectives. The submitted landscape details shall take full account of the mitigation measures as contained within the submitted Ecological Appraisal (Report Ref: 3089 V1).
- 2) 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 latter 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.
- 3) The submission of reserved matters relating to layout shall be accompanied by a phasing scheme, including the parcels which shall be the subject of separate reserved matters applications (where applicable), for the approval in writing by the local planning authority. For the avoidance of doubt the submitted information shall include anticipated commencement dates and annual delivery rates of housing for each phase or parcel of development.
- 4) The details in respect of the submission of any reserved matters shall be in accordance with the design principles and parameters as set out in the following documentation:
 - RF15-293-IN03-02: Green Infrastructure and Character document (February 2017)
 - Masterplan SK10 (February 2017)
 - Indicative Site Sections (February 2017)
 - Movement Framework (February 2017)
- 5) No more than 123 dwellings shall be developed within the application site edged red on the submitted Red Line Boundary Plan (VHLP/7782/2194/01 Rev: A).
- 6) Notwithstanding the submitted details, the height of any of the dwellings proposed in any subsequent reserved matters application(s) shall not exceed two storeys in height.

EV23 – Land Whalley Road, Mellor Brook

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: 3/2015/0313

DECISION DATE: 08 June 2016

DATE RECEIVED: 14/04/2015

APPLICANT:

Mr & Mrs G Spencer

agent

AGENT:

Mr Gary Hoerty

Gary Hoerty Associates

Suite 9

Grindleton Business Centre

The Spinney

Grindleton

BB7 4DH

PARTICULARS OF DEVELOPMENT: Outline application for the erection of four dwellings with all matters reserved except for access

AT: Land off Whalley Road Mellor Brook

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.

2 The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:- the appearance; layout; landscaping; and scale.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

EV24 – Land Worthalls Farm, Westfield Avenue, Read



20 September 2018

Our Ref: Spe/559/1468/GH

[Redacted]

[Redacted]

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: [Redacted]
www.ghaonline.co.uk
email: info@ghaonline.co.uk

Re: Proposed residential development of Worthalls Farm, Read, Planning application reference number 3/2015/0495, outline planning permission for the erection of up to 15 dwellings.

I write further to our recent telephone conversation in connection with the above-mentioned matter and in particular representations that have been made by the consultants representing the owners of land at Hammond Ground, which is currently the subject of a planning appeal, which will be heard by way of a public inquiry at Ribble Valley Borough Council Offices in early October 2018.

You brought to my attention the fact that [Redacted] who has been engaged by the appellants has made the following statement:

'We are aware and it has been documented that there are fundamental issues of access and infrastructure constraints which have yet to be resolved. The legal agreement has been signed. Their agent however confirms that he does not have any current instructions. This is unlikely to come forward within the next year and appears to have been stalled'

To my knowledge there are no fundamental issues of access and infrastructure constraints or any other constraints that would prevent the site from being developed. The outline planning permission specifically sought approval for the access and permission was granted.

Following our conversation regarding the marketing of the site I look forward to meeting you both next week as discussed to agree the strategy with a view to commencing the marketing at an early date thereafter. We can see no reason why the site will not be developed out in full within the next five years.

I trust that this letter is sufficient for your purposes and as discussed I am sending a copy of this letter by email to [Redacted]. If there is anything else you require please do not hesitate to contact me.

Yours sincerely,

[Redacted Signature]

Gary Hoerty

CC. [Redacted]



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



GHA and Gary Hoerty Associates are trading names of Gary Hoerty Associates Ltd. Registered in England No: 4619062

We are [redacted] of [redacted]

1. We confirm we are the joint owners of Worthalls Farm, Westfield Avenue, Read.
2. Outline Planning permission was granted to us by Ribbles Valley Borough Council on 9th September 2016 under reference 3/2015/0495 to build 15 dwellings at Worthalls Farm. The permission requires an application for approval of reserved matters to be made by 9th September 2019.
3. A section 106 Agreement in relation to the development was signed on 24th August 2016 and the signing of this Agreement is recorded in the Notice of Approval of Planning Permission.
4. It has been brought to our attention that representatives of the owners of Hammond Ground, Read have raised issues in relation to the Worthalls Farm development in their Appeal against refusal.
5. We note that at paragraph 6.6 of her Statement for the Hammond Ground Appeal dated August 2018 [redacted] raises question marks over the development of Worthalls Farm saying 'This is unlikely to come forward within the next year and appears to be stalled'. That is not correct. We confirm there are no issues with access on this site or indeed with anything else.
6. We both wish it to be known that it is our absolute intention to go ahead with this development. We are well aware of the time limit for submitting the further application in relation to the Planning Permission. There have been a variety of personal reasons for the delay but a reserved matters application will definitely be brought forward within the time frame either by a developer or ourselves. We have several interested developers and are in the process of instructing our land agent to market the site and move negotiations forward.
7. We also note Paragraph 17.16 of the updated proof of evidence of September 2018 from Mr Ben Pycroft of Emery Planning. He says 'However, the 15 dwellings at Worthalls Farm are not considered deliverable in the five year period'. That is not correct. We fully expect the development will be delivered within the next 5 years.

Dated 23rd September 2018

[redacted signature]

[redacted signature]

SITES IN WHICH DEVELOPMENT HAS COMMENCED

EV25

For a full list of sites refer to pages 65 – 68 of the ‘September HLAS’.

Two sites have been taken out of the supply due to the time elapsed since works commenced on site but have not yet been completed (refer to page 15 of the ‘5 Yr Supply Statement’.

EV26 – 1-9 Stonewater Close, Barrow

Refer to page 10 of the Housing Land Availability Schedule for number of completions and dwellings under construction.

EV27 – Land south-west of Barrow – Parcel A



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 EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
SITES UNDER CONSTRUCTION
LAND SOUTH –WEST OF BARROW AND WEST OF WHALLEY ROAD,
BARROW**

NOVEMBER 2018

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 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 A Reserved Matters application for the erection of 183 new dwellings was approved on the 16th May 2017. 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 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.

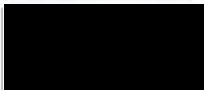

5. AREAS OF COMMON GROUND

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

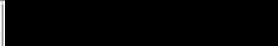
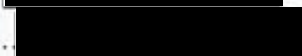
5.2 The parties agree that the following timetable for delivery is achievable and realistic:

Year	Number of Dwellings which will be completed
1 st October 2018- 30 th September 2019	30
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
Beyond September 2023	29

This document is jointly agreed by RVBC:

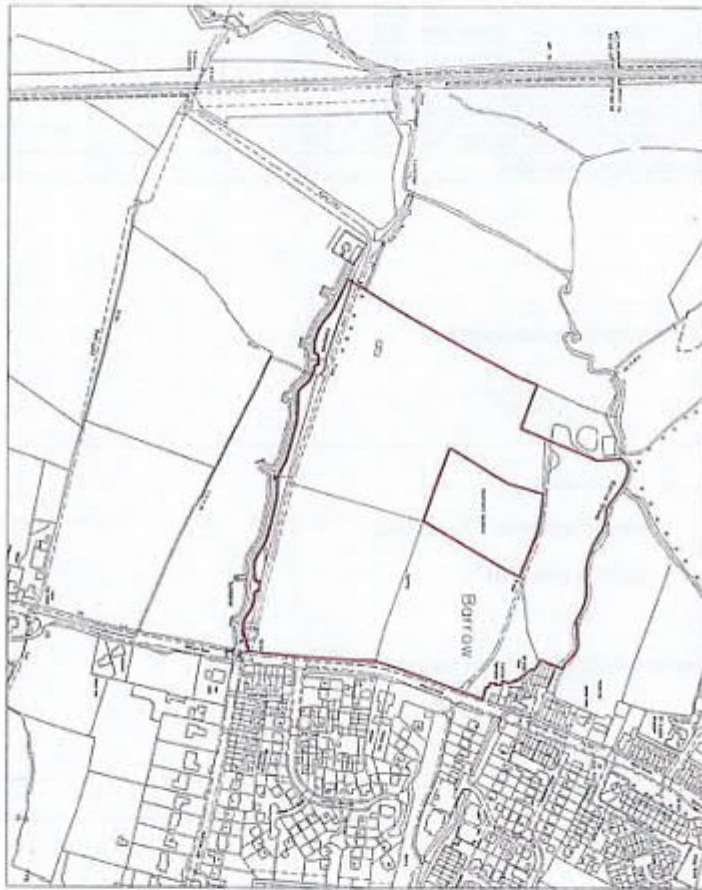
Signature 
Name 
Position Head of Regeneration and Housing
Date 13th November 2018

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

Signature 
Name 
Position (if relevant) *HEAD OF PLANNING*
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



 RHDROW INCORPORATED Riverside Housing Ltd - Leeds Division 100, The Riverside, Leeds LS10 1JH Tel: 0113 275 1234	LAND OF 2 PLOTS AT NO. 100, THE RIVERSIDE, LEEDS LS10 1JH Address: LOCATION PLAN Date of Issue: 10/10/11 Scale: 1:1000 Drawing No: 100/11/01
--	---



EV28 – Elbow Wood Drive, Barrow (Hansons)

From: [REDACTED]@morrishomes.co.uk>
Sent: Fri 19/10/2018 09:33
To: [REDACTED]@ribblevalley.gov.uk>
CC:
Subject: FW: Housing Completions on Active Sites in the Ribble Valley

Good morning [REDACTED]

I refer to your email below upon which [REDACTED] has asked me to respond.

Please see below the information required in red.

I trust this assists.

Regards.

[REDACTED]

[REDACTED]
[REDACTED]

E: [REDACTED]@morrishomes.co.uk

T: [REDACTED]

A: Morland House, Altrincham Road, Wilmslow. SK9 5NW

Morris Homes Ltd
W morrishomes.co.uk  [MorrisHomes](https://www.facebook.com/MorrisHomes)



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From: [REDACTED]@ribblevalley.gov.uk>
Date: 18 October 2018 at 14:50:18 BST
To: [REDACTED]@ribblevalley.gov.uk>
Subject: Housing Completions on Active Sites in the Ribble Valley

Dear Sir / Madam

I am currently reviewing the delivery of active sites within the Ribble Valley and working towards the publication of our latest Housing Land Availability Survey (HLAS).

On this basis , I would be very grateful if you could confirm the following:

- The number of completions on your active sites within the Ribble Valley as of the 30th September 2018.

[REDACTED]

The Orchard, Barrow – 8 units

- The number of completions on your active sites as of today (18.10.2018).

[REDACTED]

The Orchard, Barrow – 8 units

If you are a developer that is currently building out two sites please list the completions on both.

Your input into this valuable process would be very much appreciated.

Kind Regards

[REDACTED]

[REDACTED]

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

Direct Dial: 01200 413200

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

Web: www.ribblevalley.gov.uk

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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EV29 – 1-7 Whitethorne Fold, Barrow

From: [REDACTED]@millbrookhomes.co.uk>
Sent: Thu 18/10/2018 15:10
To: [REDACTED]@ribblevalley.gov.uk>
CC:
Subject: RE: Housing Completions on Active Sites in the Ribble Valley

Hi [REDACTED]

[REDACTED]

We have 1 active site currently
7 plots total
4 completed prior to Sept 18
3 yet to be completed – 2 expected before Dec 18 and 1 Jan 19

Thanks

[REDACTED]

EV30 – Land off Dale View, Billington

The site has stalled. The remaining 15 dwellings to be completed on the site have been taken out of the supply (refer to pg. 15 of the '5 Yr Supply Statement'.

EV31 – Hare Hill Croft, Chatburn

Refer to page 18 of the September HLAS for number of completions and dwellings under construction.

EV32 – Former Clitheroe Hospital, Chatburn Road, Clitheroe



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

RECEIVED BY
CHIEF EXECUTIVE

14 NOV 2018

FAO

TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND McDERMOTT HOMES
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
SITES UNDER CONSTRUCTION
FORMER CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE
'HIGH BEECHES', CLITHEROE**

NOVEMBER 2018

1. INTRODUCTION

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and McDermott Homes ("the developer") in respect of the development of the former Clitheroe Hospital, Chatburn Road, Clitheroe now known as 'High Beeches' ("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 A Full application for the erection of 60 dwellings was approved on the 9th February 2018. 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 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 up to 30th September 2018 there have been no legal completions on the site.

5.3 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	30
1 st October 2019- 30 th September 2020	30
1 st October 2020- 30 th September 2021	
1 st October 2021- 30 th September 2022	
1 st October 2022- 30 th September 2023	
Beyond September 2023	

This document is jointly agreed by RVBC:

Signature 
Name 
Position Head of Regeneration and Housing
Date 13th November 2018

Developer of the site:
Signature 
Name 
Position .. LAND DIRECTOR ..
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.

APPENDIX 1- SITE LOCATION PLAN



Legend
Red Line Boundary



Former Clitheroe Hospital, Clitheroe

Red Line Boundary

2014 101_A019133_2011 Rev: B

Author: [unreadable]

Date of Rev: 1/1/11

Scale: 1:1000

North Arrow

EV33 – Land off Henthorn Road, Clitheroe

For information - at the time of the e-mail received from Story Homes 66 dwellings had completed on the site, hence the figures within the completions table below. As of the base date of our 5 year supply reports (30th September 2018) 65 had completed.

From: [REDACTED]@storyhomes.co.uk]
Sent: 09 November 2018 08:53
To: [REDACTED]
Subject: FW: Delivery of Sites - Land off Henthorn Road, Clitheroe

Hi [REDACTED]

Further to your email below, I have updated the table with the information you require.

Year	Number of Dwellings which will be completed
1 st October 2018- 30 th September 2019	37
1 st October 2019- 30 th September 2020	27
1 st October 2020- 30 th September 2021	0
1 st October 2021- 30 th September 2022	0
1 st October 2022- 30 th September 2023	0
Beyond September 2023	0

Kind regards

[REDACTED]

[REDACTED]

Story Homes Ltd

Kensington House, Ackhurst Business Park, Chorley PR7 1NY

t: [REDACTED] || m: [REDACTED]

www.storyhomes.co.uk



EV34 – Pendle Road, Clitheroe – Standen Phase 1

For information - at the time of the e-mail received from Taylor Wimpey 22 dwellings had completed on the site, hence the figures within the completions table of the SOCG from Taylor Wimpey. As of the base date of our 5 year supply report (30th September 2018) 20 had completed.



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 EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
SITES UNDER CONSTRUCTION
STANDEN / PENDLE ROAD**

NOVEMBER 2018

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 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 A Reserved Matters application for the erection of 228 dwellings was approved in March 2017 (Appn. 3/2016/0324). The site has commenced works.
- 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 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 up to 30th September 2018 20 dwellings were completed on the site and 82 were under construction. Since such time a further 2 dwellings have been completed on the site.



5.3 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	50
1 st October 2019- 30 th September 2020	50
1 st October 2020- 30 th September 2021	48
1 st October 2021- 30 th September 2022	45
1 st October 2022- 30 th September 2023	13
Beyond September 2023	0

This document is jointly agreed by RVBC:

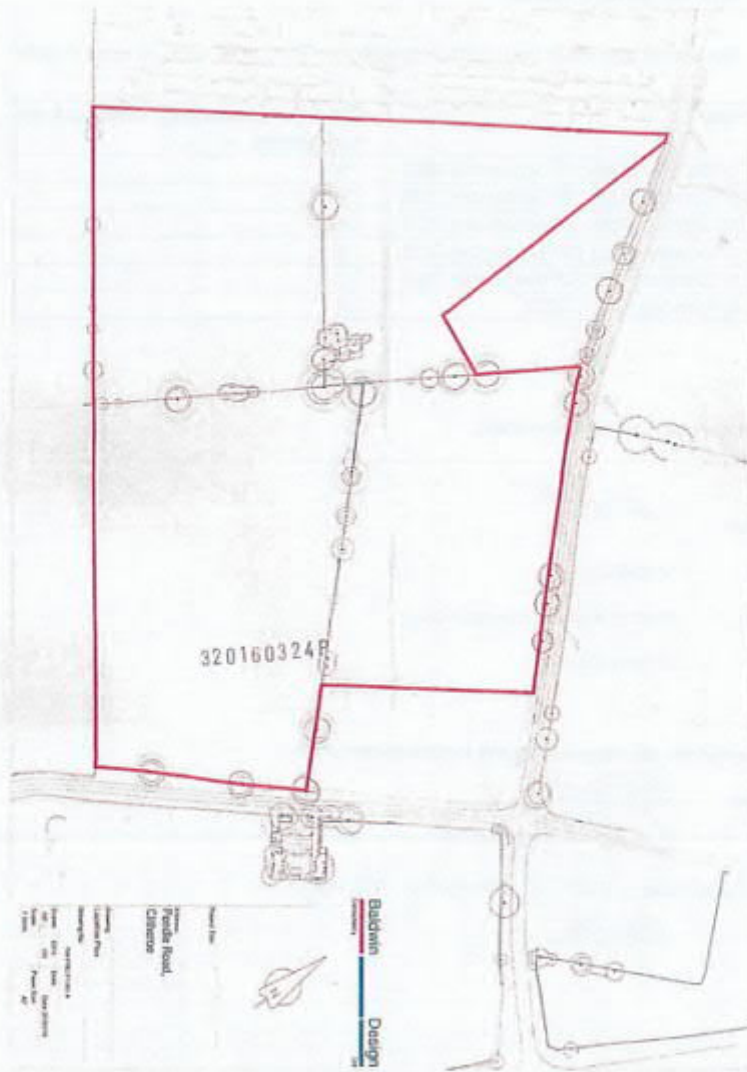
Signature 
Name 
Position Head of Regeneration and Housing
Date 9th November 2018

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

Signature 
Name 
Position (if relevant) Land & Planning Manager
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



EV35 – Berkeley Square, Clitheroe (Milton Avenue)

From: [REDACTED]@morrishomes.co.uk>
Sent: Fri 19/10/2018 09:33
To: [REDACTED]@ribblevalley.gov.uk>
CC:
Subject: FW: Housing Completions on Active Sites in the Ribble Valley

Good morning [REDACTED]

I refer to your email below upon which [REDACTED] has asked me to respond.

Please see below the information required in red.

I trust this assists.

Regards.

[REDACTED]

[REDACTED]

E: [REDACTED]

T: [REDACTED]

A: Morland House, Altrincham Road, Wilmslow. SK9 5NW

Morris Homes Ltd
W morrishomes.co.uk  [MorrisHomes](https://www.facebook.com/MorrisHomes)



Confidentiality Note:

The contents of this e-mail and any attachments are intended for the named addressee only and may be legally privileged and/or confidential. If you are not the named addressee or are not authorised to receive the e-mail of the named addressee you may not disclose, use or copy the contents of the e-mail or any attached files. If you received the e-mail in error, please contact the sender immediately and then delete the e-mail together with any attached files. Neither Morris Homes nor any other company in its group accepts responsibility for this message and any views or opinions contained in this e-mail are solely those of the author unless expressly stated otherwise. Neither Morris Homes nor any other company in its group nor sender accepts any responsibility for viruses and it is your responsibility to scan attachments (if any).

From: [REDACTED]@ribblevalley.gov.uk>
Date: 18 October 2018 at 14:50:18 BST
To: [REDACTED]@ribblevalley.gov.uk>
Subject: Housing Completions on Active Sites in the Ribble Valley

Dear Sir / Madam

I am currently reviewing the delivery of active sites within the Ribble Valley and working towards the publication of our latest Housing Land Availability Survey (HLAS).

On this basis , I would be very grateful if you could confirm the following:

- The number of completions on your active sites within the Ribble Valley as of the 30th September 2018.

Manor Place, Clitheroe – 12 units

[REDACTED]

- The number of completions on your active sites as of today (18.10.2018).

Manor Place, Clitheroe – 12 units

[REDACTED]

If you are a developer that is currently building out two sites please list the completions on both.

Your input into this valuable process would be very much appreciated.

Kind Regards

[REDACTED]

[REDACTED]

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

Direct Dial: [REDACTED]

E-mail: [REDACTED]@ribblevalley.gov.uk

Web: www.ribblevalley.gov.uk

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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EV36 – Sycamore Walk, Clitheroe

Refer to page 29 of the September HLAS for number of completions and dwellings under construction.

EV37 – Alexandra Close, Clitheroe - Primrose

For information - at the time of the e-mail received from Prospect 16 dwellings had completed on the site, hence the figures within the completions table of the SOCG from Prospect. As of the base date of our 5 year supply report (30th September 2018) 15 had completed.

From: [REDACTED]@prospectgb.com >
Sent: Wed 14/11/2018 15:53
To: [REDACTED]@ribblevalley.gov.uk >
Subject: RE: Deliverability of Sites - Woone Lane, Clitheroe - 81 Dwellings - Appn. Ref. 3/2015/0652

Hi [REDACTED]

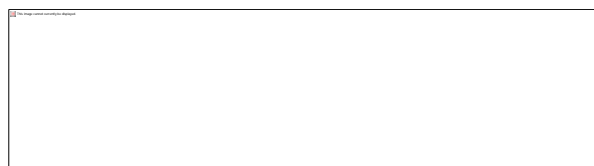
The number of dwellings as of 30th September is 16.

Please see below for balance units.

Regards

[REDACTED]
Land Director
Prospect (GB) Ltd
Unit 5
Meridian Business Village
Hansby Drive
Hunts Cross
Liverpool
L24 9LG

[REDACTED]
www.prospectgb.com



From: Rachel Horton [<mailto:Rachel.Horton@ribblevalley.gov.uk>]
Sent: 14 November 2018 14:39

To: [REDACTED]@prospectgb.com>
Cc: [REDACTED]@ribblevalley.gov.uk>
Subject: RE: Deliverability of Sites - Woone Lane, Clitheroe - 81 Dwellings - Appn. Ref. 3/2015/0652

[REDACTED]

[REDACTED] my e-mail below regarding the site off Union Street, I also wish to establish the delivery of your other site off Woone Lane, Clitheroe (Planning Ref. 3/2015/0652).

According to our records, as of the 30th September 15 dwellings have completed and 47 are under construction.

I would be grateful if you could outline the number of expected completions, per year, over the next five years in the table below for the site:

Year	Number of Dwellings which will be completed
1 st October 2018- 30 th September 2019	51
1 st October 2019- 30 th September 2020	14
1 st October 2020- 30 th September 2021	
1 st October 2021- 30 th September 2022	
1 st October 2022- 30 th September 2023	
Beyond September 2023	

I aim to use this information together with the SOCG for Union Street as evidence of delivery for the purposes of assessing our 5 year supply and the upcoming EIP. Therefore your response will be made publicly available with the omission of personal details.

[REDACTED]

Thank you for your continued support.

Kind Regards

[REDACTED]

EV38 – Land to the North of Whalley Road, Hurst Green



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TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND HILLCREST HOMES (Est. 1985) LIMITED
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
SITES UNDER CONSTRUCTION**

**** NOVEMBER 2018**

1. INTRODUCTION

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and Hillcrest Homes ("the developer") in respect of the development of The Warren - Land to the north of Whalley Road Hurst Green BB7 9QH ("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 full planning permission for the erection of 31 new dwellings. Construction commenced on 4/12/2017.
- 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 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 up to 30th September 2018, 0/31 of the dwellings on the site have been completed.

5.3 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	31
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	
Beyond September 2023	

This document is jointly agreed by BVBC:

Signature [REDACTED]

Name [REDACTED]

Position *HEAD OF REGENERATION AND HOUSING*

Date *12/11/18*

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

Signature [REDACTED]

Name [REDACTED]

Position (if relevant) *SALES MANAGER HILLCREST HOMES*

Date *30/10/18*

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.

EV39 – Land at Chapel Hill, Longridge

Refer to page 35 of the September HLAS for number of completions and dwellings under construction.

EV40 – Bluebell Crescent, Longridge (Chipping Lane – Phase1)



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 UNDER CONSTRUCTION
LAND EAST OF CHIPPING LANE, LONGRIDGE – Phase 1

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 A Reserved Matters application for Phase 1 of the development for 124 dwellings was approved in March 2017. The site has commenced works.
- 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 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 up to 30th September 2018 31 of the dwellings are under construction.


5.3 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	20
1 st October 2019- 30 th September 2020	34
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	2
Beyond September 2023	0

5.4 These figures are based upon Barratts forecast legal completions and will be subject to market conditions.

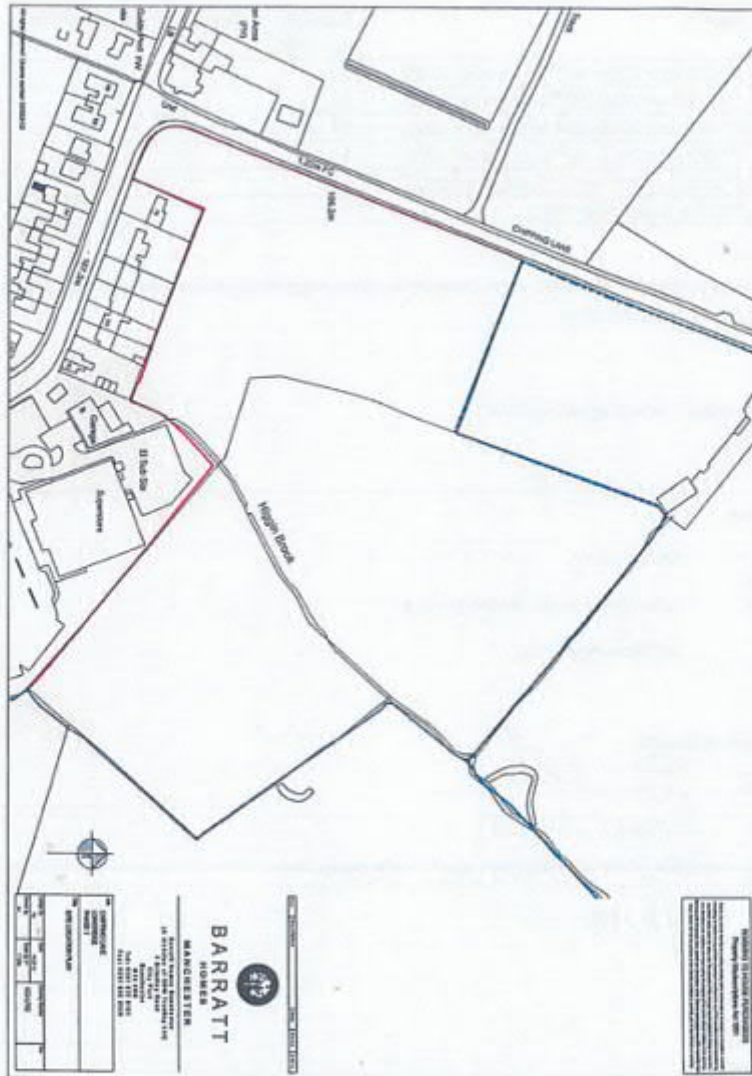
This document is jointly agreed by RVBC:

Signature 
Name 
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



EV41 – Broomfield Road, Longridge (Dilworth Lane)



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TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND TAYLOR WIMPEY
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
SITES UNDER CONSTRUCTION
LAND NORTH OF DILWORTH LANE, LONGRIDGE**

NOVEMBER 2018

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 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 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 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 up to 30th September 2018 58 dwellings had completed on site and 31 were under construction. Since such time a further three dwellings have completed on the site.

5.3 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	34
1 st October 2019- 30 th September 2020	37
1 st October 2020- 30 th September 2021	33
1 st October 2021- 30 th September 2022	30
1 st October 2022- 30 th September 2023	0
Beyond September 2023	0

This document is jointly agreed by RVBC:

Signature [Redacted]
Name [Redacted]
Position Head of Regeneration and Housing
Date 9th November 2018

Developer of the site:

Signature [Redacted]
Name [Redacted]
Position Land & Planning Manager
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



TANCOA VARIETY
DILWORTH LANE,
LONGRIDGE
Red Line Boundary



RAHIMALLI LINK
1:1000
10/10/2018

EV42 – Alston Meadow, Longridge (Preston Road)

Refer to page 41 of the September HLAS for number of completions and dwellings under construction.

EV43 – Mitton Road, Whalley

From: [REDACTED]@dwh.co.uk>

Sent: Thu 15/11/2018 10:48

To: [REDACTED]@ribblevalley.gov.uk>

Cc: [REDACTED]@dwh.co.uk>; [REDACTED]

[REDACTED]@ribblevalley.gov.uk>; [REDACTED]

[REDACTED]@ribblevalley.gov.uk>; [REDACTED]

[REDACTED]@ribblevalley.gov.uk>

Subject: Ribble Valley 5 year housing land supply

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

In relation to Whalley, the total number of dwellings is 139, of which the final 27 will be occupied during 2019. [REDACTED]

[REDACTED]

Regards,

[REDACTED]

[REDACTED]

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

Tel: [REDACTED]
[REDACTED]



EV44 – Cherry Drive, Brockhall Village

Refer to page 43 of the September HLAS for number of completions and dwellings under construction.

EV45 – Eden Gardens, Brockhall Village

Refer to page 44 of the September HLAS for number of completions and dwellings under construction.

EV46 – Hillside, Brockhall Village

Refer to page 45 of the September HLAS for number of completions and dwellings under construction.

EV47 – Meadow View, Read

Refer to page 46 of the September HLAS for number of completions and dwellings under construction.

EV48 – The Moorcock Inn, Slaidburn Road, Waddington

Refer to page 50 of the September HLAS for number of completions and dwellings under construction.

EV49 – Conversions Not Started – Small Sites

Refer to pages 70-73 of the September HLAS for number of completions and dwellings under construction.

EV50 – Little Dudlands Farm, Rimington

Refer to page 55 of the September HLAS for number of completions and dwellings under construction.

EV51 – Conversions Started – Small Sites

Refer to pages 75-79 of the September HLAS for number of completions and dwellings under construction.

ALLOCATIONS

E-mails have been sent to developers, landowners and agents to clarify the deliverability of sites that the Authority proposes to allocate. E-mails sent requested the completion of a SOCG or Information sheet. The following outlines the responses that the Authority has received.

EV52 - HAL1 – Land on north side of Mellor Lane, Mellor

1. Details of Site Status	
Site name:	Land on north side of Mellor Lane, Mellor
Total (net no. dwellings):	10
Current owner of the site:	<div style="background-color: black; width: 150px; height: 15px; display: inline-block;"></div> C/O Ingham & Yorke, Littlemoor, Clitheroe, BB7 1HG
2. Information to enable assessment of delivery	
Has the site been marketed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If answered 'yes' to the above please state the date in which the site was marketed and by which means?	Date of Marketing.....N/A..... Means of Marketing.....N/A.....
If answered 'no' when do you plan to market the site	No immediate plans to do so
Has the site been sold to a developer?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If answered 'yes' to the above please state the name of the developer	Name of Developer.....N/A.....
3. Other information	
Is the development of the site considered economically viable?	Yes <input type="checkbox"/> No <input type="checkbox"/> NOT BEEN ASSESSED
Are there any constraints/ problems/ restrictive covenants which would affect the delivery of housing on the site? If yes, please give details:	The owner is in his early 90's and is not in the best of health and has no interest in pursuing the possibility of residential development on this land during his lifetime.

EV53 - HAL2 – Land at Wilpshire



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TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND MICHELLE AND ANDREW AINSWORTH
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
(PROPOSED SITE ALLOCATION)**

NOVEMBER 2018

1. INTRODUCTION

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and Michelle and Andrew ("the owner") pursuant to the proposed allocation and delivery of Land at Wilpshire ("the site") for residential development. 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 HED DPD proposes to allocate the site for development to accommodate a minimum of 32 new dwellings. The site is capable of accommodating additional units given the site size, and is subject to submission by the landowner to the EIP.
- 1.3 The boundaries of the land controlled by the owner 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 proposed allocation of the site for residential development.
- 1.5 The following information is provided to demonstrate that the site is viable and deliverable and is a suitable location from growth within the first 5 years of the plan period.

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 development of the site is viable taking into account the reasonable policy and infrastructure requirements within the Adopted Core Strategy.
- 5.3 RVBC and the owner seek to develop the allocation in order to boost the supply of housing. The allocation is contained within the HED DPD.

Infrastructure

- 5.4 The parties agree that the infrastructure requirements associated with the allocation can and will be delivered with the development. The owner has already engaged with various stakeholders to ensure the infrastructure can be delivered.

Viability

- 5.5 The owner's agent has had interest from various developers who have considered the site to be a viable development opportunity. Further viability work will be undertaken once a developer for the site is formally secured.

Flood Risk and Drainage

- 5.6 In addition, both parties agree that the proposed development will make provision for drainage including the inclusion of sustainable drainage system (SUDS). It is agreed that an objective of a SUDS scheme is to not increase the risks beyond that of the existing greenfield run-off.

Ecology

- 5.7 No detailed ecology work has been undertaken yet.

Transport

- 5.8 The owners alongside a development partner are committed to facilitating the timely delivery of all relevant transport infrastructure improvements directly associated with the development.

Affordable housing

- 5.9 Both parties agree that the site should provide a range of different size dwellings and tenures including 30% affordable housing and accommodation for older people.

Landscape and Open Space

- 5.10 Both parties agree that the site requires provision of development within a landscape framework in order to mitigate its visual impact on the wider countryside.

Milestones and Delivery

- 5.11 It is agreed that the site is viable and deliverable during the Plan Period.
- 5.12 The owner envisages the following timetable for site delivery:

Milestone	Date
Adoption of HED DPD	January 2019
Submission of outline application	Summer 2019
Site Marketing	Ongoing
Enter into contract with Developer	Spring 2019
Submission of Reserved Matters Application	Winter 2019
Discharge planning conditions	Spring 2020
Development commencement	Autumn 2020
First house completions	Spring 2021

APPENDIX 1- SITE LOCATION PLAN



This document is jointly agreed by RVBC:

Signature [Redacted]
Name [Redacted]
Position Head of Regeneration and Housing
Date 16th November 2018

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

Signature .. [Redacted] ..
Name .. [Redacted] ..
Position (if relevant) ..
Date ... 16/11/18 ..

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.

This document is jointly agreed by RVBC:

Signature [REDACTED]
Name [REDACTED]
Position Head of Regeneration and Housing
Date 16th November 2018

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

Signature [REDACTED]
Name [REDACTED]
Position (if relevant)
Date 16/11/18.....

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.

EV54 - MM1 – Site 15 – Chatburn Road, Clitheroe

1. Details of Site Status	
Site name:	Land off Chatburn Road, Clitheroe
Total (net no. dwellings):	45-50
Current owner of the site:	██████████
2. Information to enable assessment of delivery	
Has the site been marketed?	Yes
If answered 'yes' to the above please state the date in which the site was marketed and by which means?	Date of Marketing..... current Means of Marketing... direct to developers through agent
If answered 'no' when do you plan to market the site	
Has the site been sold to a developer?	No
If answered 'yes' to the above please state the name of the developer	Name of Developer.....
3. Other information	
Is the development of the site considered economically viable?	Yes
Are there any constraints/ problems/ restrictive covenants which would affect the delivery of housing on the site? <i>If yes, please give details:</i>	Stream, rail line. Also see indicative layout submitted with reps on 5.9.18 . Our client wishes to reiterate that all his land at Chatburn Rd should be included as per attached red edge plan.
What site investigation works/ assessments have been undertaken in respect of the site?	Not as yet

EV55 - MM2 – Site Devpr3 – Land off Hawthorne Place, Clitheroe

1. Details of Site Status	
Site name:	Hawthorne Farm
Total (net no. dwellings):	50-60
Current owner of the site:	[REDACTED]
2. Information to enable assessment of delivery	
Has the site been marketed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If answered 'yes' to the above please state the date in which the site was marketed and by which means?	Date of Marketing.....Not Applicable Means of Marketing..... Not Applicable
If answered 'no' when do you plan to market the site	Not Applicable
Has the site been sold to a developer?	Yes <input checked="" type="checkbox"/> (STC) No <input type="checkbox"/>
If answered 'yes' to the above please state the name of the developer	Name of Developer...Persimmon Homes
3. Other information	
Is the development of the site considered economically viable?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Are there any constraints/ problems/ restrictive covenants which would affect the delivery of housing on the site? If yes, please give details:	Gas main easement running through the centre of the site under proposed road. Runs up under existing Hawthorne Place.
What site investigation works/ assessments have been undertaken in respect of the site?	Ecology, Flood Risk Assessment, Intrusive Site Investigations and Highways (Transport Statement) all currently underway

EV56 MM3 –Site 13 – Highmoor Farm, Clitheroe



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TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND VH LAND PARTNERSHIP LIMITED
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
(PROPOSED SITE ALLOCATION)**

8th NOVEMBER 2018

1. INTRODUCTION

- This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and VH Land Partnership Limited ("the promoter") pursuant to the proposed allocation and delivery of Highmoor Farm, Clitheroe ("the site") for residential development. 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.
- 1.1 The HED DPD proposes to allocate the site for development to accommodate approximately 100 new dwellings.
 - 1.2 The boundaries of the land controlled by the owner 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 owner in respect of the proposed allocation of the site for residential development.
 - 1.4 The following information is provided to demonstrate the extent to which the site is viable and deliverable and is a suitable location for growth within the first five years of the plan period.

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. 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 site should be deliverable and developable, and achievable.
- 4.2 The parties agree that the development of the site is viable taking into account the reasonable policy and infrastructure requirements within the Adopted Core Strategy.
- 4.3 RVBC and the owner seek to develop the allocation in order to boost the supply of housing.

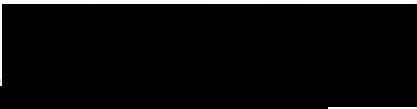
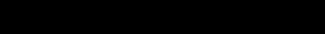
- 4.4 The parties agree that the infrastructure requirements associated with the allocation can and will be delivered with the development. The owner has already engaged with various stakeholders regarding how the delivery of the necessary infrastructure can be achieved.
- 4.5 **Flood risk and drainage**
Both parties agree that the proposed development will make provision for drainage including the inclusion of sustainable drainage system (SUDS). It is agreed that an objective of a SUDS scheme is to not increase the risks beyond that of the existing greenfield run-off.
- 4.6 **Viability**
The site is greenfield and as such is not believed to be likely to suffer from ground cost or other constraints or other viability issues.
- 4.7 **Ecology**
A Preliminary Ecological Assessment has been undertaken and this has not identified any constraints that are capable of stopping the site from being developed. However, there are issues that need to be considered and there may be a requirement for further surveys. These may be seasonal which could impact on the timescales within which the site may be able to contribute to the 5 year supply.
- 4.8 **Highways**
VH Land Partnerships are committed to facilitating the timely delivery of all relevant transport infrastructure improvements directly associated with the development. Traffic surveys have been commissioned but a detailed TA has not been agreed with Lancashire County Council as yet.
- 4.9 **Affordable housing**
Both parties agree that the site should provide 30% affordable housing and accommodation for older people.
- 4.10 **Landscape and Open Space**
Both parties agree that the site requires provision of development within a landscape framework in order to mitigate its visual impact on the wider countryside.
- 4.11 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	

1 st October 2019- 30 th September 2020	
1 st October 2020- 30 th September 2021	20
1 st October 2021- 30 th September 2022	30
1 st October 2022- 30 th September 2023	30
Beyond September 2023	20

- 4.12 To support the delivery predictions within paragraph 5.11 the promoter confirms the following:
- 4.12.1 A full professional team is instructed to prepare an illustrative masterplan that can then be used to submit with a pre-app request.
 - 4.12.2 An outline application could be submitted in early 2019, and approved with the assistance of RVBC by summer 2019.
 - 4.12.3 Marketing of the site would then commence and bids considered in autumn 2019.
 - 4.12.4 An application to discharge the conditions attached to the outline consent may then be submitted in late 2019 / the spring of 2020.
 - 4.12.5 The contracts with a housing developer can then be completed.
 - 4.12.6 Assuming that there are no contractual issues with this completion, then development can commence on site summer 2020.
 - 4.12.7 Completion of the first dwellings could therefore happen by end of 2020.
 - 4.12.8 We would expect a sales rate of approximately 30 units per annum to be appropriate for a site like this in this location, considering the fact that there are other active outlets in Clitheroe and in particular the Taylor Wimpey site at Standen Hall.

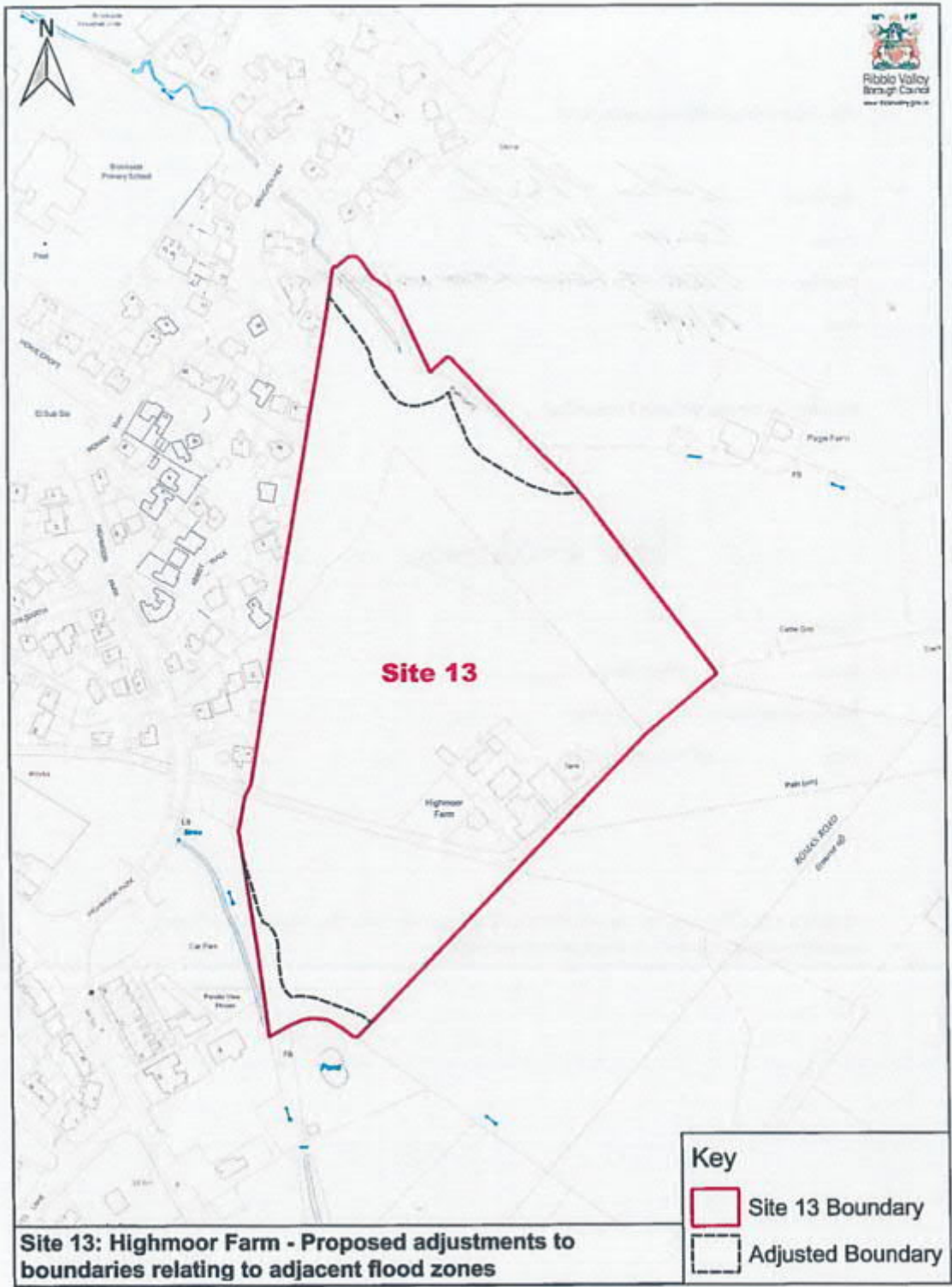
This document is jointly agreed by RVBC:

Signature 
Name 
Position *HEAD OF REGENERATION AND HOUSING*
Date *16/11/18*

Promoter of the site VH Land Partnership:

Signature 
Name 
Position (if relevant) Director
Date ... 13th November 2018.

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.



**EV57 - MM4 – Langho Site 1 – South of Laycocks Farm,
Langho**



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN
RIBBLE VALLEY BOROUGH COUNCIL AND MR & MRS BOLTON
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
(PROPOSED SITE ALLOCATION)**

NOVEMBER 2018

1. INTRODUCTION

This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and Mr and Mrs Bolton ("the owner") pursuant to the proposed allocation and delivery of South of Laycocks Farm, Langho ("the site") for residential development.

- 1.1 The SoCG 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 area controlled by the owner is 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 owner in respect of the proposed allocation of the site for residential development.
- 1.4 This information is provided to demonstrate that the site is viable and deliverable within the next 5 years.

2. CURRENT POLICY POSITION

- 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.
- 2.2 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.
- 2.3 Housing delivery has exceeded the annual requirement of 280 dwellings per year for the last three years. As such a 5% buffer applies, in accordance with paragraph 73 of NPPF.
- 2.4 Should the site be allocated, it would need to be “deliverable” against the definition found in Annex 2 of the revised NPPF in order to be considered within the five year housing land supply.
- 2.5 Langho is identified as a Tier 1 Village, which is considered to be a more sustainable settlement of the 32 defined settlements as outlined in Policy DS1 of the adopted Ribble Valley Core Strategy.

3. AREAS OF COMMON GROUND

Principle

- 3.1 RVBC and the owner seek to bring forward the allocation within the short term in order to support the Authorities 5 year land supply and significantly boost the supply of housing, in accordance with paragraph 59 and 67 of NPPF.
- 3.2 The allocation of this site would necessitate the enlargement of the Langho settlement boundary to the northeast.
- 3.3 It is agreed that the yield of potentially 10 dwellings on the site is indicative and not prejudicial to the achievement of a potentially higher yield proposed through an application, subject to the achievement of a well-designed and responsive layout.
- 3.4 The parties agree that the development of the site is viable taking into account the reasonable policy and infrastructure requirements within the Adopted Core Strategy.
- 3.5 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of NPPF.
- 3.6 It is agreed that the allocation and subsequent delivery of this site could contribute towards the economic, social and environmental objectives of sustainable development, as set out in paragraph 8 of NPPF.

Technical Matters

- 3.7 The parties agree that the site is predominantly greenfield land and unlikely to be affected by abnormal costs which would impinge its delivery in the 0-5 year period.
- 3.8 Due to the scale, location and nature of development, the allocation of the site and its subsequent development is unlikely to require significant infrastructure which would delay its delivery or negatively affect its viability.

- 3.9 It is agreed that there appears to be no significant infrastructure restraints that would impede the delivery of the site.
- 3.10 Both parties agree that the site is located in Flood Zone 1.
- 3.11 It is agreed that any subsequent proposed development at the site will be adequately drained so as to not increase the risk of pluvial flooding off-site, including the inclusion of sustainable drainage, if it is appropriate to do so.
- 3.12 Both parties are agreeable that any future applications on this site would comprise supporting ecological assessments, which will survey suitable habitats and provide recommendations to mitigate the effects of development on them, where necessary.
- 3.13 Similarly, it is agreed that a Tree Survey will support any future planning application, assessing the value of existing specimens and offering replacement and new planting, where necessary or desirable.
- 3.14 Both parties agree that any subsequent proposals for residential development should be accompanied by a Landscape Plan which would help to mitigate its visual impact on the wider countryside.
- 3.15 It is agreed that there are no designated heritage assets in the vicinity of the site which would be compromised by subsequent proposals for residential development of an appropriate scale and density (to be defined through the application process).

Affordable housing

- 3.16 Both parties agree that the site should provide a range of different size dwellings and tenures including 30% affordable housing and accommodation for older people, in accordance Policy H3 of the Ribble Valley Core Strategy.

Deliverability and Milestones

- 3.17 It is agreed that the site offers a suitable location for development now, it is achievable with a realistic prospect that housing will be delivered on the site within

five years. This statement of common ground has established there is clear evidence that housing completions will begin on site within five years.

3.18 The landowner is motivated and has instructed an independent planning consultant to assist and advise on the allocation and delivery of this site. Upon the successful allocation of the site and adoption of the HED DPD, the consultant intends to submit an outline application for residential development. Once consented, the landowner intends to take the site to the market. It is considered that the local housing market demand will ensure a swift sale and resolution of Reserved Matters.

3.19 Both parties have agreed that the following timetable is a reasonable estimate for site delivery:

Milestone	Date
Adoption of HED DPD	April 2019
Submission of outline application	May 2019
Approval of outline application	July 2019
Site Marketing	August 2019
Exchange with developer	November 2019
Submission of Reserved Matters Application	April 2020
Approval of Reserved Matters Application	June 2020
Discharge planning conditions	December 2020
Development commencement	February 2021
First house completions	December 2021

This document is jointly agreed by RVBC:

Signature

[Redacted Signature]

Name

[Redacted Name]

Position Head of Regeneration and Housing

Date 19th November 2018

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

Signature

[Redacted Signature]

Name

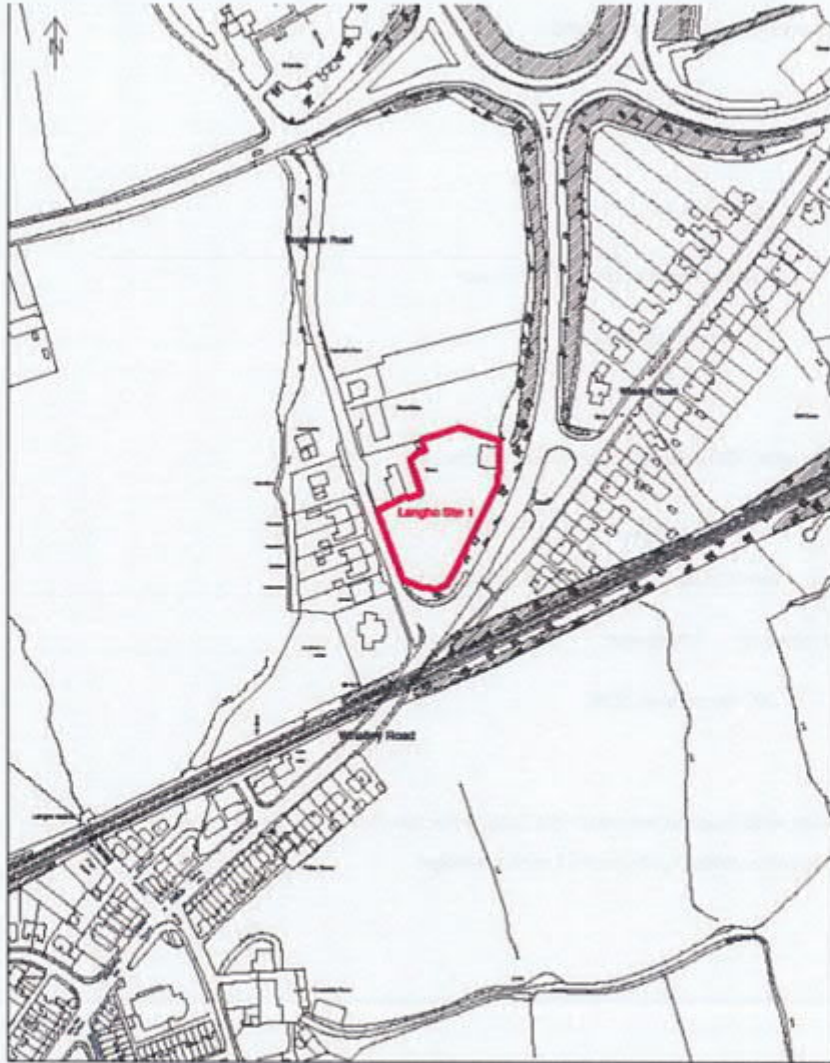
[Redacted Name]

Position (if relevant) Site Owner

Date 19th November 2018

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



EV58 - MM5 – Site 24 – Haugh Head, Whins Lane, Read & Simonstone

1. Details of Site Status	
Site name:	Land at Haugh Head, Simonstone
Total (net no. dwellings):	20-25
Current owner of the site:	██████████
2. Information to enable assessment of delivery	
Has the site been marketed?	No
If answered 'yes' to the above please state the date in which the site was marketed and by which means?	Date of Marketing.....n/a Means of Marketing.....
If answered 'no' when do you plan to market the site	Some future date to coincide with a site allocation in the 6-10 year plan period as set out in our reps of 5.9.18
Has the site been sold to a developer?	No
If answered 'yes' to the above please state the name of the developer	Name of Developer.....
3. Other information	
Is the development of the site considered economically viable?	Yes
Are there any constraints/ problems/ restrictive covenants which would affect the delivery of housing on the site? <i>If yes, please give details:</i>	None aware of
What site investigation works/ assessments have been undertaken in respect of the site?	None to date