



RIBBLE VALLEY BOROUGH COUNCIL

**5 YEAR HOUSING LAND SUPPLY
(5YHLS)**

As at 31st March 2022

Pre-Consultation Version

October 2022



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

Contents

	Page(s)
Introduction	1
Housing Requirement	2
Identifying the 5 Year Supply as of 31 st March 2022	4
Five Year Supply As Of 31 st March 2022	12
Assessment of Housing Land Position – Sense Testing	13
Standard Methodology Calculation	Appendix A
Large Sites Not Started & Large Sites Under Construction – 5 Year Delivery	Appendix B
Additional Evidence and Assumptions	Appendix C
Small Sites Allowance Data	Appendix D

Disclaimer

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

Marshal Scott – Chief Executive

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

1. INTRODUCTION

- 1.1 The National Planning Policy Framework¹ (NPPF) sets out that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a five years' supply of housing against their housing requirements. It is expected that local planning authorities should have an identified a five-year housing supply at all points during the plan period.
- 1.2 The Council monitors housing land which considers National Planning Policy Guidance² on an ongoing basis and publishes its Housing Land Availability Schedule on an annual basis at the least as part of its strategic planning monitoring. In addition, the Council can prepare interim updates often in response to planning appeals to ensure the most up to date information is available. This current assessment updates the previous 31st March 2021 base date position by outlining delivery on sites as of the 31st March 2022.
- 1.3 Paragraph 74 of the NPPF states that Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The definition of 'deliverable' is outlined as follows:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years” (Annex 2, Glossary NPPF).
- 1.4 The Council has consulted developers, landowners, and agents to establish the delivery of sites via e-mail and letter. Furthermore, and to address the above requirement, the Council has also sought agreement between certain parties using a Statement of Common Ground (SOCG), and has assessed the completions that will be delivered on the site within the next five years (01/04/2022 – 31/03/2027) in accordance with Paragraph. 7 of PPG Guidance 'Housing supply and delivery' (July 2019).
- 1.5 Evidence of delivery, including signed SOCG's can be found in the accompanying document to this statement entitled '5 Year Supply - Evidence of Delivery Compendium – As at 31st March 2020'. An additional request for information was made in March 2021, and where responses were received these are listed in Appendix C. An additional consultation on this document will give further opportunity for developers to comment on the expected delivery of sites, and responses will be factored into the established supply position where appropriate.
- 1.6 It should be noted that this document represents a point in time (as of the 31st March 2022) and the Council's housing supply changes constantly as permissions are implemented, new permissions are granted, and schemes amended. The COVID-19 pandemic is likely to have impacted upon the delivery of sites during this monitoring period and the authority will therefore continue to liaise with various stakeholders to assess the delivery of sites in the borough moving forward.

¹ Gov.uk, 'National Planning Policy Framework, 2021. (<https://www.gov.uk/government/publications/national-planning-policy-framework--2#:~:text=The%20revised%20National%20Planning%20Policy%20Framework%20was%20updated%20on%2019,and%20revised%20in%20July%202018>).

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

2. HOUSING REQUIREMENT

- 2.1 Policy H1 of the Ribble Valley Core Strategy sets an overall requirement of 5600 dwellings for the full plan period from 2008 – 2028.
- 2.2 In the current monitoring period (1st April 2021 – 31st March 2022) 499 dwellings have been completed. This figure is above the forecasted completions figure as illustrated in the housing trajectory for the same period found on pages 11. and 12. of the 'Housing Position Paper'³, published in December 2018 as part of the Council's evidence in relation to the examination of the HED DPD. Having fallen slightly due to the COVID-19 pandemic, completion rates have quickly returned to pre-pandemic levels, with actual completions representing an over delivery of 2.6% relative to forecast.

Standard Methodology

- 2.3 The Ribble Valley Core Strategy was adopted in December 2014 and is therefore more than 5 five years old. In accordance with the NPPF the Authority's local housing need (LHN) should therefore be calculated using the 'Standard Method' (as per para. 3. of PPG Guidance 'Housing supply and delivery) pending review through the local plan process.
- 2.4 The standard method identifies a minimum annual housing need figure in a way which addresses projected household growth and historic under-supply. The calculation is based on household growth projections and house price to earnings affordability data published by the Office for National Statistics (ONS).
- 2.5 Using the most recent affordability data published by the Office for National Statistics (ONS) on the 23rd March 2022 the Local Housing Need Requirement figure as of 31st March 2022 is **127 dwellings**. Appendix A of this report outlines the methodology that is used to establish the LHN using the standard methodology.

Buffer

- 2.6 The most recent Housing Delivery Test was published on 14th January 2022 which covers housing completions from 2018-19, 2019-20 and 2020-21. The published results confirm that Ribble Valley has met the test of delivery, therefore there is no evidence of housing 'under-delivery' in Ribble Valley.

³ Housing Position Paper December 2018 - https://www.ribblevalley.gov.uk/download/downloads/id/12015/housing_position_statement_5_dec_2018.pdf

2.7 Paragraph 74 of the National Planning Policy Framework outlines the use of an appropriate buffer. This includes the following:

- 5% to ensure choice and competition in the market for land; or
- 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.8 In calculating its supply position, the Council has sought to apply a 5% buffer. This is on the basis that a 10% or 20% buffer is not appropriate insofar as that the authority has met the provisions of the Housing Delivery Test (HDT) over the last three years and is not at this time seeking to confirm a 5-year housing land supply through a recently adopted plan or annual position statement.

2.9 The table below shows the annualised requirement using the standard methodology with a 5% buffer.

Table 1 Table Local Housing Need (LHN) with a 5% Buffer		
A	Local Housing Need (LHN)	127
B	Five-year requirement (Ax5)	635
C	Plus 5% Buffer (5% of B)	31.75
D	Total 5 Year Requirement (B+C)	666.75
E	Annualised Requirement (D ÷ 5)	133.35 (133)

Local Plan Figure

2.10 Work has commenced on a new Local Plan which will include an up-to-date assessment of the Borough's local housing need figure. Until the plan is adopted, the Authority should use the standard methodology to calculate the Borough's local housing need as required by the NPPF.

2.11 For comparison, the table below shows the annualised requirement based on the adopted Local Plan Figure of 280 dwellings per annum.

Table 2 Local Plan Figure with a 5% Buffer		
A	Planned Provision 2008-2028	5600
B	Annual Equivalent	280
C	Five-year requirement (Bx5)	1400

D	Plus 5% Buffer (5% of C)	70
E	Total 5 Year Requirement (C+D)	1470
F	Annualised Requirement (E ÷ 5)	294

3. IDENTIFYING THE FIVE-YEAR SUPPLY AS OF 31st MARCH 2022

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

Windfall / Small Sites Allowance

- 3.5 Paragraph 69 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area and that they will continue to provide a reliable source of supply.
- 3.6 In response to the Henthorn Road, Clitheroe planning inquiry in June 2019 (Appeal Ref: APP/T2350/W/19/3221189) the method by which the Authority calculates the windfall allowance is carried out by an assessment of actual completions on small sites (under 0.4 hectares / under 10 dwellings) over the previous 5 years which is consistent with current guidance and reflects the Inspectors decision.
- 3.7 Appendix D outlines the number of completions on small sites over the last year. Table 8 on page 12 provides information on completions within the Ribble Valley on small sites over the last 5 years, where it is shown that there have been 221 dwellings from 2017 to 2022. In line with the

Inspectors approach as set out within the Appeal Decision on land at Henthorn Road, Clitheroe, the Council considers that the delivery of 221 dwellings over the next 5 years is a realistic and achievable number. On this basis, 221 dwellings have been added to the supply instead of including all permissions on small sites.

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

Allocated Sites

3.9 Following the adoption of the Core Strategy in December 2014 the Council prepared a Housing and Economic Development, Development Plan Document (HED DPD) which outlined detailed policy coverage for matters relating to housing and economic development to fully implement the policies of the Core Strategy. The plan was adopted on the 15th October 2019⁴.

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

Table 3 ALLOCATED SITES					
Site Allocation Reference	Site Area	Site Address	No. of Dwellings Anticipated	No. of Dwellings added to The 5-Year Supply	Evidence Basis
HAL1	0.29ha	Land off Mellor Lane (adjacent to Weavers Fold), Mellor	18	0	EV48
HAL2	5.28ha	Land at Wilpshire	32	32	EV49 + Additional Evidence
HAL3	0.7ha	Land at Chatburn Road, Clitheroe	20	17	EV50 + Additional Evidence
HAL4	1.7ha	Land off Hawthorne Place, Clitheroe	40	57	EV51 + Additional Evidence
HAL5	5ha	Land at Highmoor Farm, Clitheroe	100	60	EV52 + Additional Evidence
HAL6	0.4ha	Land South of Laycocks Farm, Langho	10	10	EV53 + Additional Evidence
HAL7	0.7ha	Land at Haugh Head, Whins Lane, Read & Simonstone	20	0	EV54
			TOTAL	152 A	

3.11 Of the seven sites allocated for development, five have been added to the housing supply based upon the availability of evidence obtained to establish the deliverability of these sites.

CONTRIBUTION OF IDENTIFIED SITES TOWARD 5 YEAR HOUSING SUPPLY

Table 4							
SITES WITH FULL PLANNING PERMISSION							
LOCATION	No. of Dwellings Granted Permission	Developer	HA	Application Number	Dwellings delivered <u>beyond</u> the 5- year period	Dwellings included <u>within</u> the 5- year supply	Evidence Basis
Old Row, Whalley Road, Barrow	23	Unknown	0.96	3/2018/1149	0	23	EV1 + Additional Evidence
Land west of Malt Kiln Brow, Chipping	4	Unknown	0.87	3/2019/0132	0	4	EV3
Dog & Partridge, Hesketh Lane, Chipping	12	Unknown	0.28	3/2018/0786	12	0	EV4
Land off Sheepfold Crescent, Barrow	26	Unknown	1.01	3/2018/0910	0	26	EV11 + Additional Evidence
Land at Accrington Road, Whalley	77	Oakmere Homes	2.97	3/2016/0344 3/2018/0423 3/2018/1100	77	0	EV47
Brockhall Farm, Brockhall Village, Old Langho, BB6 8BB	8	Zara Moon Architects	0.98	3/2021/0311	0	8	EV55
Land off Hawthorne Place, Clitheroe *	57	Persimmon Homes	1.73	3/2019/1104 3/2022/0087	0	57*	EV51 + Additional Evidence
Land North of Chatburn Road, Clitheroe *	17	Oakmere Homes	0.9	3/2020/0325	0	17*	EV50 + Additional Evidence
TOTAL	224				89	61 B	

* Sites asterisked indicate allocated sites which will contribute to the supply via table 3 and therefore are not included within the total supply of this section in order to prevent double counting.

Table 5							
SITES WITH OUTLINE PLANNING PERMISSION							
LOCATION	No. of Dwellings Granted Planning Permission	Developer	HA	Application Number	Dwellings delivered <u>beyond</u> the 5- year period	Dwellings included <u>within</u> the 5-year supply	Evidence Basis
Standen – Remaining Phase, Land at Higher Standen Farm & Part Littlemoor Farm, Clitheroe	386	Taylor Wimpey	36.72	3/2012/0942	386	0	EV14
Land off Pimlico Link Road, Clitheroe	19	Unknown	0.76	3/2018/1037	19	0	EV15
TOTAL	405				405	0 C	

Table 6 SITES ON WHICH DEVELOPMENT HAS COMMENCED							
LOCATION	Outstanding Completions on site	NO SITES	HA	Application Number	No. of dwellings expected to be delivered <u>beyond</u> the 5 year period	No. of dwellings included <u>within</u> the 5 year Supply	Evidence Basis
Spout Farm, Preston Road, Longridge	34	1	1.80	3/2016/0580	0	34	EV6
Land SW Barrow & Whalley Road, Barrow - Parcel A	46	1	8.90	3/2018/0924 & 3/2017/0064	0	46	EV18 + Additional Evidence
Land SW Barrow & West of Whalley Road, Barrow - Parcel B	135	1	6.03	3/2019/0012	0	135	EV19 + Additional Evidence
Land at Dogwood Lane, Barrow	21	1	1.22	3/2019/1085 3/2012/0630	0	21	EV57
Land off Dale View, Billington	14	1	2.14	3/1997/0070 3/1999/0834	14	0	EV20
Land East of Clitheroe Road, Barrow	6	1	0.79	3/2018/0500	0	6	EV21
Mills Way & Wolf Fell Close, Chipping	1	1	1.77	3/2017/0183	0	1	EV23

Land off Waddington Road, Clitheroe	113	1	9.20	3/2018/0181	0	113	EV25
Standen - Phase 1, Clitheroe	5	1	8.53	3/2016/0324	0	5	EV28 + Additional Evidence
Compass Drive & Northcote Park, off Longsight Road, Langho	29	1	5.40	3/2018/0844	0	29	EV34 + Additional Evidence
Henthorn Road, Clitheroe	82	1	5.20	3/2018/0688 3/2020/0266	0	82	EV13 + Additional Evidence
Land off Henthorn Road, Clitheroe	12	1	1.54	3/2017/0433 3/2020/0010	0	12	EV12 + Additional Evidence
Chapel Hill, Hill Barn Drive, Meadow Head, Longridge	55	1	3.40	3/2019/0318 3/2019/0006 3/2011/1071	0	55	EV36 + Additional Evidence
Standen, Phases 2, 3 & 4; Land at Pendle Road, Clitheroe	426	1	16.92	3/2019/0953	226	200	EV10
Queen Mary Terrace, Calderstones, Whalley	16	1	2.28	3/2021/0076	0	16	EV56
Oakhill College, Wiswell Lane, Whalley	8	1	1.90	3/2018/1124	0	8	EV9 + Additional Evidence
Land East of Chipping Lane, Longridge – Phases 2 & 3	152	1	10.56	3/2018/0975	0	152	EV7

Chipping Lane – Phase 1, Longridge	4	1	5.35	3/2018/0404	0	4	EV37
Primrose Works, Primrose Road, Clitheroe	18	1	0.29	3/2019/0954	0	18	EV5
Lawsonsteads, Whalley (Phase 2)	188	1	5.80	3/2018/0914	48	140	EV8
Land at Dilworth Lane, Longridge	15	1	6.28	3/2015/0688	0	15	EV38
Land at Preston Road, Longridge	171	1	9.77	3/2018/0105	21	150	EV39
Plot 4 Cherry Drive, Brockhall Village, Old Langho	1	1	0.56	3/2020/0050	0	1	EV42
Land at Hillside, Brockhall Village, Old Langho	1	1	0.41	3/2010/0387	0	1	EV43
Little Dudlands Farm, Rimington	2	1	0.58	3/2016/0216	0	2	EV45
The Moorcock Inn, Slaidburn Road, Waddington	4	1	0.73	3/2018/0344	0	4	EV46
TOTAL	1559	26			309	1250 D	

SMALL SITES ALLOWANCE

TABLE 7

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

221 E

TABLE 8 – COMPLETIONS ON SMALL SITES IN THE PERIOD 01.04.2016 – 31.03.2022

Year	Total Dwellings	Small Site Dwellings
1 st April 2017 – 31 st March 2018	400	54
1 st April 2018 – 31 st March 2019	412	53
1 st April 2019 – 31 st March 2020	559	45
1 st April 2020 – 31 st March 2021	453	31
1 st April 2021 – 31 st March 2022	499	38
Total (2017 – 2022)	2323	221 E
Average per year (2017 – 2022)	465	44

1. FIVE YEAR SUPPLY AS OF 31st MARCH 2022

- 1.1 The total supply figure is calculated by adding the number of expected completions over the next five years on:
- The allocation sites (A)
 - Large sites with Full Permission, not yet commenced (B)
 - Large sites with Outline Permission (C)
 - Large sites that have commenced (D)
 - Small sites (E)

The Total Supply is:

$$152 (A) + 61 (B) + 0 (C) + 1250 (D) + 221 (E) = 1684 \text{ Dwellings}$$

- 4.3 This above figure is then divided by the annualised requirement to establish the five-year supply. For the benefit of analysis two calculations have been made:
- Calculation A - The 5-year supply based on the Standard Methodology
 - Calculation B - The 5-year supply based on the Core Strategy figure

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

- 4.4 The Annualised Requirement using the Standard Methodology is 133 dwellings per year. Therefore the 5-year supply is calculated as follows:

$$\text{CALCULATION A} = \text{TOTAL SUPPLY} \div \text{ANNUALISED REQUIREMENT} = 12.6 \text{ Year Supply}$$

Calculation B - Five Year Supply using the Core Strategy figure

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

$$\text{CALCULATION B} = \text{TOTAL SUPPLY} \div \text{ANNUALISED REQUIREMENT} = 5.73 \text{ Year Supply}$$

2. ASSESSMENT OF HOUSING LAND POSITION – SENSE TESTING

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

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

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

Deliverable:

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

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

Outline Applications, Full Applications and Sites Under Construction – Stalled Sites

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

Table 9 Sites Omitted From The Five Year Supply		
Site Name	Application No.	Number of Dwellings Taken Out Of The 5- Year Supply
EV2 - Land off Dale View, Billington	3/1999/0834	14
EV15 - Land off Pimlico Link Road, Clitheroe	3/2018/1037	19
EV47 – Land at Accrington Road, Whalley	3/2016/0344 3/2018/0423 3/2018/1100	77
EV4 - Dog & Partridge, Hesketh Lane, Chipping	3/2018/0786	12
TOTAL		122

Completions On Large Sites Last Year (01.04.20 – 31.03.21)

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

Table 10 Completions On Large Sites 1st April 2021 – 31st March 2022			
Site Name	Application No.	Developer	Number of Completions
EV25 – Land at Waddington Road, Clitheroe	3/2018/1081	Barratt & DWH	76
EV19 – Whalley Road, Barrow, Parcel B	3/2019/0012	Redrow Homes & Taylor Wimpey	75
EV37 – Land East of Chipping Lane, Longridge	3/2018/0404	Barratts & DWH	58

EV18 - Whalley Road, Barrow, Parcel A	3/2017/0064	Redrow Homes & Harwood Homes	46
EV – Chipping Lane, Phases 2 & 3	3/2018/0975	Barratt	41
EV28 - Standen (Phase 1), Pendle Road	3/2016/0324	Taylor Wimpey	38
EV39 – Preston Road, Longridge	3/2018/0105	Kier	31
EV27 – Henthorn Road, Clitheroe	3/2015/0446	Story Homes	28
EV38 - Dilworth Lane, Longridge	3/2015/0688	Taylor Wimpey	22

APPENDIX A

Standard Methodology Calculation

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

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

The figure is established by looking at the household projection figure⁶ for 10 consecutive years with the current year being used as the starting point (2022 - 2032).

For Ribble Valley the figures are:

2022	2032
26.080	27.186

$$27186 - 26080 = 1106$$

$$1157/10 = \mathbf{110.6}$$

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

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

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

Step 2 – An adjustment to take account of affordability

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

The median workplace affordability ratio in 2021 for Ribble Valley is **6.43**⁷

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

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

The adjustment factor is therefore **1.15** and is applied as follows:

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

The resulting figure is **127.19 (127)**.

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

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

Step 3 - Capping the level of any increase

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

Cap example 2b

- The average annual housing requirement figure in the existing relevant policies is **280** a year
- Average annual household growth over 10 years is **110.6** (as per step 1)
- The minimum annual local housing need figure is **127** (as per step 2)
- The cap is set at 40% above the **higher** of the most recent average annual housing requirement figure or household growth (280 is higher than 115.7):

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

The capped figure (672) is **greater than** the minimum annual local housing need figure (127) and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum figure for this local authority is therefore 127.

APPENDIX B

LARGE SITES NOT STARTED			DELIVERY PER YEAR						
Name of Site	Developer	Total Number of Dwellings Approved On Site	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	TOTAL WITHIN 5 YEAR SUPPLY	Net Outstanding Beyond 5 Years
EV8 - Land east of Clitheroe Road, Whalley (Lawsonsteads)	Laurus Homes in partnership with Trafford Housing Trust	188	20	30	30	30	30	140	48
EV10 - Higher Standen Farm Phase 2,3,4	Taylor Wimpey	426	20	45	45	45	45	200	226
EV7 - Land East of Chipping Lane, Longridge – Phases 2&3	Barratt Homes	152	40	40	40	32	-	152	0

LARGE SITES UNDER CONSTRUCTION			DELIVERY PER YEAR						
Name of Site	Developer	Outstanding Completions On Site	1 st April 2022 – 31 st March 2023	1st April 2023 – 31 st March 2024	1st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1st April 2026 – 31 st March 2027	TOTAL WITHIN 5 YEAR SUPPLY	Net Outstanding Beyond 5 Years
EV25 - Land off Waddington Road, Clitheroe	Barratt & David Wilson Homes	113	45	45	23	-	-	113	0
EV19 - Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel B)	BDW North West and Taylor Wimpey	135	30	30	30	30	15	135	0
EV39 - Preston Road, Longridge	Kier Living	171	30	30	30	30	30	150	21
EV13 - Henthorn Road, Clitheroe	Miller Homes	82	30	30	22	-	-	82	0

APPENDIX C

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

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

Land SW Barrow & West of Whalley Road, Barrow - Parcel B	EV19	<p>In addition to the SOCG found in the evidence of delivery compendium, the developer Redrow Homes responded to an email from the authority dated 18th March 2021 stating that they expected 30 completions across this site and Parcel A at Whalley Road, Barrow, in the next 6 months. This is in addition to another 30 in the 6 months following that.</p> <p>Note – This does not include the delivery of dwellings on the site by the other developer, Taylor Wimpey.</p>
Land at Dogwood Lane, Barrow	EV57	<p>On 20th August 2020 permission was granted (3/2019/1085) for the partial re-plan of the development approved through the outline application 3/2012/0630. The application involves changing the use of the site from a proposed school to the development of 21 houses.</p>
Standen - Phase 1, Clitheroe	EV28	<p>In response to a request from the authority for the latest information on housing delivery, Taylor Wimpey responded to an email on 29 April stating that they <i>'forecasted to complete 31 plots before the end of 2021'</i> on the site.</p>
Compass Drive & Northcote Park, off Longsight Road, Langho	EV34	<p>In an email, the developer Pringle Homes stated on 22 March 2021 they were <i>'approximately 5 months behind our original program'</i> set out in the Statement Of Common Ground within EV34. Furthermore, they confirmed they expected the following delivery rate:</p> <p><i>'6 months – 6 completions; 12 months – 20 total'</i></p> <p>Based on this delivery rate the authority expects all supply to be delivered within the 5 year period.</p>
Henthorn Road, Clitheroe	EV13	<p>A representative from Miller Homes confirmed they were expecting 21 completions by the end of 2021.</p>
Land off Henthorn Road, Clitheroe	EV12	<p>A reserved matters application was accepted on 25th September 2020 for the erection of 24 dwellings (3/2020/0010). Works have commenced on site and the authority expects all dwellings to be completed within the next 5 years.</p>

Chapel Hill, Hill Barn Drive, Meadow Head, Longridge	EV36	<p>The authority understands the developer of this site has gone into administration during the last year, with the site part built. Through a series of phone calls and emails dated 28th April 2021, the receivers of the site confirmed the site was up for sale as seen on their website.</p> <p>The receivers confirmed the site was under offer, and the authority expects delivery based on the following time frame:</p> <p>1st Year – Sale and finalisation 2nd Year – Preparation for work being undertaken on site 3rd year – Completions begin 4th Year – Completions continue 5th Year – Site complete</p>
Land at Wilpshire (Land East of Salesbury View)	EV49	<p>The Council has received an application for the erection of 106 dwellings on this site (3/2022/0115) but is yet to be determined. On this basis the anticipated delivery of this site will remain as that for which it was allocated, until the outcome of the above application is known.</p>
Land at Chatburn Road, Clitheroe	EV50	<p>Planning permission was granted for the erection of 17 dwellings in August 2021 (3/2020/0325) and it is expected the development will complete in its entirety within the 5-year supply period.</p>
Land off Hawthorne Place, Clitheroe	EV51	<p>Planning permission was granted for a development comprising 57 dwellings under planning reference (3/2019/1104; 3/2022/0087) and it is expected all dwellings will be completed within the supply period.</p>
Land at Highmoor Farm, Clitheroe	EV52	<p>An outline application for the erection of up to 125 dwellings is currently registered with the authority (3/2020/0601) and has been deferred and delegated for approval subject to the satisfactory completion of a legal agreement. At the time of publication a legal agreement has not been completed and on this basis, in addition to the application remaining in outline form only, the total number of dwellings anticipated on site has not been lifted.</p>

Land South of Laycocks Farm, Langho	EV53	An application for the erection of 8 dwellings is currently registered with the authority, however, as the outcome of the application remains unknown, the anticipated number of dwellings delivered through the allocation site has not been altered.
Brockhall Farm, Brockhall Village, Old Langho, BB6 8BB	EV55	<p>Application 3/2021/0311 granted full consent in August 2021 for the demolition and conversion of several agricultural buildings into 8 residential properties.</p> <p>The authority expects all dwellings to be completed within the next 5 year period.</p>
Queen Mary Terrace, Calderstones, Whalley	EV56	Application 3/2021/0076 granted full planning permission for the demolition of 34 existing dwelling and the erection of 50 dwellings in replacement. This is a net addition to the borough's housing supply of 16, all of which are expected to be completed within the supply period.

APPENDIX D

SMALL SITES ALLOWANCE

DWELLINGS COMPLETED ON SMALL SITES IN THE PERIOD 1.4.21 – 31.03.22

NET DWELLINGS COMPLETED 1ST APRIL 2021 - 31ST MARCH 2022						
Permission No	Address	Dwellings Complete	Site Size (Ha)	Development Type	Settlement/Parish	Total Dwellings on Site
3/2019/1130	Former Filling Station, 10 + 12 Sawley Road, Chatburn	1	0.02	New Build	Chatburn Village	1
3/2020/0093	Paddock Gate, 14 Wiswell Lane, Whalley	1	0.03	New Build	Wiswell Parish	1
3/2020/0476	54A Fairfield Drive, Clitheroe, BB7 2PE	1	0.40	New Build	Clitheroe Parish	1
3/2017/1183	10 Hammond Drive, Read	1	0.05	New Build	Read Parish	1
3/2014/0776	9 Fox Street, Clitheroe	1	0.03	New Build	Clitheroe Town	1
3/2018/0982	1 and 2 Brookes Close, Whalley	2	0.36	New Build	Whalley Town	2
3/2016/0711	9 Downham Road, Chatburn	2	0.36	New Build	Chatburn Village	2
3/2018/1179	1 The Cutting, Chatburn	1	0.12	New Build	Chatburn Village	4
3/2019/0742	Land adj Park Street Play Area, Park Street, Clitheroe	2	0.05	New Build	Clitheroe Town	2

3/2020/0253	Former LCC Depot, Dixon Road, Longridge	6	0.15	New Build	Longridge Town	6
3/2019/0406	3 King Street, Clitheroe	6	0.06	New Build	Clitheroe Town	6
3/2020/0091	Land adj 5 Beech Close, Clitheroe	2	0.03	New Build	Clitheroe Town	2
3/2018/0745	Land adj to Boxwood House, Rimington	1	0.04	New Build	Rimington Parish	1
3/2018/0093	1A New Market Street, Clitheroe	3	0.03	Conversion	Clitheroe Town	3
3/2019/1004	67 Whalley Road, Langho	1	0.49	Conversion	Langho Village	1
3/2019/1311	1 Lower Lane, Longridge	1	0.01	Conversion	Longridge Town	1
3/2021/0269	6 The Arches, Whalley	1	0.02	Conversion	Whalley Parish	1
3/2018/1130	Dewhurst Barn, Longsight Road, Langho	1	0.06	Conversion	Wilpshire Parish	2
3/2018/0024	Larchwood, Hammond Drive, Read	1	0.07	Conversion	Read Parish	1
3/2015/0748	Higher Ghylls, Wigglesworth Road, Slaidburn	2	0.1	Conversion	Slaidburn Parish	2
3/2020/0383	Brockthorn, Wigglesworth Road, Slaidburn	1	0.28	Conversion	Slaidburn Parish	1
		38	2.76			