

SECTION 78 APPEAL BY GLADMAN DEVELOPMENTS LTD

PLANNING INSPECTORATE REFERENCE: APP/T2350/W/19/3221189

LAND AT HENTHORN ROAD, CLITHEROE

STATEMENT OF COMMON GROUND ON HOUSING LAND SUPPLY

10 MARCH 2019

This document is jointly agreed by:

Signature

Name

Date

On behalf of the Appellant.

Signature

Name

Date

On behalf of Ribble Valley Borough Council.

1. INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) on housing land supply is between Gladman Developments Ltd (the appellant) and Ribble Valley Borough Council (the Local Planning Authority) in respect of a planning appeal made under section 78 of the Town and Country Planning Act 1990 regarding land at Henthorn Road, Clitheroe (PINS ref: APP/T2350/W/19/3221189).
- 1.2 The purpose of the SoCG is to identify the main areas where the signatories are in agreement on matters related to the housing land supply and also the matters expected to be disputed between the parties. It seeks to narrow down the issues that remain in dispute, although there may be other detailed issues relevant to the housing land supply which are addressed in the submissions of the parties.
- 1.3 This Statement of Common Ground has been prepared on behalf of the appellant by Emery Planning.

2. AREAS OF AGREEMENT BETWEEN THE PARTIES

National Planning Policy

- 2.1 The Local Planning Authority (LPA) is required to demonstrate a deliverable five year supply of housing land against its housing requirement plus appropriate buffer, in accordance with paragraph 73 of the National Planning Policy Framework (NPPF, February 2019). Failure to demonstrate a deliverable five year supply plus buffer means that the tilted balance in paragraph 11(d) of the NPPF is engaged.

The latest position statement

- 2.2 The LPA's latest position on Five Year Housing Land Supply is set out in the Housing Land Availability Statement, base date 1st October 2018. The base date is agreed as the base date for both parties' assessments for this appeal. Therefore, it is agreed that the schedule of sites is that set out within the Housing Land Availability Statement (base date 1st October 2018).

The Housing Requirement

- 2.3 The strategic policies in the Core Strategy were adopted less than five years ago. Therefore, in accordance with paragraph 73 of the NPPF, it is agreed that the housing land supply should be assessed against the housing requirement of 280 dwellings per annum (2008 to 2028) as set out in policy H1 of the Ribble Valley Core Strategy (adopted December 2014).

The base date and five year period

- 2.4 The Housing Land Availability Statement has a base date of 1st October 2018. The relevant five year period is therefore agreed to be 1st October 2018 to 30th September 2023.

The accumulated backlog

- 2.5 Against the requirement of 280 dwellings p.a., it is agreed that the backlog since April 2008 is **578 dwellings** based on the calculation set out in the following table:

Year	Requirement (dwellings p.a.)	Completions (net)	Over / under provision	Cumulative
2008/09	280	75	-205	-205
2009/10	280	89	-191	-396
2010/11	280	69	-211	-607
2011/12	280	147	-133	-740
2012/13	280	172	-108	-848
2013/14	280	183	-97	-945
2014/15	280	345	65	-880
2015/16	280	300	20	-860
2016/17	280	390	110	-750
2017/18	280	400	120	-630
01/04/18 – 30/09/18	140	192	52	-578
Total	2,940	2,362	-578	
Average	280	225		

Addressing the backlog

- 2.6 It is agreed that the backlog should be addressed in full in the five year period (i.e. the 'Sedgefield' method). Consequently, it is agreed that the five year requirement excluding the buffer is 1,978 dwellings (i.e. 280 X 5 years + 578).

The buffer

- 2.7 Following the publication of the Housing Delivery Test results for 2018 on 19th February 2019, it is agreed that the 5% buffer applies in accordance with paragraph 73 of the NPPF.

Clitheroe's housing requirement and supply

- 2.8 It is agreed that the total number of houses required for Clitheroe over the plan period from 1st April 2008 to 31st March 2028 is 2,320 dwellings as set out in the table at paragraph 4.12 on page

42 of the Core Strategy. It is also agreed that because the Standen Strategic Site will not deliver in full in the plan period, the 2,320 dwelling requirement for Clitheroe over the plan period will not be met by completions to date and existing commitments. Further sites in Clitheroe are required.

Affordable housing

- 2.9 The 2013 SHMA concluded that there was a net annual need of 404 affordable dwellings in Ribble Valley. However, the Core Strategy monitors affordable housing against a housing target of 75 units per year (i.e. 1,500 affordable homes over the plan period to 2028).
- 2.10 It is agreed that the target of 1,500 affordable homes over the plan period to 2028 will not be met by completions to date and existing commitments. Further sites are required.

3. THE MATTERS IN DISPUTE

Extent of the deliverable supply

- 3.1 The Housing Land Availability Statement (base date 1st October 2018) sets out a deliverable supply of 2,543 dwellings made up of a variety of sources. At the Inquiry the parties will contest the level of delivery of certain sites and whether certain sites should be included in the supply. In advance of the Inquiry, the parties will seek to agree common ground on the disputed sites wherever possible.
- 3.2 The disputed sites area as follows:

Sites where the build rate is disputed

Site 01: Land at Higher Standen Farm, Clitheroe (capacity = 1,040 dwellings, Council's 5YHLS = 308 dwellings)

Site 02: Land east of Chipping Lane, Longridge (capacity = 308 dwellings, Council's 5YHLS = 246 dwellings)

Sites where the lead-in time is disputed

Site 03: Land to the south-west of Barrow and west of Whalley Road, Barrow (capacity = 225 dwellings, Council's 5YHLS = 180 dwellings)

Site 04: Land off Waddington Road, Clitheroe (capacity = 207 dwellings, Council's 5YHLS = 180 dwellings)

Sites which the Appellant considers do not meet the definition of "deliverable"

Site 05: Land off Henthorn Road, Clitheroe (capacity = 24 dwellings, Council's 5YHLS = 24 dwellings)

Site 06: Land at Worthalls Farm, Read (capacity = 15 dwellings, Council's 5YHLS = 15 dwellings)

3.3 The supply from the following sources is also disputed:

Small windfall sites with and small sites with planning permission at the base date

3.4 The Council considers that all 300 dwellings with planning permission on small sites (i.e. capacity of less than 10 dwellings) should be considered deliverable. It also includes a windfall allowance of 78 dwellings. The Appellant disputes the amount of dwellings that should be considered deliverable on small sites.