

**Land off Henthorn Road, Clitheroe  
Ribble Valley Borough Council**

**Statement of Common Ground between  
Gladman Developments Ltd and Ribble Valley Borough Council**

**Final**

**Proposed development for up to 110 dwellings with associated open space with all  
matters reserved saved for access**

**APP/T2350/W/19/3221189**

**9 APRIL 2019**



**Ribble Valley  
Borough Council**  
[ribblevalley.gov.uk](http://ribblevalley.gov.uk)

**April 2019**

This document is jointly agreed by:

Signature



Name

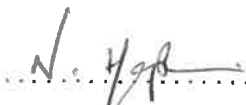
BEN PYCROFT (EMERY PLANNING)

Date

09/04/2019

On behalf of the Appellant.

Signature



Name

NICOLA HOPKINS

Date

10<sup>th</sup> APRIL 2019

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.

## **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 (Framework, February 2019).
- 2.2 The definition of 'deliverable' as outlined in the Glossary of the Framework is:
- '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.*
- 2.3 Failure to demonstrate a deliverable five year supply plus buffer means that the tilted balance in paragraph 11(d) of the Framework is engaged.

#### The latest position statement

- 2.4 The LPA's latest position on Five Year Housing Land Supply is set out in the Housing Land Availability Statement, base date 30<sup>th</sup> September 2018. It is agreed that the schedule of sites is that set out within the Housing Land Availability Statement.

#### The Housing Requirement

- 2.5 The strategic policies in the Core Strategy were adopted less than five years ago. Therefore, in accordance with paragraph 73 of the Framework, 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

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

#### The accumulated backlog

- 2.7 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       |
| <b>Total</b>        | <b>2,940</b>                 | <b>2,362</b>      | <b>-578</b>            |            |
| <b>Average</b>      | <b>280</b>                   | <b>225</b>        |                        |            |

### **Addressing the backlog**

- 2.8 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.  $280 \times 5 \text{ years} + 578$ ).

#### **The buffer**

- 2.9 Following the publication of the Housing Delivery Test results for 2018 on 19<sup>th</sup> February 2019, it is agreed that the 5% buffer applies in accordance with paragraph 73 of the Framework.

### **Clitheroe's housing requirement and supply**

- 2.10 It is agreed that the total minimum 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.
- 2.11 The latest Housing Land Availability Statement (HLAS) includes the delivery of 712 dwellings on the Standen Strategic Site after year 5. It is agreed this figure is ambitious to deliver within the plan period with only one house builder on site, which is the current situation. The trajectory within the Council's Housing Position Paper (5<sup>th</sup> December 2018) which was presented to the HED DPD Inspector accepts that the Standen site will not deliver in full in the plan period. The Council will review all of the figures contained within the Core Strategy as part of the review of the Strategy, which will be undertaken this year in accordance with the requirements of the Framework.

### **Site in which the position is agreed**

- 2.12 Land at Worthalls Farm, Read is included in the deliverable supply in the HLAS however, the Appellant does not consider that this site meets the definition of "deliverable" at the base date. Following the receipt of further information from the land owner, the Council now considers that this site does not meet the definition of "deliverable" and as such should not be included in the deliverable supply.

### **3. THE MATTERS IN DISPUTE**

#### **Evidence available post publication of the HLAS**

- 3.1 The Council wishes to include evidence, including details of housing completions, which has been collected since the publication of the latest Housing Land Availability Statement (HLAS) in November 2018. This information has been collected as part of the Council's ongoing monitoring of housing land supply to enable the publication of the next Housing Land Availability Schedule which is updated every 6 months.
- 3.2 The Appellant considers that the Council should not publish its position statement and then retrospectively seek to provide evidence to support its position in the weeks and months after it was published.

#### **Extent of the deliverable supply**

- 3.3 The Housing Land Availability Statement (base date 30th September 2018 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. 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)

- 3.4 The supply from the following sources is also disputed:

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

- 3.5 The Council considers that all the small sites (less than 10 dwellings or less than 0.4 hectares) with planning permission which are included within the 5 year supply meet the definition of deliverable. It also includes a windfall allowance of 78 dwellings within the 5 year supply. The Appellant disputes the amount of dwellings that should be considered deliverable on small sites and the windfall allowance

**Affordable housing**

- 3.6 The 2013 SHMA concluded at paragraph 5.53 that there was a net annual need of 404 affordable dwellings in Ribble Valley. The report goes on to state that 'this figure does not equal the number of new affordable units to be built. The need will be met through a wide range of sources – but particularly by making better use of vacant stock, by making better use of the existing stock, and through the private rented sector' (paragraph 5.53). The evidence set out in the SHMA highlights that by taking into account these other important sources of supply and applying appropriate adjustments to the housing need assessment the need for new affordable units reduces to 114 per year. 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).
- 3.7 The Appellant does not consider that even the 1,500 target figure will be met by completions and existing commitments.
- 3.8 The Council considers that with a requirement for 30% affordable housing on site (Key Statement H3 of the Adopted Core Strategy) and a total housing requirement for 5,600 houses over the plan period the affordable housing target can be met.

