



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND BARRATT & DAVID WILSON HOMES 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



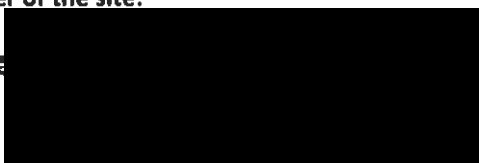
Name Mr Colin Hirst

Position Head of Regeneration and Housing

Date 15th November 2018

Developer of the site:

Signature



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.

APPENDIX 1- SITE LOCATION PLAN

