



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://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)**

**9<sup>th</sup> 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 1<sup>st</sup> October 2018 to 30<sup>th</sup> 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:

| <b>Year</b>                                                   | <b>Number of Dwellings which will be completed</b> |
|---------------------------------------------------------------|----------------------------------------------------|
| 1 <sup>st</sup> October 2018- 30 <sup>th</sup> September 2019 | 0                                                  |
| 1 <sup>st</sup> October 2019- 30 <sup>th</sup> September 2020 | 12                                                 |
| 1 <sup>st</sup> October 2020- 30 <sup>th</sup> September 2021 | 12                                                 |
| 1 <sup>st</sup> October 2021- 30 <sup>th</sup> September 2022 | 0                                                  |
| 1 <sup>st</sup> October 2022- 30 <sup>th</sup> 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



Name

Mr Colin Hirst

Position

Head of Regeneration and Housing

Date

9<sup>th</sup> November 2018

**Promoter of the site:**

Signature



Name



Position (if relevant)

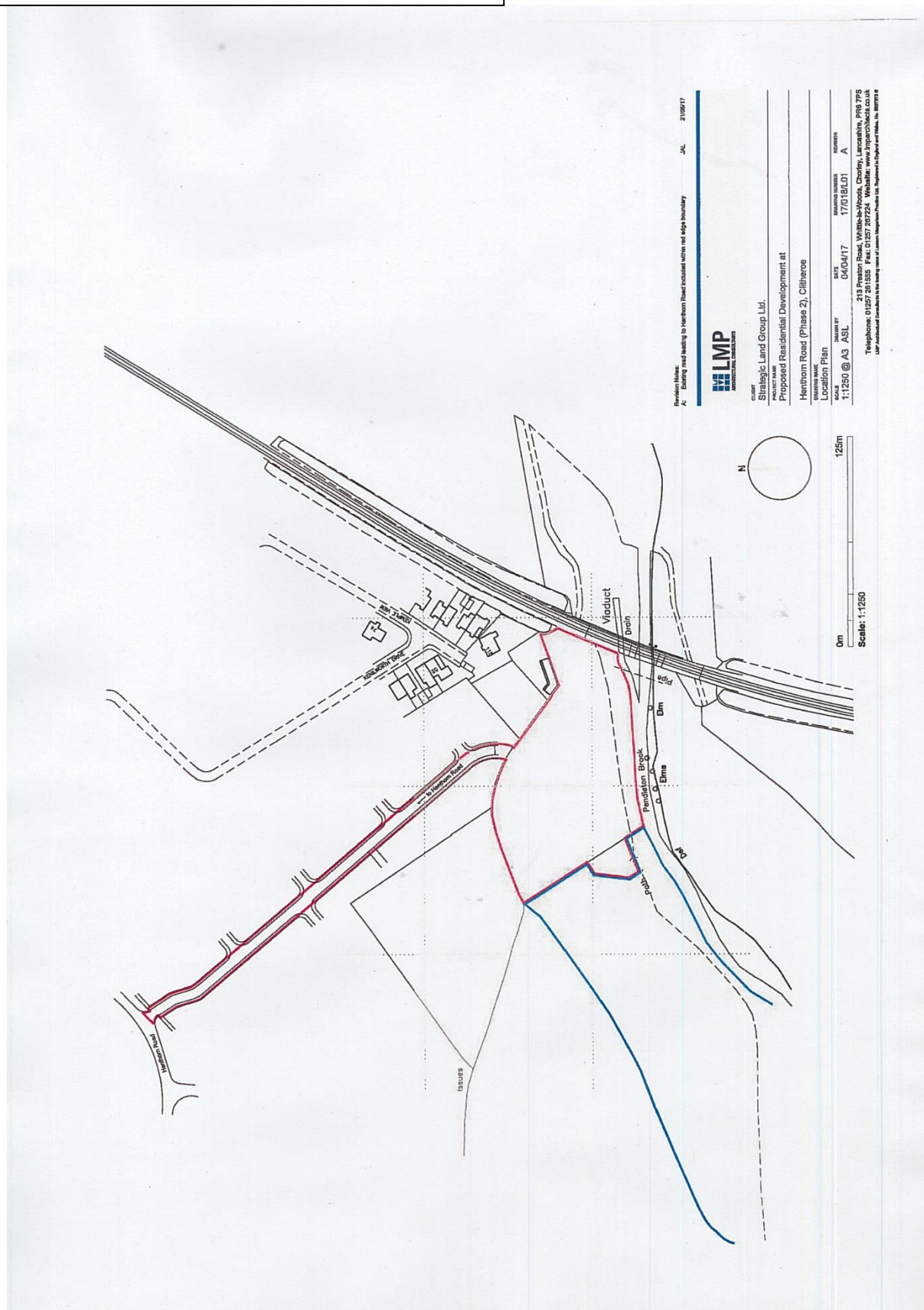
Managing Director

Date

9<sup>th</sup> 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



**FOR SALE**



**Land at Henthorn Road (Phase 2) Clitheroe**  
**3.81 acres/1.54 hectares**  
**Outline Planning Permission for up to 24 units**

- fully serviced parcel
- extensive views over open countryside
- close proximity to the historic town centre



## Land at Henthorn Road (Phase2) Clitheroe



### Location

The property is situated approximately half a mile to the south west of Clitheroe town centre. The settlements of Preston (15 miles), Blackburn (9 miles) and Burnley (8.5 miles) are also in close proximity.

The town of Clitheroe is linked to the motorway network at junction 31 of the M6 (14 miles) by the A59, which crosses the Pennines and links to the town of Skipton (19 miles).



### Description

The property extends to 3.81 acres (1.54 hectares) and is self-contained within a single field. The boundaries are marked with various forms of enclosure, hedgerows, trees and Pendleton Brook.

The land falls from north to south with a gradual fall in levels of circa 4.5m across the site.

Access to the land is via a current development by Story Homes Ltd for approximately 130 dwellings.



### Planning

The land has the benefit of a resolution to grant outline planning permission for up to 24 units, planning permission (reference 3/2017/0433). The resolution to grant planning permission was subject to the completion of a Section 106 Agreement which covers commuted sums for Education and Green Space based upon bed space formulae and a £10,000 contribution towards offsite highway works on Edisford Road.

Access to the site was a reserved matter and has been approved.

There is a requirement for 30% of the total number of units to be provided as affordable housing. In addition to this 15% of the dwellings are to be made available for the over 55's (50% of this requirement is to be provided within the affordable provision and the remainder within the open market units).



### Services

Interested parties should make their own enquiries as to the availability of services.

### Drainage

Surface water drainage is via an attenuation pond located within the amenity area, which then discharges to the south in to Pendleton Brook.

Foul water drainage is via gravity to an existing public sewer located in the north east corner of the site.

### Tenure

The property is offered on a freehold basis.

## Further Information

A suite of technical information is available upon request to include the following:

- Application Details
- Planning Approval
- Draft Section 106 Agreement
- Design and Access Study
- Phase I and II Site Investigations
- Ecological Assessment
- Flood Risk Assessment
- Illustrative Site Plan
- Planning Statement
- Tree Constraints Plan and Report
- Tree Retention and Removal Plan
- Transport Assessment

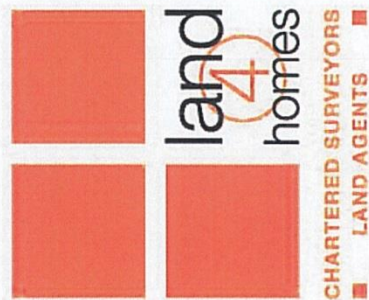
## Method of Sale

Offers are invited and should be submitted to  
Ian Thomlinson at Land4homes.  
Offers are acceptable via email.

## For further information contact:

Ian Thomlinson  
01625 536369  
ian@land4homes.co.uk

Misrepresentation Act: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from the use of the details is hereby excluded.



CHARTERED SURVEYORS  
LAND AGENTS



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