



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND TAYLOR WIMPEY
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
(SITES NOT YET UNDER CONSTRUCTION)
STANDEN /PENDLE ROAD – PHASE 2**

NOVEMBER 2018

1. INTRODUCTION

- 1.1 This Statement of Common Ground (“SoCG”) has been prepared jointly by Ribble Valley Borough Council (“RVBC”) and Taylor Wimpey “the developer” in respect of the development of Pendle 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 1040 new dwellings. Construction commenced on phase one in September 2017.
- 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. BUFFER

- 4.1 It is agreed that in accordance with paragraph 73 of the NPPF, it is necessary to apply a 20% buffer where there is a record of persistent under-delivery. However over the previous three year period housing delivery has exceeded the annual requirement and as such RVBC is a 5% buffer Authority.

5. AREAS OF COMMON GROUND

- 5.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.

5.2 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	
1 st October 2019- 30 th September 2020	
1 st October 2020- 30 th September 2021	20
1 st October 2021- 30 th September 2022	40
1 st October 2022- 30 th September 2023	40
Beyond September 2023	

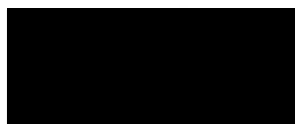
5.3 To support the delivery predictions within paragraph 5.2 the developer confirms the following:

5.3.1 An application for the outstanding reserved matters will be submitted to the Local Planning Authority in early 2019.

5.3.2 The site is already controlled by Taylor Wimpey. Development will commence on site in early 2020.

This document is jointly agreed by RVBC:

Signature



Name Mr Colin Hirst

Position Head of Regeneration and Housing

Date 9th November 2018

Owner/ Developer of the site / Or on behalf of the owner/developer of the site.

Signature



Name

Position (if relevant) *Land & Planning Manager*

Date *15/11/18*

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.

