

TOWN AND COUNTRY PLANNING ACT 1990

**APPEAL BY GLADMAN DEVELOPMENTS LTD
AGAINST RIBBLE VALLEY BOROUGH COUNCIL'S
REFUSAL OF PLANNING PERMISSION
PROPOSED ERECTION OF 110 DWELLINGS,
AT LAND AT HENTHORN ROAD, CLITHEROE**



**PUBLIC INQUIRY
TO BE HELD 8 – 10 MAY 2019**

**SUMMARY PROOF OF EVIDENCE OF
RACHEL HORTON MA BSc (Hons)
ON BEHALF OF THE LOCAL PLANNING AUTHORITY**

**PINS REFERENCE APP/T2350/W/19/3221189
LPA REFERENCE 3/2018/0688**

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1. Introduction

1.1 This summary and my main proof of evidence focuses on the identified Matters in Dispute set out in the 'Statement of Common Ground on Housing Land Supply', namely 5 year supply of deliverable housing sites.

1.2 This Proof of Evidence should be read in conjunction with the one submitted by Mr Simon Plowman which deals with general planning matters.

2. Qualifications

2.1 My name is Rachel Horton. I hold a MA in Town and Regional Planning and BSc honours degree in Geography and Environmental Science. I am a Licentiate member of the RTPI.

2.2 I am a Senior Planning Policy Officer at Ribble Valley Borough Council and have worked for the Authority since 2007. My duties include monitoring housing land supply.

3. Supply Position

3.1 My evidence deals with the Councils approach to the identification of a 5-year supply as of the agreed base date at 30th September 2018. I will show that the Council can demonstrate a five year supply such that the 'tilted balance' test of paragraph 11 of the National Planning Policy Framework is not engaged. Policies in relation to the supply of housing can be considered up to date.

3.2 The Council adopts the Sedgefield Approach and can demonstrate a marked increase in completions above the 280 annual requirement since 2014. Publication of the latest Housing Delivery Test results in February 2019 confirms that the Authority has demonstrated persistent delivery over the last 3 years. The application of a 5% buffer applies.

4. Housing Delivery

4.1 The '5 Year Supply Statement' (base date 30th September 2018) sets out a deliverable supply of 2,543 dwellings made up of permissions from large sites (over 0.4 hectares), small sites (under 0.4 hectares) and a windfall allowance of 78 dwellings.

4.2 Clear evidence of delivery on housing sites during the course of publishing the latest '5 Year Supply Statement' has been obtained. In particular, signed Statements of Common Ground (SOCG) in accordance with para 36. of PPG Guidance 'Housing and Economic Land Availability Assessment'. Expected completions on sites over the 5 year period have been agreed by developers, and/or land agents and the Authority.

5. Housing Requirement

5.1 The housing requirement at 30th September 2018 is calculated as follows:

A	Planned provision 2008 - 2028	5600
B	Annual equivalent	280
C	Five year requirement (Bx5)	1400
D	Shortfall to date	578
E	Plus buffer (5%)	99
F	Total 5 year requirement (C+D+E)	2077
G	Annualised requirement (F÷5)	415

5.2 The Annualised Requirement to establish supply is agreed up to 30th September 2018 as 415 dwellings.

6. Sites in Dispute

6.1 The Council considers it takes a realistic approach to the contribution of sites within its supply. Sites with planning permission are closely monitored and information on completions is assessed regularly to enable an accurate assessment of development activity in the Borough. The LPA has taken significant steps in its latest publication of the Housing Land Supply to consult with the developer industry to establish delivery rates. Signed Statements of Common Ground (SOCG) between the Council and a number of house builders and land agents active within the Borough have been secured. These constitute clear evidence of expected delivery which is factored into the supply.

6.2 The Council ensures that it has a robust approach by consulting with stakeholders. Maintaining regular site monitoring and making adjustments for any sites which are known to be undeliverable, or where development has commenced but has become incomplete and inactive, are deducted from the supply.

7. Conclusions

7.1 I hold the view that the assessment made is based upon robust clear evidence which is produced in consultation with the housebuilding industry. The Council can clearly demonstrate it has more than a 5 Year Supply such that the tilted balance of paragraph 11 is not engaged. The Council has undertaken to identify a supply of housing that addresses the requirements based upon the Local Planning Authority requirement and has taken the necessary steps to fulfil the principle role that is to grant planning permissions to ensure a 5 year supply. In addition, the Council through its development plan functions has sought to identify sufficient land to ensure delivery can be met.

7.2 The evidence outlined within the main proof of evidence and obtained at the point of compiling the '5 Year Supply Statement' at the base date is considered to constitute as clear evidence of delivery. Evidence beyond the base date has been included to validate the assumptions made.