



Ribble Valley
Borough Council

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Housing Land Availability

**5 YEAR SUPPLY
STATEMENT**

As at 30 September 2019

Published November 2019



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Disclaimer

The factual information within this document is believed to be correct at the time of survey. Each site has been identified from approved planning applications. Whilst every effort is made to give accurate information no responsibility can be accepted for matters arising due to the information in this document being incorrect in any detail whatsoever. Marshal Scott – Chief Executive

1. INTRODUCTION

- 1.1 In line with Government priorities to help boost the supply of housing The National Planning Policy Framework (NPPF, Feb 2019) sets out that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a five years' worth of housing against their housing requirements. It is expected that local planning authorities should have an identified five-year housing supply at all points during the plan period.
- 1.2 The Council monitors Housing Land which takes into account the revised National Planning Policy Guidance (February 19) on an ongoing basis and generally publishes its Housing Land Availability Scheme every 6 months as part of the council's strategic planning monitoring. In addition the Council does prepare interim updates often in response to planning appeals to ensure the most up to date information is available. This current assessment updates the previous 30 September 2018 position by outlining delivery on sites as of the 30 September 2019:
- Sites with Full Planning Permission.
 - Sites with Outline Planning Permission.
 - Sites in which Development Has Commenced
- 1.3 Paragraph 73. of the NPPF states that Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The definition of 'deliverable' is outlined as follows:
- “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” (Annex 2, Glossary NPPF).*
- 1.4 The Authority has consulted developers, landowners and agents to establish the delivery of sites via e-mail and letter. Furthermore, and to address the above requirement, the Council has also sought agreement between certain parties using a Statement of Common Ground (SOCG), and assessed the completions that will be delivered on the site within the next five years (01/10/2019 – 30/09/2024) in accordance with Paragraph. 7 of updated PPG Guidance 'Housing supply and delivery' (July 2019).
- 1.5 Evidence of delivery, including signed SOCG'S can be found in the accompanying document to this statement entitled '5 Yr Supply - Evidence of Delivery'.
- 1.6 The evidence obtained and subsequent assessment of the Council's Housing Land Supply shows that the Authority can demonstrate a 6.6 Year Supply with a 5% buffer.

1.7 It should be noted that this document represents a specific position in time (as of the 30 September 2019). The situation changes constantly as permissions are implemented, new permissions are granted and schemes amended.

2. FIVE YEAR HOUSING REQUIREMENT

Annualised Requirement

2.1 Policy H1 of the Ribble Valley Core Strategy sets an overall requirement of 5600 dwellings for the full plan period from 2008 – 2028 which equates to 280 dwellings per year (approx. 23.3 per month). 2895 dwellings have been completed in the plan period to date (refer to page 1 of the HLAS); an eleven year and 6 months period. This gives rise to a shortfall of 325 dwellings against planned delivery. The Council consequently takes the backlog into account in determining the 5 year supply position as illustrated below.

Shortfall / Backlog

- 280 dwellings per year requirement (approx. 23.3 per month)
- Plan Period to date = 11 years 6 months
- 11 Years 6 Months = 11 x 280 + 140 for the extra 6 months = 3220
- 3220 minus completions so far (2895) = **325**

Buffer

2.2 Paragraph 73 of the National Planning Policy Framework (Feb 2019) outlines the use of the appropriate buffer. As the Authority has met the provisions of the Housing Delivery Test (HDT) a 5% buffer is applied.

Annualised Requirement with a 5% Buffer		
A	Planned Provision 2008-2028	5600
B	Annual Equivalent	280
C	Five year requirement (Bx5)	1400
D	Completions in the plan period 1 April 2008 – 30 Sep 2019	2895
E	Shortfall / Backlog	325
F	Plus 5% Buffer (5% of C + E)	86
G	Total 5 Year Requirement (C+E+F)	1811
H	Annualised Requirement (G ÷ 5)	362.2 (362)

3. IDENTIFYING THE FIVE YEAR SUPPLY AS OF 30 SEPTEMBER 2019

3.1 Tables 1-3 of this report categorise the large sites (over 0.4 hectares / more than 10 dwellings) into the following:

- Sites with Full Planning Permission
- Sites with Outline Permission
- Sites in which Development Has Commenced

3.2 The number of dwellings included within the 5 year supply and the number expected to be delivered beyond the 5 year period has been ascertained by gathering evidence from landowners, agents and developers. Evidence of delivery can be found within the accompanying document '5 Year Supply – Evidence of Delivery – November 2019'. A reference has been applied to each site and is noted in the first column. This reference can then be used to find a particular piece of evidence within the compendium.

3.3 Appendix A of this document outlines in more detail the expected delivery for all large sites (over 0.4 hectares/more than 10 dwellings).

Windfall / Small Sites Allowance

3.4 Paragraph 70. of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if there is compelling evidence that such sites have consistently become available in the local area and that they will continue to provide a reliable source of supply.

3.5 Previously the Authority included a windfall allowance within the 5 year supply based upon an assessment of past delivery on small sites over a ten year period and also included all small sites permitted but have yet to be completed within the 5 year supply, following previous established practice.

3.6 In response to the Henthorn Road, Clitheroe planning inquiry in June 2019 (Appeal Ref: APP/T2350/W/19/3221189) the previous method by which the Authority calculated the windfall allowance has been updated and replaced by an assessment of actual completions on small sites (under 0.4 hectares / under 10 dwellings) over the previous 5 years which is consistent with current guidance and reflects the Inspectors decision.

3.7 Table 2 at Appendix B outlines the number of completions on small sites over the last five years (292 dwellings from 2014 – 2019). In line with the Inspectors approach as set out within the Appeal Decision on land at Henthorn Road, Clitheroe, the Council considers that the delivery of 292 dwellings over the next 5 years is a realistic and achievable number. On this basis, 292 dwellings have been added to the supply instead of including all permissions on small sites.

3.8 The small sites contribution will continue to be monitored at the point of publishing each subsequent Housing Land Availability Schedule.

IDENTIFIED SUPPLY

Table 1						
SITES WITH FULL PLANNING PERMISSION						
Evidence Ref.	No. of Dwellings Granted Planning Permission	NO SITES	HA	LOCATION	No. of dwellings expected to be delivered beyond the 5 year period	No. of dwellings included within the 5 Year Supply
EV1	233	1	6.03	Land SW Barrow & West of Whalley Road, Barrow - Parcel B	73	160
EV2	23	1	0.96	Old Row, Whalley Road, Barrow	0	23
EV3	10	1	0.79	Land to the East of Clitheroe Road, Barrow	0	10
EV4	41	1	1.35	Land off Dale View, Billington	0	41
EV5	4	1	0.87	Land Malt Kiln Brow, Chipping	0	4
EV6	12	1	0.28	Dog & Partridge, Hesketh Lane, Chipping	0	12
EV7	34	1	1.80	Spout Farm, Preston Road, Longridge	0	34
EV8	193	1	10.56	Land East of Chipping Lane, Longridge – Phases 2 &3	88	105
EV9	5	1	0.98	Land Whalley Road, Mellor Brook	0	5
EV10	2	1	0.58	Little Dudlands Farm, Rimington	0	2
EV11	188	1	5.80	Land East of Clitheroe Road (Lawsonsteads) Whalley	28	160
EV12	8	1	1.90	Oakhill College, Wiswell Lane, Whalley	0	8
		12	31.90			
	753				189	564 A

Table 2						
SITES WITH OUTLINE PERMISSION						
Evidence Ref.	No. of Dwellings Granted Planning Permission	NO SITES	HA	LOCATION	No. of dwellings expected to be delivered beyond the 5 year period	No. of dwellings included within the 5 Year Supply
EV13	26	1	1.01	Land off Sheepfold Crescent, Barrow	26	0
EV14	24	1	1.54	Land off Henthorn Road, Clitheroe	0	24
EV15	110	1	5.20	Henthorn Road, Clitheroe	0	110
EV16	812	1	36.72	Higher Standen Farm, & Part Littlemoor Farm, Clitheroe	712	100
EV17	19	1	0.76	Land off Pimlico Link Road, Clitheroe - E-mail sent to JWPC 07.11.19	19	0
EV18	122	1	6.50	74 Higher Road & Land r/o Longridge	77	45
		6	51.73			
	1113				834	279 B

TABLE 3

SITES IN WHICH DEVELOPMENT HAS COMMENCED

Evidence Ref.	No. of Dwellings Remaining to be Completed on the Site	NO SITES	HA	LOCATION	No. of dwellings expected to be delivered beyond the 5 year period	No. of dwellings included within the 5 Year Supply
EV19	4	1	0.73	1-9 Stonewater Close, Barrow	0	4
EV20	170	1	8.90	Land SW Barrow & Whalley Road, Barrow - Parcel A	20	150
EV21	5	1	1.90	Elbow Wood Drive, Barrow (Hansons)	0	5
EV22	14	1	2.14	Land off Dale View, Billington	14*	0
EV23	4	1	0.68	Hare Hill Croft, Chatburn	0	4
EV24	34	1	1.77	Mills Way, Chipping	0	34
EV25	30	1	1.80	Land at Chatburn Road, Clitheroe	0	30
EV26	208	1	9.20	Land off Waddington Road, Clitheroe	16	192
EV27	25	1	1.34	Greenfield Avenue, Clitheroe	0	25
EV28	16	1	2.01	Coplow View, Clitheroe (Clitheroe Hospital)	0	16
EV29	27	1	4.97	Appleby Square (Henthorn Road), Clitheroe	0	27
EV30	132	1	8.53	Standen - Pendle Road - Audley Clough, Clitheroe	0	132
EV31	3	1	1.23	Berkeley Square, Clitheroe (Milton Avenue) - Manor Place	0	3
EV32	7	1	0.75	Sycamore Walk, Clitheroe	0	7
EV33	33	1	1.97	Pendlebrook & Springbrook, Clitheroe	0	33
EV34	23	1	2.48	Alexandra Close, Clitheroe - Primrose	0	23
EV35	2	1	0.54	Land off Mill Lane, Gisburn	0	2
EV36	24	1	2.44	Fox Fall Drive, Hurst Green (Land Whalley Road)	0	24
EV37	42	1	5.40	Compass Drive & Northcote Park, Langho	0	42
EV38	55	1	3.40	Land at Chapel Hill, Longridge	0	55
EV39	82	1	5.35	Bluebell Crescent, Longridge (Chipping Lane - Phase 1)	0	82
EV40	108	1	6.28	Broomfield Road, Longridge (Dilworth Lane)	0	108
EV41	239	1	9.77	Alston Meadow, Longridge (Preston Road)	89	150
EV42	30	1	1.13	Victoria Grove, Waterside Close, Watt St, Sabden (Victoria Mill)	0	30
EV43	1	1	0.56	Cherry Drive, Brockhall Village	0	1

EV44	1	1	0.47	Eden Gardens, Brockhall Village	0	1
EV45	1	1	0.41	Hillside, Brockhall Village	0	1
EV46	4	1	1.07	Meadow View, Read	0	4
EV47	4	1	0.73	The Moorcock Inn, Slaidburn Road, Waddington	0	4
EV48	4	1	6.20	Mitton Road, Whalley	0	4
EV49	77	1	2.97	Land at Accrington Road, Whalley	0	77
		31	97.12			
	1409				139	1270 C

*Refer to paragraph 4.6 of this report.

TABLE 4	Small Sites Allowance
	Refer to page 3. and Appendix B of this report
	292 D

3. FIVE YEAR SUPPLY AS OF 30 SEPTEMBER 2019

- 4.1 The five year supply is calculated by adding together the the number of expected completions over the next five years with the small sites allowance (A+B+C+D). This figure is then divided by the annualised requirement.
- 4.2 The Total Supply is **564 A + 279 B + 1270 C + 292 D = 2405 Dwellings**
- 4.3 The Annualised Requirement is **362 Dwellings**

TOTAL SUPPLY ÷ ANNUALISED REQUIREMENT (2405 ÷ 362) = 6.6 Year Supply

4. ASSESSMENT OF HOUSING LAND POSITION – SENSE TESTING

- 5.1 The monitoring of housing delivery requires the Council to record and update the progress of development on all sites with planning permission.
- 5.2 As highlighted at para. 1.5 of the Introduction to this document the Authority has contacted a number of developers, landowners and agents to establish the delivery of sites.

Large Sites (Over 0.4 hectares / More than 10 dwellings)

- 5.3 Sites identified within the 5 year supply must be deliverable as per paragraph 73. of the NPPF. For a site to be considered deliverable it must comply with the definition as outlined within the Glossary of the NPPF:

Deliverable:

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.*
- 5.4 Where a site has outline planning permission and evidence of delivery has not been submitted following a request by the Authority the site has been taken out of the supply (refer to Table 2).
- 5.5 Of the large sites (over 4 hectares / more than 10 dwellings) that have planning permission the Authority has sought clarification from developers or agents the expected delivery over the next 5 years. The expected delivery of sites above 100 dwellings can be found at Appendix A of this report. Evidence which has been obtained by the Local Authority to demonstrate delivery of these sites and others can be found in the accompanying document '5 Yr Supply Evidence of Delivery Compendium'

Sites Under Construction – Stalled or No Longer Wish to Complete

5.6 The number of dwellings yet to be completed on the site below has been taken out of the 5 year supply as development has stalled on site and the Authority has been unable to establish expected completions.

New Build Under Construction		
Address	Application No.	No. of Dwellings Taken Out of 5yr Supply
Land off Dale View, Billington	3/1999/0834	14

APPENDIX A

LARGE SITES NOT STARTED			DELIVERY PER YEAR						
Name of Site	Developer	Total No. of Dwellings	1 st October 2019 - 30 th September 2020	1 st October 2020 - 30 th September 2021	1 st October 2021 - 30 th September 2022	1 st October 2022 - 30 th September 2023	1 st October 2023 - 30 th September 2024	TOTAL WITHIN 5 YR SUPPLY	Net Outstanding Beyond 5 Years
Land east of Clitheroe Road, Whalley (Lawsonsteads)	Laurus Homes in partnership with Trafford Housing Trust	188	20	35	35	35	35	160	28
Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel B)	BDW North West and Taylor Wimpey	233	20	35	35	35	35	160	73
74 Higher Road, Longridge	Not Known	122	0	0	0	15	30	45	77

Higher Standen Farm – 2 nd Phase	Taylor Wimpey	812	0	0	0	50	50	100	712
Land East of Chipping Lane, Longridge – Phases 2&3	Barratt Homes	193	0	0	35	35	35	105	88
Henthorn Road, Clitheroe	Not Known	110	0	5	35	35	35	110	0

LARGE SITES UNDER CONSTRUCTION			DELIVERY PER YEAR						
Name of Site	Developer	Total No. of Dwellings	1st October 2019 - 30 th September 2020	1 st October 2020 - 30 th September 2021	1st October 2021 - 30 th September 2022	1 st October 2022 - 30 th September 2023	1 st October 2023 - 30 th September 2024	TOTAL WITHIN 5 YR SUPPLY	Net Outstanding Beyond 5 Years
Land at Higher Standen Farm, Clitheroe (Phase 1)	Taylor Wimpey	132	50	50	32	0	0	132	0
Land off Waddington Road, Clitheroe	Barratt & David Wilson Homes	208	12	45	45	45	45	192	16
Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel A)	Redrow & Barratts DW Homes	170	30	30	30	30	30	150	20
Land North of Dilworth Lane, Longridge	Taylor Wimpey	108	37	37	34	0	0	108	0

Land east of Chipping Lane, Longridge – Phase 1	Barratt Homes	82	30	30	22	0	0	82	0
Preston Road, Longridge	Kier Liivng	239	30	30	30	30	30	150	89

APPENDIX B

Table 1

SMALL SITES ALLOWANCE DWELLINGS COMPLETED ON SMALL SITES IN THE PERIOD 01.04.2018 – 31.03.2019

NET DWELLINGS COMPLETED 1 APRIL 2018 - 31 MARCH 2019						
Permission No	Address	Dwgs Complete	Ha developed	New build or conv/cu	Settlement/Parish	Net Dwls
3/2013/0215	Greengore Farm Hill Lane Hurst Green	1	0.08	Conversion	ABC	2
3/2013/0154	Meadow View Barn & Bailey Hall Barn Longridge Road Hurst Green	2	0.20	Conversion	ABC	2
3/2013/0626	9, 11 Woodfields Stonyhurst	2	0.1	Conversion	ABC Parish	2
3/2017/0764	Vaccary House Clitheroe Road Bashall Eaves	1	0.10	New build	Bashall Eaves Parish	1
3/2015/0731	Butchers Laithe Anna Lane Bolton by Bowland	1	0.03	Change of Use	Bolton by Bowland Parish	1

3/2016/1025	16 The Drive Brockhall Village Old Langho	1	0.06	Change of Use	Brockhall Village	1
3/2012/0317	Flats 1,2,3 Pendle House Clitheroe Road Chatburn	3	0.14	Change of use	Chatburn Parish	3
3/2013/0571	High Orchard House and Low Orchard House Broad Meadow Chipping	2	0.12	New build	Chipping Village	3
3/2013/0691	Elmridge Barn Elmridge Dairy Elmridge Granary Elmridge Lane Chipping	3	0.27	Conversion	Chipping Parish	3
3/2011/0008	Carr House Farm Longsight Road Clayton-le-Dale	1	0.12	Conversion	Clayton-le-Dale Parish	2
3/2017/0260	1 to 3 Pimlico Road Clitheroe	1	0.01	Change of Use	Clitheroe Town	1
3/2015/0928	Flats 1-4 9a York Street Clitheroe	4	0.02	Change of Use	Clitheroe Town	4

3/2016/1014	Flats 1-4 28 Whittle Close Clitheroe	3	0.06	Conversion	Clitheroe Town	3
3/2016/0698	Twinbrook Barn Up Brooks Clitheroe	1	0.21	Conversion	Clitheroe Town	1
3/2015/1020	1,2,3 The Old Garage Back Brennand Street Clitheroe	3	0.03	Conversion	Clitheroe Town	3
3/2014/0961	Skirden Hall Farm Tosside	1	0.08	New build	Gisburn Forest	1
3/2015/0338	Greengates Farm Skipton Road Gisburn	1	0.03	Change of Use	Gisburn Parish	1
3/2015/0346 3/2015/0725	Shepherds View Skipton Road Gisburn	1	0.02	Change of Use	Horton Parish	1
3/2017/1123	54a Berry Lane Longridge	1	0.01	Change of use	Longridge Town	1
3/2014/0107	The Courtyard 249 Preston Road Alston	1	0.05	New build	Longridge Parish	1

3/2013/0568	Aintree House 12 Whalley Road Mellor Brook	1	0.06	New build	Mellor Brook Village	1
3/2017/0399	28 Bosburn Drive Mellor Brook	1	0.06	New build	Mellor Brook Village	1
3/2013/1030	6A Church Lane Mellor	1	0.01	Change of Use	Mellor Village	1
3/2017/0637	Flats 1-6 32 Asturian Gate Ribchester	6	0.05	Change of Use	Ribchester Parish	6
3/2011/0284	2 Chapel School St Nicholas Avenue Sabden	1	0.09	Change of Use	Sabden Village	2
3/2013/0013	Lower Cote Barn Higher Greenhead Farm Gisburn Road Sawley	1	0.01	Conversion	Sawley Parish	1
3/2016/0663 3/2012/0789	Rock Bottom Whins Lane Simonstone	1	0.13	New build	Simonstone Parish	1
3/2017/0712	The Old Dairy Four Acre Lane Thornley	1	0.05	Conversion	Thornley with Wheatley Parish	1

3/2018/0964	Backfold Cottage 86 Regent Street Waddington	1	0.01	Change of use	Waddington Village	1
3/2015/0366	Wisteria Cottage 61A Mitton Road Whalley	1	0.03	New build	Whalley Parish	1
3/2014/0626	7B Isle of Man Ramsgreave	1	0.05	Change of Use	Wilpshire Town	2
3/2009/0307	17 Waverley Road Ramsgreaves	1	0.06	New build	Wilpshire Town	2
3/2017/0100 3/2016/0103	Woodland Barn Longsight Road Langho	1	0.02	Conversion	Wilpshire Town	1
3/2017/0760	Green Meadow Moorfield Avenue Ramsgreave	1	0.05	New build	Wilpshire Town	1
TOTAL		53				

Table 2 - Completions on small sites in the period 01.04.2014 – 31.03.2019 – 5 Year Period

Year	Total Dwellings	Small Site Dwellings
1 st April 2014 – 31 st March 2015	345	62
1 st April 2015 – 31 st March 2016	300	60
1 st April 2016 – 31 st March 2017	390	63
1 st April 2017 – 31 st March 2018	400	54
1 st April 2018 – 31 st March 2019	412	53
Total (2014 – 2019)	1847	292
Average per year (2014 – 2019)	369	58