

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No. 10

meeting date: THURSDAY, 29 NOVEMBER 2018
title: HOUSING LAND SUPPLY
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: NICOLA HOPKINS, DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

1. PURPOSE

- 1.1 To provide Members with key information that has informed the calculation of the most recent Housing Land Availability Survey, which has a base date of 30 September 2018.
- 1.2 To inform Members of the current housing land supply position with a 5% and 20% buffer.
- 1.3 Relevance to the Council's ambitions and priorities
 - Community Objectives – The information in this report relates to the delivery of housing which is a key theme of the adopted Core Strategy.
 - Corporate Priorities - This information is relevant to the adopted Core Strategy which is a spatial expression of corporate priorities.
 - Other Considerations – Councils have a duty to update housing supply annually.

2. BACKGROUND

- 2.1 The Council has a duty to ensure a 5 year supply of deliverable housing land. Local Government expects that Local Planning Authorities should have an identified five-year housing supply at all points during the plan period. The issue of five year supply continues to be a key matter in the determination of planning applications and appeals.
- 2.2 In July 2018 the National Planning Policy Framework (Framework) was amended. Subsequently on 13 September further Planning Policy Practice Guidance was published to accompany the changes within the Framework.
- 2.3 The updated Framework has effectively switched the supply test as there is no longer a presumption that sites with outline consent and allocations are part of the supply unless there is evidence to the contrary. The new position is that in order to count these sites at all, we need "clear evidence" that they will come forward within 5 years. The onus is now on the Council to provide clear evidence of housing delivery on sites with outline planning permission and allocated housing sites.
- 2.4 Members will be aware that the change in guidance happened immediately before the public inquiry for the land at Hammond Ground re-convened and, at that time, altered our position in respect of our 5 year housing land supply. Given the incredibly short time period (3.5 weeks) between the guidance being published and the Public Inquiry reconvening the Authority were not in a position, at that stage, to provide the clear evidence required in respect of a couple of the sites included within the Council's 5 year housing land supply. For this reason the Council decided not to defend the appeal on the grounds of having in excess of a 5 year housing land supply. This change in stance at that time enabled the appeal to be heard as an informal hearing rather than a public inquiry and the Council successfully defended the appeal on the grounds of landscape impact (the appeal was dismissed on 14 November 2018).

- 2.5 However since the guidance was published and the onus to provide clear evidence shifting to the Council the Planning Policy team have undertaken extensive work to provide the clear evidence required by the updated Framework and associated guidance. The work undertaken means we are now in a position to demonstrate a 6.6 year housing land supply.

Housing Land Supply

- 2.6 Housing land surveys are typically conducted on a six monthly basis. The latest survey has a base date of 30 September 2018 and updates the previous 30th June 2018 position (an additional assessment was undertaken in June 2018 due to the appeal decision at Higher Road, Longridge, in advance of the Hammond Ground Inquiry). It provides an assessment of housing land supply against the requirements in the Ribble Valley Core Strategy (adopted December 2014) and also assesses the 5-year housing land supply position. The resulting full Housing Land Availability Schedule (HLAS) can be viewed on the Councils website and a copy has been placed in the Members' Room for reference.
- 2.7 The HLAS provides information on: dwelling completions, and sites with planning permission and their development status. It enables the Council to create a picture of local construction trends and activity rates together with base line evidence on the amount of land that is available to be brought forward from which the latest housing land supply position in relation to the current strategic requirement is calculated.
- 2.8 The Council has previously endorsed the 'Sedgefield' approach to front load provision of housing backlog within the first five years of the plan. The method for calculating housing land supply is likely to be amended at a national level and it is unclear at this stage how backlog will be addressed however at this stage the backlog has been taken into account.
- 2.9 The supply position is made up of the following net additions:
- Units with full planning permission – not started
 - Units with outline planning permission – not started- where there is clear evidence of housing delivery
 - Conversions – not started
 - Conversions – under construction
 - Affordable Units
 - Sites whereby development has commenced, but part of the site has not started.
 - Sites whereby development has commenced and dwellings are under construction
 - Windfall Allowance
- 2.10 The following is then taken out of the supply:
- Less number of dwellings deliverable beyond the 5 year period on large sites
 - Less sites not currently active and unlikely to complete in the next 5 years
- 2.11 The relevant strategic housing requirement is set out in H1 of the adopted Core Strategy. This requires a minimum of 5600 dwellings for the plan period 2008 to 2028, equivalent to an annual average completion target of at least 280 per year. The figure of 280 is used for monitoring purposes.

10% slippage

- 2.12 Previously the Council applied a 10% slippage calculation to take into account possible changes to current applications that are within the housing supply. For example some applications may lapse in the course of the next assessment, and at

Reserved Matters stage the number of dwellings may drop from that which was submitted at Outline.

- 2.13 This was applied as previously the Council did not undertake detailed sense testing to large sites. However in light of the updated guidance the Council's methodology has been refined as a significant amount of evidence of the number of houses which will be delivered has been gathered to support the land supply position. As such a 10% slippage allowance is no longer applied to the calculation.

Windfall

- 2.14 In line with the Framework the Council includes an allowance for windfall within the land supply calculation based upon past completion rates. The purpose of a windfall allowance is to take account of the contribution of unknown, small sites based upon past trends that can be realistically relied upon to contribute to supply.
- 2.15 New build developments and conversions to dwellings were only considered when permission had been granted since 2008, and when they fell into the categories below:
- Net new dwellings arising from new build, change of use or conversion in the Principal and Tier 1 settlements that have been constructed or under construction (Lapsed permissions and permissions not started are excluded).
 - The sites were within the settlement boundaries (as defined on the former Districtwide local plan);
 - The site was a brownfield site; and
 - The site is not allocated
 - The site is not a residential garden.
 - The site is within one of the Principal Settlements of Clitheroe; Longridge and Whalley where the Core Strategy seeks to direct the majority of housing development; and the Tier 1 settlements of Barrow, Billington, Chatburn, Gisburn, Langho, Mellor, Mellor Brook, Read and Simonstone (taken as a single settlement) and Wilpshire where a limited amount of development might be allowed in accordance with the Core Strategy.
- 2.16 The remaining 23 Tier 2 settlements and locations outside any settlement were not considered as the Core Strategy does not anticipate that a significant number of dwellings will come forward in these locations unless certain criteria are met.
- 2.17 Thresholds were also applied to ensure large sites did not skew trends as follows:
- Clitheroe, Whalley and Longridge: 10 dwellings
 - Tier 1 Settlements: 5 dwellings
- 2.18 The Authority has monitored a ten year period (2008 – 2018) which confirms that a total of 259 dwellings were built or under construction which met criteria as outlined at para. 3.10. This amounts to an average of 26 per year. A five year requirement would be 130.
- 2.19 The Council applies the annual rate of 26 dwellings per annum for windfalls from years 3-5. The windfall rate is not applied to Years 1 and 2 due to the assumption that windfall completions for these years will be within the supply figures at the start of the period and generally it is considered reasonable to allow a 2 year period for sites to come in to supply and deliver. Consequently the first 2 years are discounted although permissions will be granted and potentially delivered.
- 2.20 A windfall allowance is included in line with the Framework to reflect that contribution that windfall approvals will be expected to bring forward. Windfalls are sites that are

expected to come forward as a matter of trend and provide a reliable source of planning permissions for dwellings.

- 2.21 A windfall allowance of 78 dwellings has been added to the supply to account for 3 years of windfalls (26x3).
- 2.22 The windfall calculation will continue to be monitored, to show if it needs to be modified in the light of up to date trends.

Buffer

- 2.23 In accordance with the Framework each local planning authority should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their objectively assessed needs, with an additional buffer of 5% or 20% (moved forward from later in the plan period) where there has been a record of persistent under-delivery of housing to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 2.24 Members will be aware that when the Higher Road, Longridge appeal decision was made the Inspector applied a 20% buffer. However the amended Framework strengthens our position. The Local Authority can demonstrate consistent over-delivery for the past 4 years and as such, in respect of the buffer we are required to apply to our housing land supply, we can demonstrate that we are a 5% buffer authority.

3. CONCLUSION

- 3.1 Following the publication of the updated Framework and associated guidance the Local Planning Authority were forced into the position of not being able to provide the evidence required to demonstrate a 5 year housing land supply immediately before a public inquiry. Since that time the team have undertaken a significant amount of work to ensure that the Authority can demonstrate a 5 year housing land supply.
- 3.2 The Planning Policy team have contacted developers, land owners and land promoters to gather the clear evidence necessary to demonstrate housing delivery which includes the production of numerous Statement of Common Grounds which the Authority have entered into with various parties. Such a statement is identified within planning practice guidance as suitable evidence of deliverability as they confirm the developers' delivery intentions and anticipated start and build-out rates.
- 3.3 The updated HLS now includes all of the supporting evidence gathered to demonstrate the 5 year supply which enables the Authority to be wholly transparent in respect of our housing land supply calculation.
- 3.4 It is important to note that there are over 1700 dwellings approved at outline stage in the Borough however the 5 year housing land figure counts less than 40% of these approved dwellings which still enables a 5 year supply to be demonstrated but is also considered to be a realistic position in respect of delivery within the 5 year period.

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Housing Land Availability

**5 YR SUPPLY
STATEMENT**

As at 30 September 2018

Published November 2018



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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 July 2018) 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 (September 18) 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 June 2018 interim position by outlining the status of the following sites as of the 30 September 2018:
- Sites with Full Planning Permission.
 - Sites with Outline Planning Permission.
 - Sites on which development has commenced, including number of completions and those under construction.
 - Conversions to dwellings – Sites Not Started.
 - Conversions to dwellings – Sites Not Commenced.
- 1.3 The revised NPPF was published in July 2018. Within this new Framework what constitutes as 'deliverable' has changed to the following definition:
- “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. Sites that are not major development, and 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 (e.g they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’ (Pg 66. Appendix of the NPPF – July 2018).*
- 1.4 MHCLG are currently inviting responses to a consultation document entitled 'Technical consultation on updates to national planning policy and guidance' (Oct 2018) in which MHCLG intend to amend the definition of 'deliverable'. It should be noted that the definition of 'deliverable' as outlined within the adopted NPPF (July 2018) is the one applied for the purposes of this assessment.

- 1.5 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 (01/10/2018 – 30/09/2023) in accordance with Para. 036 of updated PPG Guidance 'Housing and Economic Land Availability Assessment'.
- 1.6 Evidence of delivery, including signed SOCG'S can be found in the accompanying document to this statement entitled '5 Yr Supply - Evidence of Delivery Compendium'.
- 1.7 The evidence obtained and subsequent assessment of the Council's Housing Land Supply shows that the Authority can demonstrate a 6.1 Year Supply with a 5% buffer.
- 1.8 It should be noted that this document represents a specific position in time (as of the 30 September 2018). 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 per month). 2362 dwellings have been completed in the plan period to date (refer to page 1 of the HLAS); a ten year and 6 months period. This gives rise to a shortfall of 576 dwellings against planning 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 per month)
- Plan Period to date = 10 years 6 months
- 10 Years 6 Months = 10 x 280 + 138 for the extra 6 months = 2938
- 2938 minus completions so far (2362) = **576**

Buffer

- 2.2 Paragraph 73 of the recently adopted National Planning Policy Framework (July 2018) outlines the use of the appropriate buffer. As the Authority can demonstrate that the number of completions over the last four years is above the annualised requirement of 280 (refer to page 1 of the HLAS) the 5% buffer is applied. This approach accords with the provisions of the Housing Delivery Test (HDT).

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 2018	2362
E	Shortfall / Backlog	576
F	Plus 5% Buffer (5% of C + E)	99
G	Total 5 Year Requirement (C+E+F)	2075
H	Annualised Requirement (G ÷ 5)	415

3. IDENTIFYING THE FIVE YEAR SUPPLY AS OF 30 SEPTEMBER 2018

3.1 The tables below categorise the sites into the following:

- Sites with Full Planning Permission
- Sites with Outline Permission
- Sites in which Development Has Commenced
- Conversions Not Started
- Conversions Started

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 Compendium'. 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).

Small Sites Allowance

- 3.4 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 The allowance is based upon an assessment of past development rates over a ten year period from 31 March 2008 – 31 March 2018 and in accordance with definitions in the NPPF para. 70 with regards to windfall allowance. In this respect new build developments and conversions to dwellings were only considered when permission had been granted since 2008, and when they fell into the categories below:
- Net new dwellings arising from new build, change of use or conversion in the Principal and Tier 1 settlements that have been constructed or under construction (Lapsed permissions and permissions not started are excluded).
 - The sites were within the settlement boundaries (as defined on the former Districtwide local plan).
 - The site was a brownfield site.
 - The site is not allocated.
 - The site is not a residential garden.
 - The site is within one of the Principal Settlements of Clitheroe; Longridge and Whalley where the Core Strategy seeks to direct the majority of housing development; and the Tier 1 settlements of Barrow, Billington, Chatburn, Gisburn, Langho, Mellor, Mellor Brook, Read and Simonstone (taken as a single settlement) and Wilpshire where a limited amount of development might be allowed in accordance with the Core Strategy.
- 3.6 The remaining 23 Tier 2 settlements and locations outside any settlement were not considered as the Core Strategy does not anticipate that a significant number of dwellings will come forward in these locations unless certain criteria are met.
- 3.7 Thresholds were also applied to ensure large sites did not skew trends as follows:
- | | |
|-----------------------------------|--------------|
| Clitheroe, Whalley and Longridge: | 10 dwellings |
| Tier One Settlements: | 5 dwellings |
- 3.8 Monitoring a period of 10 years showed that a total of 259 dwellings were built or under construction in a 10 year period which met the above criteria. This amounts to an average of 26 per year.

No. Dwellings completed or under construction on windfall sites 2008 – 2018:

	2008 - 2009	2009 - 2010	2010 – 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018
Clitheroe	9	12	3	4	19	14	18	5	13	11
Longridge	8	13	6	6	6	8	3	16	22	8
Whalley	6	3	0	0	0	0	0	5	6	0
Barrow	0	0	0	1	0	0	1	5	0	0
Billington	1	0	0	0	0	0	2	0	0	0
Chatburn	2	1	0	0	4	0	0	0	1	0
Gisburn	0	1	0	0	1	0	0	0	0	0
Langho	0	1	0	0	0	0	1	0	1	0
Mellor	0	0	0	0	0	0	1	0	0	0
Mellor Brook	0	0	0	0	0	0	0	0	0	0
Read and Simonstone	1	0	2	0	0	0	0	0	0	0
Wilpshire	1	2	0	2	0	0	0	0	1	2
Total	28	33	11	13	30	22	26	31	44	21

Total Over 10 Year Period	259
Average Per Year	26
Amount over years 3-5	78

- 3.9 The Council applies the annual rate of 26 dwellings per annum from windfalls from years 3-5. The windfall rate is not applied to Years 1 and 2 due to the assumption that windfall completions for these years will be within the supply figures at the start of the period and generally it is considered reasonable to allow a 2 year period for sites to come in to supply and deliver consequently the first 2 years are discounted although permissions will be granted and potentially delivered.
- 3.10 In line with NPPF the Council includes an allowance for windfall based upon past completion rates. The purpose of a windfall allowance is to take account of the contribution of unknown, small sites based upon past trends that can be realistically relied upon to contribute to supply. It is a measure of trends in supply backed up by evidence.

- 3.11 The allowance is considered to be a modest figure, realistic and deliverable. Which our monitoring demonstrates can be easily delivered and as illustrated by the table on page 14 which confirms that in the period 2014 – 2018 on average well above 26 dwellings have been provided each year.
- 3.12 It is important to acknowledge that the windfall allowance is aimed at addressing the provisions of NPPF at paragraph70. NPPF recognises that windfall sites play an important role in anticipated supply, and the council considers that it is appropriate to reflect this in its analysis. Paragraph 70 expects that Local Planning Authorities should have any assessment of windfall potential where there is compelling evidence that supports that such sites provide a reliable source of supply. The Council's approach is to use the evidence of past completion rates to test what can be anticipated in supply. This is done by the Council monitoring completion rates to identify anticipated supply rather than trends in planning permissions. And provides a robust approach to identifying relevant supply.
- 3.13 It must be stressed that the total amount of 259 dwellings over the past ten years relates to those developments which meet the above criteria and have been completed or under construction. The number does not represent the total number of windfall sites that the Authority has permitted over the last ten years.
- 3.14 The windfall calculation will continue to be monitored, to show if it needs to be modified in the light of up to date trends. For the avoidance of doubt, the inclusion of a windfall allowance does not imply that planning permission will be forthcoming for a particular development.

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	79	32	4.42	Small Sites	0	77*
EV2	225	1	6.03	Land SW Barrow & West of Whalley Road, Barrow - Parcel B	45	180
EV3	41	1	1.35	Land off Dale View, Billington	0	41
EV4	39	1	1.77	Mills Way, Chipping	0	39
EV5	36	1	1.34	Greenfield Avenue, Clitheroe	0	36
EV6	3	1	0.54	Land off Mill Lane, Gisburn	0	3
EV7	18	1	5.40	Land off Longsight Road, Langho	0	18
EV8	34	1	1.80	Spout Farm Preston Road, Longridge	0	34
EV9	17	1	0.63	Land r/o Pendle Street East, Sabden	0	17
EV10	30	1	1.13	Former Victoria Mill, Sabden	0	30
EV11	77	1	2.97	Land at Accrington Road, Whalley	0	77
EV12	160	1	5.80	Land East of Clitheroe Road (Lawsonsteads) Whalley – Phase 2 – see note below.	160	0
EV13	6	1	1.00	Oakhill College, Wiswell Lane, Whalley	0	6
		44	34.18			
	765				205	558 A

NOTE: Land East of Clitheroe Road, Lawsonsteads – A Reserved Matters appn. has been approved for Phase 2 which was submitted by Bloor Homes (Appn. 3/2015/0489). Bloor Homes no longer intend to develop the site. No Dwellings have been accounted for in the 5 yr supply for phase 2 on this basis. However, a full application has been submitted for 188 dwellings on Phase 2 which has been submitted by Trafford Housing Trust in partnership with Laurus Homes (refer to EV12 in Evidence Compendium for SOCG).

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
EV14	8	6	0.53	Small Sites	8	0
EV15	23	1	0.96	Old Row, Whalley Road, Barrow	0	23
EV16	4	1	0.81	Land Malt Kiln Brow, Chipping	0	4
EV17	23	1	1.82	Land at Chatburn Road, Clitheroe	0	23
EV18	24	1	1.54	Land off Henthorn Road, Clitheroe	0	24
EV19	812	1	36.72	Higher Stand Farm & Part Littlemoor Farm, Clitheroe - 2nd Phase	712	100
EV20	275	1	9.20	Land off Waddington Road, Clitheroe (refer to note below)	27	180
EV21	239	1	19.45	Land East of Chipping Lane, Longridge – Phase 2&3	117	122
EV22	122	1	6.50	74 Higher Road & Land r/o, Longridge	122	0
EV23	5	1	0.79	Land Whalley Road, Mellor Brook	0	5
EV24	15	1	0.43	Land Worthalls Farm, Westfield Avenue, Read	0	15
		16	78.75			
	1550				986	496 B
<p>Note: Land off Waddington Road (3/2018/0181) – Reserved Matters Application for 207 dwellings yet to be determined but taken into consideration for the purposes of this report. 180 dwellings expected to be delivered within 5 yr period as per signed SOCG thus 27 are to be delivered beyond the 5 yr period to make the total delivered on site to 207 dwellings.</p>						

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
EV25	79	43	3.91	Small Sites	0	76**
EV26	9	1	0.73	1-9 Stonewater Close, Barrow	0	9
EV27	179	1	8.31	Land SW Barrow & Whalley Road, Barrow - Parcel A	29	150
EV28	35	1	1.55	Elbow Wood Drive, Barrow (Hansons)	0	35
EV29	3	1	0.30	1-7 Whitethorne Fold, Barrow	0	3
EV30	15	1	0.65	Land off Dale View, Billington	15	0***
EV31	7	1	0.48	Hare Hill Croft, Chatburn	0	7
EV32	60	1	2.01	Coplow View, Clitheroe (Clitheroe Hospital)	0	60
EV33	65	1	2.48	Appleby Square (Henthorn Road), Clitheroe	0	65
EV34	208	1	7.78	Standen - Pendle Road - Audley Clough, Clitheroe	0	208
EV35	26	1	0.80	Berkeley Square, Clitheroe (Milton Avenue) - Manor Place	0	26
EV36	13	1	0.57	Sycamore Walk, Clitheroe	0	13
EV37	66	1	2.02	Alexandra Close, Clitheroe - Primrose	0	66
EV38	31	1	2.44	Fox Fall Drive, Hurst Green (Land Whalley Road)	0	31
EV39	53	1	3.40	Land at Chapel Hill, Longridge	0	53
EV40	124	1	5.35	Bluebell Crescent, Longridge (Chipping Lane - Phase 1)	0	124
EV41	137	1	4.41	Broomfield Road, Longridge (Dilworth Lane)	0	137
EV42	256	1	9.77	Alston Meadow, Longridge (Preston Road)	121	135
EV43	48	1	2.14	Mitton Road, Whalley	0	48
EV44	1	1	0.08	Cherry Drive, Brockhall Village	0	1
EV45	3	1	0.23	Eden Gardens, Brockhall Village	0	3
EV46	1	1	0.14	Hillside, Brockhall Village	0	1
EV47	7	1	0.42	Meadow View, Read	0	7
EV48	4	1	0.73	The Moorcock Inn, Slaidburn Road, Waddington	0	4
		65	59.97			
	1430				165	1262C

Table 4		CONVERSIONS NOT STARTED				
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
EV49	78	34	3.10	Small Sites	0	78
EV50	2	1	0.58	Little Dudlands Farm, Rimington	0	2
		35	3.68			
	80				0	80 D

Table 5		CONVERSIONS STARTED				
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
EV51	76	47	4.43	Small Sites	0	69****
	76	47	4.43			
	76				0	69 E

WINDFALL ALLOWANCE Windfall Allowance (26 x 3 yrs)	78 F
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TOTAL SUPPLY (A+B+C+D+E+F) = 2543
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FIVE YEAR POSITION

TOTAL SUPPLY ÷ ANNUALISED REQUIREMENT (2543 ÷ 415) = 6.1 Year Supply

* 2 Dwellings taken out of the supply - Refer to pg. 2 of the accompanying '5yr Supply Evidence of Delivery'

** Refer to pages 57-59 of the Housing Land Availability Survey for a full list of sites and page 15 of this report which states the sites taken out of the supply.

*** Refer to pg. 15 of this report which confirms that this site has been taken out of the supply

**** Refer to pg. 15 of this report which confirms the sites that have been taken out of the supply

4. OTHER IDENTIFIED SUPPLY

4.1 Proposed Allocations

Summary

1. The Council in preparing its Housing and Economic Development DPD proposed in the submission plan a small number of allocations including sites for residential development aimed at meeting the identified residual in their respective locations. Sites HAL1 and 2 refer. In addition as a consequence of housing land monitoring and the review of 5yr supply, the Council identified a series of further allocations to be proposed as main modifications. These have been subject to public consultation and remain to be considered as part of the Examination process.
2. The table below sets out the number of units to be anticipated from each of these sites over the plan period informed by the Council's monitoring and information received in response to the consultation where an adjustment needs to be made to the net, likely delivery. The Council has, through these proposed allocations, identified a net of 222 units that can contribute to supply. If the net figure of identified units is added to the supply the Council can demonstrate a 6.6 year supply. Evidence that supports the deliverability of the proposed allocations is included at pages 99 - 123 of the '5 year Supply Evidence of Delivery'

ALLOCATIONS				
Evidence Ref	Site Allocation Ref	Site Address	No. of Dwellings Proposed to be Delivered as Outlined Within HED DPD Process	Net Anticipated
EV52	HAL1 - Mellor	Land at Mellor Lane, Mellor	18	0
EV53	HAL2 - Wilpshire	Land at Wilpshire	32	32
EV54	MM1 – Site 15	Chatburn Road	40	20
EV55	MM2 – Site Devpr 3	Land off Hawthorne Place, Clitheroe	40	40
EV56	MM3 – Site 13	Highmoor Farm, Clitheroe	100	100
EV57	MM4 – Langho Site 1	South of Laycocks Farm, Langho	10	10
EV58	MM5 – Site 24	Haugh Head, Whins Lane, Read & Simonstone	20	20
			260	222

4.2 [Applications comprising over 5 Dwellings Determined Post The Base Date of 30 September 2018](#)

Applications for Over 5 Dwellings – Approved Post 30 September 2018			
Site Name	Application Ref	No. of Dwellings Approved	Date of Determination
Falcon House Whalley Road, Sabden, BB7 9DZ	3/2018/0738	9	17/10/2018
30 Peel Park Avenue, Clitheroe	3/2018/0008	34	30/10/2018
Land at Chatburn Road, Clitheroe	3/2017/0653	30	S.106 Signed 31/10/2018

4.3 [Applications Pending Upon which Committee Defer their Approval Subject to Work Delegated to Director of Economic Development and Planning Being Satisfactorily Completed](#)

Applications for over 5 Dwellings – Approved Subject to Additional Details / S.106 Agreement			
Site Name	Application Ref	No. of Dwellings	Date of Determination at Committee and Notes
Land to the east of Clitheroe Road, Barrow	3/2018/0500	10	01/11/2018 – That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to receipt of acceptable highway and drainage details, amended plans and the satisfactory completion of a Legal Agreement
Land off Henthorn Road, Clitheroe	3/2018/0688	110	01/11/2018 = That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to the satisfactory completion of a Legal Agreement

5. 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. The following provides a breakdown of the sites that have been taken out of the supply as a result of responses received.

Large Sites (Over 0.4 hectares) – Full and Outline Permissions

- 5.3 Sites identified within the 5 year supply must be deliverable as per paragraph 73. of the NPPF (July 2018). 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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

- 5.4 Of the large sites (over 4 hectares) that have full or outline planning permission the Authority has sought clarification from developers or agents expected delivery over the next 5 years. A list of those sites and expected delivery can be found at Appendix A of this report. Evidence which has been obtained by the Local Authority to demonstrate delivery of these sites can be found in the accompanying document ‘5 Yr Supply Evidence of Delivery’.

Small Sites (under 0.4 hectares) Not Started – Full and Outline Permissions

- 5.5 Of the small sites (under 4 hectares) that have full or outline planning permission the Authority has sought clarification from developers or agents the expected delivery over the next 5 years. Evidence which has been obtained by the Local Authority to demonstrate delivery of these sites can be found in the accompanying document ‘5 Yr Supply Evidence of Delivery’.

From the responses received to date, the Authority has taken out 2 dwellings from the supply as a result of confirmation from the owner that the remaining dwellings to be completed on the site will not be delivered within the next 5 years:

Small Sites – Full Planning Permission		
Address	Application No.	No. of Dwellings
55 Pendle Road, Clitheroe	3/2012/1010	2

Sites Under Construction – Stalled or No Longer Wish to Complete

- 5.6 A number of small sites are currently not active and so are deducted from the five year supply. Letters were also sent and phone calls made to establish the status of sites in which a large number have responded providing current updates. The table below lists those sites currently considered as stalled.
- 5.7 In those cases where it was not possible to contact the applicant or they did not respond. In such cases applications that have been determined and commenced more than 5 years ago but have not yet been completed have been taken out of the supply.

The table below lists those sites that are considered stalled or responses have been received which confirm that the owner/developer no longer intends to implement the consent.

New Build Under Construction (Small Sites)		
Address	Application No.	No. of Dwellings Taken Out of 5yr Supply
Land adj. Alderleigh, Henthorn Road, Clitheroe	3/1994/0128	1
Land at Higher Highfield Farm, Tinklers Lane, Sabden	3/2006/0586	1
19 Waverley Road, Ramsgreave	3/2009/0307	1
Land off Dale View, Billington	3/1999/0834	15
Conversions/Change of Use		
16,18,18A Well Terrace, Clitheroe	3/2008/0775	3

44-46 Berry Lane, Longridge	3/2012/0577	1
Carlinghurst Farm, Huntingdon Hall Lane, Dutton	3/2010/0627	1
Dewhurst Barn, Longsight Road, Langho	3/2016/0662	1
Billingtons Farm, Longridge	3/2012/0778	1
Total		-25

APPENDIX A

APPENDIX A									
LARGE SITES NOT STARTED			DELIVERY PER YEAR						
Name of Site	Developer	Total No. of Dwellings	1st October 2018- 30th September 2019	1st October 2019- 30th September 2020	1st October 2020- 30th September 2021	1st October 2021- 30th September 2022	1st October 2022- 30th September 2023	TOTAL WITHIN 5 YR SUPPLY	Net Outstanding Beyond 5 Years
Land east of Clitheroe Road, Whalley (Lawsonsteads)	Potential Developer - Laurus Homes in partnership with Trafford Housing Trust (as per application 3/2018/0914)	160	0	0	0	0	0	0	160
Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel B)	BDW North West and Taylor Wimpey	225	0	30	50	50	50	180	45

Land at Accrington Road, Whalley	Oakmere Homes	77	0	0	15	30	32	77	0
74 Higher Road, Longridge	Not Known	122	0	0	0	0	0	0	122
Higher Standen Farm – 2 nd Phase	Taylor Wimpey	812	0	0	20	40	40	100	712
Land off Waddington Road, Clitheroe	Barratts & David Wilson Homes	207	0	30	50	50	50	180	27
Land East of Chipping Lane, Longridge – Phases 2&3	Barratt Homes	239	0	20	34	34	34	122	117

LARGE SITES UNDER CONSTRUCTION			DELIVERY PER YEAR						
Name of Site	Developer	Total No. of Dwellings	1st October 2018-30 th September 2019	1 st October 2019-30 th September 2020	1st October 2020-30 th September 2021	1 st October 2021-30 th September 2022	1 st October 2022-30 th September 2023	TOTAL WITHIN 5 YR SUPPLY	Net Outstanding Beyond 5 Years
Land at Higher Standen Farm, Clitheroe (Phase 1)	Taylor Wimpey	208	50	50	48	45	13	206 (As per SOCG)	0
Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel A)	Redrow	179	30	30	30	30	30	150	29
Land North of Dilworth Lane, Longridge	Taylor Wimpey	137	34	37	33	30	0	134 (As per SOCG)	0
Land east of Chipping Lane, Longridge – Phase 1	Barratt Homes	124	20	34	34	34	2	124	0

Preston Road, Longridge	Kier Liivng	256	15	30	30	30	30	135	121
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