



## **RIBBLE VALLEY BOROUGH COUNCIL**

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### **5 YEAR HOUSING LAND SUPPLY (5YHLS)**

**As at 31<sup>st</sup> March 2025**

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**Published May 2025**



**Ribble Valley  
Borough Council**

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

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## **Disclaimer**

The 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.



# 1. INTRODUCTION

- 1.1 Data presented in this document reflects the Council's Housing Land Supply position at 31st March 2025, taking into account the updated National Planning Policy Framework (NPPF - December 2024). Information is provided on context, the methodology and assumptions used, which are based on national planning policy and guidance.
- 1.2 The National Planning Policy Framework (NPPF) <sup>1</sup>sets out that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a five years' supply of housing against their housing requirements. It is expected that local planning authorities should have an identified a five-year housing supply at all points during the plan period.
- 1.3 The advisory starting point for the methodology used when calculating housing land supply is the NPPF and an extract of this is shown below (NPPF footnotes removed – please see link below for full document):

*78. [...] 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 against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

*a) 5% to ensure choice and competition in the market for land; or*

*b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; [...]*

*79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:*

*a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years;*

*b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;*

*c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.'*

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<sup>1</sup> [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/publications/national-planning-policy-framework-2024/national-planning-policy-framework-2024)

- 1.4 For large sites, typically with 100 or more completions outstanding, the Council has contacted developers, landowners, and agents to try and establish the delivery of sites.
- 1.5 It should be noted that this document represents a point in time (as of the 31<sup>st</sup> March 2025) and the Council's housing supply changes constantly as permissions are implemented, new permissions are granted, and schemes amended.

## 2. HOUSING REQUIREMENT

- 2.1 Within the Ribble Valley, the current adopted plan comprises:
- Ribble Valley Core Strategy (2014)
  - Housing and Economic Development DPD (2019) (HED DPD)
  - Longridge Neighbourhood Plan 2028
- 2.2 The Core Strategy was adopted in December 2014 and is the principal document relating to the supply of housing in the Ribble Valley, requiring 5600 net additional dwellings for the full plan period from 2008 – 2028 (an average of 280 per year). However, given changes that have been made to the NPPF and subsequent guidance in relation to determining housing need through the 'Standard Method', those targets are now superseded, with an annual requirement now set at 305 homes.
- 2.3 In the reported monitoring period (1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025) 333 dwellings have been completed. This figure is above the forecasted completions figure as illustrated in the housing trajectory for the same period found on pages 11 and 12 of the 'Housing Position Paper'<sup>2</sup>, published in December 2018 as part of the Council's evidence in relation to the examination of the HED DPD.
- 2.4 The Council is preparing a Local Plan and policies map which will replace the Core Strategy and the HED DPD and identify sites for new development and provide policies for assessing planning applications. The timings for the new Local Plan are set out within the published Local Development Scheme (LDS)<sup>3</sup>

### **Annual Requirement**

- 2.5 In line with the NPPF, because Ribble Valley's strategic policies are more than five years old, the local housing need (LHN) figures should be used as the housing requirement in the calculation of the five-year supply until such time as an updated Local Plan is in place. The LHN has been calculated as 311 new homes per annum.

### **Buffer**

- 2.6 The 2023 Housing Delivery Test (December 2024<sup>4</sup>) published by the Government covers the 3 financial years, 2020-21, 2021-22 and 2022-23. This, in conjunction with the Council's own monitoring data confirms that Ribble Valley delivered 425% of the required number of homes over the three year period identified within the test. **[Note:** The published Housing Delivery Test states that that Ribble Valley delivered 475% of the required number of homes over the previous three years however the data for 2020-21 and 2022-23 does not reflect the Councils data. The correct figures for these years

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<sup>2</sup> [housing-position-statement-5-dec-2018](#)

<sup>3</sup> <https://www.ribblevalley.gov.uk/local-development-scheme/local-development-scheme-lds>

<sup>4</sup> [Housing Delivery Test: 2023 measurement - GOV.UK](#)

has been used to calculate the actual housing delivery percentage]. As such the Council has met the test of delivery and there is no evidence of housing ‘under-delivery’ in Ribble Valley. In the case of Ribble Valley, in accordance with para 78 of the NPPF, a buffer of 5% is applied to the housing need calculation.

2.7 The table below shows the annualised requirement using the standard methodology with a 5% buffer.

<b>Table 1- Local Housing Need (LHN) with a 5% Buffer</b>		
<b>A</b>	Local Housing Need (LHN)	311
<b>B</b>	Five-year requirement (Ax5)	1,555
<b>C</b>	Plus 5% Buffer (5% of B)	77.75
<b>D</b>	Total 5 Year Requirement (B+C)	1,632.75
<b>E</b>	<b>Annualised Requirement (D ÷ 5)</b>	<b>326.55 (327)</b>

2.8 For comparison, the table below shows the annualised requirement based on the adopted Local Plan Figure of 280 dwellings per annum.

<b>Table 2- Local Plan Figure with a 5% Buffer</b>		
<b>A</b>	Planned Provision 2008-2028	5600
<b>B</b>	Annual Equivalent	280
<b>C</b>	Five-year requirement (Bx5)	1400
<b>D</b>	Plus 5% Buffer (5% of C)	70
<b>E</b>	Total 5 Year Requirement (C+D)	1470
<b>F</b>	<b>Annualised Requirement (E ÷ 5)</b>	<b>294</b>

### 3. APPROACH TO OVERSUPPLY

- 3.1 There is nothing in the revised NPPF or Planning Practice Guidance (PPG) to suggest that the surplus of completions in previous years of the plan period cannot be offset against the five-year requirement.
- 3.2 The previous NPPF text (para. 77) included text in relation to the approach to oversupply – it no longer features in the updated NPPF:
- 77. ...National planning guidance provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed.*
- 3.3 In the Government's response to issues raised to Question 8 of the NPPF consultation<sup>5</sup> in relation to oversupply, the following is referred to:
- The government has considered the range of responses to this question and has concluded that the wording should be removed. This change is intended to simplify the wording of the National Planning Policy Framework and has no bearing on local authorities' ability to account for over-supply – this can continue to be taken into account as it is currently. The government will continue to keep the matter of oversupply under review.
- 3.4 The associated PPG<sup>6</sup> in relation to oversupply (ID ref 68-032-201907227) was not revised as part of the December 2024 updates. Therefore, in line with the above, oversupply is taken into account within the HLS calculation.

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<sup>5</sup> [Government response to the proposed reforms to the National Planning Policy Framework and other changes to the planning system consultation - GOV.UK](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)

<sup>6</sup> <https://www.gov.uk/guidance/housing-supply-and-delivery>



## **4. IDENTIFYING THE FIVE-YEAR SUPPLY AS OF 31st MARCH 2025**

4.1 Tables 5-7 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

4.2 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 where appropriate. A reference has been applied to each site and is noted in the last column of tables 3, 4, 5 and 6. This reference can then be used to find a particular piece of evidence on delivery within table 8 and Appendix C of this document.

4.3 Appendix B 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**

4.4 Paragraph 73 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. Since the Henthorn Road (Clitheroe) Planning Appeal Decision (Appeal Ref: APP/T2350/W/19/3221189) the Council has calculated its windfall allowance on small sites (under 0.4 hectares / under 10 dwellings) by using the figure for small-sites completions in Ribble Valley over the previous years.

4.5 Appendix D outlines the number of completions on small sites over the last year. Table 8 provides information on completions within the Ribble Valley on small sites over the last 10 years, where it is shown that there have been 431 dwellings completed between 2015 and 2025. The authority has looked back at small-sites delivery over 10 years, instead of a 5-year period used in previous housing supply calculations, in recognition of the impact on development caused by the pandemic. The average small site completions over these 10 years is 43.1 (43) which is considered to be a realistic number going forward. This figure has been multiplied by 5 to give the small sites contribution figure of 215.

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

### **C2 Uses**

- 4.7 In its guidance on how to calculate a five-year housing land supply, the PPG<sup>7</sup> states that local planning authorities should ‘count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply’ paragraph 26. The Council has therefore reviewed recent permissions and completions of accommodation in C2 use.
- 4.8 In determining the level of housing contribution that C2 uses make to housing land supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation and the PPG confirms that C2 contribution is based on the amount of accommodation released in the housing market
- 4.9 At the time of its completion, the 2021 Census estimated that there were 51,459 adults (aged 16 or over) within 26,746 households in Ribble Valley. This provides a ratio of about 1.9 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 1.9.

<b>Table 3 C2 Permissions</b>					
Application Reference	Site Address	Number of bedrooms	Contribution to housing supply	No. of Dwellings added to The 5-Year Supply	Evidence Basis
3/2023/0305	Higher Standen Farm, Clitheroe	68	36	36	EV60
3/2024/0327	Pendle Mill, Clitheroe, BB7 1JQ	75	40	40	EV64
<b>TOTAL</b>		<b>143</b>	<b>76</b>	<b>76A</b>	

### **Allocated Sites**

- 4.10 Following the adoption of the Core Strategy in December 2014 the Council prepared a Housing and Economic Development, Development Plan Document (HED DPD) which outlined detailed policy coverage for matters relating to housing and economic development to fully implement the policies of the Core Strategy. The plan was adopted on the 15<sup>th</sup> October 2019<sup>8</sup>.

<sup>7</sup> [Housing supply and delivery - GOV.UK](#)

<sup>8</sup> [hed-dpd-](#)

4.11 Land has been allocated for residential development to meet housing requirements in the plan period (2008-2028) on seven sites as follows:

<b>Table 4 Allocated Sites</b>					
Site Allocation Reference	Site Area	Site Address	No. of Dwellings Anticipated	No. of Dwellings added to The 5-Year Supply	Evidence Basis
HAL1	0.29ha	Land off Mellor Lane (adjacent to Weavers Fold), Mellor	18	0	EV48
HAL2	5.28ha	Land at Wilpshire (Salesbury View)	32	75	EV49
HAL3	0.7ha	Land at Chatburn Road, Clitheroe – Site complete	20	0	EV50
HAL4	1.7ha	Land off Hawthorne Place, Clitheroe – Included in permissions below	40	0	EV51
HAL5	5ha	Land at Highmoor Farm, Clitheroe – Allocated within permissions below	100	0	EV52
HAL6	0.4ha	Land South of Laycocks Farm, Langho – The Ferns	10	0	EV53
HAL7	0.7ha	Land at Haugh Head, Whins Lane, Read & Simonstone	20	0	EV54
			<b>TOTAL</b>	<b>75 B</b>	

4.12 Of the seven sites allocated for development, only one site has been added to the housing supply based upon the availability of evidence obtained to establish the deliverability of these sites.

## 5. CONTRIBUTION OF IDENTIFIED SITES TOWARD 5 YEAR HOUSING SUPPLY

Table 5 Sites With Full Planning Permission							
LOCATION	No. of Dwellings Granted Permission	Developer	HA	Application Number	Dwellings delivered <u>beyond</u> the 5- year period	Dwellings included <u>within</u> the 5- year supply	Evidence Basis
Land at Accrington Road, Whalley	77	Oakmere Homes	2.97	3/2016/0344 3/2018/0423 3/2018/1100	0	77	EV47
Brockhall Farm, Brockhall Village, Old Langho, BB6 8BB	8	Zara Moon Architects	0.98	3/2021/0311	0	8	EV55
<b>TOTAL</b>	<b>85</b>				0	<b>85 C</b>	

**Table 6 Sites With Outline Planning Permission**

LOCATION	No. of Dwellings Granted Planning Permission	Developer	HA	Application Number	Dwellings delivered <u>beyond</u> the 5- year period	Dwellings included <u>within</u> the 5-year supply	Evidence Basis
Standen – Remaining Phase, Land at Higher Standen Farm & Part Littlemoor Farm, Clitheroe Phases 5 and 6	386	Taylor Wimpey	36.72	3/2012/0942	224	41	EV14
Land at Highmoor Farm, Clitheroe	125	VH Land Partnerships Ltd and The Clitheroe Royal Grammar School Foundation	5.16	3/2020/0601	50	75	EV52
<b>TOTAL</b>	<b>511</b>				<b>274</b>	<b>116 D</b>	



**Table 7 Sites On Which Development Has Commenced**

LOCATION	Outstanding Completions on site	NO SITES	HA	Application Number	No. of dwellings expected to be delivered <u>beyond</u> the 5 year period	No. of dwellings included <u>within</u> the 5 year Supply	Evidence Basis
Spout Farm, Preston Road, Longridge	2	1	1.80	3/2016/0580	0	2	EV6
Land East of Chipping Lane, Longridge – Phases 2 & 3	35	1	10.56	3/2018/0975	0	35	EV7
Lawsonsteads, Whalley (Phase 2)	83	1	5.80	3/2018/0914	0	83	EV8
Oakhill College, Wiswell Lane, Whalley	1	1	1.90	3/2018/1124	0	1	EV9
Standen Phases 2,3 & 4; Land at Pendle Road, Clitheroe	294	1	16.92	3/2019/0953	0	294	EV10
Land SW Barrow & West of Whalley Road, Barrow - Parcel B	2	1	6.03	3/2019/0012	0	2	EV19
Land off Dale View, Billington	14	1	2.14	3/1997/0070 3/1999/0834	14	0	EV20

Chapel Hill, Longridge	30	1	3.40	3/2011/1071	0	30	EV36
Chipping Lane, Longridge – Phase 1	5	1	5.35	3/2018/0404	0	5	EV37
Land West of Preston Road, Longridge	95	1	9.77	3/2018/0105	0	95	EV39
Plot 4 Cherry Drive, Brockhall Village, Old Langho	1	1	0.56	3/2020/0050	0	1	EV42
Land at Hillside, Brockhall Village, Old Langho	1	1	0.41	3/2010/0387	0	1	EV43
The Moorcock Inn, Slaidburn Road, Waddington	1	1	0.73	3/2018/0344, 3/2017/0674	0	1	EV46
Land adjacent to Hawthorne Place, Clitheroe	19	1	1.73	3/2019/1104	0	19	EV51
Land adjacent to the Ferns, Langho, Blackburn, BB6 8BG	8	1	0.41	3/2022/0537	0	8	EV53
Land at Neddy Lane, Billington, Clitheroe, BB7 9LL	17	1	1.8	3/2021/0205	0	17	EV58

74 Higher Road, Longridge, Preston, PR3 3SY	122	1	3.4	3/2021/0556	0	122	EV59
Parcel 4 Malt Kiln Brow, Chipping, Preston	4	1	0.87	3/2019/0132	0	4	EV61
Crow Trees Farm, Chatburn	37	1	1.68	3/2022/0966	0	37	EV62
<b>TOTAL</b>	<b>891</b>	<b>21</b>			<b>14</b>	<b>757 E</b>	

## 6. SMALL SITES ALLOWANCE

<b>Table 8 – Completions On Small Sites in The Period 01.04.2015 – 31.03.2025</b>		
<b>Year</b>	<b>Total Dwellings</b>	<b>Small Site Dwellings</b>
1 <sup>st</sup> April 2015 – 31 <sup>st</sup> March 2016	300	60
1 <sup>st</sup> April 2016 – 31 <sup>st</sup> March 2017	390	63
1 <sup>st</sup> April 2017 – 31 <sup>st</sup> March 2018	400	54
1 <sup>st</sup> April 2018 – 31 <sup>st</sup> March 2019	412	53
1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020	559	45
1 <sup>st</sup> April 2020 – 31 <sup>st</sup> March 2021	453	31
1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022	499	38
1 <sup>st</sup> April 2022 - 31 <sup>st</sup> March 2023	546	41
1 <sup>st</sup> April 2023 – 31 <sup>st</sup> March 2024	349	17
1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2025	333	29
<b>Total (2015 – 2025)</b>	<b>4241</b>	<b>431</b>
<b>Average per year (2014 – 2025)</b>	<b>424</b>	<b>43</b> <b>(215 F)</b>

## 7. OVERSUPPLY

Table 9 – Oversupply over the Plan Period				
Year	Annual average number of homes required	Net number of completions	Deficit or surplus	% of annual requirement
2008/09	280	75	-205	27%
2009/10	280	89	-191	32%
2010/11	280	69	-211	25%
2011/12	280	147	-133	53%
2012/13	280	172	-108	61%
2013/14	280	183	-97	65%
2014/15	280	345	65	123%
2015/ 16	280	300	20	107%
2016/17	280	390	110	139%
2017/18	280	400	120	143%
2018/19	280	412	132	147%
2019/20	280	559	279	200%
2020/21	280	453	173	162%
2021/22	280	499	219	178%
2022/23	280	546	266	195%
2023/ 24	280	349	69	125%
2024/25	305	333	28	109%
<b>TOTAL</b>	<b>4785</b>	<b>5321</b>	<b>536 (G)</b>	<b>111%</b>

**NOTE:** The oversupply calculation utilises the Core Strategy Housing Requirement until April 2024. The standardised method for calculating housing need for 2024/25 (which for Ribble Valley was 305 per annum following the publication of the revised NPPF in December 2024) noting that housing requirement has increased to 311 dwellings per annum for 2025/26 following the publication of the latest data tables on dwelling stock (including vacant) published on 22nd May 2025.



## 8. FIVE YEAR SUPPLY AS OF 31st MARCH 2025

8.1 The total supply figure is calculated by adding the number of expected completions over the next five years on:

- C2 Permissions **(A)**
- The allocation sites **(B)**
- Large sites with Full Permission, not yet commenced **(C)**
- Large sites with Outline Permission **(D)**
- Large sites that have commenced **(E)**
- Small sites **(F)**
- Oversupply **(G)**

The Total Supply is:

$$76 \text{ (A)} + 75 \text{ (B)} + 85 \text{ (C)} + 116 \text{ (D)} + 757 \text{ (E)} + 215 \text{ (F)} = 1,324 \text{ Dwellings}$$

8.2 **Annualised Requirement:** Based on Local Housing Need the 5-year requirement figure is 1555 (311x5). Considering surplus, the 5-year requirement reduces to 1,019 (1555-536 **(G)**). With a 5% buffer the 5-year requirement is 1,070, which equates to **214 dwellings per year**.

8.3 The Annualised Requirement using the Standard Methodology with surplus is 214 dwellings per year. Therefore the 5-year supply is calculated as follows:

$$1324 \text{ (TOTAL SUPPLY)} \div 214 \text{ (ANNUALISED REQUIREMENT)} = 6.2 \text{ Year Supply}$$

## 9. ASSESSMENT OF HOUSING LAND POSITION – SENSE TESTING

- 9.1 The monitoring of housing delivery requires the Council to record and update the progress of development on all sites with planning permission.

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

- 9.2 Sites identified within the 5-year supply must be deliverable as per paragraph 72 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.*

- 9.3 Of the large sites (over 0.4 hectares / more than 10 dwellings) that have planning permission, typically with more than 100 outstanding completions, the Authority has sought clarification from developers or agents on expected completion rates. The expected delivery of sites can be found at Appendix B of this report.

### Completions On Large Sites Last Year (01.04.24 – 31.03.25)

- 9.4 To further substantiate the expected delivery on some of the large sites within the Borough a review of actual completions on these sites in the previous years has been made and the results are as follows:

<b>Table 10 Completions on Large Sites 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025</b>			
<b>Site Name</b>	<b>Application No.</b>	<b>Developer</b>	<b>Number of Completions</b>
EV7 – Chipping Lane, Phases 2 & 3	3/2018/0975	Barratt	42
EV8 – Lawsonsteads, Whalley Phase 2	3/2018/0914	Laurus Homes	50
EV10 – Standen Phases 2,3 & 4	3/2019/0953	Taylor Wimpey	55
EV11 – Land off Sheepfold Crescent, Barrow	3/2018/0910	Highbrook Homes	19
EV19 – Whalley Road, Barrow, Parcel B	3/2019/0012	Redrow Homes & Taylor Wimpey	6
EV25 – Land at Waddington Road, Clitheroe	3/2018/1081	Barratt & DWH	19
EV36 – Chapel Hill, Longridge	3/2011/1071	Stockport Developments	2
EV39 – Preston Road, Longridge	3/2018/0105	Kier	37
EV51 – Land off Hawthorne Place, Clitheroe	3/2022/0087, 3/2019/1104	Persimmon	15
EV58 – Land at Neddy Lane, Billington	3/2021/0205	Redrow	19
EV61 – Old Row, Barrow – Care Home Site	3/2023/0153	LNT Care Developments	35

## APPENDIX A- Standard Methodology Calculation

The following calculation uses the standard method as described in National Planning Practice Guidance<sup>9</sup>.

### Step 1 - Setting the baseline: 0.8% of existing housing stock for the area

Set the baseline using the value of existing housing stock for the area of the local authority<sup>10</sup> (Table 125: dwelling stock estimates by local authority district). The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.

- For Ribble Valley:
  - Existing Stock = 30,270
  - 0.8% = 242.16

### Step 2 - An adjustment to take account of affordability

The housing stock baseline figure (as calculated in step 1) is then adjusted based on the affordability of the area. The affordability data used is the median workplace-based affordability ratios<sup>11</sup>, published by the Office for National Statistics at a local authority level. The mean average affordability over the five most recent years for which data is available should be used.

No adjustment is applied where the ratio is 5 or below (this is not the case for Ribble Valley). For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%. An authority with a ratio of 10 will have a 95% increase on its annual housing stock baseline.

Where an adjustment is to be made, the formula is as follows:

*Adjustment Factor equals ((five year average affordability ratio minus 5) divided by 5) multiplied by 0.95 plus 1*

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<sup>9</sup> [Housing and economic needs assessment - GOV.UK](#)

<sup>10</sup> [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)

<sup>11</sup> [House price to workplace-based earnings ratio - Office for National Statistics](#)

**Table 11 - Average Affordability Ratio in Ribble Valley**

<b>YEAR</b>	<b>Affordability Ratio</b>
2024	6.23
2023	6.27
2022	7.15
2021	6.58
2020	6.22
<b>AVERAGE</b>	<b>6.49</b>

Adjustment factor for Ribble Valley equals 1.2831

Minimum annual local housing need figure equals housing stock baseline multiplied by adjustment factor, which equals 242.16 multiplied by 1.2831, which equals 310.71 (311 dwellings to the nearest whole dwelling)

**NOTE: The minimum annual housing need figure has been calculated utilising the latest data tables on dwelling stock (including vacant) published on 22nd May 2025.**



## APPENDIX B - Large Sites Trajectory

			DELIVERY PER YEAR						
Name of Site	Developer	Total Number of Dwellings Approved on Site	1 <sup>st</sup> April 2025 – 31 <sup>st</sup> March 2026	1 <sup>st</sup> April 2026 – 31 <sup>st</sup> March 2027	1 <sup>st</sup> April 2027 – 31 <sup>st</sup> March 2028	1 <sup>st</sup> April 2028 – 31 <sup>st</sup> March 2029	1 <sup>st</sup> April 2029 – 31 <sup>st</sup> March 2030	TOTAL WITHIN 5 YEAR SUPPLY	Net Outstanding Beyond 5 Years
Land at Accrington Road, Whalley 3/2018/0423 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Oakmere Homes	77	0	0	20	20	37	77	0
74 Higher Road, Longridge, PR3 3SY Ref: 3/2021/0556 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Stanley Investments Ltd and Onward Homes Ltd	122	0	35	40	47	0	122	0
Land at Highmoor Farm, Clitheroe, BB7 1PN Ref: 3/2020/0601 <a href="#">Planning Application - Ribble Valley Borough Council</a>	VH Land Partnerships Ltd and The Clitheroe Royal Grammar School Foundation	125	0	0	25	25	25	75	50
Standen, Littlemoor, Clitheroe, BB7 1HG Phase 5,6 Ref: 3/2012/0942 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Taylor Wimpey	386	0	0	0	0	41	41	224

			DELIVERY PER YEAR						
Name of Site	Developer	Outstanding Completions on Site	1st April 2025 – 31st March 2026	1st April 2026 – 31st March 2027	1st April 2027 – 31st March 2028	1st April 2028 – 31st March 2029	1st April 2029 – 31st March 2030	TOTAL WITHIN 5 YEAR SUPPLY	Net Outstanding Beyond 5 Years
Land at Neddy Lane, Billington, BB7 9LL 3/2021/0205 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Redrow Homes Ltd	17	17	0	0	0	0	17	0
Land off Inglewhite Road, East of Chipping Lane, Longridge, PR3 Ref: 3/2014/0764 <a href="#">Planning Application - Ribble Valley Borough Council</a>	BDW Trading Ltd	35	35	0	0	0	0	35	0
Preston Road, Longridge, PR3 3BE Ref: 3/2016/0974 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Building C Concentric	95	30	30	30	5	0	95	0
Sandpipers, Land off Spout Farm, Preston Road, Longridge Ref: 3/2020/0309 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Create Developments	2	2	0	0	0	0	2	0

Land off Clitheroe Road, Whalley (Lawsonsteads) Springwood, Fountain Way, BB7 9RG Ref: 3/2018/0914 <a href="#">Planning Application - Ribble Valley Borough Council</a>	THT and LQ Developments	83	40	40	3	0	0	83	0
Land adjacent to Hawthorn Farm, Hawthorne Place, Clitheroe BB7 2HU Ref: 3/2019/1104 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Persimmon Homes	19	19	0	0	0	0	19	0
Land off Chapel Hill, Longridge, PR3 2YB Ref: 3/2023/0540 <a href="#">Planning Application - Ribble Valley Borough Council</a>	United Utilities Property Services	30	15	15	0	0	0	30	0
Standen, Littlemoor, Clitheroe, BB7 1HG Phase 2,3 and 4 Ref: 3/2012/0942 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Taylor Wimpey	294	90	59	67	64	14	294	0
Crow Trees Farm, Chatburn 3/2022/0966 <a href="#">Planning Application - Ribble Valley Borough Council</a>	Pringle Homes	37	20	17	0	0	0	37	0

## APPENDIX C- Additional Evidence acquired and assumptions in regard to delivery of large sites over the next 5 years.

SITE	Evidence of Delivery ref. no	EVIDENCE + ASSUMPTIONS
Spout Farm, Preston Road, Longridge	EV6	<p>Application 3/2016/0580 was granted full permission in May 2017 for the development of 34 houses. Development is nearly completed, with our records indicating there are just 2 properties remaining to be completed.</p> <p>The authority expects both properties to be completed within 5 years</p>
Land East of Chipping Lane, Longridge, Preston – Phases 2 & 3	EV7	<p>Reserved matters application was granted for the development of 193 dwellings in April 2019 through planning application 3/2018/0975. This was increased to 198 dwellings. Development is under way and our records indicate there are 35 dwellings remaining to be completed.</p> <p>The authority expects all 35 dwellings to be completed within the next 5 years</p>
Lawsonsteads, Whalley (Phase 2)	EV8	<p>Application 3/2018/0914 granted full consent for the development of 188 dwellings in September 2019. Development has commenced and our records indicate that 55 dwellings have been completed. 133 dwellings remain. The developer (Lovell) expects the site to be completed by March 2027.</p> <p>The authority therefore expects all 83 dwellings to be completed within 5 years</p>
Oakhill College, Wiswell Lane, Whalley	EV9	<p>Since the approval of the full application for 8 dwellings (3/2019/1124), the application was re-submitted and approved on 13<sup>th</sup> January 2021 to account for the amendment of the house type of Plot 7. Our records indicate there is still one property to be completed</p> <p>The authority expects this remaining dwelling to be completed within 5 years</p>

Standen, Phases 2, 3 & 4; Land at Pendle Road, Clitheroe	EV10	<p>Reserved matters application 3/2019/0953 granted permission for 426 dwellings in March 2020. Development is now under way on this site and our records indicate that 294 dwellings remain to be completed. Evidence received from Taylor Wimpey supports the assumption development will be completed within 5 years</p> <p>The authority therefore expects all remaining dwellings to be completed within 5 years</p>
Standen, Phases 5 & 6, Land at Pendle Road, Clitheroe	EV14	<p>Outline planning permission granted permission for 1040 residential dwellings in total. There is currently a full planning application under consideration which details 265 dwellings on these two phases.</p> <p>On the basis that the developer has confirmed that phases 2, 3 and 4 will be completed in the next 5 years and in line with completion rates on previous phases of the development the authority anticipates 41 dwellings will be completed from April 29 on these phases</p>
Land South West & West of Whalley Road, Barrow – Parcel B	EV19	<p>Full consent was granted in September 2019 for 233 dwellings on Parcel B of this development through planning application 3/2019/0012. This is part of the larger site granted permission under application 3/2012/0630. Development is nearly completed and our records indicate there are 8 dwellings remaining to be completed.</p> <p>The authority expect both of these dwellings to be completed within the next 5 years</p>
Land off Dale View, Billington, Clitheroe	EV20	<p>Reserved matters application was approved in January 2000 for 49 dwellings. 35 of these dwellings have been completed. There are 14 dwellings remaining to be completed.</p> <p>Due to the length of time this development has stalled the council does not expect any of these 14 remaining dwellings to be completed in the next 5 years</p>
Chapel Hill, Hill Barn Drive, Longridge, Preston	EV36	<p>Full consent was granted in November 2012 with application 3/2011/1071. The site has been the subject of delays in development however most if not all units are largely under construction. Our records indicate that there are 30 remaining dwellings to be completed on this site.</p> <p>The authority expects all remaining 30 dwellings to be completed within the next 5 years</p>
Land East of Chipping Lane, Longridge – Phase 1	EV37	<p>Reserved matters was approved in September 2019 for 124 dwellings through planning application 3/2018/0404. Development has nearly been completed on this phase of the development, with our records indicating there are only 5 dwellings remaining to be completed.</p> <p>The authority expects all remaining 5 dwellings to be completed within the next 5 years</p>



Land West of Preston Road, Longridge	EV39	<p>Reserved matters application 3/2018/0105 was approved in May 2018 for 275 dwellings. Development is underway on site and our records indicate there are 95 dwellings still to be constructed.</p> <p>The authority expects all 95 dwellings to be completed within the next 5 years</p>
Plot 4 Cherry Drive, Brockhall Village, Old Langho	EV42	<p>Application for full consent was granted in March 2020 through planning application 3/2020/0050 for one property. Our records indicate this property has not yet been completed.</p> <p>The authority expects this dwelling to be completed within the next 5 years</p>
Land at Hillside, Brockhall Village, Old Langho	EV43	<p>Application for full consent was granted back in 3/2010/0387 for one dwelling. Our records indicate this dwelling is still to be completed.</p> <p>The authority expects this dwelling to be completed within the next 5 years</p>
The Moorcock Inn, Slaidburn Road, Waddington	EV46	<p>Full consent was granted in May 2018 through application 3/2018/0344 for four dwellings. This amended application 3/2017/0674 which was for the same no. of dwellings. Three dwellings have now been completed, leaving just one remaining dwelling.</p> <p>The authority expects the remaining dwelling to be completed within the next 5 years</p>
Land at Accrington Road, Whalley	EV47	<p>Reserved matters application 3/2016/0344 granted permission for 77 dwellings, which is an extant permission. Information from the agent suggests delivery could start from 2026 and the authority considers completions from 2027/28 at a rate of 20 completions per year to be a reasonable estimate.</p> <p>The authority expects 60 dwellings to be completed within the next five years</p>
Land at Wilpshire (Land East of Salesbury View)	EV49	<p>Following a recent appeal decision on this site (3/2023/0614) 75 units is considered to be a reasonable estimate</p>

Land off Hawthorne Place, Clitheroe	EV51	<p>Full consent was granted in December 21 with application 3/2019/1104 for the erection of 58 dwellings. A non material amendment in February 2022 (application 3/2022/0087) reduced this to 57 dwellings.</p> <p>Development has commenced on this site and our records indicate there are 19 dwellings remaining to be completed.</p> <p>The authority expects all 19 remaining dwellings to be completed within the next 5 years</p>
Land at Highmoor Farm, Clitheroe	EV52	<p>Application 3/2020/0601 granted outline consent in February 2023 for up to 125 dwellings. Development has not yet commenced on site, however evidence from the planning agent suggests completions from 2027/28 averaging 25 houses per annum</p> <p>The authority therefore expects 75 dwellings to be completed within the next 5 years</p>
Land South of Laycocks Farm, Langho	EV53	<p>Application 3/2022/0537 granted full consent in April 2023 for the construction of 8 dwellings. This development is now under way.</p>
Brockhall Farm, Brockhall Village, Od Langho, Blackburn, BB6 8BB	EV55	<p>Application 3/2021/0311 granted full consent in August 2021 for the demolition and conversion of several agricultural buildings into 8 residential properties.</p> <p>The authority expects all 8 dwellings to be completed within the next 5 years</p>
Land at Neddy Lane, Billington, Clitheroe, BB7 9LL	EV58	<p>Full consent was granted in October 2022 for 36 dwellings through application 3/2021/0205. Development has commenced on site.</p> <p>The authority expects the remaining 17 dwellings to be completed within the next five years</p>
74 Higher Road and land to the rear, Longridge, Preston, PR3 3SY	EV59	<p>Reserved matters application 3/2021/0556 was approved in May 2022 for the erection of 123 dwellings and demolition of 74 Higher Road (Net gain 122 dwellings). There has been a technical start made on site. Information from Onward Homes confirms completions will be after March 2026</p> <p>The authority expects 122 dwellings to be completed within the next 5 years</p>
Crow Trees Farm, Chatburn	EV62	<p>Site has full permission for 37 dwellings through planning application 3/2022/0966.</p> <p>The authority expects all 37 of these dwellings to be completed within 5 years</p>

Tan Yard Farm, Hothersall	EV63	<p>Site has full permission and the development through planning application 3/2023/0075 for 2 dwellings.</p> <p>The authority expects both dwellings to be completed within the next 5 years</p>
Pendle Mill, Clitheroe	EV64	<p>Outline permission has been granted through planning application 3/2024/0327 for a 75 bed care home.</p> <p>The council expects the care home to be completed within the next 5 years</p>

## APPENDIX D- Small Sites Allowance

### DWELLINGS COMPLETED ON SMALL SITES IN THE PERIOD 1.4.24 – 31.03.25

NET DWELLINGS COMPLETED 1ST APRIL 2024 - 31ST MARCH 2025						
Permission No	Address	Dwellings Complete	Site Size (Ha)	Development Type	Settlement/Parish	Total Dwellings on Site
3/2021/1004	1 to 7 George Street, Whalley, Clitheroe, BB7 9TH	7	0.23	Conversion	Whalley	7
3/2018/0643	12a Knowsley Road, Wilpshire, Blackburn, BB1 9PX	1	0.11	Conversion	Wilpshire Parish	4
3/2022/0272	Smith Meadow Farm, Hellifield Road, Gisburn, Clitheroe, BB7 4HQ	1	0.05	Conversion	Gisburn	1
3/2022/0965	Betty Barn, Slaidburn Road, Waddington, BB7 3JQ	1	0.22	Conversion	Waddington	1
3/2003/0434	Rose Dene, 3A The Drive, Brockhall Village, Old Langho, BB7 8DG	1	0.10	New Build	Brockhall Village	1
3/2024/0312	High View, Humber Street, Longridge, PR3 3WD	1	0.03	Conversion	Longridge	1
3/2016/0911	17 Eshton Terrace, Clitheroe, BB7 1BQ	2	0.02	Conversion	Clitheroe Town	2
3/2020/0314	Craven Laithe Farm, Gisburn Road, Rimington, BB9 6NH	1	0.07	Conversion	Rimington	1
3/2019/0472	Black Horse Inn, Pimlico Road, Clitheroe, BB7 4PZ	4	0.16	New Build	Clitheroe	4

3/2021/0370	Land at Hillside, Brockhall Village, Old Langho, BB6 8HY	1	0.07	New Build	Brockhall Village	3
3/2021/0670	Moon Barn, Loft Shay Farm, Clitheroe Road, Knowle Green, Clitheroe, PR3 2YQ	1	0.06	Conversion	Knowle Green	1
3/2012/1086	7 Smithy Row, Hurst Green, Clitheroe, BB7 9QA	1	0.01	New Build	Aighton, Bailey & Chaigley	1
3/2022/0754	Coar Brook House, Clitheroe Road, Waddington, BB7 3HH	1	0.10	Conversion	Waddington	1
3/2019/0907	114 Clitheroe Road, Whalley, Clitheroe, BB7 9QA	1	0.06	New build	Whalley	1
3/2021/0954	Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LQ	2	0.09	Conversion	Sawley	3
3/2022/0881	Reed Deep, Whalley Road, Hurst Green, Clitheroe, BB7 9QJ	1	0.05	Conversion	Aighton, Bailey & Chaigley	1
3/2023/0232	Orchard Park, Stoneygate Lane, Ribchester, Preston, PR3 3YN	1	0.03	Conversion	Ribchester	1
3/2014/0923	The Lodge, Neddy Lane, Billington, Clitheroe	1	0.37	New Build	Billington	2
		<b>29</b>	<b>1.83</b>			