

# STATEMENT OF COMMON GROUND – HOUSING LAND SUPPLY MATTERS

LAND SOUTH OF LONGSIGHT ROAD, LANGHO

APPEAL REF: 6002485

MARCH 2026

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# 1. Introduction

- 1.1 This Statement of Common Ground on Housing Supply Matters has been prepared jointly by Hallam Land Management ('the Appellant') and Ribble Valley Borough Council ('the Council').
- 1.2 It relates to an appeal against the Council's refusal of an outline planning application for a residential development of up to 300 homes on land south of Longsight Road, Langho.
- 1.3 The statement sets out the matters that have been agreed, as well as those that are in dispute between the two parties in respect of housing land supply matters.
- 1.4 The statement is structured as follows:
  - i) Areas of agreement
  - ii) Matters in Dispute between the Appellant and the Council
- 1.5 A separate SoCG covering all other planning matters has been prepared. This includes a summary of the background, site location and proposals.

## **2. Matters of Agreement**

2.1 The following are matters of agreement between the Appellant and RVBC.

### **The Requirement to Assess the Extent of Deliverable Supply in Accordance with National Policy**

2.2 The parties agree that the National Planning Policy Framework and associated guidance sets out what a 5YHLS is, how it should be calculated and the implications when a local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

2.3 The parties agree that the most recent version of the National Planning Policy Framework was published on 12th December 2024 (with minor updates on 7th February 2025).

### **Identifying the base date and five-year period**

2.4 The base date is the start date for the five-year period for which both the requirement and supply should relate. It is agreed that the relevant base date for assessing the 5YHLS for the purposes of this appeal is 1st April 2025 and the relevant 5YHLS period is to 31st March 2030.

### **Identifying the basis for calculating five year housing land supply**

2.5 In accordance with Paragraph 78 of the Framework and footnote 39 of the Framework, it is agreed that the 5YHLS should be measured against the local housing need (LHN) calculated using the standard method set out in the PPG. This is 311 dwellings per annum.

2.6 It is agreed that the basis for assessing the five year housing land supply is LHN, by virtue of the adopted strategic housing requirement under Key Statement H1 being more than five years old and not subject to review.

## Whether the oversupply should be used to reduce the 5YHLS requirement

- 2.7 It is agreed between both parties that no allowance should be made in the 5YHLS calculation, for what is referred to as 'oversupply'<sup>1</sup> in the RVBC 5YHLS Statement 2025.

## Applying the appropriate buffer

- 2.8 In accordance with Paragraph 78a) of the Framework, the 5% buffer applies.
- 2.9 The local housing need figure inclusive of a 5% buffer is 327 dwellings per annum.

## The method for assessing housing completions

- 2.10 It is agreed that the issuing of a building regulations completion certificate represents a sound and consistent basis for calculating completions for the purpose of annual housing monitoring across sites, which is the method that the Ribble Valley have used in providing an annual position.

## Adjustments to the deliverable supply

- 2.11 It is agreed that the number of dwellings as published in the 2025 RVBC Five Year Housing Land Supply Statement (1,324 dwellings) cannot be demonstrated as deliverable within the period ending 31 March 2030.
- 2.12 Following the Inspector's conclusions in the appeal at Land to South of Chatburn Old Road, Chatburn (Appeal Ref: APP/T2350/W/25/3372635) the following adjustments to the deliverable supply are now agreed:

**Table SOCG1: Discounted sites from the 5YHLS agreed between parties**

Site Ref	Address	Capacity	RVBC 5YS	HLM 5YS	Difference
3/2018/0423	Land at Accrington Road, Whalley	77	77	74	-3
3/2020/0601	Land at Highmoor Farm, Clitheroe	125	75	0	-75
HAL2	Land at Wilpshire (Salesbury View)	32	75	0	-75

<sup>1</sup> Reference is made to 'oversupply' for purposes of consistency with the Council; however this approach is in short only an exceedance in housing delivery against a minimum annualised average housing requirement of 280 dwellings per annum (dpa).

3/2012/0942	Standen, Phases 5 & 6	Littlemoor,	386	41	0	-41
			<b>Totals</b>	<b>268</b>	<b>74</b>	<b>-194</b>

2.13 The accompanying Scott Schedule summarises the Council and the Appellant's respective positions regarding those disputed sites that have a difference in figures of above 6 dwellings (EV10 and EV59).

2.14 The Council and Appellant's respective positions are set out in the following table:

**Table SOCG2: 5YHLS at 31<sup>st</sup> March 2025 – both parties**

	<b>Local Housing Need</b>	<b>RVBC</b>	<b>HLM</b>
A	RVBC Local Housing Need	311	311
B	Local Housing Need for 1st April 2021 to 31st March 2026	1,555	1,555
C	5% Buffer based on Housing Delivery Performance [B*0.05]	78	78
D	Total Local Housing Need for 1st April 2021 to 31st March 2026 [B+C]	1,633	1,633
E	<b><u>Annual Local Housing Need [D / 5]</u></b>	<b><u>327</u></b>	<b><u>327</u></b>
	<b>Housing Supply</b>		
F	Deliverable supply at 31 <sup>st</sup> March 2025	1130	995
G	Supply in years (F/E)	<b>3.46</b>	<b>3.04</b>
H	Over / under supply against 5YHLS requirement plus buffer (F – D)	-503	-638

### 3. Matters in Dispute between the Appellant and the Council

#### Disputed Sites

3.1 A summary on the position of both parties with respect to the disputed sites is set out in the appended Scott Schedule. Those sites are limited to the following:

- EV10: Standen Phases 2,3 & 4; Land at Pendle Road (difference between parties is 44 dwellings)
- EV59: 74 Higher Road and land to the rear, Longridge (difference between parties is 32 dwellings)

#### Small Windfall Sites Allowance

3.2 The extent to which the Council can rely upon small windfall sites to contribute to the 5YHLS is disputed between both parties and set out in the Scott Schedule.

3.3 The position of both parties is as follows:

- HLM Position: 156 dwellings (taking average completions from small windfall sites over the past 5 years between 2020 to 2025 as set out in Table SOCG3)
- RVBC Position: 215 dwellings (taking average completions from small windfall sites over the past 10 years between 2015 to 2025 as set out in Table SOCG3)

**Table SOCG3: Past completions from small windfall sites (2015-2025) – both parties**

Year	Total Dwellings	Small Site Dwellings
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 (2015-2025)</b>	<b>424</b>	<b>43</b> <b>(215 allowance for 5YHLS)</b>

Total (2020-2025)	2180	156
Average per year (2020-2025)	436	31.2 (156 allowance for 5YHLS)

## Signatories

### Signed on behalf of the Appellant



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Position: Associate Director, NJL Consulting

Date: 27 March 2026

### Signed on behalf of the Council

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Date: 26 March 2026

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