

Disputed Sites:

Site Name:	Standen Phases 2,3 & 4; Land at Pendle Road, Clitheroe											
LPA ref(s):	EV10											
Total Capacity (Dwellings)	294 (Outstanding Completions)											
Developer	Taylor Wimpey											
Known constraints affecting / limiting development	None											
Planning status of the site	Outline planning permission 3/2015/089 and subsequent reserved matters consent 3/2019/0953 for 426 dwellings.											
Site owner / promoter's progress towards development	Site is under construction: 294 dwellings remain outstanding											
	Council's Comments						Appellant's Comments					
	<p>At the base date of the 5YHLS, the site had detailed permission that remained extant and capable of continued implementation. The developers, Taylor Wimpey, confirmed anticipated delivery rates, averaging at 59 dwellings pa, to achieve completion of these phases in the next 5 years.</p> <p>The Council had no clear evidence to suggest that the homes would not be delivered within the five-year period. Accordingly, the site passed the test of deliverability at the base date of the 5YHLS and continues to be considered deliverable under category (a) of the NPPF glossary in that there is no clear evidence that homes will not be delivered within 5 years.</p> <p>Figures are based on the developers forecasts at the 5YHLS base date. There is no requirement for early review the 5YHLS position based on mid-year completions or other fluctuations in the supply position. Figures will be adjusted in the next (2025/26) 5YHLS statement based on actual delivery should completions fall below that forecasted for 25/26.</p>						<p>No further comments to those provided by RVBC – the site is considered deliverable over the five year period. See further analysis under 'Deliverability' to explain why there is a difference in position on the forecasted rate of completions over the five year period.</p>					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2025/26	2026/27	2027/28	2028/29	2029/30		2025/26	2026/27	2027/28	2028/29	2029/30	
	90	59	67	64	14	294	50	50	50	50	50	250
Comments on Deliverability	<p>Evidence, at the 5YHLS base date, that homes would <u>not</u> be delivered: None</p> <p>Evidence, at the 5YHLS base date, that homes would be delivered:</p> <ul style="list-style-type: none"> • Extant planning permission. • Site under construction and absence of any obvious constraints to further delivery • Regional housebuilder with a strong track record of delivery on earlier phases with completion rates over the last two monitoring years ranging between 55 dpa to 65 dpa. • Delivery rates used were those provided by the housebuilder in an email on the 25/02/25 (segmented for market and affordable housing). Based on completion rates over the last two monitoring years of between 55 dpa to 65 dpa. The forecasted delivery rates would seem reasonable. • It is noted that affordable housing completions of 40 over the period 2025/26 has inflated the figure beyond the average delivery rates. Should the actual delivery run below the forecasted figure, there is considered scope within the 						<p>The Council assert that all 294 dwellings consented for Phases 2 – 4 at the site will be delivered in the five-year period. Whilst the rate of completions over the last two monitoring years has ranged between 55 dpa to 65 dpa, the rate of completions in 2025/26 (42 completions as of 1st March 2026) suggests there is a tempering <u>required</u> in <u>terms of delivery assumptions. The actual rate of completions for 2025/26 is also significantly below the 90 dwellings forecasted.</u></p> <p>This is likely due to Phase 1 now being fully completed and Phase 2 similarly nearing completion (my site visit on 4th November 2025 determined there were 19 plots remaining on this phase). Therefore, the ability for Taylor Wimpey to build from two outlets east and west of the primary spine road, at least for the foreseeable, is not possible until additional road infrastructure is continued through the site.</p> <p>My assessment upon achievable build rates at the site are therefore reduced to 50 dpa resulting in 250 completions over the five-year period which I view as a prudent build rate taking into account:</p>					

	<p>five year period to absorb the shortfall such that there remains a reasonable prospect that the site will deliver 294 dwellings within the 5YHLS Period.</p> <ul style="list-style-type: none"> As at 01 March 26, there are recorded 42 completions during the 25/26 monitoring period. 	<ul style="list-style-type: none"> the rate of completions noted already for 2025/26; the scale of the site and reduced opportunity for delivering from multiple outlets; and the constrained size of the local housing market to continue to maintain a high rate of market absorption, particularly in the current economic climate.
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Site Name:	74 Higher Road and land to the rear, Longridge:											
LPA ref(s):	EV59											
Total Capacity (Dwellings)	122											
Developer	Stanley Investments Ltd and Onward Homes Ltd											
Known constraints affecting / limiting development	None											
Planning status of the site	Outline: 3/2016/1082 Reserved Matters: 3/2021/0556											
Site owner / promoter's progress towards development	Reserved Matters permission approved (20/05/22) and a technical start made (by virtue of commencement of demolition of No 74 Higher Road)											
	Council's Comments						Appellant's Comments					
	<p>At the base date of the 5YHLS, the site had detailed permission that remained extant and capable of implementation.</p> <p>The site passed the test of deliverability at the base date of the 5YHLS and continues to be considered deliverable under category (a) of the NPPF glossary in that there is no clear evidence that homes will not be delivered within 5 years.</p>						<p>No further comments to those provided by RVBC – the site is considered deliverable over the five year period. See further analysis under 'Deliverability' to explain why there is a difference in position on the forecasted rate of completions over the five year period.</p>					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2025/26	2026/27	2027/28	2028/29	2029/30		2025/26	2026/27	2027/28	2028/29	2029/30	
	0	35	40	47	0	122	0	0	30	30	30	90
Comments on Deliverability	<p>Evidence, at the 5YHLS base date, that homes would <u>not</u> be delivered: None</p> <p>Evidence, at the 5YHLS base date, that homes would be delivered:</p> <ul style="list-style-type: none"> Absence of any obvious constraints to delivery and no evidence that housing completions will not come forward in 26/27 Confirmation from Onward Homes that completions will be after March 2026. The forecasted build out rate is a reasonable assumption. However, should the actual delivery run below the forecasted figure, there is considered scope within the full five year period to absorb the shortfall such that there remains a reasonable prospect that the site will deliver 122 dwellings within the 5YHLS Period. 						<p>The Council relies upon evidence provided by the developer that completions will commence after March 2026. The forecasted build rate over the five-year period should be treated with caution for the following reasons:</p> <ul style="list-style-type: none"> There have been apparent delays since the grant of Reserved Matter approval in May 2022 – approaching 4 years' time with no meaningful progress being made on-site. Demolition of an existing dwelling at 74 Higher Road is required to facilitate site access. This bungalow remains in-site as verified on the 4th November 2025 site visit. Further site preparatory, enabling and infrastructure works are still required prior to completions being delivered. Allowing for an immediate commencement of associated demolition, opening up and enabling works (12-month period) over the course of the next monitoring year (2026/27) the earliest potential date for the first housing completion will be in 2027/28 – not 2026/27 as suggested by RVBC. The forecasted build rate of 25-30dpa is deemed a reasonable assumption for a site of this scale in this market area, particularly where delivery is from a single outlet. The upper limit of this conservative range has been applied. 					

Small Sites Allowance

Council's Assessment of Contribution to 5YHLS (2025-30)	215	Appellant's Assessment of Contribution to 5YHLS (2025-30)	156
<p>Council's Comments</p> <p>The approach to setting a small site windfall allowance is based on the average annual rate over the preceding 10 years as a reliable determinant of average future projections. The period is deemed suitable as it incorporates respective periods of stronger and weaker market conditions and economic cycles, including the Covid-19 Pandemic. In order to have a complete historic trend, the data used corresponds to the early years post the adoption of the Council's Core Strategy (2014) and Housing and Economic Land DPD (2019).</p> <p>Over the period of time during which the windfall allowance has been assessed there have been significant changes to national policy and permitted development which encourage windfall through a variety of sources, including the conversion of offices (Class O) and agricultural buildings (Class Q) to residential. Over time it is recognised that the availability of small windfall sites will decrease, however such policy changes mean that new opportunities for windfall development will continue to arise. Moreover, the current lack of five year housing land supply and the impact this has on adopted local plan policies concerning housing development and the use of the tilted balance in favour of sustainable development, has the potential to create more opportunities for small scale windfall development sites to come forward which might have been restricted by the policies in the current development plan.</p>	<p>Appellant's Comments</p> <p>The Council's five year housing land supply includes a small sites windfall allowance of 215 dwellings. This is based on an assumed average rate of delivery of 43 dwellings each year based on historic delivery. This is in addition to the 21 dwellings the Council already includes in its supply on small sites from the following sources:</p> <ul style="list-style-type: none"> • Brockhall Farm, Brockhall Village – 8 dwellings (full planning permission) • Spout Farm, Preston Rd – 2 dwellings (under construction) • Oakhill College, Wiswell Lane, Whalley – 1 dwelling (under construction) • Plot 4 Cherry Drive, Brockhall Village, Old Langho – 1 dwelling (under construction) • Land at Hillside, Brockhall Village, Old Langho – 1 dwelling (under construction) • The Moorcock Inn, Slaidburn Road, Waddington – 4 dwellings (under construction) • Parcel 4 Malt Kiln Brow, Chipping, Preston – 4 dwellings (under construction) <p>Therefore, the Council considers that 236 dwellings will be delivered on small sites between 1st April 2025 and 31st March 2030 (i.e. 21 + 215 = 236). This is an average of 47 dwellings per annum a level of delivery not achieved since 2018/19 (see Table SOCG3).</p> <p>The Council has provided no information that may inform expected future trends. Historic delivery evidence over the past ten years shows a declining trend in delivery of small sites over the past decade which was already occurring prior to the pandemic. In accordance with Paragraph 75 of the NPPF, whilst there is evidence that small sites are a reliable source of supply there is no justification for the Council to rely upon a period that goes beyond the past five years.</p> <p>There is also limited supply of small sites in the Council's Brownfield Register with only 71 dwellings identified from small sites with planning permissions. While accepting the Council's current 5YHLS position may see new opportunities for small windfall sites to come forward, there is a clear step change required to deliver to a level assumed by RVBC.</p>		

End.