

Errata

PINS REF: APP/6002485

Date: 6th May 2026

Site: Land at Longsight Road, Langho

Amendments to James Stacey's Proof of Evidence

- 1) This short erratum sheet is provided in response to an updated FOI received from the Council on 6th May 2026 at 09:58. It advises that, "unfortunately it has come to light that some of the information provided to you in your FOI request was incorrect."
- 2) This is in respect of the answer provided to question 13 of the FOI submission and related to, *"the number of NET affordable housing completions in the Ribble Valley Borough Council area broken down on a per annum basis for the period between 2000/01 and 2024/25."*
- 3) Whilst the update provides different annual affordable completions figures for some of the years, the overall number is actually 1 less (1,375 affordable dwellings revised figure vs the 1,376 original).
- 4) A copy of the email containing the correction is contained at **Appendix 1**.
- 5) A series of amendments to my proof, with all new figures and text provided in red, is attached as **Appendix 2**.
- 6) Whilst the Appellant's accept errors can occur the timing of the update is particularly unfortunate. Primarily in respect of the as yet to be agreed note to the Inspector on the future supply of affordable housing over the next 5 years and the closing of the inquiry. A revised version on the draft note to the Inspector (**attached as Appendix 3**). It is hoped this will be agreed prior to the formal closing of the Inquiry.
- 7) In respect of the note on the future supply and the updates to various tables, as contained in **Appendix 2**, none of these alter my opinion that the weight to affordable housing should be at the top end of the scale, i.e. Substantial.
- 8) I trust this short note is helpful and provides a clear and transparent position of the past delivery, as recorded by the Council in CD5.18 to enable a decision to be made, based on the facts the council now wish to rely upon.

James Stacey

6th May 2026

Appendix JS1



From: [Kay Witchard](#)
To: [Kay Witchard](#)
Subject: FW: Freedom of Information Request - 9728
Date: 06 May 2026 15:15:23
Attachments: [image.png](#)

From: FOI <foi@ribblevalley.gov.uk>
Sent: 06 May 2026 09:58
To: Nathan Price <nathan.price@tetlow-king.co.uk>
Subject: Re: Freedom of Information Request - 9728

Dear Mr Price

Freedom of Information Request - 9728

I write further in this matter to advise that unfortunately it has come to light that some of the information provided to you in your FOI request was incorrect.

In respect of question 13 the answers should have been as follows:

The number of NET affordable housing completions in the Ribble Valley Borough Council area broken down on a per annum basis for the period between 2000/01 and 2024/25.

AFFORDABLE COMPLETIONS	
YEAR	NUMBER OF DWELLINGS
1/4/08 – 31/3/09	37
1/4/09 – 31/3/10	43
1/4/10 – 31/3/11	27
1/4/11 – 31/3/12	61
1/4/12 – 31/3/13	29
1/4/13 – 31/3/14	45
1/4/14 – 31/3/15	113
1/4/15 – 31/3/16	78
1/4/16 – 31/3/17	100
1/4/17 – 31/3/18	70
1/4/18 – 31/3/19	111
1/4/19 - 31/3/20	94 ¹
1/4/20 – 31/3/21	121 ²
1/4/21 – 31/3/22	161
1/4/22 - 31/3/23	149
1/4/23 – 31/3/24	64
1/4/24 - 31/3/25	72
Total	1375

1 This total includes 1 Chapel Street, Longridge which was purchased by the authority as an affordable dwelling with commuted sums money.

2 This total includes 55 Mersey Street and 61 Peel Street which have also been purchased by the authority as affordable dwellings using commuted sums money.

This information is also published and can be found at [housing-land-availability-survey-hlas-2025](#) at section 4

Please accept our sincere apologies for this error and for any inconvenience caused.

I would remind you of your right to contact the Information Commissioner's Office if you are not content with the responses you have received:

The Information Commissioner's Office

Wycliffe House,

Water Lane,

Wilmslow,

Cheshire

SK9 5AF

www.ico.org.uk

Kind Regards

FOI TEAM

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T: 01200 425111 | **E:** foi@ribblevalley.gov.uk | **W:** www.ribblevalley.gov.uk

Appendix JS2



Amendments to Mr Stacey’s Proof of Evidence

Figure 6.1 on page 27 should read:

Figure 6.1: Gross Additions to Affordable Housing Stock, 2008/09 to 2024/25

Monitoring Year	Total Housing Completions (Net)	Additions to AH stock (Gross)	Gross affordable additions as a %age of total completions
2008/09	75	37	49%
2009/10	89	43	48%
2010/11	69	27	39%
2011/12	147	61	41%
2012/13	172	29	17%
2013/14	183	45	25%
2014/15	345	113	33%
2015/16	300	78	26%
2016/17	390	86 100	22% 26%
2017/18	400	92 70	23% 18%
2018/19	412	116 111	28% 27%
2019/20	559	163 94	29% 17%
2020/21	453	115 121	25% 27%
2021/22	499	62 161	12% 32%
2022/23	546	149	27%
2023/24	349	64	18%
2024/25	332	96 72	29% 22%
Total	5,320	1,376 1,375	26%
Average	313	81	26%

Source: Freedom of Information Response (21 November 2025) and Housing Land Availability Survey (HLAS) 2025.

This means that paragraph 6.8 should read:

“Between 2008/09 and 2024/25, a total of 5,320 dwellings were delivered in Ribble Valley, equivalent to 313 per annum. Of these, ~~1,376~~ 1,375 dwellings were affordable tenures, equivalent to 81 per annum. This equates to 26% gross affordable housing delivery.”

Accordingly, **Figure 6.2** on page 29 should also be amended, to read:

Monitoring Year	Total housing completions (Net)	Additions to AH Stock (Gross)	LPA RtB sales	RP RtB sales	Additions to AH Stock (Net of RtB)	Additions to AH Stock (Net of RtB) as a %age of total completions
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>
					<i>B - (C + D)</i>	<i>(E / A) X 100</i>
2008/09	75	37	0	n/a	37	49%
2009/10	89	43	0	n/a	43	48%
2010/11	69	27	0	n/a	27	39%
2011/12	147	61	0	0	61	41%
2012/13	172	29	0	3	26	15%
2013/14	183	45	0	8	37	20%
2014/15	345	113	0	6	107	31%
2015/16	300	78	0	8	70	23%
2016/17	390	86 100	0	4	82 96	21% 25%
2017/18	400	92 70	0	3	89 67	22% 17%
2018/19	412	116 111	1	1	114 109	28% 26%
2019/20	559	163 94	0	6	157 88	28% 16%
2020/21	453	115 121	0	3	112 118	25% 26%
2021/22	499	62 161	0	4	58 157	12% 31%
2022/23	546	149	0	0	149	27%
2023/24	349	64	0	5	59	17%
2024/25*	332	96 72	n/a	n/a	96 72	29% 22%
Total	5,320	1,376 1,375	1	51	1,324 1,323	25%
Average	313	81	0	4	78	25%

Source: Freedom of Information Response (21 November 2025) and Housing Land Availability Survey (HLAS) 2025.

Figure 6.3 on page 30 should be amended, to read:

Figure 6.3: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the Core Strategy (2014), 2008/09 to 2024/25

Monitoring Year	Additions to AH Stock (Net of RtB)	Core Strategy (2014) AH Target (Net)	Annual Surplus / Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2008/09	37	84	-47	-47	44%
2009/10	43	84	-41	-88	51%
2010/11	27	84	-57	-145	32%
2011/12	61	84	-23	-168	73%
2012/13	26	84	-58	-226	31%
2013/14	37	84	-47	-273	44%
2014/15	107	84	+23	-250	127%
2015/16	70	84	-14	-264	83%
2016/17	82 96	84	-2 +12	-266 -252	98% 114%
2017/18	89 67	84	+5 -17	-261 -269	106% 80%
2018/19	114 109	84	+30 +25	-231 -244	136% 130%
2019/20	157 88	84	+73 +4	-158 -240	187% 105%
2020/21	112 118	84	+28 +34	-130 -206	133% 140%
2021/22	58 157	84	-26 +73	-156 -133	69% 187%
2022/23	149	84	+65	-91 -68	177%
2023/24	59	84	-25	-116 -93	70%
2024/25*	96 72	84	+12 -12	-104 -105	114% 86%
Total	1,324 1,323	1,428	-104 -105	-104 -105	93%
Average	78	84	-6	-	93%

Source: MHCLG, Freedom of Information Response (21 November 2025), *Housing Land Availability Survey (HLAS) 2025* and *Core Strategy (2014)*.

* Note: Right to Buy data is currently unavailable for the monitoring year 2024/25, therefore the affordable housing figure given for this year is gross.

This means that paragraph 6.9 on page 31 should read:

“Since the start of the Core Strategy period in 2008/09 affordable housing completions (net of Right to Buy) have averaged 78 net affordable dwellings per annum, against a target of 84 net affordable dwellings per annum. A shortfall of ~~-104~~ -105 affordable dwellings has arisen over the 17-year period, equivalent to an average annual shortfall of -6 affordable dwellings.”

Figure 6.4 on page 31 should be amended, to read:

Figure 6.4: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2008 SHMA, 2008/09 to 2024/25

Monitoring Year	Additions to AH Stock (Net of RtB)	2008 SHMA AH Needs (Net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2008/09	37	264	-227	-227	14%
2009/10	43	264	-221	-448	16%
2010/11	27	264	-237	-685	10%
2011/12	61	264	-203	-888	23%
2012/13	26	264	-238	-1,126	10%
2013/14	37	264	-227	-1,353	14%
2014/15	107	264	-157	-1,510	41%
2015/16	70	264	-194	-1,704	27%
2016/17	82 96	264	-182 -168	-1,886 -1,872	31% 36%
2017/18	89 67	264	-175 -197	-2,064 -2,069	34% 25%
2018/19	114 109	264	-150 -155	-2,214 -2,224	43% 41%
2019/20	157 88	264	-107 -176	-2,348 -2,400	59% 33%
2020/21	112 118	264	-152 -146	-2,470 -2,546	42% 45%
2021/22	58 157	264	-206 -107	-2,676 -2,653	22% 59%
2022/23	149	264	-115	-2,794 -2,768	56%
2023/24	59	264	-205	-2,996 -2,973	22%
2024/25*	96 72	264	-168 -192	-3,164 -3165	36% 27%
Total	1,324 1,323	4,488	-3,164 -3,165	-3,164 -3,165	30% 29%
Average	78	264	-186	-	30% 29%

Source: MHCLG, Freedom of Information Response (21 November 2025), *Housing Land Availability Survey (HLAS) 2025* and 2008 SHMA.

* Note: Right to Buy data is currently unavailable for the monitoring year 2024/25, therefore the affordable housing figure given for this year is gross.

This means that paragraph 6.12 on page 32 should read:

“Since the start of the 2008 SHMA period in 2008/09 affordable housing completions (net of Right to Buy) have averaged 78 net affordable dwellings per annum, against a need of 264 net affordable dwellings per annum. A shortfall of ~~-3,164~~ -3,165 affordable dwellings has arisen over the 17-year period, equivalent to an average annual shortfall of -186 affordable dwellings.”

Figure 6.5 on page 32 should be amended, to read:

Figure 6.5: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2013 SHMA, 2013/14 to 2017/18

Monitoring Year	Additions to AH Stock (Net of RtB)	2013 SHMA AH needs (net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2013/14	37	114	-77	-77	32%
2014/15	107	114	-7	-84	94%
2015/16	70	114	-44	-128	61%
2016/17	82 96	114	-32 -18	-160 -146	72% 84%
2017/18	89 67	114	-25 -47	-185 -193	78% 59%
Total	385 377	570	-185 -193		68% 66%
Average	77 75	114	-37 -39		

Source: MHCLG, Freedom of Information Response (21 November 2025), *Housing Land Availability Survey (HLAS) 2025* and 2013 SHMA.

This means that paragraph 6.14 on page 32 should read:

“Since the start of the 2013 SHMA period in 2013/14 affordable housing completions (net of Right to Buy) have averaged ~~77~~ 75 net affordable dwellings per annum, against a need of 114 net affordable dwellings per annum. A shortfall of ~~-185~~ -193 affordable dwellings arose over the five-year period, equivalent to an average annual shortfall of ~~-37~~ -39 affordable dwellings.”

Figure 6.6 on page 33 should be amended, to read:

Figure 6.6: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2020 SHENA, 2019/20 to 2024/25

Monitoring Year	Additions to AH Stock (Net of RtB)	2020 SHENA AH Needs (Net)	Annual Shortfall / Surplus	Cumulative Surplus	Additions as a %age of Needs
2019/20	157 88	88	+69 0	+69 0	178% 100%
2020/21	112 118	88	+24 +30	+93 +30	127% 134%
2021/22	58 157	88	-30 +69	+63 +99	66% 178%
2022/23	149	88	+61	+124 +160	169%
2023/24	59	88	-29	+95 +131	67%
2024/25*	96 72	88	+8 -16	+103 +115	109% 82%
Total	634 643	528	+103 +115	+103 +115	120% 122%
Average	105 107	88	+17 +19	-	120% 122%

Source: MHCLG, Freedom of Information Response (21 November 2025), *Housing Land Availability Survey (HLAS) 2025* and 2020 SHENA.

*Note: Right to Buy data is currently unavailable for the monitoring year 2024/25, therefore the affordable housing figure given for this year is gross.

This means that paragraph 6.16 on page 32 should read:

“Since the start of the 2020 SHENA period in 2019/20 affordable housing completions (net of Right to Buy) have averaged ~~405~~ 107 net affordable dwellings per annum, against a need of 88 net affordable dwellings per annum. A surplus of ~~403~~ 115 affordable dwellings has arisen over the six-year period, equivalent to an average annual surplus of ~~47~~ 19 affordable dwellings.”

Figure 6.6 on page 34 should be amended, to read:

Monitoring Year	Additions to AH Stock (Gross)	2025 AHNA AH Needs (Net)	Shortfall	Additions as a %age of Needs
2024/25*	96 72	230	-134 -158	42% 31%

Source: Freedom of Information Response (21 November 2025), *Housing Land Availability Survey (HLAS) 2025* and 2025 AHNA

*Note: Right to Buy data is currently unavailable for the monitoring year 2024/25, therefore the affordable housing figure given for this year is gross.

This means that paragraph 6.19 on page 34 should read:

“In the first year of the 2025 AHNA period in 2024/25, there were ~~96~~ 72 gross affordable housing completions, against a need of 230 net affordable dwellings per annum. This has resulted in a shortfall of ~~-134~~ -158 affordable dwellings in the first year of the period.”

Accordingly, **the below paragraphs should also be amended on pages 35 and 36** to read:

Paragraph 6.26:

“Since the start of the Core Strategy period in 2008/09, against a need of 84 net affordable dwellings per annum, a shortfall of ~~-104~~ -105 affordable dwellings has arisen over the 17-year period, equivalent to an average annual shortfall of -6 affordable dwellings.”

Paragraph 6.27:

“Since the start of the 2008 SHMA period in 2008/09, against a need of 264 net affordable dwellings per annum, a shortfall of ~~-3,164~~ -3,165 affordable dwellings has arisen over the 17-year period, equivalent to an average annual shortfall of -186 affordable dwellings per annum.”

Paragraph 6.28:

“Since the start of the 2013 SHMA period, against a need of 114 net affordable dwellings per annum, a shortfall of ~~-185~~ -193 affordable dwellings has arisen over the 5-year period, equivalent to an average annual shortfall of ~~-37~~ -39 affordable dwellings per annum.”

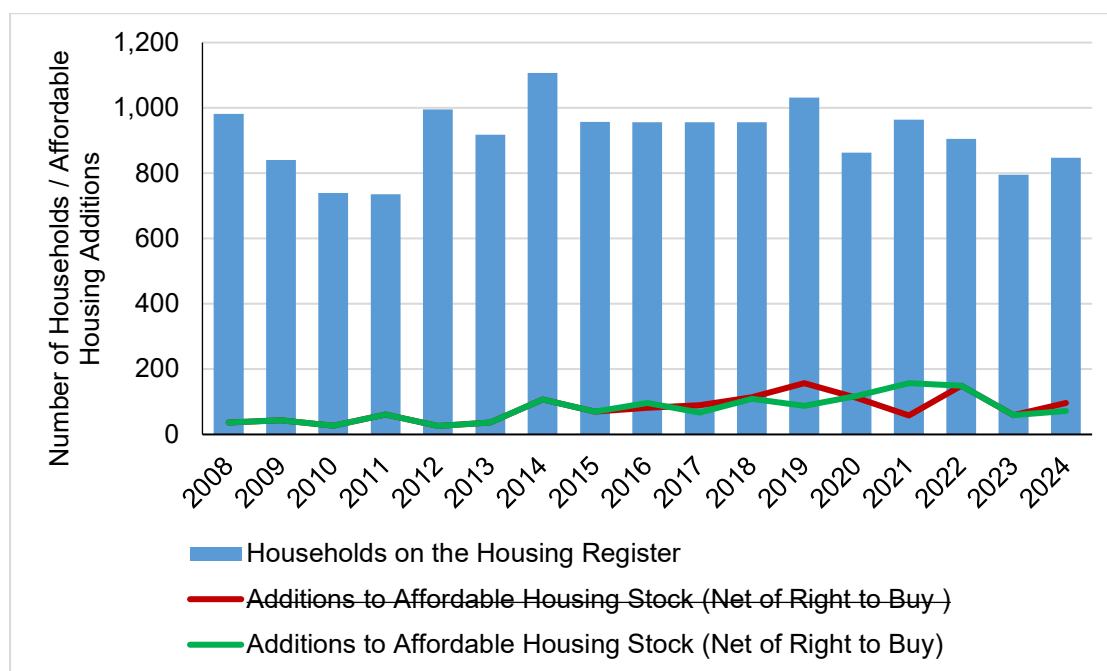
Paragraph 6.29:

“Since the start of the SHENA period in 2019/20, against a need of 88 net affordable dwellings per annum, a surplus of ~~403~~ 115 affordable dwellings has arisen over the six-year period, equivalent to an average annual surplus of ~~17~~ 19 affordable dwellings. It is important to note that the affordable housing needs figure identified in the SHENA has since been replaced with a significantly higher figure in the AHNA.”

Paragraph 6.30:

“In the first year of the 2025 AHNA period in 2024/25, there were 96 72 gross affordable housing completions, against a need of 230 net affordable dwellings per annum. This has resulted in a shortfall of ~~-134~~ -158 affordable dwellings in the first year of the period.”

Figure 7.1 on page 37 should be amended, to read:



Source: MHCLG Open Data and *Housing Land Availability Survey (HLAS) 2025*.

Paragraph 9.14 on page 47 should be amended, to read:

“Since the start of the Core Strategy period in 2008/09 affordable housing completions (net of Right to Buy) have averaged just 78 net affordable dwellings per annum, against a need of 84 net affordable dwellings per annum. A shortfall of ~~-104~~ -105 affordable dwellings has arisen over the 17-year period, equivalent to an average annual surplus of -6 affordable dwellings. However, it is important to note that the needs figure identified in the Core Strategy is considerably lower than that identified in the SHMA (264 dwellings per annum), and the most recent AHNA (230 dwellings per annum).”

Paragraph 9.15 on page 47 should be amended, to read:

“Since the start of the 2008 SHMA period in 2008/09 affordable housing completions (net of Right to Buy) have averaged just 78 net affordable dwellings per annum, against a need of 264 net affordable dwellings per annum. A shortfall of ~~-3,164~~ -3,165 affordable dwellings has arisen over the 17-year period, equivalent to an average annual shortfall of -186 affordable dwellings.”

Paragraph 9.16 on page 47 should be amended, to read:

“Since the start of the 2013 SHMA period in 2013/14 affordable housing completions (net of Right to Buy) have averaged just ~~77~~ 75 net affordable dwellings per annum, against a need of 114 net affordable dwellings per annum. A shortfall of ~~-185~~ -193 affordable dwellings has arisen over the 5-year period, equivalent to an average annual shortfall of ~~-37~~ -39 affordable dwellings per annum.”

Paragraph 9.17 on page 47 should be amended, to read:

“Since the start of the SHENA period in 2019/20 affordable housing completions (net of Right to Buy) have averaged 105 net affordable dwellings per annum, against a need of 88 net affordable dwellings per annum. A surplus of ~~403~~ 115 affordable dwellings has arisen over the six-year period, equivalent to an average annual surplus of ~~47~~ 19 affordable dwellings. However, it is important to note that the affordable housing need identified in the SHENA has since been replaced by a significantly higher ongoing need in the most recent AHNA.”

Paragraph 9.18 on page 47 should be amended, to read:

“In the first year of the 2025 AHNA period in 2024/25, there were ~~96~~ 72 gross affordable housing completions, against a need of 230 net affordable dwellings per annum. This has resulted in a shortfall of ~~-134~~ -158 affordable dwellings in the first year of the period.”

Appendix JS3



Subject: Future supply of affordable housing
Site: Land south of Longsight Road, Langho

Job Ref: M25/0708-03
Date: 6th May 2026

1. This note sets out the Parties view on the likely delivery of affordable housing in the next 5 years, following receipt of an updated FOI response (dated 6th May), advising on an error contained in the FOI (Appendix JS1) and advising of the need to use the affordable housing completions, as contained in Housing Land Availability Survey HLAS 2025 (CD5.18)
2. The 5 year HLS SoCG (CD8.8) identifies a deliverable supply of 995 homes on the Appellants case and 1,130 homes on the LPA case.
3. Mr Stacey advised that the prevailing gross rate of past affordable housing delivery is 26% between 2008/09 and 2024/25 (JS Figure 6.1 Page 27) with an average gross delivery of 81 affordable homes. This data is provided in the FOI response dated 21st November 2025 and is different to that presented in the CD5.18 (HOUSING LAND AVAILABILITY SURVEY (HLAS) 2025)
4. Mr Stacey advised based off the previous FOI response (Appendix JS1) that the prevailing rate over the last 4 years is 22% (371 affordable homes divided by 1,726 total completions or 93 per annum). This has now been superseded.
5. However, based off the new FOI response/CD5.18 – the past delivery over the last 4 years is also 26% (446/1,726) or 112 per annum.
6. Applying the past prevailing rates of delivery (26% ~~and 22%~~) to the deliverable supply 861 or 1,130 and policy compliant delivery (30%), results in the following annual delivery of affordable homes between 2025 and 2030.

	Appellant	LPA
Deliverable Supply	861	1,130
26%	224	294
22%	189	249
30% (policy compliant)	258	339
Annual supply at 26%	45 per annum	57 per annum
Annual supply at 22%	38 per annum	49 per annum
Annual supply at 30%	52 per annum	68 per annum

7. On the Appellant's case the likely supply of affordable housing is between 38 and 52 homes per annum, compared to 112 per annum over the last 4 years.
8. On the LPA's case the likely supply of affordable housing is between 49 and 68 homes per annum, comparted to 112 per annum over the last 4 years.

James Stacey
Managing Director
Tetlow King Planning