

Town and Country Planning Act 1990 – Section 78
Town and Country Planning (Development Management Procedure) (England) Order 2013
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

Appeal by Wainhomes (North West) Ltd
Land to the south of Chain House Lane, Whitestake, Preston

Against the Refusal of Planning Permission by South Ribble Borough Council on the
Application for:

“Up to 100 dwellings with access and associated works.”

Appeal Ref: APP/F2360/W/19/3234070

Statement of Common Ground (Housing Supply)

between

South Ribble Borough Council

&

Wainhomes (North West) Ltd.

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Statement of Common Ground – Housing Supply

I. Introduction

- I.1. This Statement of Common Ground (SoCG) has been prepared jointly by Wainhomes (North West) Ltd (hereinafter referred to as ‘The Appellant’) and South Ribble Borough Council (hereinafter referred to as “The Council”).
- I.2. The Statement refers to Appeal Ref: APP/F2360/W/19/3234070 against the decision of the Council to refuse outline planning permission for the site known as land at land to the south of Chain House Lane, Whitestake, Preston (application reference: 07/2018/9316/OUT) for:

“Up to 100 dwellings with access and associated works”
- I.3. This SoCG refers only to matters concerned with the 5-year housing land supply position (‘the 5YHLS’). A separate SoCG covering all other planning matters has been prepared. This includes a summary of the background, site location and proposals.
- I.4. This Statement sets out the agreed matters of fact and agreed positions between the Council and the Appellant in respect of housing supply matters for this appeal.
- I.5. Finally, this statement summarises those areas of disagreement between the parties.
- I.6. This final version of the SoCG (Housing Supply) is jointly agreed by:

Signed 

Date 16/02/2021

Ben Pycroft

On behalf of Wainhomes (North West) Ltd

Signed 

Date 16/02/2021

Gregg Boyd

On behalf of South Ribble Borough Council

2. Matters of agreement

The Council's latest Housing Land Position Statement

- 2.1. The Council's most recent assessment of 5 year supply is set out in the Housing Land Position (HLP). The base date of this assessment is 1st April 2020 and it covers the five year period 1st April 2020 to 31st March 2025.

The Relevant Five Year Period

- 2.2. Both parties agree that the relevant 5-year period for the determination of this appeal is 1st April 2020 to 31st March 2025.

Historic Shortfall

- 2.3. The position on shortfall depends on how the housing requirement is calculated.
- 2.4. The base date of the adopted plan is 1st April 2010. However, as Policy 4 of the Core Strategy explains, the backlog since 1st April 2003 should be taken into account. The planned housing requirement set out in the Core Strategy is 417 dwellings. By 31st March 2020, 7,089 dwellings should have been completed based on an annual requirement of 417 dwellings. Only 5,981 dwellings were completed in the same period and therefore it is agreed that the backlog against the adopted Plan housing requirement is 1,108 dwellings.
- 2.5. Should the five year housing land supply be measured against the adopted housing requirement, it is agreed that the past shortfall of 1,108 dwellings should also be addressed in full in the five year period (i.e. the "Sedgefield" method).
- 2.6. When the housing land supply is measured against the standard method, it is agreed that there is no backlog included within the calculation.

The Buffer

- 2.7. Based on the published results for the Housing Delivery Test, both parties agree that a 5% buffer should be applied to the housing requirement in line with paragraph 73 of the Framework.

Local Housing Need

- 2.8. It is agreed that the Local Housing Need calculated using the standard method set out in national planning guidance is currently 191 dwellings per annum.

3. Matters of Disagreement

The five year housing requirement

- 3.1. The Council considers that its five year housing land supply should be measured against the local housing need using the standard method set out in the planning practice guidance. The Council will set out the reasons for this in evidence.
- 3.2. The Appellant considers that the five year housing land supply should be measured against the adopted housing requirement. The Appellant will set out the reasons for this in evidence.
- 3.3. The Council accepts that if the five year housing land supply should be measured against the adopted housing requirement (plus past shortfall and a 5% buffer) that it cannot demonstrate a deliverable five year housing land supply and footnote 7 and paragraph 11(d) of the Framework would be engaged. The Appellant agrees that if the housing land supply is measured against the standard method, a five year housing land supply could be demonstrated.

Extent of the deliverable supply

- 3.4. The Council's published position, as set out in the latest Housing Land Supply Position Statement is that the deliverable five year housing land supply at 1st April 2020 is 2,665 dwellings. Based on current evidence and for the purpose of this appeal, the Council considers it can demonstrate a deliverable supply of 2,546 dwellings. This revised supply figure follows the removal of three sites from the published position and amendment to the overall delivery of one site which are shown in Table 1 below.
- 3.5. The Appellant considers that the deliverable supply is 2,003 dwellings. The difference between the two positions is 543 dwellings. The sites and sources of supply in dispute are set out in Table 1. All other sources of supply informing the five year housing land supply calculation are agreed:

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Table 1: Disputed sites

Site	Council's 5YHLS (Published)	Council's 5YHLS (Appeal)	Appellant's 5YHLS	Difference
Brindle Road (land adjacent Cotton Gardens), Bamber Bridge East	11	0	0	0
East of Leyland Road / Land off Claytongate Drive / Land at Moor Hey School, Charnock	63	63	0	63
Pickering's Farm, Charnock / Farington West	90	0	0	0
Land between Moss Lane and rear of 392 Croston Road, Farington Moss, Farington West	168	168	144	24
Land off School Lane / Old School Drive, Longton	40	33	0	33
Lostock Hall Primary School, Avondale Drive, Lostock Hall	10	0	0	0
Windfall allowance	600	600	177	423
TOTAL	982	864	321	543

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3.6. Against the adopted housing requirement plus the past shortfall and a 5% buffer, the Council’s position equates to 3.8 years and the Appellant’s position equates to 2.99 years. Against the local housing need and a 5% buffer, the Council’s position equates to 12.7 years and the Appellant’s position equates to 9.97 years. The respective positions are set out in the following table:

Table 2: South Ribble Council’s Five Year Supply at 1st April 2020

	Requirement	Council Adopted Housing Requirement	Council Local Housing Need	Appellant Adopted Housing Requirement	Appellant Local Housing Need
A	Annual requirement	417	191	417	191
B	Past shortfall at 31st March 2020	1,108	0	1,108	0
C	Amount of past shortfall to be addressed in the five year period	1,108	0	1,108	0
D	Total five year requirement (A X 5 + C)	3,193	955	3,193	955
E	Requirement plus 5% buffer (D + 5%)	3,353	1,003	3,353	1,003
F	Annual requirement plus buffer (E / 5 years)	671	201	671	201
	Supply				
G	Five year supply 1st April 2020 to 31 st March 2025	2,546	2,546	2,003	2,003
H	Years supply (G / F)	3.8	12.7	2.99	9.97

[ENDS]