

Ribble Valley Borough Council

Infrastructure Funding Statement 2019/20

January 2021



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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Introduction

- 1.1 Local Authorities are now required, in accordance with The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019, to produce an Infrastructure Funding Statement (IFS) annually that sets out details about planning obligation receipts and anticipated expenditure.
- 1.2 The publication of this Infrastructure Funding Statement (IFS) is a legal requirement arising from the Community Infrastructure Levy Regulations 2019. All LPAs must publish an annual report covering both CIL and S106 obligations regarding the monies secured, received, held and spent, as well as provision of certain on-site infrastructure, such as affordable housing. This is the first such IFS and complies with the requirement to cover the financial year 2019/20 (1st April 2019 to 31st March 2020). The purpose of this document is to provide clarity and transparency to local communities and developers on infrastructure expenditure.
- 1.3 The intention is that the data and infrastructure funding statements will give policy makers better insights into how developer contributions are supporting new development and local infrastructure.
- 1.4 This report provides a summary of financial contributions the Council has secured through Section 106 agreements (s106) from new developments.
- 1.5 The report provides –
 - An overview of Planning Obligations
 - Contributions sought by Ribble Valley Council (both on-site and off-site)
 - S106 contributions secured during the 2019/20 monitoring period
 - The s106 contributions received by the Council during the 2019/20 monitoring period
 - The s106 contributions utilised by the Council in the 2019/20 monitoring period
 - Contributions delivered on site from S106 contributions during 2019/20 monitoring period
 - Previously secured s106 contributions
- 1.6 The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received by the Council from new developments, in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.
- 1.7 As part of the developer contributions annual requirement, three separate CSV files have been created which are available to view on our web-site.

Planning Obligations

- 2.1 Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal.
- 2.2 This can be via a planning agreement entered into under Section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the Local Planning Authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority.
- 2.3 Planning obligations run with the land, are legally binding and enforceable. A unilateral undertaking cannot bind the Local Planning Authority because they are not party to it.
- 2.4 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
- 2.5 Key Statement DS1 of the Adopted Core Strategy sets out that Planning Obligations will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. Contributions can either be in kind or in the form of financial contribution with a clear audit trail of how any monies will be spent and in what time frame.
- 2.6 Obligations will be negotiated on a site-by-site basis. The Council cannot ask for contributions via s106 planning obligations in certain circumstances (as set out within the Planning Practice Guidance):
- Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2.7 Once the s106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment. Trigger points can include the commencement of the development or occupation of dwellinghouses and for larger developments are often phased. When planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.

- 2.8 The introduction of CIL is being considered alongside the production of the new local plan, so this document deals with S106 income only.
- 2.9 Contributions to education, transport and highways have been secured through the s106 process for Lancashire County Council, with the County Council signatures to the Agreement, and will, in most cases, be paid directly to them for use as specified in the s106 Agreement. Lancashire County Council monitor and report on these separately (the tables identify which obligations will go directly to LCC).
- 2.10 Please note that data on developer contributions is imperfect because it represents estimates at a given point in time, and can be subject to change. However, the data reported within this document is the most robust available at the time of publication.

Contributions sought

Housing – affordable housing

- 3.1 Key Statement 3 of the Adopted Core Strategy sets out the affordable housing requirements associated with new development as follows:
- 3.2 Within the settlement boundaries of Clitheroe and Longridge, on housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing will be required on all schemes. The Council will seek affordable housing provision at 30% of units on the site.
- 3.3 In all other locations in the borough, on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the council will require 30% affordable units on the site.
- 3.4 Within the negotiations for housing developments, 15% of the units will be sought to provide for older people on sites of 10 units or more. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% older people's element) will be for market housing for older people.
- 3.5 Affordable housing should be provided on-site in the first instance, although off-site contributions or a payment in lieu will be allowed in exceptional circumstances. In such circumstances the Council will identify suitable schemes for utilising the commuted sums to increase the supply of affordable housing within the Borough.



- 3.6 In 2019/20 110 affordable houses were delivered on sites within the Borough on new housing sites.



Public Open Space and Recreation

- 3.7 The Council recognises the importance that open space and green infrastructure makes to the quality and attractiveness of an area and the pressures that can exist to redevelop facilities. Consequently, the Council has sought to protect recognised areas of public open space and to put in place a mechanism to secure additional facilities where it is supported by evidence when considering proposals.
- 3.8 Policy DMB4 of the Adopted Core Strategy confirms that on all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space.
- 3.9 On a site-by-site basis, the council will also negotiate for provision on smaller sites, or seek to secure an off-site contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate.
- 3.10 The off-site leisure contribution is calculated on the basis of occupancy ratios at a rate of £216.90 per person as follows:
- 1 bed unit - 1.3 people
 - 2 bed unit - 1.8 people
 - 3 bed unit - 2.5 people
 - 4 bed unit - 3.1 people
 - 5 + bed unit - 3.5 people
- 3.11 The off-site contribution will be used to improve existing facilities within the Borough or to support the provision of new facilities for the benefits of our residents and visitors.



Longridge Loop

- 3.12 The Longridge Neighbourhood Development Plan (2018 – 2028) recognises that the route provides an opportunity to create a safe route around the Town. Where appropriate commuted sums are secured from residential developments in Longridge to assist the Town Council with delivering this route.

Biodiversity

- 3.13 Key statement EN3 of the Adopted Core Strategy sets out that new development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure. The Council's commitment to conserving and enhancing the area's biodiversity and geodiversity is reiterated on Key Statement EN4. Where appropriate off-site commuted sums will be secured to enhance biodiversity within the Borough.



Section 106 Agreements Signed (2019/20)

- 4.1 A full list of planning applications with S106 Agreements which were signed in the period 2019/20 are provided in Table 1 below.

Table 1- Legal Agreements completed 2019/20

Application Number	Address	Description of Development	Agreement Type	Date Signed	Obligations - Ribble Valley Lancashire County Council
3/2018/0500	Land to the East of Clitheroe Road Barrow	Erection of ten bungalows and associated works.	Section 106 Agreement	3 rd April 2019	<p>Affordable Housing Three discounted market sale bungalows</p> <p>Over 55s Accommodation Two bungalows on site</p> <p>Off-Site Leisure Contribution £4815.18 for off-site leisure facilities in the local area</p>
3/2018/0688	Land off Henthorn Road Clitheroe	Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Henthorn Road. All matters reserved except for means of access.	Unilateral Undertaking	10 th May 2019	<p>Off-Site Leisure Contribution £216.90 per person for a new play/ activity area (including a green gym) at Clitheroe Castle. To be calculated at reserved matters stage</p> <p>Affordable Housing 30% of the total number of dwelling shall be affordable housing split as follows:</p> <ul style="list-style-type: none"> • 50% of the units shall be affordable rent • 50% of the units shall be affordable home ownership/ discount sale <p>Over 55s Accommodation 15% of the total number of dwelling shall be bungalows. 50% of the bungalows provided shall affordable</p> <p>Education Contribution to be calculated within 20 working days of the grant of reserved matters consent for both primary and secondary places which may be generated from the development.</p>

Application Number	Address	Description of Development	Agreement Type	Date Signed	Obligations - Ribble Valley Lancashire County Council
					<p>On-site open space On site informal open space and landscaping</p> <p>On-site Play Area On site area of play for public use</p> <p>Public Transport Contribution £200,000 towards sustaining and promoting local public transport within the Henthorn Road area.</p> <p>On-site SUDS scheme A sustainable urban drainage system for the development</p> <p>Town Centre Contribution £10,000 towards the cost of providing cycle storage, lockers, associated lighting and works within Clitheroe Town Centre</p> <p>Travel Plan Support Contribution £6000 towards the cost of supporting the travel plan submitted and approved pursuant to the Planning Permission.</p>
3/2018/0786	Dog and Partridge Hesketh Lane Chipping	Conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets	S106 Agreement	12 th September 2019	<p>Affordable Housing One discounted market sale unit</p> <p>Off-Site Leisure Contribution £3925.89 for off-site leisure facilities</p>
3/2018/0844	Land off Longsight Road Langho	Erection of 42 new dwellings, landscaping and associated works.	Section 106 Agreement	3 rd June 2019	<p>Off-Site Sport & Recreation Contribution £28,066 towards off-site sports facility improvements in Langho</p> <p>Affordable Housing</p>

Application Number	Address	Description of Development	Agreement Type	Date Signed	Obligations - Ribble Valley Lancashire County Council
					<p>Seven on-site shared ownership units Two on-site affordable rented units Four discounted market sale units</p> <p>Over 55s Accommodation The provision of eight on site bungalows for the over 55s</p>
3/2018/0914	Land off Clitheroe Road Whalley (Lawsonsteads phase 2)	Erection of 188 new dwellings including means of access and associated works. To include 57 affordable dwellings (29 affordable rent and 28 shared ownership).	S106 Agreement	23 rd September 2019	<p>Affordable Housing 57 dwellings on site shall be affordable housing split as follows:</p> <ul style="list-style-type: none"> • 29 of the units shall be affordable rented • 28 of the units shall be affordable home ownership <p>Over 55s Accommodation 28 of the dwellings shall be for the over 55s:</p> <ul style="list-style-type: none"> • 16 affordable units • 12 market units <p>Education £519,859.23 for the provision of additional primary school places at Barrow Primary School and/or St Marys RC Primary School</p> <p>£379,796.48 for the provision of additional secondary school places at St Augustine's RC High School</p> <p>Highway Contribution £45,000 for off-site highway works as follows:</p> <ul style="list-style-type: none"> • £15,000 to convert the zebra crossing into a puffin crossing. • £30,000 for signage works in the town centre <p>Off-Site Leisure Contribution</p>

Application Number	Address	Description of Development	Agreement Type	Date Signed	Obligations - Ribble Valley Lancashire County Council
					£99,752.31 towards off site leisure facilities in Whalley
3/2018/0924	Land south west of Barrow and west of Whalley Road Barrow	Erection of 35 dwellings on the site of former allotments and the re- plan of part of the development approved under the reserved matters reference 3/2017/0064, including an additional 4 dwellings (resulting in a total of 39 additional dwellings)	S106 Agreement	18 th June 2019	<p>Affordable Housing 24 dwellings on site shall be affordable housing split as follows:</p> <ul style="list-style-type: none"> • 7 of the units shall be affordable rented • 17 of the units shall be affordable home ownership <p>Over 55s Accommodation The provision of bungalows for the over 55s:</p> <ul style="list-style-type: none"> • 4 affordable units • 4 market units <p>Education £78,766.55 for the provision of additional primary school places at St James CofE Primary</p> <p>£72,211.84 for the provision of additional secondary school places at Ribblesdale High School</p>
3/2018/1037	Land off Pimlico Link Road Clitheroe	Outline application for the erection of up to 19 open market dwellings with access off Pimlico Link Road.	S106 Agreement	1 st August 2019	<p>Affordable Housing 30% of the total number of dwelling shall be affordable housing split as follows:</p> <ul style="list-style-type: none"> • 50% of the units shall be affordable rent • 50% of the units shall be affordable home ownership <p>Over 55s Accommodation 15% of the total number of dwelling shall be bungalows. 50% of the bungalows provided shall affordable</p> <p>Off-Site Leisure £216.90 per person for leisure facilities in Clitheroe. To be calculated at reserved matters stage</p>

Application Number	Address	Description of Development	Agreement Type	Date Signed	Obligations - Ribble Valley Lancashire County Council
					<p>Education</p> <p>Contribution to be calculated within 20 working days of the grant of reserved matters consent for both primary and secondary places which may be generated from the development.</p>
3/2019/0056	Land off Waddington Road Clitheroe	Variation of conditions 27 and 28 of outline planning permission 3/2014/0597 (up to 275 new dwellings and access) to allow 49 houses to be occupied on the site before all S278 works (highway adoption/improvements) have to be completed.	Deed of Variation	22 nd July 2019	To tie the consent into the original planning obligations
3/2019/0754	Land west of Preston Road Longridge	Modification of S106 Agreement dated 15 September 2017 from planning permission 3/2016/0974 to allow amendment of terms relating to affordable housing provision.	Deed of Variation	23 rd September 2019	Amendments to the affordable housing clauses
3/2019/0859	Land at Chatburn Road Clitheroe	Modification of S106 Agreement attached to planning permission 3/2017/0653 to change the affordable housing scheme tenure from 6 affordable ownership units and 3 affordable rent units to 2 affordable ownership units, 3 affordable rent units and 4 discounted market sales units.	Deed of Variation	11 th December 2019	<p>Modifications to the affordable housing tenure and mix from:</p> <p>Six affordable ownership units and three affordable rent to:</p> <ul style="list-style-type: none"> • Two affordable ownership units; • Three affordable rent units; and • Four discounted market sales units
3/2019/0862	Land to the East of Clitheroe Road Barrow	Variation of condition 2 (approved plans) from planning permission 3/2018/0500 to allow a change of site layout, and a change of house type modifying the design house type F.	Supplemental Agreement	21 st January 2020	<p>To tie the consent into the original planning obligations and to vary the off-site leisure contribution as follows:</p> <p>Off-Site Leisure Contribution</p> <p>£4967 for off-site leisure facilities in the local area</p>

Section 106 financial contributions received (2019/20)

- 5.1 In 2019/20 £934,171.74 was received in financial contributions from S106 agreements. Full details are provided in Table 2 below.

Table 2- Commuted sums received 2019/20

Application Number	Address	Description of Development	Date Agreement Signed	Contribution Received	Date Received	Purpose
3/2015/0065	Land to North Of Dilworth Lane Longridge	Outline planning application for the development of up to no. 195 dwellings with all matters reserved, save for access from Dilworth Lane	30th March 2015	£43,887	5 th March 2020	Off-Site Sport & Recreation Contribution To be used for: 1) Grass pitch improvements at Mardale, Longridge; 2) Cricket wicket provision at Longridge Cricket Club; 3) Sports hall improvements at Longridge Sports Club; 4) Play facility improvements in Longridge.
3/2015/0065	Land to North Of Dilworth Lane Longridge	Outline planning application for the development of up to no. 195 dwellings with all matters reserved, save for access from Dilworth Lane	30 th March 2015	£536,563.50	5 th March 2020	Affordable Housing For the provision of off-site affordable housing.
3/2014/0764	Land East of Chipping Lane Longridge	Development of up to 363 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access.	29th October 2015	15,000.00	20 th September 2019	Longridge Loop To be used towards the Longridge Loop Recreational route
3/2016/0694	Land off Milton Avenue Clitheroe Lancashire	Proposed residential development	22 nd November 2012	£22,340.70	24 th February 2020	Public Open Space For the administration and upgrading and management of public open space namely the play area at corner of Milton Avenue and Chester Avenue adjacent to the site and the play area in Clitheroe Castle grounds

Application Number	Address	Description of Development	Date Agreement Signed	Contribution Received	Date Received	Purpose
3/2014/0618	Land off Chatburn Old Road Chatburn	Erection of 10 dwellings	27 th May 2015	£68,789.00	11 th December 2019	Affordable Housing For the purpose of addressing housing needs in Chatburn or elsewhere within the Council's area of the Borough
3/2014/0618	Land off Chatburn Old Road Chatburn	Erection of 10 dwellings	27 th May 2015	£68,789.00	11 th December 2019	Affordable Housing For the purpose of addressing housing needs in Chatburn or elsewhere within the Council's area of the Borough
3/2011/1064	Land at Woone Lane and land south of Primrose Mill, Clitheroe.	Delivery of affordable housing on Woone Lane Site Prior to site start on land of Primrose Mill	16 th November 2012	£100,354.00	29 th July 2019	Public Open Space For the improvement and regeneration of Mearley Lodge
3/2017/0573	Land off Union Street Clitheroe	Application for 36 single and two-storey dwellings (including 11 affordable units), car parking, landscaping and new access from Union Street.	11 th April 2018	£18,783.54	15 th July 2019	Public Open Space For the improvement and future maintenance of the off site Public Open Space and Play Area at Edisford Playing Fields
3/2017/0616	Former Clitheroe Hospital Chatburn Road Clitheroe	Demolition of existing buildings and construction of 60 dwellings and associated infrastructure	9 th February 2018	£10,000.00	24 th February 2020	Ecology Towards biodiversity at the nearby Salt Hill and Cross Hill nature reserves
3/2017/0616	Former Clitheroe Hospital Chatburn Road Clitheroe	Demolition of existing buildings and construction of 60 dwellings and associated infrastructure	9 th February 2018	£32,665.00	24 th February 2020	Public Open Space Towards the installation, improvement or maintenance of an area of off-site public open space and sports provision facilities.

Application Number	Address	Description of Development	Date Agreement Signed	Contribution Received	Date Received	Purpose
3/2018/0008	30 Peel Park Avenue and land to the rear Clitheroe	Demolition of existing dwelling and erection of 34 bungalows for the over 55s with associated access, parking, landscaping and open space.	19 th October 2018	£17,000.00	27 th January 2020	Affordable Housing For off-site Affordable Housing or related purposes (such as acquiring and refurbishing vacant properties) in the District
TOTAL				£934,171.74		

Section 106 Expenditure

- 6.1 The Council is committed to ensuring that the necessary infrastructure required to enable development to be accommodated will be delivered. The Council recognises the importance of delivering all types of infrastructure needed to support growth and is committed to maximising the benefits secured from development.
- 6.2 Table 3 sets out the S106 contributions which were utilised within the 2019/20 financial year within the Ribble Valley. This equates to £389,441.45.

Primrose Lodge

- 6.3 Within the 2019/20 financial year over £275,000 of commuted sums were utilised for the 'Primrose Lodge Blue and Greenway Project'. Primrose Lodge, located in the centre of Clitheroe, was historically constructed to power Primrose Works. The site has long been identified as requiring improvement, both environmentally (biodiversity benefits) and for public access.
- 6.4 The project, which is nearing completion, saw the creation of a permanent open water feature, with associated landscaping and public access which will provide habitat for insect, birds, amphibians and fish. The project includes the construction of what is expected to be the longest fish pass in England, which will allow salmon, trout, eels and other fish species to migrate further along Mearley Brook through the town and beyond to the village of Worston.



Primrose Lodge

Table 3- Commuted sums utilised 2019/20

Application Number	Address	Description of Development	Date Signed	Contribution Spent	Utilised for
3/2011/0307	Barrow Brook Business Village Barrow Clitheroe Lancashire	Residential development of 37 dwellings	2 nd February 2012	£1,197.78	Improvement and future maintenance of Barrow playing field- passported to Barrow Parish Council
3/2011/0837	Land off Pendle Drive Calderstones Park Whalley Lancashire	Proposed erection of 46 dwellings, comprising a mix of 2, 3, 4 and 5 bedroom properties with associated access, car parking, boundary treatment and landscaping.	18 th June 2012	£3,770.30	Whalley Moor Woodland
3/2016/0328	15 Parker Avenue Clitheroe Lancashire	Erection of 18 dwellings on land to the rear of Parker Avenue, Clitheroe following the demolition of No 15 Parker Avenue.	16 th November 2016	£1,706.91	Biodiversity contribution- Primrose Lodge
3/2008/0526	Primrose Mill Woone Lane Clitheroe	Regeneration of sites around and including Primrose Mill for residential development including improved site access, highways improvements and provision of public open space.	24 th March 2010	£222,853.50	Restoration of Primrose Lodge
3/2014/1018	Barnacre Road Longridge	Demolition of existing buildings and erection of 33 units of retirement living housing (Category 11 type accommodation),	20 th August 2020	£108,231.08	Utilised to buy two affordable dwellings in Longridge

Application Number	Address	Description of Development	Date Signed	Contribution Spent	Utilised for
		communal facilities, landscaping and car parking.			
3/2011/1064	Land at Woone Lane and land south of Primrose Mill, Clitheroe.	Delivery of affordable housing on Woone Lane Site Prior to site start on land of Primrose Mill	16th November 2012	£51,681.88	Restoration of Primrose Lodge
TOTAL				£389,441.45	

Current Section 106 balances

- 7.1 As a result of the income and expenditure set out above, the closing balance at the end of the period 2019/20 is £ 833,817.74
- 7.2 For a detailed breakdown of Section 106 Agreements please refer to Appendix 1 – ‘Schedule of S106 Agreements’ where a full schedule of contributions, scheme details, received and spent contributions are detailed.
- 7.3 Whether, of the total balances detailed above, monies are committed to a specific project or are currently unallocated varies depending on the nature of the contribution and the service area within which it sits.

Obligations Delivered on Site



- 8.1 The Council’s preference is to deliver affordable housing on site to create mixed, sustainable communities. In 2019/20 109 affordable houses were delivered on new development sites within the Borough as set out below (one additional property was delivered in Longridge through the purchase of an existing dwelling for an affordable house utilising off-site commuted sum contributions):

Table 4- Affordable Housing Delivery

Application Number	Address	Obligation	Affordable Housing delivered 2019/20
3/2014/0764	Land East of Chipping Lane Longridge	30% on site provision	13 on site affordable dwellings delivered: <ul style="list-style-type: none"> • 3 Discount sale units • 5 affordable rent • 4 shared ownership • 1 social rent
3/2016/0974	Land west of Preston Road Longridge	30% on site split as follows: <ul style="list-style-type: none"> • 50% affordable home ownership • 50% affordable rent 	4 on site affordable dwellings: <ul style="list-style-type: none"> • 4 affordable rent

Application Number	Address	Obligation	Affordable Housing delivered 2019/20
3/2015/0065	Land to North of Dilworth Lane Longridge	<p>Twenty-six units provided on site (12 rented and 14 shared ownership):</p> <ul style="list-style-type: none"> Ten, two-bedroom bungalows (all constructed to lifetime home standard); Eight, two-bedroom properties; and Eight, three-bedroom properties. 	<p>10 on site affordable dwellings:</p> <ul style="list-style-type: none"> 4 affordable rent 6 shared ownership
3/2018/0008	30 Peel Park Avenue and land to the rear Clitheroe	Five on-site shared ownership affordable units	<p>5 on site affordable dwellings:</p> <ul style="list-style-type: none"> 5 shared ownership
3/2017/0573	Land off Union Street Clitheroe	<p>Eleven on-site affordable housing provision as follows:</p> <ul style="list-style-type: none"> Two affordable rented Two discounted sale units Three shared ownership Four bungalows (over 55 accommodation) 	<p>9 on site affordable dwellings delivered:</p> <ul style="list-style-type: none"> 4 Discount sale units 4 affordable rent 1 shared ownership
3/2017/0616	Former Clitheroe Hospital Chatburn Road Clitheroe	<p>Fifteen on-site affordable housing provision as follows:</p> <ul style="list-style-type: none"> Seven affordable home ownership Eight discounted sale units <p>Over 55s Accommodation</p> <ul style="list-style-type: none"> Six affordable Three market bungalows 	<p>13 on site affordable dwellings delivered:</p> <ul style="list-style-type: none"> 6 Discount sale units (over 55s) 2 Discount sale units 5 shared ownership
3/20130711	Land off Henthorn Road Clitheroe Lancashire	<p>Affordable Housing 30% on-site affordable units:</p> <ul style="list-style-type: none"> 50% affordable rented 30% shared ownership 15% built to lifetime homes standard 	<p>5 on site affordable dwellings delivered:</p> <ul style="list-style-type: none"> 1 Discount sale units 4 shared ownership

Application Number	Address	Obligation	Affordable Housing delivered 2019/20
3/2015/0895	Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe	Each phase delivers 30% affordable housing (50/50 affordable rented/shared ownership)	17 on site affordable dwellings delivered: <ul style="list-style-type: none"> • 11 shared ownership • 6 affordable rent
3/2012/0630	Land to South-West of Barrow and West of Whalley Road Barrow	30% on-site affordable housing within each parcel including 50% of the Elderly Person Units	18 on site affordable dwellings delivered: <ul style="list-style-type: none"> • 18 shared ownership
3/2013/0737	Hanson Garden Centre Whalley Road Barrow	30% on-site affordable units: <ul style="list-style-type: none"> • 70% rented • 30% shared ownership • 15% built to lifetime homes standard 	4 on site affordable dwellings delivered: <ul style="list-style-type: none"> • 4 affordable rent
3/2015/0903	Land off Milton Avenue Clitheroe Lancashire	30% on-site affordable	3 on site affordable dwellings delivered: <ul style="list-style-type: none"> • 1 affordable rent • 2 discount sale
3/2016/0328	15 Parker Avenue Clitheroe	Five on-site affordable housing provision as follows: <ul style="list-style-type: none"> • Two affordable rented bungalows • Three discount market sale houses 	3 on site affordable dwellings delivered: <ul style="list-style-type: none"> • 3 discount sale
3/2012/0964	Land to the north of Whalley Road Hurst Green	Nine On-site affordable units: <ul style="list-style-type: none"> • 4 rented • 5 shared ownership 	5 on site affordable dwellings delivered: <ul style="list-style-type: none"> • 5 shared ownership

Monitoring Fees

- 9.1 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 now allow Local Authorities to charge a monitoring fee through section 106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that section 106 obligation.
- 9.2 Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.
- 9.3 The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement obligation; or Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.
- 9.4 Authorities must report on monitoring fees in their infrastructure funding statements. Therefore, the following monitoring fees will be added to any s106 agreements associated with planning applications signed from 1st April 2021. The fees set out below are considered to be proportionate and will contribute to the Council's reasonable costs of monitoring each obligation.
- 9.5 Monitoring fees will be reviewed annually to reflect up-to-date costs. To clarify, the fee will be added to the s106 requirements.

Table 5- Monitoring Fees

Type of Obligation	Monitoring Fee	Payment terms
Commuted sum	1% of each payment instalment	To be included on the invoice for the payment
On-site provision (i.e affordable housing)	£1,000 per development site/ parcel	On occupation of the first dwelling



Appendix 1- Schedule of S106 Agreements

Application Number	Address	Description of Development	Agreement Type	Date Signed	Current site activity	Obligations Ribble Valley Borough Council Lancashire County Council	Off-site contributions received by Ribble Valley Council to date (received date)	Off-site contributions Spent within the Ribble Valley
3/2008/0526	Primrose Mill Woone Lane Clitheroe	Regeneration of sites around and including Primrose Mill for residential development including improved site access, highways improvements and provision of public open space.	Section 106 Agreement	24th March 2010	Complete	<p>Affordable Housing If funding is obtained the provision of 25 on site affordable dwellings. If funding is not obtained the provision of 13 on site affordable dwellings</p> <p>Highways £20,000 for widening the footpaths on Primrose Road £40,000 to give priority to eastbound traffic</p> <p>Public Open Space (off-site) £250,000 for the future restoration and remediation of Primrose Lodge</p>	£250,000- Restoration of Primrose Lodge	£27,930.50 spent on initial survey work £222,853.50- Restoration of Primrose Lodge
3/2011/0892	Land off Milton Avenue Clitheroe Lancashire	Proposed residential development	Unilateral Undertaking	22 nd November 2012	Complete	<p>Affordable Housing 12 on-site affordable units:</p> <ul style="list-style-type: none"> • four bungalows • eight maisonettes <p>Over 55s Accommodation</p> <ul style="list-style-type: none"> • Four bungalows • Two ground floor maisonettes <p>Highways Maximum £5,000 for the costs of a Traffic Regulation Order</p> <p>Education £209,484 for education</p>	N/A	N/A
3/2016/0694	Land off Milton Avenue Clitheroe Lancashire	Modification of Unilateral Undertaking attached to planning permission 3/2011/0892 for proposed residential development.	Unilateral Undertaking	9 th November 2016	Complete	<p>Variation of the original Unilateral Undertaking to include:</p> <p>Public Open Space (off-site) £22,340.70 in respect of administration, upgrading and maintenance of public open space comprising a play area at the corner of Milton Avenue and Chester Avenue adjacent to the Site and the play area in Clitheroe Castle Grounds</p> <p>Altered to education contribution and affordable housing delivery on the basis of less houses being delivered on site</p>	£22,340.70 (Feb 2020)- Off site public open space	
3/2011/0307	Barrow Brook Business Village Barrow Clitheroe Lancashire	Residential development of 37 dwellings	Section 106 Agreement	2nd February 2012	Complete	<p>Affordable Housing 11 On-site affordable units: -4 rented -7 shared ownership</p> <p>Education</p>	£28,900 (October 2014)- off site public open space £3,300 (May 2013)- wheeled refuse bins	£28,900 was paid to Barrow Parish Council in respect of Barrow Playing Fields Improvement and future maintenance of Barrow playing field (£1197.98 within the 2019/20 financial year)

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						<p>£165,639 for 9 additional places at Ribblesdale, St Augustine's or Clitheroe Grammar</p> <p>Public Open Space (off-site) £28,900 in respect of the improvement and future maintenance of an adjacent piece of open space</p> <p>Bins £3,300 for the administration and delivery of wheeled refuse bins</p>		£3,300 provision of 3 householder bins for each dwelling
3/2011/0837	Land off Pendle Drive Calderstones Park Whalley Lancashire	Proposed erection of 46 dwellings, comprising a mix of 2, 3, 4 and 5 bedroom properties with associated access, car parking, boundary treatment and landscaping.	Section 106 Agreement	18th June 2012	Complete	<p>Affordable Housing 13 On-site affordable units:</p> <ul style="list-style-type: none"> • 4 rented • 9 low cost market units <p>Education £165,636 for provision of school places in Whalley</p> <p>Public Open Space (off-site) £25,000 for woodland management</p> <p>Public Transport £44,000 for the relocation of the bus shelters on Mitton Road</p> <p>Travel Plan £6,000 for encouragement and use of sustainable modes of transport</p> <p>Bins £4,140 for the administration and delivery of wheeled refuse bins</p>	<p>£25,000 (January 2014)- woodland management</p> <p>£4,140 (January 2014)- wheeled refuse bins</p>	<p>£25,000- Whalley Moor Woodland (£3770.30 in the 2019/20 financial year)</p> <p>£4,140 provision of 3 householder bins for each dwelling</p>
3/2011/1064	Sites off Woone Lane a) rear of 59-97 Woone Lane and b) land to South-West of Primrose Village phase 1, Clitheroe	Proposed residential development schemes totalling 113 dwellings (81 market and 32 affordable units). Comprising 81 dwellings on land off Woone Lane adjacent to Primrose phase 1 site (Outline application including details of access, layout and scale) and 32 dwellings on land to rear of 59-97 Woone Lane (detailed application) plus related highway improvements at Whalley Rd/Primrose Rd junction.	Section 106 Agreement	16 th November 2012	Complete	<p>Affordable Housing 32 on-site affordable units:</p> <ul style="list-style-type: none"> • 17 affordable rent • 15 shared ownership <p>Public Open Space £100,354.00- For the improvement and regeneration of Mearley Lodge</p> <p>Education £407,208 for additional primary school places within a 3 mile radius of the development</p> <p>Sustainable Transport £122,000 to support sustainable transport in the vicinity of the development</p> <p>Waste Collection £90 per dwelling for the provision of waste bins</p>	<p>£100,354.00- Mearley Lodge (July 2019)</p>	<p>£51,681.88- Restoration of Primrose/ Mearley Lodge (2019/20)</p> <p>£48,672.12- Restoration of Primrose/ Mearley Lodge (2020/21)</p>

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3/2012/0630	Land to South-West of Barrow and West of Whalley Road Barrow	Outline application for the provision of up to 504 residential units (falling within use class C3), including affordable housing, with three new vehicular and pedestrian accesses onto Whalley Road, on-site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station	Supplemental Agreement	10 th July 2017	Under Construction	<p>Affordable Housing 30% on-site affordable housing within each parcel including 50% of the Elderly Person Units</p> <p>Elderly Person Units 15% of the Dwellings to be for the over 55s (50% will be Market Dwellings and 50% will be Affordable Housing Units)</p> <p>Highways and Transport Works and Contributions</p> <ul style="list-style-type: none"> • Highway Improvements • £20,000 plus a commuted sum of £2,000 payable towards the upgrade of bus stops • £20,000 towards provision of a cycle shelter at Whalley Station • £5,000 towards the provision of cycle parking in Whalley, Barrow and Clitheroe • £150,000 to public realm works on King Street, Whalley • £3,000 towards undertaking a Traffic Regulation Order in relation to reducing the speed limit from 40mph to 30mph for a section of road south of Barrow on Whalley/Clitheroe Road • £24,000 Travel Plan • £175,000 Travel Plan Coordinator <p>Education</p> <ul style="list-style-type: none"> • Contribution towards additional primary school places to be calculated a reserved matters consent stage to be spent within three miles of the Site • Contribution towards additional secondary school places to be calculated at reserved matters consent stage to be spent within three miles of the Site • Primary Land Contribution 	N/A	N/A
3/2012/0942	Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe	1040 residential dwellings comprising: 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (ie over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a	Section 106 Agreement	16 th April 2014	Under construction	<p>Affordable Housing</p> <ul style="list-style-type: none"> • 156 Affordable Rented • 156 Shared Ownership • 78 of the affordable dwellings to be built to Lifetime Homes Design and occupied by persons of 55 years or older <p>Over 55s Accommodation</p> <ul style="list-style-type: none"> • 78 of the market dwellings to be built to Lifetime Homes Design and occupied by persons of 55 years or older 	SEE NEXT ROW	

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		maximum gross floorspace of 5,575m ² , 2.1 ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, an improved (roundabout) junction between Pendle Road the A59, new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, new pedestrian and cycle accesses onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system,; New services such as gas, electricity, water and telecommunications				<ul style="list-style-type: none"> • Jubilee Wood Management Plan <p>Education</p> <ul style="list-style-type: none"> • Reserved site for a primary school • Contribution towards additional primary school places to be calculated within 20 working days of reserved matters consent • Contribution towards additional secondary school places to be calculated within 20 working days of reserved matters consent <p>Public Open Space (off-site) £800,000 towards the provision of additional and improved sport and leisure facilities in Clitheroe</p> <p>Transport £1.7 million subsidy to the costs of providing a public bus service to serve the development</p> <p>Travel Plan Five-year plan proposing actions, arrangements and initiatives to manage and reduce the impact of private motorised travel with a £500,000 contribution.</p>		
3/2015/0895	Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe	Application to vary conditions 1 (Development to be carried out in accordance with approved details), 2 (Plan reference), 3 (Phasing), 4 (Design code), 8 (Phase 01 particulars), 12 (Reserved matters requirements), 21 (Buffer zone), 40 (Energy/Sustainability), 42 (Energy / Sustainability BREEAM), 59 (Pedestrian/Cycle linkages), 62 (Employment site), 63 (Retail centre), 64 (Roundabout /Highway Improvements) and removal of condition 41 (Code for Sustainable Homes) of previously approve outline planning consent 3/2012/0942 (Erection of 1040 residential dwellings comprising: 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (ie over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5ha for	Section 106 Agreement	11 th April 2016	Under construction	<p>Varied the original Section 106 Agreement as follows:</p> <p>Affordable Housing Each phase delivers 30% affordable housing (50/50 affordable rented/shared ownership)</p> <p>25% of the affordable units in each phase will be for the over 55s</p> <p>Over 55s Accommodation 7.5% of the Market Dwellings will be for the over 55s</p> <p>Education</p> <ul style="list-style-type: none"> • Primary and Secondary Education Contributions to be calculated in relation to each residential phase of the development • Developer to notify the Council that it intends to deliver the primary school itself and off-set the costs of delivery (agreed with the Council) against any unpaid Primary Education Contributions/any contributions held by the Council which have not been spent. <p>Public Open Space (off-site) To be paid in 6 equal instalments of £133,333.33 each. Each instalment will become due on Occupation of 50% of the residential units in each residential phase.</p>	£133,333.33 for public open space (Oct 2020)	

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		local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5,575m ² , 2.1 ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, an improved (roundabout) junction between Pendle Road the A59, new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, new pedestrian and cycle accesses onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system,; New services such as gas, electricity, water and telecommunications).				<p>Transport To be calculated and paid in relation to each phase. Proposed payment triggers within each phase are 50% of the total contribution for the relevant phase to be paid on Occupation of 50% of the residential units within that phase, and the remaining 50% to be paid on occupation of 85% of the residential units.</p> <p>Travel Plan To be paid in 6 equal instalments, each instalment due on Occupation of the first residential unit in each of the first six residential phases actually delivered.</p>		
3/2012/0964	Land to the north of Whalley Road Hurst Green	Erection of thirty dwelling houses, creation of a new access onto Whalley Road, new estate road, landscape, servicing, a replacement school car park, pick-up and drop-off provision, and public open space, along with demolition of the existing agricultural building	S106 Agreement	24 th March 2014	Under construction	<p>Affordable Housing Nine On-site affordable units:</p> <ul style="list-style-type: none"> • 4 rented • 5 shared ownership <p>Education</p> <ul style="list-style-type: none"> • Contribution towards additional primary school places to be calculated within 20 working days of reserved matters consent • Contribution towards additional secondary school places to be calculated within 20 working days of reserved matters consent <p>Public Open Space (off-site) £25,000 for the improvement and maintenance of the existing village green area in the village of Hurst Green.</p>	£25,000- Public open space (April 2020)	
3/2017/1027	Land to the north of Whalley Road Hurst Green	Modification of S106 Agreement dated 24 March 2014 to allow alignment with Heylo Housing Ltd products and proposed structure, specifically its 'Rent to Buy' scheme and to update the	Deed of Variation	11 th December 2017	Under construction	Modifications to align the affordable housing with Heylo's product	N/A	N/A

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		Agreement in line with current legislation and terminology.						
3/2013/0711	Land off Henthorn Road Clitheroe Lancashire	Outline application for residential development of up to 140 units with primary access off Henthorn Road with all other matters reserved (RE-SUBMISSION OF 3/2012/1092/P).	Section 106 Agreement	19 th February 2014	Complete	<p>Affordable Housing 30% on-site affordable units:</p> <ul style="list-style-type: none"> • 50% affordable rented • 30% shared ownership • 15% built to lifetime homes standard <p>Bicycle Lane Improvement £55,000 towards highway improvement of FP17</p> <p>Footpath £8000 towards the creation of a footpath link</p> <p>Highway £50,000 towards resurfacing FP17 from Henthorn Road to Primrose Road</p> <p>Education</p> <ul style="list-style-type: none"> • Contribution towards additional primary school places to be calculated within 28 working days of reserved matters consent • Contribution towards additional secondary school places to be calculated within 28 working days of reserved matters consent <p>Travel Plan £6,000 towards the preparation and monitoring of the travel plan</p>	N/A	N/A
3/2013/0737	Hanson Garden Centre Whalley Road Barrow	Proposed residential development (up to 43 dwellings including 30% affordable) with partial means of access to, but not within, the site.	Section 106 Agreement	23 rd June 2014	Complete	<p>Affordable Housing 30% on-site affordable units:</p> <ul style="list-style-type: none"> • 70% rented • 30% shared ownership • 15% built to lifetime homes standard <p>On-site Public Open Space</p> <p>Education</p> <ul style="list-style-type: none"> • Contribution towards additional primary school places to be calculated within 20 working days of reserved matters consent • Contribution towards additional secondary school places to be calculated within 20 working days of reserved matters consent 	N/A	N/A
3/2013/0851	The Whins Whins Lane Read	Proposed demolition of existing dwelling and erection of 16	Section 106 Agreement	27 th January 2014	Under construction	<p>Affordable Housing 5 on-site affordable units:</p> <ul style="list-style-type: none"> • 3 affordable rent 		

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		dwelling with associated access and ancillary works				<ul style="list-style-type: none"> 2 shared ownership Education £47,522 for additional school places Off-Site Sport & Recreation Contribution £12,496 for off-site public open space		
3/2013/0981	Land at Chatburn Road Clitheroe	Outline application for residential development comprising 20 dwellings (including 6 units of social housing), 3 close care apartments and a 60 bed care home (all matters reserved for subsequent approval)	Section 106 Agreement	30 th June 2016	Permission lapsed	Affordable Housing 30% on site affordable housing Highways £17,000 changes to the speed limit, pedestrian refuge and two bus stops Education <ul style="list-style-type: none"> Contribution towards additional primary school places to be calculated within 20 working days of reserved matters consent Contribution towards additional secondary school places to be calculated within 20 working days of reserved matters consent 	N/A	N/A
3/2014/0183	Land at Malt Kiln Brow Chipping	Hybrid planning application seeking both full and outline planning permission as follows: Full planning permission for works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed, use class C1) and bar restaurant (Use class A3), works to the barn building to create seven holiday cottages (use class C1), construction of a hotel and spa (20 bed use class C1), wedding venue (use class D1), kids club (Use class D1) and trailhead centre (Use class D1 and A3), change of use of Malt Kiln House from residential to use class C1, construction of a new cricket pavilion (Sui Generis), demolition of the group of derelict factory buildings. Outline planning permission for 60 residential dwellings, split over two sites, with a maximum of 56 and 4 units on each with all matters reserved except for means of access.	Section 106 Agreement	23 rd March 2016	Under construction	Affordable Housing 20% on-site affordable units: <ul style="list-style-type: none"> 50% rented 50% discount sale Over 55s Accommodation 15% of the dwellings constructed on site Replacement Cricket Field To provide, layout and equip a replacement Cricket Field Mill Works Re-roof the mill and refurbish the external envelope Kirk Mill Works Demolition of warehouse, factory and office but retention of stone barn	SEE NEXT ROW	

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3/2017/0903	Land at Malt Kiln Brow Chipping	Variation of Unilateral Undertaking dated 23 March 2016 forming part of planning permission 3/2014/0183 to make amendments to the provision of affordable housing and to provide an off-site contribution for a play area	Deed of Variation	21 st December 2017	Under construction	Varied requirements of original legal agreement to: <ul style="list-style-type: none"> Make an off-site contribution of of £60,000 in-lieu of two affordable on-site units. A contribution of £23,598.72 in respect of off-site public open space- to provide a play area within the vicinity of the development 	£10,619.42- Towards a play area within the vicinity of the development (Nov 2020) £30,000 for off-site affordable housing (Nov 2020)	
3/2014/0597	Land off Waddington Road Clitheroe Lancashire	Outline application for up to 275 new dwellings and access. All other matters reserved.	Section 106 Agreement	24 th February 2015	Under construction	Affordable Housing 30% on-site affordable units: <ul style="list-style-type: none"> 50% affordable rent 50% shared ownership Include older persons affordable housing (7.5%) Older Person Housing <ul style="list-style-type: none"> 15% of the total number of dwellings (50% to be affordable and 50% market) Education <ul style="list-style-type: none"> Contribution towards additional primary school places to be calculated within 20 working days of reserved matters consent Contribution towards additional secondary school places to be calculated within 20 working days of reserved matters consent Transport <ul style="list-style-type: none"> £24,000 to support the Travel Plan £10,000 for cycle storage at Clitheroe Railway Station £6,000 for a Traffic Regulation Order £550,000 for an amended bus route through the site Off-Site Sport & Recreation Contribution £370 per dwelling to improve provision of activity plat for all ages in Clitheroe Castle Grounds through the installation of an Outdoor Gym Adventure Play facility.		
3/2019/0056	Land off Waddington Road Clitheroe	Variation of conditions 27 and 28 of outline planning permission 3/2014/0597 (up to 275 new dwellings and access) to allow 49 houses to be occupied on the site before all S278 works (highway adoption/improvements) have to be completed.	Deed of Variation	22 nd July 2019	Under construction	To tie the consent into the original planning obligations	N/A	N/A

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3/2014/0618	Land off Chatburn Old Road Chatburn	Erection of 10 dwellings	Section 106 Agreement	27th May 2015	Under construction	Affordable Housing £206,367 For the purpose of addressing housing needs in Chatburn or elsewhere within the Council's area of the Borough	£137,578- Affordable Housing (Dec 2019)	
3/2016/0748	Land off Chatburn Old Road Chatburn	Variation of Condition 02 (substitution of house types/designs for plots 1, 2, 3, 4, 5, 7, 8, 9 & 10, including repositioning of plots 3, 7, 9 & 10, and alteration to internal access road) and Removal of Condition 10 (un-associated condition) of planning permission 3/2014/0618 for the erection of ten dwellings.	Supplemental	14 th October 2016	Under construction	To tie the consent into the original planning obligations	N/A	N/A
3/2014/0725	Land off Clitheroe Road Whalley	Proposed erection of 7 no. dwellings and associated works	Section 106 Agreement	8 th December 2014	Complete	Affordable Housing £123,840 to facilitate the provision of off site affordable housing for the purpose of addressing housing needs in Barrow or elsewhere within the Council's area of the Borough	£123,840.00 for affordable housing (Jan 2017)	£123,840- used to purchase one affordable rented property in Clitheroe (2020/21 financial year)
3/2014/0764	Land East of Chipping Lane Longridge	Development of up to 363 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access.	Section 106 Agreement	29 th October 2015	Under construction	Affordable Housing 30% on site provision Education £1,070,636 towards increased primary school places at Longridge CE primary. Reduced to £225,636 if a school is provided on the Primary School land identified within the S106 Longridge Loop £15,000 towards the recreational route Over 55s Accommodation 15% of the total number of dwellings. 50% to be affordable and 50% to be market On-site open space Provision of on-site open space and a management plan for the land Off-Site Sport & Recreation Contribution £216.90 per dwelling for: <ul style="list-style-type: none">• Grass pitch improvements at Mardale, Longridge;• Improvement of sports hall at Longridge Sports Club;• Play facility improvements in Longridge. Transport £639,000 for:	£15,000.00- Longridge Loop (September 2019)	

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						<ul style="list-style-type: none"> A6/M55 junction 1 interchange Longridge-Grimsargh-Ribbleton-Preston public transport priority corridor Travel Plan Preston-Longridge railway cycle route Public Realm Improvements in Longridge Town Centre 		
3/2014/1018	Barnacre Road Longridge	Demolition of existing buildings and erection of 33 units of retirement living housing (Category 11 type accommodation), communal facilities, landscaping and car parking.	Section 106 Agreement	15 th December 2015	Complete	Affordable Housing £234,000 for projects and initiatives which facilitate the increased provision of Affordable Housing within Longridge.	£23,400.00- affordable housing (May 2017) £210,600.00- affordable housing (Dec 2018)	£234,000- used to purchase two affordable rented properties in Longridge (£108,231.08 within 2019/20 and £125,768.92 within 2020/21)
3/2015/0065	Land to North Of Dilworth Lane Longridge	Outline planning application for the development of up to no. 195 dwellings with all matters reserved, save for access from Dilworth Lane	S106 Agreement	30 th March 2015	Under construction	<p>Affordable Housing Twenty-six units provided on site (12 rented and 14 shared ownership):</p> <ul style="list-style-type: none"> Ten, two-bedroom bungalows (all constructed to lifetime home standard); Eight, two-bedroom properties; and Eight, three-bedroom properties. <p>£1,625,950 off site affordable housing contribution</p> <p>Off-Site Sport & Recreation Contribution £682 per dwelling to be used for:</p> <ul style="list-style-type: none"> Grass pitch improvements at Mardale, Longridge; Cricket wicket provision at Longridge Cricket Club; Sports hall improvements at Longridge Sports Club; Play facility improvements in Longridge. <p>Education Towards additional primary school places to be calculated within 20 working days of the reserved matters consent</p> <p>Highways £262,430 towards:</p> <ul style="list-style-type: none"> £242,000 towards the provision of a combined footway/ cycleway on Preston Road £20,430 towards improvement works to Tan Yard Lane <p>Travel Plan £12,000 for a Travel Plan</p> <p>Sustainable Transport</p>	£536,563.50- For the provision of off-site affordable housing (March 2020) £43,887- Off-Site Sport & Recreation Contribution (Nov 2018) £43,887- Off-Site Sport & Recreation Contribution (March 2020)	

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						£260 per dwelling for the Travel Plan Co-Ordinator for Travel Plan Initiatives.		
3/2017/0054	Land to North of Dilworth Lane Longridge	Modification of S106 Agreement dated 30th March 2015 contained in planning permission 3/2015/0065 to enable a sale of the affordable housing to Chorley Community Housing.	Deed of Variation	13 th April 2017	Under construction	To vary the definition of 'Approved Persons' to allow for the sale of the affordable houses to people without a connection to the Ribble Valley in exceptional circumstances.	N/A	N/A
3/2015/0845	Land off Towneley Road Longridge	Proposed erection of nine 2-bedroom bungalows for occupation by the over 55's and access alterations	Unilateral Undertaking	9 th November 2016	Complete	Off-Site Sport & Recreation Contribution £3,513.78 for the improvement and maintenance of offsite recreation facilities in the vicinity of the Site.	£ 3,513.78 (March 2017)	
3/2016/0146	Old Row Whalley Road Barrow	Outline application with all matters reserved for residential development of 23 dwellings, following the demolition of Nos.23 25 Old Row and with indicative details submitted for access, parking and associated landscaping.	Section 106 Agreement	22 nd December 2016	Reserved matters stage	Affordable Housing Seven units on site split as follows: <ul style="list-style-type: none"> • 4 shared ownership • 3 affordable rent Off-Site Sport & Recreation Contribution £216.90 per person for off site public open space Highway £10,000 towards the improvement of the public right of way Education Contribution towards additional primary school places- Edisford County Primary School to be calculated at reserved matters stage Contribution towards additional secondary school places- Ribblesdale High School to be calculated at reserved matters stage		
3/2016/0328	15 Parker Avenue Clitheroe Lancashire	Erection of 18 dwellings on land to the rear of Parker Avenue, Clitheroe following the demolition of No 15 Parker Avenue.	Section 106 Agreement	16th November 2016	Complete	Affordable Housing Five on-site affordable housing provision as follows: <ul style="list-style-type: none"> • Two affordable rented bungalows • Three discount market sale houses Biodiversity Offsetting Commutated sum calculated by way of an assessment in accordance with the methodology reported in "Biodiversity Offsetting Pilots Guidance for Developers (Defra 2012) for alternative biodiversity offset measures intended to support the proposed adjacent Primrose Lodge local nature reserve Education £40,607.18 towards additional secondary school places- Clitheroe Grammar	£1,706.91- Biodiversity contribution- Primrose Lodge	£1706.91 Restoration of Primrose Lodge

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3/2016/0764	Primrose Works Primrose Road Clitheroe	Demolition of existing workshops buildings (other than workshop 3), conversion of workshop 3 to provide 14 residential apartments the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping.	Unilateral Undertaking	4 th November 2016	Permission expired	Education £13,474,53 for additional primary school places £20,303.59 for additional secondary school places Off-Site Sport & Recreation Contribution £3,888 for Clitheroe Green Gym		
3/2016/0974	Land west of Preston Road Longridge	Residential development including the erection of 275 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/wildlife infrastructure.	Section 106 Agreement	15 th September 2017	Under construction	Affordable Housing 30% on site split as follows: <ul style="list-style-type: none"> • 50% affordable home ownership • 50% affordable rent Over 55s Accommodation <ul style="list-style-type: none"> • 15% of the total number of affordable and market dwellings shall be for the over 55s including bungalows Longridge Loop £30,000 towards the Longridge Loop recreational route Education Contribution towards additional primary school places- Longridge CE Primary to be calculated at reserved matters stage Public Realm Improvements £60,000 towards the rates to Longridge Town Funding/ works to provide public rights of way upgrades, widened footpaths along Preston Road, upgrade uncontrolled crossings Pedestrian and Cycle Measures £175,000 for pedestrian/ cycle infrastructure to improve connectivity from Longridge to Preston Public Transport £180,000 subsidy to costs of traffic management solutions and other measures to improve the operation of junctions and link capacity to improve bus service provision Travel Plan £24,000 to produce a travel plan		
3/2016/1082	74 Higher Road Longridge PR3 3SY and land to the rear	Application for outline consent for demolition of 74 Higher Road and construction of up to 123 houses on land to the rear, including access	Unilateral Undertaking	16 th April 2018	Outline stage	Affordable Housing 30% on site split as follows: <ul style="list-style-type: none"> • 1/3 social rented • 1/3 shared ownership • 1/3 discount sale units 		

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						<ul style="list-style-type: none"> • Include 50% elderly persons units <p>Over 55s Accommodation</p> <ul style="list-style-type: none"> • 15% of the total number of affordable and market dwellings shall be for the over 55s <p>Off-Site Sport & Recreation Contribution £216.90 per person calculated at reserved matters stage</p> <p>Education Contribution towards additional secondary school places- Archbishop CofE High School to be calculated at reserved matters stage</p> <p>Highways and Transport Works and Contributions</p> <ul style="list-style-type: none"> • Public Transport • Off site highway works • Higher Road/ Access Layout • Walk Routes • £75,000 towards cycle network • £80,140 Travel Plan 		
3/2019/0754	Land west of Preston Road Longridge	Modification of S106 Agreement dated 15 September 2017 from planning permission 3/2016/0974 to allow amendment of terms relating to affordable housing provision.	Deed of Variation	23 rd September 2019	Complete	Amendments to the affordable housing clauses	N/A	N/A
3/2017/0133	Land off Dale View Billington	The erection of 41 dwellings and associated works.	Section 106 Agreement	20 th November 2017	Permission Expired	<p>Affordable Housing 12 on site split as follows:</p> <ul style="list-style-type: none"> • 6 rented • 6 shared ownership <p>Over 55s Accommodation To provide and build 3 Market Housing Units of Over 55s Accommodation. The Over 55s Accommodation shall be 15% of the total number of Affordable Housing Units and Market Dwellings on the Property.</p> <p>Public Open Space Recreation and Sports Contribution £23,056 in respect of open space and recreation and sports facilities in the locality</p> <p>Pedestrian and Cycle Routes £20,000 for signage and surfacing design</p> <p>Secondary Education £107,116 for additional places at Accrington Academy</p>		

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						Drainage Submit details and drawings of the off-site drains and discharge point for approval Landscape Buffer A 7 metre wide landscape buffer along the northern boundary to the site shall be implemented in the first planting season following first occupation or use of the Development and be forever maintained.		
3/2017/0433	Land off Henthorn Road Clitheroe	Application for outline planning permission for up to 24 new dwellings and associated infrastructure on land behind 115 Kemple View, Clitheroe including access via Henthorn Road.	Section 106 Agreement	30 th May 2018	Reserved matters granted September 2020	Affordable Housing 30% on site split as follows: <ul style="list-style-type: none"> • 50% affordable home ownership • 50% affordable rent Over 55s Accommodation 15% of the total number of dwellings shall be for over 55s including bungalows Highway Contribution £10,000 towards infrastructure improvements on Edisford Road Education Contribution towards additional secondary school places- St. Augustine's to be calculated at reserved matters stage Off-Site Sport & Recreation Contribution £216.90 per person to be calculated at reserved matters stage		
3/2017/0573	Land off Union Street Clitheroe	Application for 36 single and two-storey dwellings (including 11 affordable units), car parking, landscaping and new access from Union Street.	S106 Agreement	11 th April 2018	Complete	Affordable Housing Eleven on-site affordable housing provision as follows: <ul style="list-style-type: none"> • Two affordable rented • Two discounted sale units • Three shared ownership • Four bungalows (over 55 accommodation) Over 55s Accommodation <ul style="list-style-type: none"> • Four affordable bungalows • Two market bungalows Off-Site Sport & Recreation Contribution £18,783.54 to be used for the improvement and future maintenance of the open space and play area at Edisford Education £64,269.81 towards additional secondary school places- St Augustine's	£18,783.54- Off-Site Sport & Recreation Contribution (July 2019)	

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3/2017/0603	Land off Clitheroe Road Barrow Clitheroe	Erection of nine dwellings and associated works.	S106 Agreement	9 th October 2017	Complete	Affordable Housing £185,760 to facilitate the provision of off site affordable housing for the purpose of addressing housing needs in Barrow or elsewhere within the Council's area of the Borough Off-Site Sport & Recreation Contribution £4,425 for open space and sports and recreational projects in the Barrow and Whalley area	£ 185,760.00- Affordable Housing (Jan 2021) £4,425.00- Off-Site Sport & Recreation Contribution (Jan 2021)	
3/2017/0616	Former Clitheroe Hospital Chatburn Road Clitheroe	Demolition of existing buildings and construction of 60 dwellings and associated infrastructure	S106 Agreement	9th February 2018	Complete	Affordable Housing Fifteen on-site affordable housing provision as follows: <ul style="list-style-type: none"> • Seven affordable home ownership • Eight discounted sale units Over 55s Accommodation <ul style="list-style-type: none"> • Six affordable • Three market bungalows Ecology £10,000 towards salt hill and cross hill nature reserves Off-Site Sport & Recreation Contribution £32,665 to be used for the installation, improvement or future maintenance of offsite public open space and sports facilities Education £107,116.35 towards additional secondary school places- Clitheroe Grammar	£10,000.00-Ecology (Feb 2020) £32,665.00- Off-Site Sport & Recreation Contribution (Feb 2020)	
3/2017/0653	Land at Chatburn Road Clitheroe	Erection of 30 dwellings with associated access, landscaping and open space.	Section 106 Agreement	31 st October 2018	Under construction	Affordable Housing Nine on-site affordable housing provision as follows: <ul style="list-style-type: none"> • Six affordable home ownership • Three affordable rented units Over 55s Accommodation <ul style="list-style-type: none"> • 4 affordable bungalows Off-Site Sport & Recreation Contribution £17,937.63 for off site leisure facilities in Clitheroe Education £64,269.81 for additional places at Ribblesdale High School		
3/2019/0859	Land at Chatburn Road Clitheroe	Modification of S106 Agreement attached to planning permission 3/2017/0653 to change the affordable housing scheme tenure from 6 affordable ownership units and 3 affordable rent units to 2 affordable ownership units, 3 affordable	Deed of Variation	11 th December 2019	Under construction	Modifications to the affordable housing tenure and mix from: Six affordable ownership units and three affordable rent to: <ul style="list-style-type: none"> • Two affordable ownership units; • Three affordable rent units; and 		

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		rent units and 4 discounted market sales units.				<ul style="list-style-type: none"> Four discounted market sales units 		
3/2018/0008	30 Peel Park Avenue and land to the rear Clitheroe	Demolition of existing dwelling and erection of 34 bungalows for the over 55s with associated access, parking, landscaping and open space.	Unilateral Undertaking	19th October 2018	Complete	Affordable Housing For off-site Affordable Housing or related purposes (such as acquiring and refurbishing vacant properties) in the District Five on-site shared ownership affordable units	£17,000.00- Affordable Housing (Jan 2020)	
3/2018/0361	Former Victoria Mill Watt Street Sabden	Full application for the demolition of existing structures and removal of culvert to Sabden Brook; development of 30 dwellings including re-construction of former Marbil office buildings as new dwellings; reconstruction of base of mill chimney as an ecology tower and associated access and landscaping.	Section 106 Agreement	17 th September 2018	Under construction	Bus stop £20,000 towards the demolition of the existing bus shelter on land at the junction of Watt Street and Whalley Road and replacement with a new bus shelter and associated public realm improvements Off-Site Sport & Recreation Contribution £17,785 towards the improvement and future maintenance of exiting play facilities and youth activities in Sabden Over 55s Two on-site units	£17,785 Off-Site Sport & Recreation Contribution (Sept 2019)	£13,100.66 allocated to Sabden Parish Council for improvements to the equipped play area
3/2018/0500	Land to the East of Clitheroe Road Barrow	Erection of ten bungalows and associated works.	Section 106 Agreement	3 rd April 2019	Under construction	Affordable Housing Three discounted market sale bungalows Over 55s Accommodation Two bungalows on site Off-Site Leisure Contribution £4815.18 for off-site leisure facilities in the local area		
3/2019/0862	Land to the East of Clitheroe Road Barrow	Variation of condition 2 (approved plans) from planning permission 3/2018/0500 to allow a change of site layout, and a change of house type modifying the design house type F.	Supplemental Agreement	21 st January 2020	Under construction	To tie the consent into the original planning obligations and to vary the off-site leisure contribution as follows: Off-Site Leisure Contribution £4967 for off-site leisure facilities in the local area		
3/2018/0688	Land off Henthorn Road Clitheroe	Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Henthorn Road. All matters reserved except for means of access.	Unilateral Undertaking	10 th May 2019	Yet to commence	Off-Site Leisure Contribution £216.90 per person for a new play/ activity area (including a green gym) at Clitheroe Castle. To be calculated at reserved matters stage Affordable Housing 30% of the total number of dwelling shall be affordable housing split as follows: <ul style="list-style-type: none"> 50% of the units shall be affordable rent 50% of the units shall be affordable home ownership/ discount sale Over 55s Accommodation 15% of the total number of dwelling shall be bungalows. 50% of the bungalows provided shall affordable		

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						<p>Education Contribution to be calculated within 20 working days of the grant of reserved matters consent for both primary and secondary places which may be generated from the development.</p> <p>On-site open space On site informal open space and landscaping</p> <p>On-site Play Area On site are of play for public use</p> <p>Public Transport Contribution £200,000 towards sustaining and promoting local public transport within the Henthorn Road area.</p> <p>On-site SUDS scheme A sustainable urban drainage system for the development</p> <p>Town Centre Contribution £10,000 towards the cost of providing cycle storage, lockers, associated lighting and works within Clitheroe Town Centre</p> <p>Travel Plan Support Contribution £6000 towards the cost of supporting the travel plan submitted and approved pursuant to the Planning Permission.</p>		
3/2018/0786	Dog and Partridge Hesketh Lane Chipping	Conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets	S106 Agreement	12 th September 2019	Yet to commence	<p>Affordable Housing One discounted market sale unit</p> <p>Off-Site Leisure Contribution £3925.89 for off-site leisure facilities</p>		
3/2018/0844	Land off Longsight Road Langho	Erection of 42 new dwellings, landscaping and associated works.	Section 106 Agreement	3 rd June 2019	Under construction	<p>Off-Site Sport & Recreation Contribution £28,066 towards off-site sports facility improvements in Langho</p> <p>Affordable Housing Seven on-site shared ownership units Two on-site affordable rented units Four discounted market sale units</p> <p>Over 55s Accommodation The provision of eight on site bungalows for the over 55s</p>		
3/2018/0910	Land off Sheepfold Crescent Barrow	Application for outline consent for 20 bungalows for the elderly (6 detached two-bed and 14 semi-detached one-bed and of which two are affordable) and 6 affordable, two-bed apartments	Section 106 Agreement	14 th January 2019	Yet to commence	<p>Affordable Housing Eight dwellings on site shall be affordable housing split as follows:</p> <ul style="list-style-type: none"> • 2 of the units shall be affordable rent • 6 of the units shall be affordable home ownership <p>Over 55s Accommodation</p>	N/A	N/A

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		with associated roads, ancillary works landscaping and access.				<ul style="list-style-type: none"> 2 affordable units 18 market units Bus Service £24,000 towards the development of the public transport links to the area including upgrading bus stop facilities		
3/2018/0914	Land off Clitheroe Road Whalley (Lawsonsteads phase 2)	Erection of 188 new dwellings including means of access and associated works. To include 57 affordable dwellings (29 affordable rent and 28 shared ownership).	S106 Agreement	23 rd September 2019	Yet to commence	Affordable Housing 57 dwellings on site shall be affordable housing split as follows: <ul style="list-style-type: none"> 29 of the units shall be affordable rented 28 of the units shall be affordable home ownership Over 55s Accommodation 28 of the dwellings shall be for the over 55s: <ul style="list-style-type: none"> 16 affordable units 12 market units Education £519,859.23 for the provision of additional primary school places at Barrow Primary School and/or St Marys RC Primary School £379,796.48 for the provision of additional secondary school places at St Augustine's RC High School Highway Contribution £45,000 for off-site highway works as follows: <ul style="list-style-type: none"> £15,000 to convert the zebra crossing into a puffin crossing. £30,000 for signage works in the town centre Off-Site Leisure Contribution £99,752.31 towards off site leisure facilities in Whalley		
3/2018/0924	Land south west of Barrow and west of Whalley Road Barrow	Erection of 35 dwellings on the site of former allotments and the re- plan of part of the development approved under the reserved matters reference 3/2017/0064, including an additional 4 dwellings (resulting in a total of 39 additional dwellings)	S106 Agreement	18 th June 2019	Under construction	Affordable Housing 24 dwellings on site shall be affordable housing split as follows: <ul style="list-style-type: none"> 7 of the units shall be affordable rented 17 of the units shall be affordable home ownership Over 55s Accommodation The provision of bungalows for the over 55s: <ul style="list-style-type: none"> 4 affordable units 4 market units Education £78,766.55 for the provision of additional primary school places at St James CofE Primary	N/A	N/A

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						£72,211.84 for the provision of additional secondary school places at Ribblesdale High School		
3/2018/1037	Land off Pimlico Link Road Clitheroe	Outline application for the erection of up to 19 open market dwellings with access off Pimlico Link Road.	S106 Agreement	1 st August 2019	Yet to commence	<p>Affordable Housing 30% of the total number of dwelling shall be affordable housing split as follows:</p> <ul style="list-style-type: none"> • 50% of the units shall be affordable rent • 50% of the units shall be affordable home ownership <p>Over 55s Accommodation 15% of the total number of dwelling shall be bungalows. 50% of the bungalows provided shall affordable</p> <p>Off-Site Leisure Contribution £216.90 per person for leisure facilities in Clitheroe. To be calculated at reserved matters stage</p> <p>Education Contribution to be calculated within 20 working days of the grant of reserved matters consent for both primary and secondary places which may be generated from the development.</p>		
3/2019/0954	Lodematic Ltd Primrose Works Primrose Road	Demolition of existing workshop buildings conversion of two main vacant mill structures to provide 25 residential apartments erection of cycle/refuse store, laying out of parking and circulation areas and associated landscaping	Section 106 Agreement	3 rd March 2020	Yet to commence	<p>Education £16,050.54 for additional primary school places at St James CofE Primary School or Edisford Primary School</p> <p>Off-Site Leisure Contribution £8,350.65 for sports facilities in Clitheroe</p> <p>Over 55s Accommodation 2 dwellings constructed on site</p>		
3/2019/1018	Land south west of Barrow and west of Whalley Road Barrow	Erection of 21 dwellings on phase 5, and partial re-plan of the development approved under planning permission 3/2018/0924 to change the tenure of 7 dwellings; vehicular access, car parking, landscaping treatment and associated engineering operations.	Section 106 Agreement	20 th August 2020	Yet to commence	<p>Affordable Housing 6 dwellings on site shall be affordable housing split as follows:</p> <ul style="list-style-type: none"> • Three Affordable Rented Housing • Three Affordable Ownership Housing <p>Over 55s Accommodation</p> <ul style="list-style-type: none"> • Two Dwellings shall be of a Bungalow construction for Over 55s • One Market Dwelling to be constructed on Parcel C <p>Off Site Recreation Contribution £13,469.49 for Off Site Recreation facilities in Barrow/Whalley</p> <p>Education £72,555.48 for the provision of additional secondary school places at Ribblesdale High School or Clitheroe Royal Grammar Academy</p>		

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3/2020/0309	Spout Farm Preston Road Longridge	Erection of 34 dwellings and associated works.	Unilateral Undertaking	17 th December 2020	Yet to commence	<p>Affordable Housing Ten on site affordable dwellings, split as follows:</p> <ul style="list-style-type: none"> • 3 two bedroom bungalows • 2 two bedroom houses • 3 three bedroom houses • 2 four bedroom houses <p>• 50% affordable rented units • 50% shared ownership units</p> <p>Over 55s Accommodation</p> <ul style="list-style-type: none"> • 3 two bedroom bungalows • 2 three bedroom market bungalows <p>Biodiversity Contribution £17,000 for a predator resistant fence around the adjacent Alston Wetlands</p> <p>Longridge Loop £3,000 towards the Longridge Loop recreational route</p> <p>Off Site Recreation Contribution £21,321.27 for improvement works at the Council Recreation Grounds at Kestor Lane and Highfield Drive, Longridge</p> <p>Education £167,499.60 towards additional primary school places at Longridge CE Primary School and/ or St Wilfred's RC Primary School £92,247 towards additional secondary school places at St Cecilia's RC Technology College and/or Archbishop Temple CofE High School</p>		