

Ribble Valley Borough Council

Infrastructure Funding
Statement 2024/25

February 2026



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Introduction

- 1.1 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 requires Local Authorities to publish an Infrastructure Funding Statement (IFS) annually that details planning obligations received, held and spent as well as provision of certain on-site infrastructure, such as affordable housing.
- 1.2 This is the sixth IFS published by the council and complies with the requirement to cover the financial year 2024/25 (1st April 2024 to 31st March 2025). 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 details of –
 - An overview of Planning Obligations
 - Contributions sought by Ribble Valley Council (both on-site and off-site)
 - S106 contributions secured during 2024/25
 - S106 contributions received by the Council during 2024/25
 - S106 contributions utilised by the Council in 2024/25
 - Contributions delivered on site from S106 contributions during 2024/25
 - 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.

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. Obligations will be negotiated on a site-by-site basis.
- 2.6 The National Planning Policy Framework (NPPF) and Planning Practice Guidance also include sections on Planning Obligations.
- 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 dwelling houses 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 Contributions to education, transport and highways have been secured through the S106 process for Lancashire County Council, with the County Council signatories 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).
- 2.9 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

Affordable housing

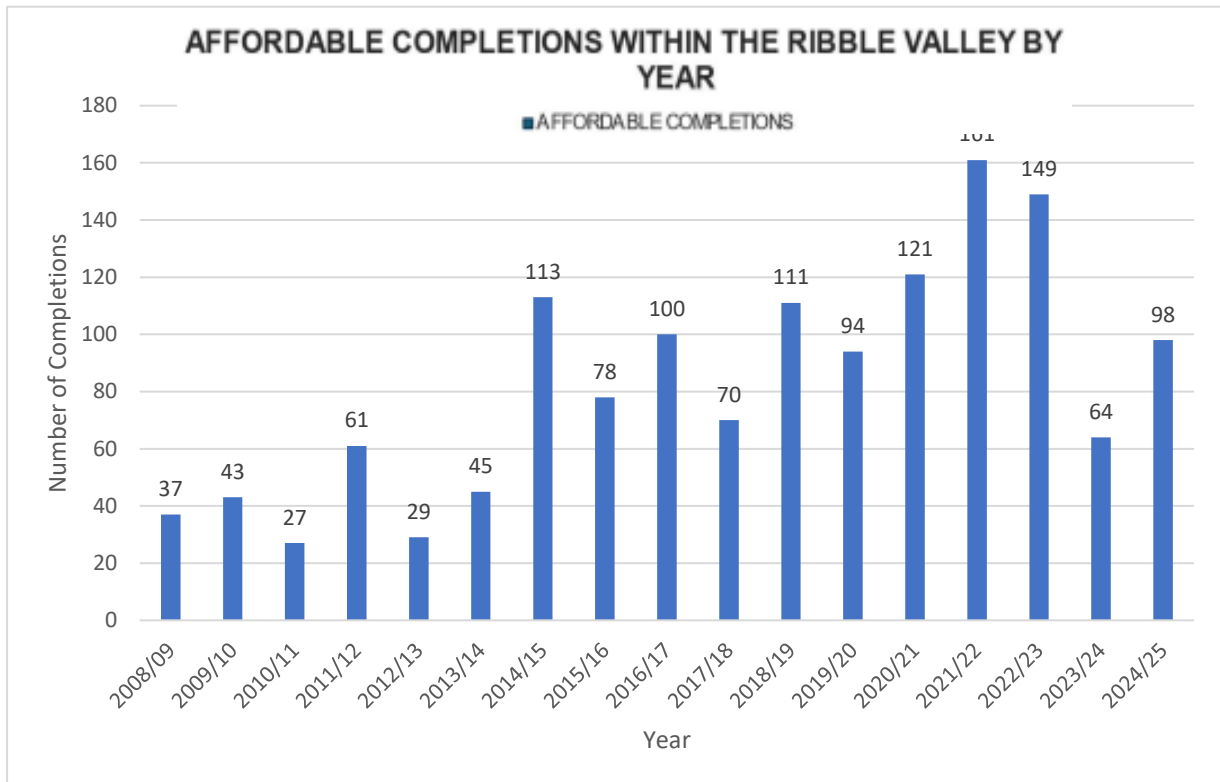
3.1 Key Statement 3 of the Adopted Core Strategy sets out the affordable housing requirements for new development as follows:

- 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.



Crow Trees Brow in Chatburn, where 37 affordable properties are currently under construction.

- 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.
- 3.2 Regarding the second bullet, the NPPF supersedes this policy requirement, stating that the provision of affordable housing on non-major developments can only be sought in designated rural areas (defined as National Parks, National Landscape and areas designated as 'rural' under Section 157 of the Housing Act 1985).
- 3.3 Within the negotiations for housing developments, on sites of 10 units or more, 15% of the units should provide for older people. 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% (i.e. the remaining 50% of the 15% older people's element) will be for market housing for older people.
- 3.4 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.
- 3.5 In the period 2024/25, 98 affordable dwellings were completed within the Borough. Graph one illustrates how this compares to previous years.



Graph 1: Bar Chart displaying affordable housing completions within the borough.

Public Open Space and Recreation

- 3.6 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 secure contributions towards additional or improved facilities where appropriate.
- 3.7 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.
- 3.8 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.
- 3.9 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

3.10 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.



Clitheroe Castle outdoor gym will be funded with S106 contributions.

Longridge Loop

3.11 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

3.12 Key Statement EN3 of the Adopted Core Strategy sets out that new development 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.



Primrose Lodge, Clitheroe.

Section 106 Agreements Signed (2024/25)

- 4.1 A full list of planning applications with S106 Agreements which were signed in the period 2024/25 are provided in Table 1 below, which includes details of the financial and non-financial contributions secured.

Table 1- Legal Agreements completed 2024/25

Application Number	Address	Description of Development	Agreement Type	Date Signed	Obligations - Ribble Valley Lancashire County Council
3/2023/0584	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	26/04/2024	<p>Affordable Housing Scheme to be submitted demonstrating 30% affordable housing provision comprising one third social rented housing / affordable rented housing, one third shared ownership and one third discount sale units. 50% of which shall be older persons units.</p> <p>Leisure Contribution Contribution of £216.90 per person for off-site leisure facilities in Longridge to be calculated at reserved matters stage based on occupancy ratio formula set out in Schedule. Trigger: Payment prior to occupation of 15th dwelling.</p> <p>Education Secondary school contribution to either Longridge High School or St Cecilia’s RC Technology College. To be calculated at Reserved Matters stage based on formula set out in Schedule. Trigger: 50% payable prior to occupation of 50th dwelling; 50% payable prior to occupation of 105th dwelling</p> <p>Highways Off-site Highway Improvements Various. Triggers vary from prior to construction, prior to first occupation to prior to occupation of 100th dwelling.</p> <p>Off-Site Transport Contributions - £75,000 Cycle Network Trigger: Prior to first occupation</p>

Application Number	Address	Description of Development	Agreement Type	Date Signed	Obligations - Ribble Valley Lancashire County Council
					<ul style="list-style-type: none"> - £29,100 Trigger Post occupation - £150 Cycle Voucher per household, to be paid directly to each household on occupation (based upon 123 houses x £150=£18,450) -£10,650 LCC Travel Plan Support Trigger prior to first occupation. - £51,040 for bus fares, to be paid directly to each household upon occupation.
3/2024/0303	Land on the corner of (Land adjacent to Mulgrave House) Ribblesdale Avenue and Knunck Knowles Clitheroe BB7 2HZ	Proposed erection of a detached two-storey dwelling (self-build) with rooms in the roofspace, detached double garage, new access and exit, associated driveway and landscaping works.	Unilateral Undertaking	01/07/2024	Legal Agreement to ensure the development is self-build and the first occupants meet the self-build criteria
3/2022/0966	Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA	Proposed erection of 37 affordable residential units (2 market-value, so 39 properties gained in total) with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.	S106 Agreement	08/08/2024	<p>Affordable Housing 73 affordable units comprising 17 affordable / social rented units, 10 shared ownership units and 10 DPA shared ownership units. Five of which shall be constructed as bungalows and provided as over 55 accommodation.</p> <p>Monitoring Fee £1,168.96 to cover the Council’s monitoring fee costs, payment prior to commencement of development</p> <p>Public Open Space £16,896.51 to improve existing play facilities in Chatburn. Trigger: payment prior to first occupation</p>
3/2024/0302	98 Ribchester Road	Proposed demolition of existing dwelling (98 Ribchester Road) and construction of one replacement detached two-storey dwelling (self-build) with attached single	Unilateral Undertaking	16/08/2024	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.

Application Number	Address	Description of Development	Agreement Type	Date Signed	Obligations - Ribble Valley Lancashire County Council
		garage and solar panels to front roof slope, with creation of a new shared access for 98 and 94 Ribchester Rd.			
3/2024/0102	Land off Sheepfold Crescent Barrow BB7 9XR	Proposed modification of S106 Agreement dated 14th January 2019 from planning permission 3/2018/0910 to allow the addition of a definition of a Protected Tenant and to modify the mortgagee exclusion clause.	S106 Variation	09/09/2024	Amendment to allow the addition of a definition of a Protected Tenant and modification of mortgagee exclusion clause.
3/2024/0528	Eaves Hall Farm (Land to the south side of) Moor Lane West Bradford BB7 3JG	Proposed construction of one four-bedroom, single-storey farm worker's self-build dwelling with associated parking and landscaping. Installation of a surface water drainage soakaway and a package treatment unit.	Unilateral Undertaking	25/09/2024	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.
3/2024/0550	6 Stubbins Lane Sabden BB7 9EP	Proposed demolition of existing dwelling and garage and erection of replacement self-build dwelling and detached garage.	Unilateral Undertaking	15/10/2024	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.
3/2024/0976	The Stables Chaigley Road Longridge PR3 3TQ	Permission in Principle for the erection of one self-build dwelling.	Unilateral Undertaking	05/02/2025	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.
3/2024/0981	Meargill Farm Holden Lane Bolton-by-Bowland BB7 4LZ	Conversion of and extension of agricultural building to one self-build two-bedroom dwelling and formation of residential curtilage (resubmission of 3/2024/0674).	Unilateral Undertaking	06/02/2025	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.
3/2024/0498	Penryhn Whalley Road Barrow BB7 9BA	Proposed roof lift and installation of dormers, extensions of front, rear and sides to create five-bedroom, two-storey dwelling, double garage and patio area. Installation of solar panels and extension of residential curtilage.	Unilateral Undertaking	04/03/2025	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.

Section 106 financial contributions received (2024/25)

5.1 In 2024/25, **£49,247.79** was received by Ribble Valley BC in financial contributions from S106 agreements, of which:

- **£48,078.83** was received for leisure/recreation/public open space
- **£1,168.96** was received for S106 monitoring

5.2 Full details are set out below in Table 2.

Table 2 – Commuted Sums Received 2024/25

Application Number	Address	Description of Development	Date Agreement Signed	Contribution Received	Date Received	Purpose
3/2014/0597	Land off Waddington Road, Clitheroe	Outline application for up to 275 new dwellings and access. All other matters reserved.	24.02.2015 (date of original agreement)	£15,392 Off-site public open space contribution	12.08.2024	Improvements to the provision of activity play for all ages in Clitheroe Castle Grounds through the installation of an outdoor gym adventure play facility.
3/2019/1104	Land off Hawthorne Farm, Hawthorne Place Clitheroe	Erection of 58 dwellings	20.12.2021	£32,686.83 Off-site Leisure contribution of £32,686.83	16.07.2024	For off-site leisure facilities in Clitheroe including, but not limited to, Clitheroe Castle Grounds and the Castle and Hawthorn Place Play Area.
3/2022/0966	Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA	Proposed erection of 37 affordable residential units (2 market-value, so 39 properties gained in total) with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.	08/08/2024	£1,168.96 Monitoring contribution	11.02.2025	Monitoring compliance with the S106 agreement.
TOTAL				£49,247.79		

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 2024/25 financial year within the Ribble Valley. This equates to £619,795.60
- 6.3 Expenditure within this financial year has been utilised to deliver improvements to playing fields, play areas and footpath routes within the Borough using off-site open space and leisure contributions. Also, Affordable Housing has been funded.

Table 3- Commuted sums utilised 2024/25

Application Number	Address	Description of Development	Date Signed	Contribution Spent	Utilised for
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	11/04/2018	£10,260.64	Open Space Edisford Playing Pitches drainage works.
3/2018/0688	Land off Henthorn Road Clitheroe Lancashire	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.	10/05/2019	£6,000	Travel Plan Support – contribution initially received by Ribble Valley Borough Council. Contribution now paid to Lancashire County Council for their utilisation.
3/2020/0309	Spout Farm Preston Road Longridge	Erection of 34 dwellings and associated works.	17/12/2020	£17,000	Payment to the Royal Society for the Protection of Birds (RSPB) for predator resistant fence at Alston Wetlands.
3/2018/0844	Land off Longsight Road, Langho	Erection of 42 new dwellings, landscaping and associated works.	03/06/2019	£28,066	Payment to Langho Football Club for improvement to sports facilities at the Northcote site, Langho.
3/2018/0361	Land at 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	17/09/2018	£6,716.52	Payment to Sabden Parish Council for play area improvement works.

Application Number	Address	Description of Development	Date Signed	Contribution Spent	Utilised for
		ecology tower and associated access and landscaping.			
3/2014/0618	Land off Chatburn Old Road Chatburn	Erection of 10 dwellings	27/05/2015	£161.17	Initial costs as part of the acquisition of an Affordable Rental property in Chatburn.
3/2015/0065 (Reserved Matters 3/2015/0688)	Land at 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	30/03/2015	£543,220.26	Acquisition of three Affordable Housing properties in Longridge
3/2018/0008	Peel Park Avenue, Clitheroe	Demolition of existing dwelling and erection of 34 bungalows for the over 55s with associated access, parking, landscaping and open space.	19/10/2018	£8,370.40	Refurbishment costs on a previously acquired Affordable Rental property in Clitheroe.
TOTAL S106 MONIES SPENT 2024/25 - £619,795.60					

Current Section 106 balances

- 7.1 As a result of the income and expenditure set out above, the closing balance for the period 1 April 2024 – 31 March 2025 (2024/25) is - £576,432.13.
- 7.2 The total balance of S106 contributions at 31 March 2025 was £2,160,111.37 as included in the Council’s Statement of Accounts (NB this balance is on an accounting basis and therefore includes contributions that have been invoiced but not paid by 31 March 2025).
- 7.3 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.
- 7.4 Of the total balances detailed above, whether 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 2024/25 98 affordable homes were completed within the Borough, comprising 48 shared ownership properties, 38 affordable rent and 12 discount sale properties, as set out below.

Table 4- Affordable Housing Delivery

RP	Scheme	Number of Affordable Homes completed 2024/25
Shared Ownership		
MSV	Land off Sheepfold Crescent Barrow	6
Onward	Standen Phase 2, 3 and 4	6
Onward	Neddy Lane Billington	2
Onward	Chipping Lane Phase 2 and 3	4
L & Q Group	Lawsonsteads Whalley	18
Onward	Land West of Preston Road Longridge	12
		Shared Ownership Total 48
Affordable Rent		
MSV	Land off Sheepfold Close Barrow	2
Onward	Standen Phase 2, 3 and 4	13
Onward	Neddy Lane Billington	4
Onward	Chipping Lane Phase 2 and 3	1
Jigsaw	Waddington Road Clitheroe	5
RVBC	Downham Road Chatburn	1
Onward	Land West of Preston Road	12
		Affordable Rent TOTAL 38
Discount Sales		

RP	Scheme	Number of Affordable Homes completed 2024/25
	Chipping Lane Phase 2 and 3	9
	Fell Brow Longridge	1
	George Street Longridge	1
	Mersey Street	1
		Discount Sales Total 12

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 have been added to S106 agreements associated with planning applications which have been 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
Committed sum	1% of each payment instalment	To be included on the invoice for the payment
On-site provision (i.e. affordable housing)	£1000 per development/ 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 RVBC 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.	S106 Agreement	24/03/2010 22/10/2010 03/11/2011	Complete	Affordable Housing If funding is obtained the provision of 25 of site affordable dwellings. If funding is not obtained the provision of 13 on site affordable dwellings. Highways £20,000 for widening footpaths on Primrose Road. £40,000 to give priority to eastbound traffic. Public Open Space (off-site) £250,000 for the future restoration and remediation of Primrose Lodge. Trigger: Due £25,000 on development of management plan, £75,000 on sale of 40th dwelling, £100,000 on sale of 80th dwelling and £50,000 on sale of 120th dwelling.	£25,000 (2010/11) £75,000 (July 2015) £100,000 (June 2017) £50,000 (Nov 2018) Total amount of £250,000- All Paid	£27,146.50 spent on initial survey work/Biodiversity £222,853.50 Restoration of Primrose Lodge.
3/2010/0001 (Reserved Matters 3/2011/0971)	Former Cobden Mill Watt Street Sabden BB7 9DZ (Cobden Court and Mill Court)	Regeneration site to provide 44 dwellings (6 affordable) with access to Watt Street).	S106 Agreement	03/03/2011	Complete	Affordable Housing: 4 units with 3 bedrooms for Affordable Rent/ 2 units with 3 bedrooms for Shared Ownership Leases (Sales Units). Public Open Space The owner will pay £23,520 to Sabden Parish Council in lieu of providing open space on the property. Trigger: £10,000 on completion of 10th unit and £13,520 on completion of final unit, prior to occupation.	£23,520 (All Paid)	Sabden Football Club Refurbishment work: £1847.63 Glasdon's Countryside Seat: £946.12 Swing Disposal and Installation of two Benches: £612. Sabden Play Area improvement works. £14,605.40. Outdoor gym equipment £4773
3/2010/0820 (3/2016/0511 Relaxation)	Land to the north of Riddings Lane Whalley BB7 9RL	Outline application for a maximum of 80 residential units at land off Riddings Lane with access from Hayhurst Rd with all other matters reserved	S106 Relaxation	02/08/2011	S106 Agreement	On-Site Affordable Housing: 30% Affordable Units 50% Discount Units 50% Rental Units Relaxation to allow Registered Provider to charge properties for shared ownership sale.	N/A	N/A

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 RVBC to date (received date)	Off-site contributions Spent within the Ribble Valley
3/2011/0307(related to 3/2010/0568)	Barrow Brook (Phase 2) Business Village Barrow Clitheroe	Residential development of 37 dwellings.	S106 Agreement	02/02/2012	Complete	<p>Affordable Housing 11 on-site affordable units:- 4 rented- 7 shared ownership</p> <p>Education £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 Trigger: £10,000 due on occupation of 10th market dwelling and £18,900 within 2 months of occupation of 25th market dwelling.</p> <p>Bins £3,300 for the administration and delivery of wheeled refuse bins</p>	£28,900 (October 2014) for off-site public open space £3,300 (May 2013) for wheeled refuse bins (All Paid)	£28,900 was paid to Barrow Parish Council in respect of Barrow Playing Fields Improvement and future maintenance of Barrow playing field (£1,197.98 2019/20) £3,300 provision of 3 bins for each dwelling.
3/2015/0301	Land at Barrow Brook Barrow BB7 9WA	Modify Section 106 Agreement attached to 3/2010/0568 Clause 1.8.2 to reduce the references of minimum % to 25% (rather than 50%) of S106 dated 2nd November 2010 between Rowland Homes Ltd and HSBC Bank PLC and RVBC. Clause 9.1/2 of the Deed of Variation dated 18/05/12 between RVBC and St Vincents Housing Association.	S106 Relaxation	06/05/2015		<p>Affordable Housing: References to 50% in clause 1.8.2 of Schedule 1 to be amended to 25%, as follows: The approved person shall be required to purchase a minimum share of the Affordable Housing Unit which share shall be as follows: 2 bedroom house 25% 3 bedroom house 25%</p>		
3/2010/0568 (relates to 3/2011/0307)	Barrow Brook (Phase 1) Barrow Clitheroe BB7 9WA	Proposed erection of 64 dwellings	S106 Agreement	02/11/2010	Complete	<p>Affordable Housing 19 Affordable Units</p> <p>Open Space £50,000 for improvement of Public Open Space hatched in green on the Plan. Trigger: Due on occupation of 25th Market Dwelling.</p>	£10,000 paid 2011/12 £40,000 paid 2012/13 (All paid)	
3/2011/1064(Reserved Matters with Deed of Variation 3/2015/0652)	Sites off Woone Lane) 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 access and 32 dwellings at rear of 59-97 Woone Lane, plus highway improvements Whalley Rd/Primrose Rd junction.	S106 Agreement	16/11/2012 Deed of Variation 16/11/2016	Complete	<p>Affordable Housing 32 on-site affordable units:- 17 affordable rent- 15 shared ownership</p> <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 Trigger: Due in 2 instalments</p>	£100,354.00 for Mearley Lodge (July 2019) (All Paid)	£51,681.88 for restoration of Primrose/Mearley Lodge (2019/20) £48,672.12 for restoration of Primrose/Mearley Lodge (2020/21)

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 RVBC to date (received date)	Off-site contributions Spent within the Ribble Valley
3/2011/0247 (Reserved Matters 3/2012/0629)	Land off Chapel Close Low Moor Clitheroe Lancashire BB7 2ND	Outline application proposing the erection of 38 No. market dwellings and 16 No. affordable dwellings	S106 Agreement	30/04/2012	Complete	Bins £4,860 wheelie bin contribution. Phase 1 £1,620 Phase 2 £1,620 Phase 3 £1,620	Bins - £4,860 paid 2014/15)	
3/2011/0316	Land at Preston Road, Longridge	Outline application for residential development of 60 No. dwellings	S106 Agreement	14/06/2012	Complete	Affordable Housing 18 On-site affordable units:- <ul style="list-style-type: none"> • 9 rented • 9 shared ownership Bins £90 per residential unit (61 units) £5,490 Trigger: £90 due on the occupation of each dwelling Highways: £93,400 towards sustainable transport		
3/2014/0822	Land off Preston Road Longridge	Replan for plots 32-45 on Reserved Matters application 3/2013/0307 which adds 3 additional units to the scheme (from planning consent 3/2011/0316).	Deed of Variation	12/03/2015	Complete	Modification of definition of 'the Applicant' and the definition of 'Planning Permission' in regard to Ref: 3/2011/0316 and 3/2014/0822.		
3/2011/0541	Land bounded by Dilworth Lane & Lower Lane Longridge	Full planning consent for 49 No. houses and associated infrastructure works.	S106 Agreement	01/11/2012	Complete	Bins £4,410 Trigger: Due on first occupation of any dwelling	£4,410 (paid 2013/14)	£3,675 spent 2013/14
3/2011/0837 (relates to 3/2008/0826 and 3/2010/0274 (Variation of Condition))	Land off Pendle Drive Calderstone Park Whalley	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.	S106 Agreement	17/03/010 18/06/2012 16/07/2010	Complete	Affordable Housing 13 on-site affordable units: - 4 rented - 9 low cost market units Education £165,636 for provision of school places in Whalley Public Transport £44,000 for the relocation of the bus shelters on Mitton Road Travel Plan £6,000 for encouragement and use of sustainable modes of transport Public Open Space (off-site) £25,000 for Woodland Management Bins £4,140 for the administration and delivery of wheeled refuse bins Trigger: Prior to occupation of a unit	£25,000 (January 2014) woodland management All Paid £4,140 (January 2014) Wheeled refuse bins All Paid	£25,000 for Whalley Moor Woodland (3,770.30 in the 2019/20 financial year) £4,140 provision of 3 householder bins for each dwelling

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 RVBC to date (received date)	Off-site contributions Spent within the Ribble Valley
3/2008/0826 (superseded) 3/2010/0274 (Variation of Condition)	Land at Calderstones Hospital Milton Road Whalley (Oakdale Drive)	Erection of 39 No. dwellings comprising a mix of 2 - 5 bedroom houses.	S106 Agreement	17/03/2010 Variation 16/03/2010	Complete	Highways Prior to commencement of developments a scheme showing a junction at the access road and Pendle Avenue, along with details of interactive signing on Mitton Road shall be submitted and approved by the LPA, and implemented prior to occupation of the first dwelling.	N/A	N/A
3/2016/0694 (relates to 3/2011/0892 below)	Land off Milton Avenue Clitheroe Lancashire	Modification of Unilateral Undertaking attached to planning permission 3/2011/0892 for proposed residential development.	S106 Relaxation	09/11/2016	Complete	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. Trigger: Payable on completion of development. Altered to education contribution and affordable housing delivery on the basis of less houses being delivered on site	£22,340.70 (Feb 2020)- Off site public open space	£19,550.56 spent on improvement works to Chester Avenue Playground (April 2021).
3/2011/0892 (relates to 3/2016/0694)	Land off Milton Avenue Lancashire	Proposed residential development	Unilateral Undertaking	22/11/2012	Complete	Affordable Housing 12 on-site affordable units: - four bungalows - eight maisonettes Over 55s Accommodation - four bungalows - two ground floor maisonettes Highways Maximum £5000 for the costs of a Traffic Regulation Order Education £209,494 for education	N/A	N/A
3/2011/1071	Land at Chapel Hill, Longridge	Full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential unit (53 Chapel Hill)	S 106 Agreement	01/11/2012	Complete	Affordable Housing: Submission of a scheme for 16 Affordable Homes (See Below)	N/A	N/A

3/2023/0540	Land at Chapel Hill, Longridge	Full planning permission for access, landscaping and erection of 52 new build dwellings and barn conversion. VAR of Cond 2 of 3/2015/0575 (a VAR of 3/2014/0794 and 3/2011/1071	S106 Agreement	Pending	DECISION : DEFERRED Not commenced	Affordable Housing Sixteen Affordable Units: - Ten Shared Ownership Units - Six Affordable Rent Units Over 55 accommodation Six dwellings shall not be occupied by a person under the age of 55. Bins £90 per unit. Trigger: Due on occupation of each unit. (£4680 in total) Highways £93,400 towards supporting sustainable transport measures. Trigger: 50% due prior to occupation of 19th Market Dwelling and full amount due prior to occupation of 37th Market Dwelling.		
3/2012/0497	Strawberry Fields Main Street Gisburn BB7 4HN	Outline application for the erection of 7 No. affordable dwellings and 14 No. market dwellings.	S106 Agreement	06/06/2012		Open Space £16,401 for improvement and maintenance of existing playground in village of Gisburn. Trigger: Due prior to sale of 3rd market dwelling	£16,401.00 (paid Feb 2017)	Wicksteed 04.06.2018
3/2012/0630 (3/2016/0820 Removal of Condition) (3/2017/0425 S106 Relaxation)	Land to south-west of Barrow and west of Whalley Road Barrow	Outline application for the provision of up to 504 residential units (Use Class C3), including affordable units, 3 vehicular and pedestrian accesses, on-site landscaping, formal and informal open space, associated infrastructure and foul water pumping station.	Supplemental Agreement	F3/20 24/06/2013 17/01/2017 10/07/2017 30/08/2019	Under Construction	Affordable Housing 30% on-site affordable housing within each parcel including 50% of the Elderly Person Units Elderly Person Units 15% of dwellings for over 55s50% to be market value and 50% affordable Highways and Transport Works and Contributions - Highway Improvements- £20,000 plus a commuted sum of £2,000 towards upgrading bus stops- £20,000 towards a cycle shelter at Whalley Station£5,000 for 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 to reduce 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 Education - Contribution to more primary school places (calculated at reserved matters stage) to be spent within 3 miles of site - Contribution to more secondary school places (calculated at reserved matter stage) within 3 miles of site - Primary Land Contribution	N/A	N/A

3/2013/0099	Land to south-west of Barrow and west of Whalley Road Barrow	Outline application for the provision of up to 190 residential units (falling within use class C3), including affordable housing, with two 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. Relates to 3/2012/0630	Unilateral Undertaking	12/11/2013	Under Construction	Affordable Housing On-site Affordable Housing provision Education Payments as follows - 30% of Primary Education Contribution and 15% of Secondary Education Contribution due prior to occupation of 25th dwelling 30% Primary and 15% of Secondary Contribution due prior to occupation of 50th dwelling. 30% of Primary and 30% Secondary Contribution due prior to occupation of 100th dwelling 10% Primary and 40% Secondary due prior to occupation of 120th dwelling.	N/A	N/A
3/2019/1072	Land to south-west of Barrow and west of Whalley Road Barrow	Application for fourth variation of S106 Agreement attached to planning permission 3/2012/0630 (already varied three times previously), to allow a variation of the agreement with Lancashire County Council for an education contribution	S106 Deed of Variation	23/12/2019	Under Construction	Education Primary Education Land Contribution. The sum of £395,672.08 Paragraph 3 of Schedule 2 of the Original Agreement (as varied by the First Supplemental Agreement, the Second Supplemental Agreement and the Third Supplemental Agreement) shall be deleted in its entirety.	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 (i.e. over 55 years old) of which 78 would be affordable, 0.8ha to be reserved for retirement living within a total of 1040 homes, 0.5ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25ha for employment (Class B1) accommodating up to a max gross floorspace of 5,575m ² , 2.1ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, in improved roundabout between Pendle Road the A59. new vehicular, pedestrian and cycle access from the end of Shays Drive, Road, sewer, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system; New services such as gas, electricity, water and telecommunications	S106 Agreement	16/04/2014	Under construction	Affordable Housing - 156 Affordable Rented - 156 Shared Ownership 78 of the affordable dwellings to be built to Lifetime Homes Design and occupied persons of 55 years or older.	SEE NEXT ROW	

3/2015/0895 (Variation of Condition 3/2012/0942)	Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe	Application to vary Condition 1 (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 condition 41 (Code for Sustainable Homes) of previously approved Outline consent Ref: 3/2012/0942	S106 Agreement	11/04/2016	Under Construction	<p>Variation of S106 Agreement as follows:</p> <p>Affordable Housing Each phase delivers 30% affordable housing (50/50) affordable rented/shared ownership)25% of the affordable units in each phase will be for over 55s</p> <p>Over 55s Accommodation 7.5% of the Market Dwellings will be for over 55s</p> <p>Education 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> <p>Public Open Space (off-site) To be paid in 6 equal instalments of £133,333.33 each. Trigger: Each instalment due on occupation of 50% of the residential units within that phase, and the remaining 50% to be paid on occupation of 85% of the units</p> <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>	£133,333.33 for public open space (Oct 2020)	
3/2012/0964	Land to the North of Whalley Road Hurst Green	Erection of 30 dwellings, creation of access onto Whalley Road, new estate road, landscape, servicing, a replacement school car park, pick-up and drop-off provision, and public space, along with demolition of the existing agricultural building.	S106 Agreement	24/03/2014	Complete	<p>Affordable Housing Nine on-site affordable units:- 4 rented- 5 shared ownership</p> <p>Education - 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> <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 Trigger: Due prior to sale of 5th Market dwelling.</p>	£25,000 - Public Open Space (April 2020) All Paid	£25,000 - Play Area improvements at the Bayley Field playground, Hurst Green
3/2017/1027	Land to the North of Whalley Road Hurst Green	Modification of S106 Agreement dated 24.03.24 (3/2012/0964) to allow alignment with Heylo Housing Ltd products and proposed structure, specifically its 'Rent to Buy' scheme and to update the Agreement in line with current legislation and terminology	Deed of Variation	11/12/2017	Complete	Modification to align the affordable housing with Heylo's product	N/A	N/A

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)	S106 Agreement	19/02/2014	Complete	<p>Affordable Housing 30% on-site affordable units: - 50% affordable rented - 30% shared ownership - 15% built to lifetime homes standard</p> <p>Bicycle Lane Improvement £55,000</p> <p>Footpath £8000 towards the creation of a footpath link</p> <p>Highway £50,000 towards resurfacing FP17 from Henthorn Road to Primrose</p> <p>Education - Contribution towards additional primary school places to be calculated within 28 working days of reserved matters consent - Contributions towards additional secondary school places to be calculated within 28 working days of reserved matters consent</p> <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.	S106 Agreement	23/06/2014	Complete	<p>Affordable Housing 30% on-site affordable units: - 70% affordable rented - 30% shared ownership - 15% built to lifetime homes standard</p> <p>On-site Public Open Space To provide and forever maintain land as shown on plans</p> <p>Education - Contribution towards additional primary school places to be calculated 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>	N/A	N/A
3/2019/0424	Hanson Garden Centre Whalley Road Barrow	Modification of S106 Agreement relating to planning permission 3/2013/0737 to allow the Agreement to include mortgagee protection provisions	S106 Variation	24/06/2019	Complete	<p>Mortgage Protection Mortgage Protection had been added to the Agreement</p>	N/A	N/A
3/2013/0851Relates to 3/2017/0931	The Whins Whins Lane Read BB12 7QY	Addition of 2 semi-detached buildings (4 3-bed dwellings). One of these is a replacement of 1 approved 5-bed detached house listed as Plot 8 3/2013/0851 Proposed demolition of existing dwelling and erection of 16 dwellings with associated access and ancillary works.	S106 Agreement	14/05/201827 /01/2014	Complete	<p>Affordable Housing 5 on-site affordable units- 3 affordable rent- 2 shared ownership</p> <p>Education £47,522 for additional school places</p> <p>Off-site Sport and Recreation Contribution £12,496 for off-site public open space Trigger: Due on or before occupation of first dwelling</p>		

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 60 bed care home (all matters reserved for subsequent approval)	S106 Agreement	30/06/2016	Permission Lapsed	<p>Affordable Housing: 30% on site affordable housing</p> <p>Highways: £17,000 changes to the speed limit, pedestrian refuge and two bus stops</p> <p>Education: - 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>	N/A	N/A
3/2014/0183 (3/2017/0183)	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 11 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 7 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.	S106 Agreement	23/03/2016	Parcel 3 complete, Parcel 4 under construction	<p>Affordable Housing :20% on-site affordable units - 50% rented - 50% discount sale</p> <p>Over 55s Accommodation :15% of the dwellings constructed on site</p> <p>Replacement Cricket Field To provide, layout and equip a replacement Cricket Field</p> <p>Mill Works :Re-roof the mill and refurbish the external envelope</p> <p>Kirk Mill Works :Demolition of warehouse, factory and office retention of stone barn</p>	SEE NEXT ROW	
3/2015/0495	Land at Worthalls Farm Westfield Avenue Read BB12 7PW	Outline application (access only) for the erection of up to 15 dwellings on land at Worthalls Farm with access off Westfield Avenue.	S106 Agreement	24/08/2016	Not commenced	<p>Affordable Housing: 2 Units with 2 bedrooms. 2 Units with 3 bedrooms (one for the elderly). Trigger: no more than 40% of the Market Dwellings to be occupied before 50% of the AH are developed. No more than 80% of the Market Dwellings to be occupied before 100% AH are completed.</p>		

3/2017/0903	Land at Malt Kiln Brow Chipping	Variation of Unilateral Undertaking dated 23.03.2016 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	21/12/2017	Parcel 3 complete, Parcel 4 under construction	<p>Varied requirements of original legal agreement to:</p> <p>Affordables (in lieu): Make an off-site contribution of £60,000 in lieu of two affordable on-site units. Trigger: £30,000 due prior to occupation of 1st dwelling parcel 3 and £30,000 (not pursuing) prior to occupation of the 1st dwelling in parcel 4.</p> <p>Off-site Open Public Space:- 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. Trigger: 45% due prior to occupation of 12th dwelling, 45% due prior to occupation of 24th dwelling and remaining 10% £2,359.88 due prior to occupation of 1st dwelling in parcel 4.</p>	<p>£30,000 in lieu of AH (Nov 2020) All Paid</p> <p>£10,619.42- Towards a play area within the vicinity of the development (Nov 2020)</p> <p>£10,619.42 Off site leisure contribution (December 2021) All Paid</p>	£21,238.84 released to Chipping Parish Council to facilitate improvement works at the playground at Longridge. (2021/22)
3/2014/0597and (3/2018/0181 Reserved Matters)	Land off Waddington Road Clitheroe (Waddow Heights)	Outline application for up to 275 new dwellings and access. All other matters reserved	S106 Agreement	24/02/2015	Complete	<p>Affordable Housing: 30% on-site affordable units:- 50% affordable rent- 50% shared ownership- Include older persons affordable housing (7.5%)</p> <p>Older Person Housing:- 15% of the total number of dwellings (50% to be affordable and 50% market)</p> <p>Education:- 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> <p>Transport:- £24,000 to support 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</p> <p>Off-site Sport and Recreation Contribution £370 per dwelling to improve provision of activity play for all ages in Clitheroe Castle Grounds through the installation of an Outdoor Gym Adventure Play facility. Trigger: 5 equal instalments. At 98% occupancy the 5th instalment is due (Total amount is £76,960)</p>	<p>£15,392.00 Off-site leisure contribution (Oct 2021)</p> <p>£15,392.00 Off-site leisure contribution (Feb 2022)</p> <p>£15,392.00 Off-site leisure contribution (Feb 2023)</p> <p>£15,392.00 Off-site leisure contribution (Aug 2023)</p> <p>£15,392.00 Off-site leisure contribution (Aug 2024) All Paid</p>	

3/2019/0056	Land off Waddington Road Clitheroe (Waddow Heights)	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	22/07/2019	Under construction	To tie the consent into the original planning obligations	N/A	N/A
3/2021/0154	Land off Waddington Road Clitheroe	S106 Variation (planning application 3/2014/0597) proposal to remove the bus contribution following correspondence with LCC who confirmed that a bus service through the site was no longer required.	Deed of Variation	10/08/2021	Commenced	Removal of the bus contribution, which LCC confirmed is no longer required.(Related Applications 3/2014/0597 (previous variations 3/2019/0056, 3/2020/0782) in respect of affordable housing provisions).	N/A	N/A
3/2021/0840	Land off Waddington Road Clitheroe	Outline application for up to 275 new dwellings and access. All other matters reserved	Deed of Variation	26/04/2023	Commenced	N/A - Fourth Variation of s106 attached to PP 3/2014/0597 (previous variations 3/2019/0056, 3/2020/0782 and 3/2021/0154) in respect of affordable housing provisions. Amendment required to the affordable housing provisions to make them suitable for the Registered Provider.	N/A	N/A
3/2014/0618	Land off Chatburn Old Road Chatburn	Erection of 10 Dwellings	S106 Agreement	27/05/2015	Complete	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) £68,789 – Remaining affordable housing contribution (February 2021). AH Paid in full	£161.17 Initial costs as part of the acquisition of an Affordable Rental property in Chatburn (2024/25)
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 Agreement	14/10/2016	Complete	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	S106 Agreement	08/12/2014	Complete	Affordable Housing: £123,840 to facilitate 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 for affordable housing (Jan 2017)	£123,840 - used to purchase one affordable rented property in Clitheroe (2020/21 financial year) Used in conjunction with £17,000 received from S106 tied to 3/2018/0008, Land at Peel Park Avenue, Clitheroe.
3/2021/1134 (relates to 3/2014/0764)	Land East of Chipping Lane Longridge	Development of 47 No. homes including affordable housing and housing for the elderly	Deed of Variation	03/04/2023 x2	Commenced	N/A - DoV seek to carry across previously secured provisions save for 13 market dwellings provided as bungalows without the older person clause.	N/A	N/A
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.	S106 Agreement	29/10/2015	Under Construction	Affordable Housing: 30% on-site provision Education: £1,070,636 towards 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:- Grass pitch improvements at Mardale, Longridge- Improvement of sports hall at Longridge Sports Club- Play facility improvements in LongridgeTrigger: Paid in 4 instalments:1) Prior to occupation of 25% of market dwellings 2) Prior to occupation of 50% of market dwellings 3) Prior to occupation of 75% of market dwellings 4) Final 25% prior to occupation of final market dwelling Transport: £639,000 for:- A6/M55 junction 1 interchange- Longridge- Grimsargh-Ribbleton-Preston public transport priority corridorTravel PlanPreston-Longridge railway cycle route Public Realm Improvements in Longridge Town Centre	£15,000.00 Longridge Loop (September 2019) £34,711.50 for Off-Site Leisure Recreation (September 2022)	£9,115 paid to Longridge Town Council for improvement works to the Longridge Loop (Feb 2021).£5,462 paid to Longridge Town Council for improvement works to the Longridge Loop (July 2021).Remaining balance of £423 has been agreed to use for 'Mile Markers' on Longridge Loop and associated signage.£34,711.50 improvement works to Mardale playing pitches (drainage) (23/24)

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.	S106 Agreement	15/12/2015	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) AH Paid in full	£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 (3/2015/0688 Reserved Matters)	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	30/03/2015	Complete	Affordable Housing: 26 Units provided on-site (12 rented and 14 shared ownership)- 10 two-bed bungalows (all constructed to lifetime home standard- 8 two-bed properties- 8 three-bed properties)£1,625,950 off-site affordable housing contribution Off-Site Sport & Recreation Contribution £682 per dwelling to be used for:Trigger: 33% payable at 25% completion, 33% at 50% completion and 34% on 75% completion:- Grass pitch improvements at Mardale, Longridge- Cricket wicket provision at Longridge Cricket ClubSports hall improvements at Longridge Sports ClubPlay facility improvements in Longridge Education: Towards additional primary school places to be calculated within 20 working day of the reserved matters consent Highways: £262,430 towards:- £242,000 towards the provision of a combined footway/cycleway on Preston Road£20,430 towards improvement works to Tan Yard Lane Travel Plan: £12,000 for a Travel Plan Sustainable Transport: £260 per dwelling for the Travel Plan Co-ordinator for Travel Plan Initiatives.	£536,563.50- For the provision of off-site affordable housing (March 2020) £536,563.50 – Second of three payment triggers to be used for the provision of off-site affordable housing (March 2021) £552,823.00 Affordable Housing contribution (July 2021). AH paid £43,887- Off-Site Sport & Recreation Contribution (Nov 2018) £43,887- Off-Site Sport & Recreation Contribution (March 2020) £45,217 Off-site leisure contribution (June 2021) All Paid	£12,753 spent to enable improvements to the Cricket Ground including reseeding and treating of the pitch (2021/22). £1,045.00 - improvements to Mardale Playing Pitches (Drainage) £30,000.00 - improvements to Kester Lane Play Area £67,122.59 - improvements to Mardale Playing Pitches (Drainage) (23/24)Closing balance 31st March 2024, £23,885.48 £543,220.26 Acquisition of three Affordable Housing properties in Longridge, which are to be used for Discount Resale (2024/25)
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	13/04/2017	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	09/11/2016	Complete	Off-site Sport & Recreation Contribution £3,513.78 for the improvement and maintenance of off-site recreation facilities in the vicinity of the site. Trigger: full amount to be paid within 2 months of occupation of 1st dwelling.	£3,513.78 (March 2017)	£3,125 released to RVPRK (2021/22_)

3/2010/0719	Land off Henthorn Road Clitheroe	Proposed development of up to 270 residential dwellings, doctors' surgery, landscape, open space, highways and associated works.	Unilateral Undertaking	16/03/2012 01/11/2012 25/09/2014		Affordable Housing Prior to occupation of the first market dwelling, an Affordable Housing Scheme shall be submitted to and approved by the Council. Open Space/On-Site Play Areas Not to commence development until details of Open Space are submitted to and approved by Council Education £1,369,798.05, (95 Primary School places for the sum of £926,414.90 and sum of £443,383.15 for 30 Secondary School Places)		
3/2015/0375	Land at Henthorn Road Clitheroe	Variation of S106 Agreement dated 16/03/2012 (planning application 3/2010/0719), variation to initial Unilateral Undertaking dated 01/11/2012 (planning application 3/2013/0035), variation to subsequent Unilateral Undertaking dated 25/09/2014 (and replan of 80 units on 3/2014/0381).	Deed of Variation	16/06/2015	Complete	Affordable Housing 20 Residential Units of Shared Ownership to be occupied in accordance with the order of priority set out in the Shared Ownership Occupancy Criteria: 7 Intermediate Housing Units, 2 x 2 beds, 3 x 2 beds and 2 x 4 beds to be occupied in accordance with priority set out in Shared Ownership Occupancy Criteria: Discounted Sale Price - a sale price which equates to 70% of the price which the unit could command on the open market.	N/A	N/A
3/2016/0146 (S106 Variation 3/2019/0196)	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.	S106 Agreement	22/12/2016	Permission Expired	Affordable Housing: Seven units on site split as follows:- 4 shared ownership- 3 affordable rent Off-site Sport & Recreation Contribution: £216.90 per person for off-site public open space Trigger: 50% Due 2 months after occupation of 6th market dwelling. 50% Due 2 months after occupation of 12th market dwelling. Highways:- £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	N/A	N/A

3/2016/0218 (Relates to 3/2013/0747)	Wilkinson Haulage Yard and adjacent land Whalley Road Billington BB7 9NW	Proposed residential development comprising 56no. dwellings including 15no. affordable housing units together with all associated infrastructure works. Modification of S106 Agreement attached to planning permission 3/2013/0747 in order to amend nomination criteria/process.	S106 Relaxation	13/03/2014 23/05/2016	Complete	Affordable Housing On-Site Affordable Housing to be sold at maximum of 60% of market value. Not to dispose of more than 80% of Market Housing until 100% of the Affordable Units have reached the date of Practical Completion are ready for transfer to RSL. Education The sum of £165,759 adjusted by indexation. Trigger: Due in two equal instalments; the first instalment payable on occupation of 20th dwelling, and second instalment on occupation of the 35th dwelling. Relaxation Amends nomination criteria and process	N/A	N/A
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	S106 Agreement	16/11/2016	Complete	Affordable Housing: Five on-site affordable housing provision as follows:- 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
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	04/11/2016	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 Gyn	N/A	N/A0764

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	S106 Agreement	15/09/2017	Under Construction	<p>Affordable Housing:30% on site split as follows:- 50% affordable home ownership- 50% affordable rent</p> <p>Over 55s Accommodation:- 15% of the total number of affordable and market dwellings shall be for the over 55s including bungalows</p> <p>Longridge Loop: £30,000 towards the Longridge Loop recreational route Trigger: Prior to occupation of 30th dwelling</p> <p>Education: Contribution towards additional primary school places - Longridge CE Primary to be calculated at reserved matters stage</p> <p>Public Realm Improvements: £60,000 towards the rates to Longridge Town Funding/works to provide rights of way upgrades, widened footpaths along Preston Road, upgrade uncontrolled crossings</p> <p>Pedestrian and Cycle Measures: £175,000 for pedestrian/cycle infrastructure to improve connectivity from Longridge to Preston</p> <p>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</p> <p>Travel Plan: £24,000 to produce a travel plan</p>	£30,000 Longridge Loop contribution (March 2021)	As at 02.04.25, £6,604 has been spent, which is 50% of the amount requested, which was £13,208.00, to be used for upgrades to Longridge Loop (21/22).
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. 3/2018/0105 is the Res Matters for 3/2016/0974	Deed of Variation	23/09/2019	Complete	Amendments to the affordable housing clauses	N/A	N/A
3/2023/0100	Phase 3, Alston Grange, Preston Road, Longridge	Residential development of 91 units (plots 150-222 and 251-268) together with access roads, 200sqm community hall and associated parking, landscaping, footpaths, public open space and children's play area (amendment to previously approved reserved matters scheme 3/2021/0470 involving re-plan of site and net gain of 12 residential units)	S106 Agreement	22/12/2023	Commenced	<p>Affordable Housing 30% on-site affordable housing comprising 36% affordable rented units and 64% affordable home ownership (shared ownership)</p> <p>Over 55 Accommodation 7.5% of the total affordable housing units as bungalows for over 55s and 7.5% of the total market housing units as bungalows for over 55s</p> <p>Education £77,700.00 towards Alston Lane Catholic Primary School or £92,768.00 towards the proposed new primary school at Whittingham Hospital.</p> <p>Public Open Space £60,000 towards improvements to community facilities at Kestor Lane Recreational Ground, Longridge. Trigger - to be paid on occupation of first dwelling</p>		

<p>3/2016/1082 (Reserved Matters 3/2021/0556)</p>	<p>74 Higher Road Longridge PR3 3SY and land to the rear</p>	<p>Application for outline consent for demolition of 74 Higher Road and construction of up to 123 houses on land to the rear, including access</p>	<p>Unilateral Undertaking</p>	<p>16/04/2018 (see below)</p>	<p>Reserved Matters approved. Not commenced</p>	<p>Affordable Housing: 30% on site split as follows: - 1/3 social rented - 1/3 shared ownership - 1/3 discount sale units - Include 50% elderly persons units Over 55s Accommodation: - 15% of the total number of affordable and market dwellings shall be for the over 55s Off-Site Sport and Recreation Contribution To be calculated at reserved matters per person: one bedroom = 1.3 persons two bedrooms = 1.8 persons three bedrooms = 2.5 persons four bedrooms = 3.1 persons five bedrooms = 3.5 persons Trigger: Due prior to occupation of 15th dwelling Education See 3/2023/0584 below Highways and Transport Works and Contributions: See 3/2023/0584 below</p>		
<p>3/2023/0584</p>	<p>74 Higher Road Longridge PR3 3SY and land to the rear</p>	<p>Modification of S106 Agreement dated 22/05/2018 from planning permission 3/2016/1082 to allow the demolition of the dwelling and garage prior to the submission of the pedestrian and vehicular construction scheme (Condition 12)</p>	<p>Deed of Variation</p>	<p>26/04/2024</p>	<p>Not commenced</p>	<p>Affordable Housing Scheme to be submitted demonstrating 30% affordable housing provision comprising one third social rented housing / affordable rented housing, one third shared ownership and one third discount sale units. 50% of which shall be older persons units. Leisure Contribution Contribution of £216.90 per person for off-site leisure facilities in Longridge to be calculated at reserved matters stage based on occupancy ratio formula set out in Schedule. Trigger: Payment prior to occupation of 15th dwelling. Education Secondary school contribution to either Longridge High School or St Cecilia's RC Technology College. To be calculated at Reserved Matters stage based on formula set out in Schedule. Trigger: 50% payable prior to occupation of 50th dwelling; 50% payable prior to occupation of 105th dwelling Highways Off-site Highway Improvements Various. Triggers vary from prior to construction, prior to first occupation to prior to occupation of 100th dwelling. Off-Site Transport Contributions - £75,000 Cycle Network Trigger: Prior to first occupation - £29,100 Trigger Post occupation</p>	<p>N/A</p>	<p>N/A</p>

						<ul style="list-style-type: none"> - £150 Cycle Voucher per household, to be paid directly to each household on occupation (based upon 123 houses x £150=£18,450) -£10,650 LCC Travel Plan Support Trigger prior to first occupation. - £51,040 for bus fares, to be paid directly to each household upon occupation. 		
3/2017/0133	Land off Dale View Billington	The erection of 41 dwellings and associated works	S106 Agreement	20/11/2017	Permission expired	<p>Affordable Housing: 12 on site split as follows:- 6 rented- £shared ownership</p> <p>Over 55s Accommodation: To provide and build 3 Market Housing Units for over 55sAccommodation - 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 and Accrington Academy</p> <p>Drainage: Submit details and drawings of the off-site drains and discharge point for approval</p> <p>Landscape Buffer: A 7 meter wide landscape buffer along the northern boundary to the site shall be implemented in the first planting season following occupation or use of the development and be forever maintained.</p>	N/A	N/A

3/2021/0205	Land at Neddy Lane Billington	Proposed erection of 36 residential dwellings, along with landscaping and associated site infrastructure	S106 Agreement	19/12/2022	Complete	<p>Affordable Housing On site provision of 10 dwellings; 2 of which are to be bungalows.</p> <p>Off-Site Leisure Contribution Contribution of £19,347.48 to be paid to the Council to be used towards off site recreation facilities in Billington. Trigger: Due prior to 50% occupation of dwellings.</p> <p>Flood Compensation Area To construct and maintain a flood compensation area.</p> <p>Monitoring Fee Contribution of £1,193.47 to be paid to the Council to cover the Council's costs in monitoring compliance with the S106 agreement.</p> <p>Education Primary Education contribution of £69,185.25 for the provision of additional primary or secondary school places at the new school at the Higher Standen Estate and/or Simonstone St Peter's CofE Primary School and/or Clitheroe Grammar School and/or St Augustine's Roman Catholic High School.</p>	£1,193.47 monitoring contribution (August 2023)	£1,193.47 Monitoring compliance with the S106 Agreement (2024/25)
3/2017/0433	Land off Henthorn Road Clitheroe Lancashire	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.	S106 Agreement	30/05/2018	Under construction	<p>Affordable Housing: 30% On-Site split as follows: - 50% affordable home ownership - 50% affordable rent Over 55s Accommodation: 15% of the total number of dwellings shall be for over 55s including bungalows</p> <p>Highways Contribution: £10,000 towards infrastructure improvements on Edisford Road</p> <p>Education: Contribution towards additional secondary school places - St Augustine's to be calculated at reserved matters stage</p> <p>Off-Site Sport and Recreation Contribution £216.90 per person to be calculated at reserved matters stage. Trigger: Due prior to occupation of the 15th dwelling</p>	£12,168.09 (June 2023)	
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 (Variation 3/2020/0533)	S106 Agreement	11/04/2018	Complete	<p>Affordable Housing: Eleven on-site affordable housing provision as follows:- Two affordable rented- Two discounted sale units- Three shared ownership- Four bungalows (over 55 accommodation)</p> <p>Over 55s Accommodation - Four affordable bungalows - Two market bungalows</p> <p>Off-Site Sport and Recreation Contribution £18,783.54 to be used for the improvement and future maintenance of the open space and play area at Edisford. Trigger: £9,783.54 due within 2 months of occupation of 10th market dwelling. Remaining £9000 due within 2 months of occupation of 20th market dwelling.</p> <p>Education: £64,269.81 towards secondary school places - St Augustine's</p>	£18,783.54 - Off-Site Sport & Recreation Contribution (July 2019) All Paid	£3,286.19 utilised as part of drainage works at Edisford Pitches (Paid 21/22) £4,590.00 Improvements to Edisford Playing Pitches (Drainage) (Paid 22/23) £10,260.64 Edisford Playing Pitch drainage works (2024/25)

3/2020/0533	Land off Union Street Clitheroe	Modification of S106 Agreement dated 28 September 2017 under planning permission 3/2017/0573 to correct the land title number and make changes to affordable housing. Resubmission of application 3/2019/0630	S106 Variation	07/08/2020	Complete	Affordable Housing Addition of Protected Tenant and disposal of Affordable Housing units allocated as Discounted Sale.	N/A	N/A
3/2017/0603 (3/2016/0374)	Land off Clitheroe Road Barrow Clitheroe	Erection of nine dwellings and associated works.	S106 Agreement	09/10/2017	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 sport and recreational projects in the Barrow and Whalley area Trigger: Due within 15 days of sale of 50% of the dwellings.	£185,760.00 Affordable Housing (Jan 2021) AH All Paid £4,425.00 Off site Sport & Recreation (Jan 2021) Paid in Full	
3/2017/0616	Former Clitheroe Hospital Chatburn Road Clitheroe	Demolition of existing buildings and construction of 60 dwellings and associated infrastructure	S106 Agreement	09/02/2018	Complete	Affordable Housing: Fifteen on-site affordable housing provision as follows:-Seven affordable home ownership- Eight discounted sale units Over 55s Accommodation: Six affordable Three market bungalows Ecology: £10,000 towards Salt Hill and Cross Hill Nature Reserves Trigger: Due on occupation of 30th dwellings. Off-Site Sport & Recreation Contribution: £32,665.00 to be used for the installation, improvement or future maintenance of offsite public open space and sports facilities Trigger: Due on occupation of 30th dwelling. Education: £107,116.35 towards additional secondary school places - Clitheroe Grammar	£10,000.00-Ecology (Feb 2020) All Paid £32,665.00 Off-Site Sport & Recreation Contribution (Feb 2020) All Paid	£5,880.00 spent on removal of dead trees and improvements to path and signage at Salthill & Crosshill Nature Reserves. (21/22)£32,659.97 - Improvements to Clitheroe Castle Play Area£2.36 – Play equipment at Highfield and Highmoor Play Areas, Clitheroe (23/24)
3/2017/0653	Land at Chatburn Road Clitheroe	Erection of 30 dwellings with associated access, landscaping and open space.	S106 Agreement	31/10/2018	Complete	Affordable Housing: Nine on-site affordable housing provision as follows: - Six affordable home ownership - Three affordable rented units Over 55s Accommodation: - 4 affordable bungalows Off-Site Sport and Recreation Contribution: £17,937.63 off-site leisure facilities in Clitheroe Trigger: Due prior to occupation of 15th dwelling Education: £64,269.81 for additional places at Ribblesdale High School	£17,937.63 Off-Site Leisure contribution (June 2021) All Paid	£17,937.63 Play equipment at Highfield Play Area and Highmoor Play Area, Clitheroe

3/2019/0859 (Modification of 3/2017/0653)	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	11/12/2019	Complete	Modification to the affordable housing tenure and mix: Six affordable ownership units and three affordable rent to: - Two affordable Ownership Units - Three affordable rent units and - Four discounted market sales units	N/A	N/A
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	19/10/2018	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 Affordable Housing (Jan 2020) AH paid in full	£5,226.66 (2020/21) Towards acquisition and refurbishment of an Affordable Rental property in Clitheroe. Used in conjunction with £123,840 received from S106 tied to 3/2014/0725, Land off Clitheroe Road, Whalley. £3,400.00 (2022/23 Refurbishment of an Affordable Rental property in Clitheroe. £8,370.40 (2024/25) Refurbishment of an Affordable Rental property in Clitheroe
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 Marbill office buildings as new dwellings; reconstruction of base of mill chimney as an ecology tower and associated access and landscaping.	S106 Agreement	17/09/2018	Complete	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 and Recreation Contribution £17,785 towards the improvement and future maintenance of exiting play facilities and youth activities in Sabden Trigger: Due within 2 months of occupation of 15th unit. Over 55s Two on-site units	£17,785 Off-Site Sport & Recreation Contribution (Sept 2020)	£11,068.48 (Nov 2020) allocated to Sabden Parish Council for improvements to the equipped play area £6,716.52 Sabden Play Area improvement works (Nov 2024)
3/2018/0500	Land to the East of Clitheroe Road Barrow	Erection of ten bungalows and associated works.	S106 Agreement	03/04/2019	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. Trigger: Due prior to sale and occupation of 6th dwelling	See below	

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	21/01/2020	Under construction	Tie to the consent into the original planning obligation and to vary the off-site leisure contribution as follows: Off-site Leisure Contribution £4,967 for off-site leisure facilities in the local area. Trigger: Due prior to occupation of the 6th dwelling.	£4,815.18 Off-Site leisure contribution (Oct 2022)	
3/2018/0688	Land off Henthorn Road Clitheroe Lancashire	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	10/05/2019	Under construction	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 Trigger Due prior to occupation of 75% of dwellings Affordable Housing 30% of the total number of dwellings shall be affordable housing split as follows:- 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 dwellings shall be bungalows. 50% of the bungalows provided shall be affordable 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. On-site open space On site informal open space and landscaping On-site Play Area On site are of play for public use Public Transport Contribution £200,000 towards sustaining and promoting local public transport within the Henthorn Road area On-site SUDS scheme A sustainable urban drainage system for the development Town Centre Contribution £10,000 towards the cost of providing cycle storage, lockers, associated lighting and works within Clitheroe Town Centre. Trigger: Due prior to occupation of 1st dwelling. Travel Plan Support Contribution £6000 towards the cost of supporting the travel plan submitted and approved pursuant to the Planning Permission.	£10,000 Town Centre Contribution (August 2021) £60,558.48 Off-Site public open space contribution (March 2024) NB: £6,000 Travel Plan Support contribution was initially received by Ribbles Valley Borough Council. This amount was then paid by RVBC to Lancashire County Council for their utilisation (2024/25)	
3/2021/0782	Land off Henthorn Road Clitheroe Lancashire	Variation of the Unilateral Undertaking dated 10 May 2019 attached to outline planning permission 3/2018/0688 to amend the definition of 'mortgagee' and 'protected tenant' and to amend the 'mortgagee in possession' clause.	Deed of Variation	14/02/2022	Commenced	N/A - Obligations remain as those within the original agreement.	N/A	N/A

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	12/09/2019	Permission expired	Affordable Housing One discounted market sale unit provided on site, in addition to a commuted sum of £105,200.00 Off-Site Leisure Contribution £3925.89 for off-site leisure facilities Trigger: Due prior to occupation of 8th dwelling.	N/A	
3/2018/0844	Land off Longsight Road, Langho	Erection of 42 new dwellings, landscaping and associated works.	S106 Agreement	03/06/2019	Complete	Off-Site Sport & Recreation Contribution: £28,066 towards off-site sports facility improvements in Langho Trigger: to be paid within 30 days of occupation of final dwelling Affordable Housing: - Seven on-site shared ownership units - Two on-site affordable rented units - Four discounted market sale units Over 55s Accommodation: - The provision of eight on site bungalows for the over 55s	£28,066 received (23/05/2023)	£28,066 Improvements to facilities at Langho Football Club Northcote site, Langho (Sept 2024)
3/2021/0353	Land off Longsight Road, Langho	Legal agreement to supplement unit amendments, garage amendments, boundary and landscaping amendments.	Deed of Variation	31/01/2022	Commenced	N/A	N/A	N/A
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 with associated roads, ancillary works landscaping and access.	S106 Agreement	14/01/2019	Complete	Affordable Housing Eight dwellings on site shall be affordable housing split as follows: - 2 of the units shall be affordable rent - 6 of the units shall be affordable home ownership Over 55s Accommodation - 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	N/A	N/A
3/2024/0102 (Variation of 3/2018/0910)	Land off Sheepfold Crescent Barrow BB7 9XR	Proposed modification of S106 Agreement dated 14th January 2019 from planning permission 3/2018/0910 to allow the addition of a definition of a Protected Tenant and to modify the mortgagee exclusion clause.	S106 Variation	09/09/2024	Complete	Amendment to allow the addition of a definition of a Protected Tenant and modification of mortgagee exclusion clause.	N/A	N/A

3/2018/0914, Phase 2: (Reserved Matters Phase 1: 3/2014/0043) 3/2013/0137 (Outline) (See below, Deed of Variation)	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	23/09/2019	Under construction	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 to 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 Trigger: Due prior to occupation of the 50th dwelling.		
3/2024/0571	Land to the East of Clitheroe Road (Lawsonsteads) Whalley	Proposed modification of S106 Agreement dated 15 October 2013 relating to planning permission 3/2018/0914 and 3/2013/0137 to remove the need to reserve land for a school site.	S106 Deed of Variation	Pending	Under construction	Removal of the requirement to reserve land for a school site, as it is not needed.	N/A	N/A
3/2018/0924 (3/2019/1085 full consent)	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	18/06/201901 /08/201920.0 8.2020	Complete	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 Off-Site Recreation £13,469.49 Trigger Education Primary: £78,766.55 for the provision of additional primary school places at St James CofE Primary Secondary: £72,211.84 for the provision of additional secondary school places at Ribblesdale High School	£13,469.49 Off-Site Recreation Contribution (Nov 2022) All Paid	£6,870 paid to Barrow PC 2023/24)

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	01/08/2019	Permission expired	<p>Affordable Housing 30% of the total number of dwellings shall be affordable: - 50% affordable rent - 50% affordable home ownership</p> <p>Over 55s Accommodation 15% shall be bungalows - 50% of the bungalows shall be affordable</p> <p>Off-Site Leisure Contribution £216.90 per person for leisure facilities in Clitheroe, to be calculated at Reserved Matters stage Trigger: Due prior to occupation of 10th dwelling</p> <p>Education Contribution to be calculated within 20 working days of the grant of reserved matters consent for primary and secondary placed which may be generated from the development</p>	N/A	N/A
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	S106 Agreement	03/03/2020	Complete	<p>Education £16,050.54 for additional primary school places for St James C of E Primary, or for Edisford Primary School</p> <p>Off-site Leisure Contribution £8,350.65 for sports facilities in Clitheroe Trigger: Due prior to occupation of 10th market dwelling.</p> <p>Over 55s Accommodation 2 dwellings constructed on site</p>	£8,350.65 Off-Site Leisure contribution (Nov 22) All Paid	
3/2020/0309	Spout Farm Preston Road Longridge	Erection of 34 dwellings and associated works.	Unilateral Undertaking	17/12/2020	Under construction	<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 • 50% affordable rented units • 50% shared ownership units <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 Trigger: Due prior to occupation of 10th dwelling.</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 Trigger: Due prior to occupation of 10th dwelling.</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>	<p>£21,321.27 Off-site recreation (Feb 2023)</p> <p>£17,000.00 Biodiversity (Feb 2023)</p> <p>£3,000.00 Off-site recreation Longridge Loop (Feb 2023) All Paid</p>	£17,000 Predator resistant fence at Alston Wetlands (June 2024)

3/2020/0215	The New Drop, Stoneygate Lane, Ribchester, PR3 2XE	Conversion of Public House to five dwellings.	S106 Agreement	07/08/2020	Under construction	<p>Affordable Housing: N/A</p> <p>Over 55s Accommodation: N/A</p> <p>Off-Site Leisure Contribution: £3,101.67 payable for off-site leisure facilities. Trigger: Due prior to occupation of 1st dwelling.</p>	£3,101.67 leisure contribution (Oct 2022) All Paid	£3,101.67 - Improvements to Ribchester Playing Field (including replacement of picnic tables and benches)
3/2020/0325	Land at Chatburn Road, Clitheroe (Phase 2)	Construction of 17 dwellings with associated works, landscaping and access.	S106 Agreement	15/07/2021	Complete	<p>Affordable Housing On site provision of 5 dwellings.</p> <p>Off-Site Leisure Contribution Contribution of £9586.98 to be paid to the Council to be used towards off site leisure facilities in Clitheroe. Trigger: Due prior to occupation of more than 6 dwellings.</p> <p>Education Primary Education contribution of £83,749.80 for the provision of additional primary school places at Clitheroe Brookside Primary School and/or St Michael and St Johns Roman Catholic Primary School.</p> <p>Secondary Education contribution of £46,123.50 to be paid to the County Council for the provision of additional secondary school places at St Augustines and Shuttleworth College.</p>	<p>£1095.86 S106 Monitoring fee (July 2022)</p> <p>£9,586.98 Off-site leisure contribution (Dec 2022) All Paid</p>	£1,095.86 Monitoring compliance with the S106 Agreement (2024/25)
3/2021/0076	Queen Mary Terrace, Mitton Road, Whalley	Proposed demolition of 34 dwellings and the erection of 50 new dwellings with vehicular access, landscaping and other associated works.	S106 Agreement	10/02/2022	Complete	<p>Affordable Housing On-Site provision of 6 units</p> <p>Off-Site Leisure Contribution £9,977.40 for open space provision at Whalley Woodland</p> <p>Education Secondary Education contribution of £46,123.50 for additional places at St Augustines or Hyndburn Academy</p>	<p>£9,977.40 off-site public open space All Paid</p> <p>£1,099.97 monitoring fee (May 2022)</p>	<p>£8,000 - Improvements to Whalley Woodland including footpath improvements and tree works</p> <p>£1,850 – improvements to Whalley Woodland including footpath improvements and installation of pipeline crossing (23/24)</p> <p>£1,099.77 Monitoring compliance with the S106 Agreement (2024/25)</p>

3/2019/1104	Land off Hawthorne Farm, Hawthorne Place Clitheroe	Erection of 58 dwellings	S106 Agreement	20/12/2021	Complete	<p>Affordable Housing On site provision of 17 dwellings.</p> <p>Off-Site Leisure Contribution Off-site contribution of £32,686.83 to be used for off-site leisure facilities in Clitheroe including, but not limited to, Clitheroe Castle Grounds and the Castle and Hawthorn Place Play Area. Trigger: Due prior to occupation of 25th dwelling.</p> <p>Over 55 Accommodation On site provision of 9 units.</p> <p>Education Primary contribution of £217,749.48 for the provision of additional school places at Clitheroe Pendle Primary School and/or Clitheroe Brookside Primary School. This is in addition to a Secondary contribution of £161,432.25 for the provision of additional secondary places at Clitheroe Royal Grammar School and St Augustines RC High School.</p>	£1,326.87 S106 Monitoring Fee (July 2022) Offsite Contribution £32,686.83 (July 2024)	£1,326.87 Monitoring compliance with the S106 Agreement (2024/25)
3/2022/1013	Land off Hawthorne Farm, Hawthorne Place Clitheroe	Deed of Variation relating to 3/2019/1104	Deed of Variation	26/10/2023	Complete	Modification to the definition of the over 55 accommodation.	N/A	N/A
3/2021/0998	Tree Tops, Wiswell Lane, Whalley, Lancashire	Proposed new sustainable detached house on an existing development strip of land adjacent to Treetops.	Unilateral Undertaking	21/02/2022	Not commenced	N/A – Legal Agreement to ensure the development shall be self-build and any occupant must be on the self-build register.	N/A	N/A
3/2020/0911	Shackletons Garden Centre Clitheroe Road Clitheroe	Proposed two-storey extension to rear and re-modelling of home and garden centre, including additional indoor and outdoor retail space and increased café area and play area	S106 Agreement	02/11/2023	Not commenced	<p>Restrictions on Use To ensure the restaurant, indoor and outdoor retail areas are occupied / operated by the same party and remain as a single planning unit. To restrict the restaurant use, the type of goods that can be sold in the retail areas and the opening hours.</p> <p>Monitoring Fee Contribution of £1,000 to be paid to the Council to cover the Council's costs in monitoring compliance with the S106 agreement.</p>		

3/2021/0660	Haweswater Aqueduct Resilience Programme, Bowland Section, Land near the convergence of Hornby Road, Roman Road and Shooters Clough to land west of Newton in Bowland	Proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure including: new valve house building within fenced compound with permanent vehicular access provision, the installation of a tunnel portal and an open cut connection area within a temporary construction compound, to include site accesses, storage areas, plant and machinery, and drainage infrastructure and associated highway works and all other operations and works authorised by the planning permission (This relates also to 3/2021/0661)	S106 Agreement	19/01/2024	Not commenced	<p>Biodiversity and Habitat To submit a BNG offsetting scheme (if applicable) and implement the approved scheme.</p> <p>Community Liaison and Partnership WorkingTo submit a scheme for the formal establishment of the Local Authority Partnership Forum (LAPF) and to establish and operate the LAPF. To appoint a Community Liaison Officer.</p> <p>ContributionsContribution paid to the Council towards the provision, enhancement or improvement of community facilities in the following areas: £50,000 within the Parish of Waddington £15,000 within the Town of Clitheroe £10,000 within the Parish of West Bradford £10,000 within the Parish of Grindleton £10,000 within the Parish of Chatburn £50,000 within the Parish of Newton Contribution of £112,291 paid to the Council towards the funding of a planning officer of the Council, broken down into five annual payments. Trigger: £20,326 Due prior to any discharge of condition, the amounts will be paid in succession at 1 year intervals: £21,337, £22,404, £23,524 and finally £24,700.<u>NB:</u> these contributions are not in addition to those payable under 3/2021/0661.</p> <p>Highways To enter into a highways agreement with LCC to secure the LCC Highway Obligations, namely the funding of a highways officer, preparatory works and monitoring and repair/re-instatement of the highway, creation of construction accesses and highway improvement works.</p> <p>Monitoring Fee Contribution of £1,261.46 to be paid to the Council to cover the Council's costs in monitoring compliance with the S106 agreement.</p>		
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3/2021/0661	Haweswater Aqueduct Resilience Programme, Marl Hill Section, Land off B6478 Slaidburn Road	Proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure including: new valve house buildings within fenced compounds with permanent vehicular access provision with the installation of tunnel shafts; open cut connection areas at either end of the replacement section within temporary construction compounds, to include site accesses, storage areas, plant and machinery, and drainage infrastructure and associated highway works and all other operations and works associated with the planning permission.(This relates to 3/2021/0660)	S106 Agreement	19/01/2024	Not commenced	<p>Biodiversity and Habitat To submit a BNG offsetting scheme (if applicable) and implement the approved scheme.</p> <p>Community Liaison and Partnership Working To submit a scheme for the formal establishment of the Local Authority Partnership Forum (LAPF) and to establish and operate the LAPF. To appoint a Community Liaison Officer.</p> <p>Contributions Contribution paid to the Council towards the provision, enhancement or improvement of community facilities in the following areas:-£50,000 within the parish of Waddington£15,000 within the town of Clitheroe£10,000 within the parish of West Bradford£10,000 within the parish of Grindleton£10,000 within the parish of ChatburnContribution of £112,291 paid to the Council towards the funding of a planning officer of the Council, broken down into five annual payments. Trigger: Prior to commencement of the development.NB these contributions are not in addition to those payable under 3/2021/0660.</p> <p>Highways To enter into a highways agreement with LCC to secure the LCC Highway Obligations, namely the funding of a highways officer, preparatory works and monitoring and repair/re-instatement of the highway, creation of construction accesses and highway improvement works.</p> <p>Monitoring Fee Contribution of £1,261.46 to be paid to the Council to cover the Council's costs in monitoring compliance with the S106 agreement. Trigger: Due on completion of the deed (10.2 on S106)</p>		
3/2020/0729 and 3/2021/0542 (S106 VAR 3/2024/0168)	St Mary's Centre, Church Street, Clitheroe BB7 2DG	Proposed demolition of extension at the rear of St Mary's Centre and construction of three apartments.	Deed of Variation to Unilateral Undertaking	25/06/2021 04/03/2024 24/11/2020	Commenced	N/A	N/A	N/A
3/2014/0240 and 3/2017/0910	Black Bull Hotel Church Street Ribchester	Erection of 2 no. terraced dwellings fronting Blackburn Road and erection of 5 no. two storey terraced cottages on existing car park (parking spaces will remain for public house).	Supplemental Agreement	18/07/2022 25/03/2024	Commenced	<p>Affordable Housing Plot 1 and 2 to be sold at the 40% discount to the open market value to people who meet Qualifying Criteria.</p>		

3/2022/0781	Land to the north of Ribble Valley Enterprise Park Barrow BB7 9WF	Outline application for the development of land north of Ribble Valley Enterprise Park to provide up to 23,959 sqm of new commercial/employment floorspace. Requesting consideration of access with all other matters reserved.	S106 Agreement	Pending	Not Commenced	Transport Bus Service Contributions Index linked to County Council £600,000.00 in five equal instalments: £120,000 on occupation of 30% occupation of floorspace £120,000 on first anniversary of the occupation of 30% floorspace £120,000 on second anniversary of the occupation of 30% floorspace £120,000 on third anniversary of the occupation of 30% floorspace £120,000 on fourth anniversary of the occupation of 30% floorspace	N/A	N/A
3/2023/0321	Land adj to 110 Ribchester Road, Clayton le Dale, BB1 9HQ	Reserved Matters application to appearance, landscaping and layout, scale following outline application for one self-build dwelling with access applied for.	Unilateral Undertaking	19/12/2023	Not commenced	N/A – Legal Agreement to ensure the development shall be self-build and any occupant must be on the self-build register.		
3/2024/0303	Land on the corner of (Land adjacent to Mulgrave House) Ribblesdale Avenue and Knunck Knowles Clitheroe BB7 2HZ	Proposed erection of a detached two-storey dwelling (self-build) with rooms in the roofspace, detached double garage, new access and exit, associated driveway and landscaping works.	Unilateral Undertaking	01/07/2024	Commenced	Legal Agreement to ensure the development is self-build and the first occupants meet the self-build criteria		
3/2022/0966	Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA	Proposed erection of 37 affordable residential units (2 market-value, so 39 properties gained in total) with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.	S106 Agreement	08/08/2024	Not commenced	Affordable Housing 73 affordable units comprising 17 affordable / social rented units, 10 shared ownership units and 10 DPA shared ownership units. Five of which shall be constructed as bungalows and provided as over 55 accommodation. Monitoring Fee £1,168.96 to cover the Council's monitoring fee costs, payment prior to commencement of development Public Open Space £16,896.51 to improve existing play facilities in Chatburn. Trigger: payment prior to first occupation	£1,168.96 Monitoring Fee (Feb 2025)	£1,168.96 Monitoring compliance with the S106 Agreement (2024/25)

3/2024/0302	98 Ribchester Road and Land adj 94 Ribchester Road Clayton-le-Dale BB1 9HQ	Proposed demolition of existing dwelling (98 Ribchester Road) and construction of one replacement detached two-storey dwelling (self-build) with attached single garage and solar panels to front roof slope, with creation of a new shared access for 98 and 94 Ribchester Rd.	Unilateral Undertaking	16/08/2024	Not commenced	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.		
3/2024/0528	Eaves Hall Farm (Land to the south side of) Moor Lane West Bradford BB7 3JG	Proposed construction of one four-bedroom, single-storey farm worker's self-build dwelling with associated parking and landscaping. Installation of a surface water drainage soakaway and a package treatment unit.	Unilateral Undertaking	25/09/2024	Not commenced	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.		
3/2024/0550	6 Stubbins Lane Sabden BB7 9EP	Proposed demolition of existing dwelling and garage and erection of replacement self-build dwelling and detached garage.	Unilateral Undertaking	15/10/2024	Commenced	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.		
3/2024/0976	The Stables Chaigley Road Longridge PR3 3TQ	Permission in Principle for the erection of one self-build dwelling.	Unilateral Undertaking	05/02/2025	Not commenced	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.		
3/2024/0981	Meargill Farm Holden Lane Bolton-by-Bowland BB7 4LZ	Conversion of and extension of agricultural building to one self-build two-bedroom dwelling and formation of residential curtilage (resubmission of 3/2024/0674).	Unilateral Undertaking	06/02/2025	Not commenced	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.		
3/2024/0498	Penryhn Whalley Road Barrow BB7 9BA	Proposed roof lift and installation of dormers, extensions of front, rear and sides to create five-bedroom, two-storey dwelling, double garage and patio area. Installation of solar panels and extension of residential curtilage.	Unilateral Undertaking	04/03/2025	Not commenced	Legal Agreement to ensure the development shall be self-build and the first occupants meet the self-build criteria.		