

PROOF OF EVIDENCE OF MARK SAUNDERS_{MA(HONS) MRTPI}

APPENDICES

LAND SOUTH OF LONGSIGHT ROAD, LANGHO

PINS REF: 6002485

HALLAM LAND MANAGEMENT LIMITED

MARCH 2026

APPENDICES

Appendix 1 – Planning Policy Matrix

Appendix 2 – Age Exclusive (Over 55+) Assessment

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APPENDIX 1:
PLANNING POLICY MATRIX

Appendix 1 – Planning Policy Matrix

Below is a Planning Policy Assessment Schedule I have prepared which evaluates the extent to which the proposals accord with relevant policies under the Development Plan. The relevant policies in the table are policies agreed in the Planning Statement of Common Ground (paragraph 5.2) as relevant to the issues raised by the Appeal proposals.

Policy Reference	Policy Summary	Commentary	Accordance
Adopted Core Strategy (2014)			
Key Statement DS1: Development Strategy	<p>The majority of new housing development will be:</p> <ul style="list-style-type: none"> • concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and • the principal settlements of: <ul style="list-style-type: none"> ○ Clitheroe; ○ Longridge; and ○ Whalley. • Focused towards Tier 1 Villages, which are the more sustainable of the 23 defined settlements (including Langho). 	<p>The proposed development will be located adjacent to a Tier 1 Village. It is considered that the proposal aligns with the policy as it proposes new housing in a location acknowledged as one of the more sustainable in the borough.</p> <p>Development in this location of the proposed scale would not undermine the overall spatial distribution of development that has been secured across the Borough.</p>	
Key Statement DS2: Presumption in Favour of Sustainable Development	<p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p>	<p>The Planning Proof of Evidence sets out in detail the position in respect of weightings to be given to out-of-date policies which are relevant to the determination of the application. It also sets out the position in respect of the Tilted Balance and its application in this case.</p> <p>In the context of the engagement of the tilted balance the adverse impacts do not significantly and demonstrably outweigh the substantial benefits of this case.</p>	

	<p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • specific policies in that Framework indicate that development should be restricted. 		
<p>Key Statement EN3: Sustainable Development and Climate Change</p>	<p>The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.</p> <p>Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce the area's carbon footprint whilst also recognising its exceptional environmental and landscape context.</p> <p>In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.</p>	<p>The application is submitted in outline with all matters reserved except for access. Therefore, specific matters raised in these policies will be addressed at Reserved Matters stage.</p> <p>It is the expectation that all homes will be designed to the applicable standards at the time the Reserved Matters applications come forward. This will include consideration of integration of energy efficient technologies and other sustainable building features / materials.</p>	

	<p>New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.</p> <p>All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.</p>		
<p>Key Statement EN4: Biodiversity and Geodiversity</p>	<p>The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.</p> <p>Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.</p>	<p>The Ecology & Nature Conservation Proof of Evidence prepared by Mr Goodman, alongside the suite of supporting technical reports and further survey work submitted to this inquiry, demonstrates that the proposals will secure a net enhancement in biodiversity terms with any alleged impacts either being fully justified in order to facilitate development of the site and/ or suitably mitigated. In the case of alleged harms to lowland meadow habitat and Ancient Woodland (Green Nook Wood), Mr Goodman's evidence shows betterment will be achieved to the condition of these habitats through a compensation package of measures and active management.</p> <p>In respect of BNG, an updated Biodiversity Net Gain Assessment (November 2025) has been submitted to the LPA confirming a 12.15% increase, over and above the minimum statutory 10% requirement ensuring compliance with Schedule 7A of the Town and Country Planning Act 1990.</p>	

<p>Key Statement H1: Housing Provision</p>	<p>Land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028 in accordance with baseline information.</p> <p>The Council will identify through the relevant “Strategic Housing Land Availability Study” (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.</p> <p>A ‘plan-monitor-manage’ approach will be adopted and a monitoring report will be the key tool in tracking the five year rolling land supply. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.</p>	<p>Key Statement H1 is found to be out-of-date for several factors, owing to the absence of a 5YHLS, out of date evidence base and inconsistency with national planning policy. The policy is to be given no weight in the planning balance.</p> <p>That notwithstanding, the proposals seek to deliver a significant proportion of housing which aligns with the thrust of Key Statement’s H1 envisaged growth.</p>	
<p>Key Statement H2: Housing Balance</p>	<p>Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.</p> <p>Determination of planning applications for residential development will be informed by the most recent Housing Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough as well as reference to relevant housing market information as appropriate.</p>	<p>The outline application does not specify a housing mix at this stage. It is anticipated that specific needs for Langho can be determined through discussions with RVBC’s housing teams and feed into an appropriate mix for the local community.</p>	
<p>Key Statement H3: Affordable Housing</p>	<p>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. The Council will only consider a</p>	<p>The proposed development includes provision for 30% affordable homes and for 15% of the units to be provided for older</p>	

	<p>reduction in this level of provision, to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision to the council's satisfaction. Providing housing for older people is a priority for the Council within the Housing Strategy. Within the negotiations for housing developments, 15% of the units will be sought to provide for older people on sites of 10 units or more. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% older people's element) will be for market housing for older people.</p>	<p>persons living (with 50% of this to be affordable).</p>	
<p>Key Statement DMI1: Planning Obligations</p>	<p>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.</p>	<p>A S106 Agreement is being drafted between both parties, with a list of Heads of Terms included in the Statement of Common Ground.</p>	
<p>Key Statement DMI2: Transport Considerations</p>	<p>New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development. Major applications should always be accompanied by a comprehensive travel plan</p>	<p>The proposed development is in a highly sustainable location as established through Key Statement DS1. It is located in close proximity to Langho train station and bus routes within Langho village. Future residents will have a range of sustainable travel modes available to them.</p> <p>Mr Blair's evidence shows the appeal proposals are in full compliance and should be viewed positively against DMI2 given the '<i>opportunities for more sustainable means of transport and sustainable travel improvements</i>'. This is best exemplified by the provision of a car parking facility to promote use of Langho railway station.</p>	

<p>Policy DMG1: General Considerations</p>	<p>In determining planning applications, all development must:</p> <p><u>Design</u></p> <ul style="list-style-type: none"> - Be of a high standard of building design which considers the 8 building in context principles (From the Cabe/English Heritage Building on context toolkit). - Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. - Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities. - Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible. - The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes. <p><u>Access</u></p> <ul style="list-style-type: none"> - Consider the potential traffic and car parking implications - Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated - Consider the protection and enhancement of public rights of way and access. <p><u>Amenity</u></p> <ul style="list-style-type: none"> - Not adversely affect the amenities of the surrounding area. - Provide adequate day lighting and privacy distances. - Have regard to public safety and secured by design principles. 	<p><u>Design</u></p> <p>The proposal is an outline application, and therefore matters regarding building design, size, density and layout will be determined at the Reserved Matters stage (if approved).</p> <p>Nevertheless, the proposed development complies with policy DMG1 by sensitively integrating up to 300 residential homes with open spaces, a train station car park, and sustainable drainage features, all designed to respect the site's immediate and surrounding character. Design will be controlled through the supporting parameter plans by way of planning condition.</p> <p>The Illustrative Masterplan promotes accessibility, residential privacy, and safety, aligning with sustainable travel and climate goals through proximity to transport and sustainable drainage systems.</p> <p>The Proof of Evidence on Landscape confirms that the impact on the landscape has been carefully considered and mitigated, by integrating the development with its surroundings, and bolstering landscape features. Although there will be an inevitable change in character to the site as a result of the development, this will be highly localised. Visual effects will similarly be highly localised within the site, due to the proposed planting and integration with Langho's northern edge.</p>	
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	<ul style="list-style-type: none"> - Consider air quality and mitigate adverse impacts where possible. <p><u>Environment</u></p> <ul style="list-style-type: none"> - Consider the environmental implications such as SSIS, County heritage sites, Local Nature Reserves, Biodiversity Action Plan Habitats and Species, Special Areas of Conservation and Special Protected Areas, Protected Species, Green Corridors and Other Sites of Nature Conservation. - With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: <ul style="list-style-type: none"> o 1. Enhance the environment o 2. Avoid the impact o 3. Minimise the impact o 4 Restore the damage o 5 Compensate for the damage o 6. Offset the damage. - All development must protect and enhance heritage assets and their settings. - All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them. - Achieve efficient land use and the re use and remediation of previously developed sites where possible. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> - Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. - Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase 	<p><u>Access</u></p> <p>Potential traffic implications have been thoroughly considered as set out in the Proof of Evidence on Highways and Transport. It confirms that opportunities are available for future residents to travel by modes other than car. Satisfactory means of access can be accommodated from Longsight Road via a new priority-controlled junction, with an additional pedestrian/cycle access point provided along Whitehalgh Lane. The existing PROW running through the site will be retained for pedestrian access.</p> <p><u>Amenity</u></p> <p>The Air Quality Assessment carried out by Air Quality Consultants, concluded that future residents will experience acceptable air quality. The additional traffic generation will not result in any significant effects on existing sensitive receptors.</p> <p>An Environmental Noise and Vibration Report prepared by Hoare Lea confirmed that noise levels could be sufficiently mitigated. Groundborne vibration from nearby rail is assessed as low risk.</p> <p>Additionally, as noted in the Planning Proof of Evidence the proposed increase in population is expected to benefit local businesses and amenities, boosting the vitality of the area.</p>	
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	<p>development to allow infrastructure enhancements to take place.</p> <ul style="list-style-type: none"> - Consider the potential impact on social infrastructure provision. <p><u>Other</u></p> <ul style="list-style-type: none"> - Not prejudice future development which would provide significant environmental and amenity improvements. 	<p><u>Environment</u></p> <p>There are no heritage assets on site or in proximity to the site and therefore the proposal will not negatively impact on them or their setting.</p> <p>The retention, buffer zone and active management of Green Nook Wood, mature trees, and the PROW ensures environmental preservation and connectivity, while the translocation of lowland meadow and wider off-site credits to be purchased by the Appellant supports ecological enhancements.</p> <p><u>Infrastructure</u></p> <p>The design ensures the development integrates harmoniously with its surroundings and addresses the needs of the community.</p> <p>In respect of leisure and healthcare, contribution requests have been made with the precise amounts to be calculated at the reserved matters stage. As set out in the Statement of Common Ground, further evidence is required from the Council to fully justify the requests.</p>	
<p>Policy DMG2: Strategic Considerations</p>	<p>Development should be in accordance with the core strategy development strategy and should support the spatial vision.</p> <ul style="list-style-type: none"> - Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main 	<p>So far as DMG2 relates to development within the open countryside, there is accepted conflict with the appeal proposals, albeit limited weight is attached to the harm of being located within the open countryside by virtue of this restrictive policy also being out of date.</p>	<p>Limited Weight</p>

	<p>built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.</p> <p>Outside the settlement areas development must meet at least one of the following considerations:</p> <ul style="list-style-type: none"> - The development should be essential to the local economy or social wellbeing of the area - The development is for local needs housing which meets an identified need - The development is for small scale tourism or recreational developments appropriate to a rural area, - The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated. - The development is compatible with the enterprise zone designation <p>Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.</p> <p>In protecting the designated area of outstanding natural beauty, the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be</p>	<p>The site borders the northern boundary of Tier 1 Village, Langho. Development should be encouraged in these areas. The proposed development complies with this policy by supporting sustainable growth near an established settlement and a key transport hub, therefore aligning with the settlement hierarchy's strategic objectives. The development would aid in meeting an identified need for housing in the area.</p> <p>The inclusion of open spaces, retention of woodland, and a BNG dedicated space prioritise environmental sustainability whilst respecting the rural setting. As supported by the Landscape and Visual Impact assessment, the surrounding landscape will be less affected by development particularly due to the proposed mitigation measures such as planting and integration with Langho's northern edge.</p> <p>In terms of landscape character, Mr Cook's evidence shows that beyond the magnitude of change experienced from within the site, the appeal proposals would fit within local urban fringe character and lead to negligible or minor change in the wider character area or from established viewpoints. Visual affects are similarly minor, with no long viewpoints impacted, as the proposal will be read as one with the existing settlement. The only major adverse effect will be for users within the site along the PROW.</p>	
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	<p>required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.</p>		
<p>Policy DMG3: Transport and Mobility</p>	<p>In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to:</p> <p>The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development –</p> <ul style="list-style-type: none"> • the relationship of the site to the primary route network and the strategic road network. • the provision made for access to the development by pedestrian, cyclists and those with reduced mobility. • proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car. core strategy reg 22 composite submitted version 280912 88 • proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car. • proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability. • proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly. • proposals which limit parking provision for developments and other on or off-street parking provision to discourage 	<p>The proposed development complies with Policy DMG3 by prioritising sustainable transport and accessibility. The inclusion of a dedicated train station car park promotes public transport use, reducing the reliance on private vehicles. The development is also proximate to the existing station in Langho. The retention of the PRow ensures pedestrian and cycle connectivity within and beyond the site.</p> <p>The Proof of Evidence on Highways and Transport confirms that the development will not adversely impact the local highway network, and outlines measures to encourage sustainable travel behaviours, aligning with this policy's focus on enhancing mobility and reducing environmental impact.</p> <p>Owing to the location of the appeal proposals and proposed development benefits and off site highways works, positive weight in favour of the proposals can be drawn from Policy DMG3.</p>	

	<p>reliance on the car for work and other journeys where there are effective alternatives.</p> <p>All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities.</p> <p>All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.</p> <p>The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Aisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes. The council will resist development that will result in the loss of opportunities to transport freight by rail.</p>		
<p>Policy DME1: Protecting Trees and Woodlands</p>	<p>There will be a presumption against the clearance of broad-leaved woodland for development proposes. The council will seek to ensure that woodland management safeguards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.</p> <p>Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboriculture survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread.</p> <p>The borough council will ensure that:</p>	<p>The proposed development complies with Policy DME1 by prioritising the protection and enhancement of existing woodland and mature trees on site. The layout has been carefully designed to retain these features, ensuring they continue to contribute to biodiversity, character and amenity in the area.</p> <p>Mr Goodman's Proof of Evidence on Ecology& Nature Conservation confirms the appeal proposals will not lead to loss or damage to ancient woodland or veteran tree. To the contrary there will be net benefits through a more positive management regime.</p>	

	<ul style="list-style-type: none"> • the visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. this will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees • that a detailed tree protection plan is submitted with appropriate levels of detail. • site-specific tree protection planning conditions are attached to planning permissions. <p><u>Tree Preservation Orders</u> The borough council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British standards.</p>		
<p>Policy DME2: Landscape and Townscape Protection</p>	<p>Development proposals will be refused which significantly harm important landscape or landscape features including:</p> <ul style="list-style-type: none"> • traditional stone walls • ponds • characteristic herb rich meadows and pastures • woodlands • copses • hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management) • townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area • upland landscapes and associated habitats such as blanket bog • botanically rich roadside verges (that are worthy of protection). 	<p>There is no 'significant' harm to landscape features and so the proposals accord with Policy DME2.</p>	

<p>Policy DME3: Site and Species Protection and Conservation</p>	<p>Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:</p> <ul style="list-style-type: none"> • wildlife species protected by law • SSSI's • priority habitats or species identified in the Lancashire biodiversity action plan • local nature reserves • county biological heritage sites • Special Areas of Conservation (SACS) • Special Protected Areas (SPAS) • any acknowledged nature conservation value of sites or species. <p>Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.</p> <p>With regard to sites designated under European legislation the authority will follow the relevant processes as defined within the habitat's regulations 2010. Development will not be permitted unless either it is established that it is not likely to have a significant effect on any ramsar site or natura 2000 site (including special protection areas, potential special protection areas, special areas of conservation, candidate special areas of conservation), either alone or in combination with other projects, or it is ascertained, following appropriate assessment, that it will not adversely affect the integrity of any ramsar site or natura 2000 site. The habitats regulations include provision for development which may cause an adverse</p>	<p>The proposed development complies with this policy ensuring the protection and enhancement of biodiversity on the site. The Proof of Evidence on Ecology has identified key habitats and species, and the design incorporates measures to protect these elements.</p> <p>The development will retain woodland and mature trees, which provide valuable habitats. A dedicated BNG area will further enhance ecological value.</p> <p>Additionally, the implementation of mitigation strategies and ecological enhancements, as informed by the BNG Metric and Surveys, demonstrates a commitment to conserving local wildlife and promoting long-term ecological sustainability.</p> <p>The proposals will not have an 'adverse effect' on the identified protected sites or species identified within Policy DME3. If it is considered there would be in relation to a priority habitat, mitigation measures are allowable to mitigate that harm as well as the weight of benefit of proposals to weigh against that impact in any event.</p>	
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	<p>effect on integrity to be allowed under exceptional circumstances. These include where there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated and appropriate compensatory measures are implemented. In terms of the protection of the soil resource and high quality agricultural land development and land management practices should seek to avoid soil erosion; avoid contamination of land and promote restoration, protect the peat resource and recognise the importance of peat in particular for its carbon sequestration value, water quality improvements for both drinking water and biodiversity, reduction of local flood risk and reduction of moorland wildfire risk. The important link between soil quality, the natural environment and the landscape should be recognised.</p>		
<p>Policy DME6: Water Management</p>	<p>Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.</p> <p>Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:</p> <ul style="list-style-type: none"> • preventing pollution of surface and / or groundwater • reducing water consumption • reducing the risk of surface water flooding (for example the use of sustainable drainage systems (SUDS)) <p>As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.</p> <p>All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable</p>	<p>The site's natural topography is advantageous for surface water management, allowing for efficient drainage towards the lower part of the site where attenuation basins are proposed. These basins will manage surface water runoff, reducing flood risk and ensuring that post-development runoff rates do not exceed pre-development levels.</p> <p>The Flood Risk Assessment and Drainage Strategy have considered this policy, with sustainable drainage systems utilised to manage water efficiently and sustainably. These measures ensure the development contributes to responsible water management and minimises the risk of flooding both on and off-site. The assessment confirmed that the site is within flood zone 1 and therefore at the lowest risk of fluvial flooding.</p>	

	<p>alternatives to help reduce the risk of surface water flooding and environmental impact.</p>	<p>The existing watercourse running through the site will be retained and enhanced to align with this policy's recommendation for the protection of the borough's watercourses.</p>	
<p>Policy DMH1: Affordable Housing Criteria</p>	<p>Where proposals involve the provision of affordable housing units, the residential development must be expressly for the following groups of people:</p> <ul style="list-style-type: none"> • first time buyers currently resident in the parish or an adjoining parish • older people currently resident in the parish or an adjoining parish • those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment • those who have lived in the parish for any 5 of the last 10 years having left to find suitable accommodation and with close family remaining in the village • those about to take up employment in the parish • people needing to move to the area to help support and care for a sick, elderly or infirm relative. <p>In addition to these groups of people, others may have special circumstances that can be applied. These will be assessed on their individual merits.</p> <p>This policy only relates to the affordable housing needs element. Proposals must also conform to policy DMG1 and any other relevant policy of this core strategy.</p> <p>As mentioned above providing housing for older people is a priority for the council within the housing strategy and has been for a number of years. However very little such accommodation has been developed by the market. Therefore, within the negotiations for housing developments, 15% of the units will be for elderly provision. Within this 15%</p>	<p>The Outline application includes provisions for affordable homes as part of the overall residential units, ensuring a mix of tenure types to meet local housing needs. The precise number and type of affordable housing will be determined at the detailed planning stage, but the proposal commits to meeting or exceeding the policy's threshold for affordable housing provision, which is 30%.</p> <p>The site's location, close to public transport and local amenities, ensures that affordable housing will be well-integrated into the community, supporting sustainability and social inclusion.</p>	

	<p>figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% elderly related element) will be for market housing for elderly groups.</p> <p>Further detail is outlined within the addressing housing needs in Ribble Valley statement and this policy is further evidenced within the strategic housing market assessment.</p> <p>Any proposals for affordable housing must be accompanied with the following information:</p> <ul style="list-style-type: none"> • details of who the accommodation will be expected to accommodate. This should include a full survey of the extent of need and include persons who have expressed an interest in the property. And how the cost of the accommodation will be matched to the incomes of these target groups. • details of the methods by which the accommodation will be sold or let, managed and retained for its original purpose. 		
<p>Policy DMH3: Dwellings in the Open Countryside and AONB</p>	<p>Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:</p> <ul style="list-style-type: none"> • development essential for the purposes of agriculture or residential development which meets an identified local need. • the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction. • the rebuilding or replacement of existing dwellings subject to the following criteria: <ul style="list-style-type: none"> • the residential use of the property should not have been abandoned. • there being no adverse impact on the landscape in relation to the new dwelling. • the need to extend an existing curtilage. 	<p>The site is designated as 'Open Countryside' under Key Statement EN2 (Landscape) and does not fall under any of the exceptions set out in the policy and therefore a policy conflict exists.</p> <p>For reasons set out in the main Planning Proof, it is found that there is indeed some level of conflict between the appeal proposals and DMH3 albeit limited weight and harm is attributed by virtue of this restrictive policy being out of date.</p> <p>While the tenet of DMH3 is to provide controls on permissible development within the open countryside, the policy wording is not concerned with landscape and visual matters, rather than controlling</p>	<p>Limited Weight</p>

	<p>The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.</p>	<p>development because it falls outside of settlement boundaries.</p> <p>Notwithstanding the supporting Design & Access Statement, informed by technical assessments (LVIA), shows how the development will be sensitively designed to minimise visual impact and preserve the landscape character, with careful attention to its integration within the rural setting. The overall effect on the wider landscape is expected to be limited and localised, with the development fitting well as an extension of the village.</p>	
<p>Policy DMB4: Open Space Provision</p>	<p>On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. 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. Any green infrastructure should be multi-functional and encourage, where possible, walking and cycling opportunities.</p> <p>The borough council will refuse development proposals which involve the loss of existing public open space, including private playing fields which are in recreational use. In exceptional circumstances and following a robust assessment where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community, consent may be granted where replacement facilities are provided, or where existing facilities elsewhere in the vicinity are substantially upgraded. These must be readily accessible and convenient to users of the former open space areas.</p>	<p>The site occupies 20.01 hectares of land. The proposed development complies with policy DMB4 by incorporating a significant provision of open space within the site layout, as shown in the Illustrative Layout and Design and Access Statement. These spaces will be carefully designed to enhance the local environment, with provisions for landscaping, children's play areas, and ecological zones such as the dedicated BNG area.</p> <p>The open spaces will be integrated into the overall design, providing accessibility for all residents (and the wider community). This aligns with the policy's ambitions of ensuring residential developments provide adequate and well-designed open space to meet the needs of the community and contribute to the local environment.</p>	

	<p>It is important to protect existing recreational areas from development. Within defined settlements public recreational land will be identified on the proposals map.</p>		
<p>Policy DMB5: Footpaths and Bridleways</p>	<p>The borough council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network. In situations where a public right of way will inevitably become less attractive (due to adjacent/surrounding development), the policy should require compensatory enhancements such that there is a net improvement to the public right of way network. The borough council will, unless suitable mitigation measures are made, protect from the development footpaths which:</p> <ul style="list-style-type: none"> • provide a link between towns/villages and attractive open land; • link with the Ribble way footpath; • are associated to the local nature reserves; and • are heavily used. 	<p>As shown within the Illustrative Layout, the proposed development complies with policy DMB5 by not only retaining existing PRoW but creating a generous landscape corridor along this route. Several informal routes will also be created on site and additional pedestrian and bridleway routes. The layout is designed to ensure these routes are accessible, safe, and well-integrated into the development, improving connectivity both within the site and to surrounding areas.</p>	

APPENDIX 2:
AGE EXCLUSIVE (OVER 55+) ASSESSMENT

AGE EXCLUSIVE (OVER 55s) ASSESSMENT

Land at Longsight Road, Langho

AGE EXCLUSIVE (OVER 55s) ASSESSMENT

45 Age Restricted Units (55 and over)

Land at Longsight Road, Langho

Hallan Land Management Limited

March 2025

PINS REF: 6002485

LPA REF: 3/2025/0196

OUR REF: 0309.02-RPT M26

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Appendices

Appendix 1	Age Exclusive Provision
Appendix 2	Sheltered Housing Provision
Appendix 3	Bungalow Provision

Introduction

Section 1

- 1.1 This report has been prepared by **Tetlow King Planning** on behalf of our client, Hallam Land, in support of their appeal relating to the proposed development at Longsight Road, Langho.
- 1.2 This report assesses the local need for specialist retirement (over 55s) accommodation within Ribble Valley now, as well as considering future needs for 2029 and up to 2045.
- 1.3 The report comprises 11 sections as follows:
 - Section 2 – Planning Policy Context
 - Section 3 – Ribble Valley Demography
 - Section 4 – Review of Methodologies
 - Section 5 – Existing Specialist Provision
 - Section 6 – Specialist Accommodation Assessment
 - Section 7 – Compliance with Key Statement 3
 - Section 8 – Benefits from Provision
 - Section 9 – Summary and Conclusions

Planning Policy Context

Section 2

Introduction

- 2.1 This section of the assessment provides a brief overview of the relevant development plan policies and national approach relating to the delivery of retirement accommodation across Ribble Valley and at a national level.
- 2.2 The site is situated in Ribble Valley Borough Council, in the village of Langho¹. The adopted Development Plan Framework for Ribble Valley comprises the adopted Ribble Valley Core Strategy (adopted 2014) and the Housing and Economic Development – Development Plan Document (adopted 2019).
- 2.3 Other material considerations relevant to this application include the National Planning Policy Framework (December 2024), the Planning Practice Guidance (ongoing updates), the emerging Ribble Valley Local Plan (2021-2038), and a number of corporate documents.

Core Strategy

- 2.4 The Core Strategy (hereafter ‘CS’) was adopted in 2014 and sets out the strategic framework for development across Ribble Valley until 2028.
- 2.5 The CS notes at paragraph 2.3 that a third of the Borough’s population based on the June 2011 mid-year estimates was aged 65 and over.
- 2.6 The CS lacks any specific policy relating to the provision of specialist housing for older people, it only includes Key Statement H2 on housing balance which notes that:

“Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.”

- 2.7 It is also relevant to note the requirements of Key Statement H3 that primarily relates to the provision of affordable housing. This policy states:

¹ The site sits within Billington and Langho Ward.

“Providing housing for older people is a priority for the Council within the Housing Strategy. Within the negotiations for housing developments, 15% of the units will be sought to provide for older people on sites of 10 units or more. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% older people’s element) will be for market housing for older people.”

Material Considerations

National Planning Policy Framework

2.8 In December 2024 the Government published the revised NPPF. The NPPF is a material consideration in the determination of planning applications and appeals.

2.9 Paragraph 61 of the revised NPPF establishes that:

“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay” [my emphasis added]

2.10 The revised NPPF retains the commitment to plan for and assess the housing needs of older people. Within the context of ‘delivering a sufficient supply of homes’ Paragraph 63 of the revised NPPF establishes that the size, type and tenure of housing needed for different groups in the community, including older people (as defined in Annex 2) and people with disabilities, should be assessed.

National Planning Practice Guidance

2.11 The Government also published the National Planning Practice Guidance (PPG) in March 2014, and it has been subsequently updated, the most recent updates being July 2019. It provides further guidance on the interpretation and application of the NPPF. The elements of the PPG of particular relevance are detailed below.

2.12 As of June 2019, the government introduced a new section of the PPG entitled ‘Housing for older and disabled people.’ It sets out from the opening that:

“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to

suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.” (Paragraph: 001 Reference ID: 63-001-20190626) [my emphasis added]

2.13 In order to determine the levels of need, the guidance sets out that:

“The age profile of the population can be drawn from Census data. Projections of population and households by age group can also be used. The future need for specialist accommodation for older people broken down by tenure and type (e.g. sheltered housing, extra care) may need to be assessed and can be obtained from a number of online tool kits provided by the sector, for example SHOP@ (Strategic Housing for Older People Analysis Tool), which is a tool for forecasting the housing and care needs of older people. Evidence from Joint Strategic Needs Assessments prepared by Health and Wellbeing Boards can also be useful.” (Paragraph: 004 Reference ID: 63-004-20190626)

2.14 When considering the task of addressing the specific needs within plans, the guidance states:

“Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period.” (Paragraph: 006 Reference ID: 63-006-20190626)

2.15 This section also provides guidance on the specific types of specialist forms of older persons housing that exist, which are:

*“**Age-restricted general market housing:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.” (Paragraph: 010 Reference ID: 63-010-20190626).*

2.16 The section goes on to state that:

“Plans need to provide for specialist housing for older people where a need exists. Innovative and diverse housing models will need to be considered where appropriate.

Many older people may not want or need specialist accommodation or ...

Plan-makers will therefore need to identify the role that general housing may play as part of their assessment. Plan-makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish.” (Paragraph: 012 Reference ID: 63-012-20190626)

2.17 In respect of decision making the guidance sets out clearly that:

“Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need” (Paragraph: 016 Reference ID: 63-016-20190626).

Ribble Valley Demography

Section 3

- 3.1 This section of the assessment focuses on the specific over 65 characteristics that relate to propensity for specialist accommodation for older people. The data in this section has been obtained via POPPI (Projecting Older People Population Information), which only looks at the specific needs of the over 65s age group with no similar ability to address the 55 to 64 age group that the development will also address. Nevertheless, the data provided is still relevant at a District wide level to consider the implications for the over 55 age group.
- 3.2 We have considered the demography profile in the short term (that being 2025 to 2029) as well as the longer term (that being 2025 to 2045).

Short Term (2025 to 2029)

- 3.3 The total population of Ribble Valley Borough Council over 65 years of age is projected to increase by 2,100 between now and 2029, whilst those over 75 years of age is projected to increase by 700. This table shows that the largest increase in absolute terms between 2025 and 2029 is in the 65 to 69 age range with 5,300 additional people. The smallest increase in absolute terms being within the 90+ age range with 900 more people.

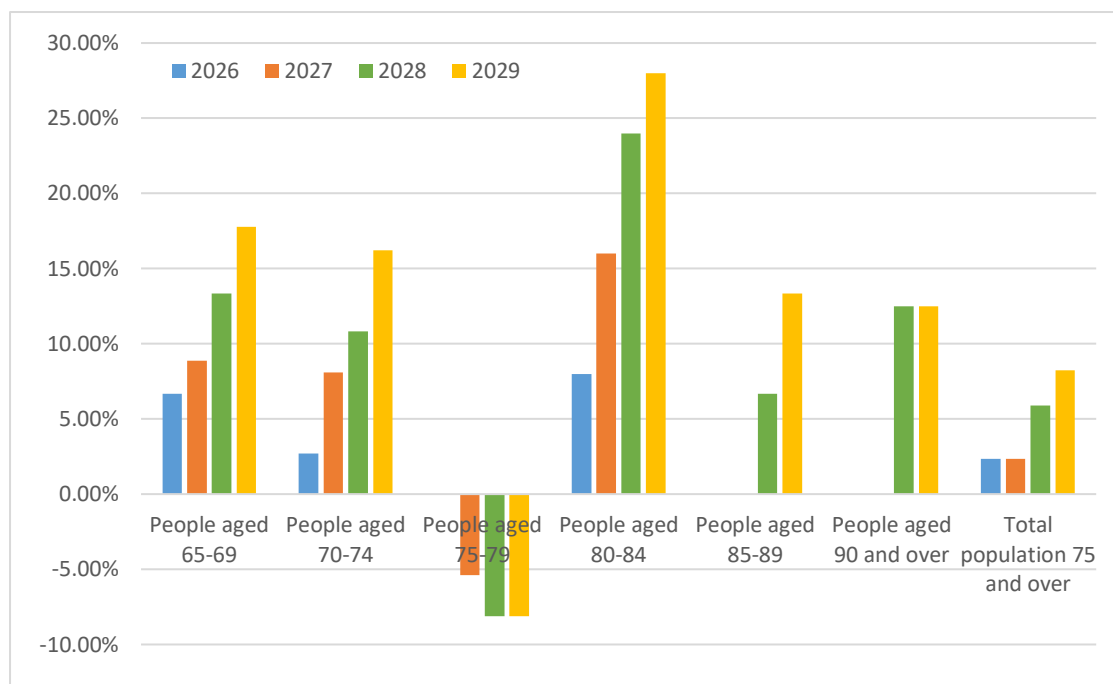
Table 3.1: Population Aged 65+ between 2025 and 2029

	2025	2026	2027	2028	2029
People aged 65-69	4,500	4,800	4,900	5,100	5,300
People aged 70-74	3,700	3,800	4,000	4,100	4,300
People aged 75-79	3,700	3,700	3,500	3,400	3,400
People aged 80-84	2,500	2,700	2,900	3,100	3,200
People aged 85-89	1,500	1,500	1,500	1,600	1,700
People aged 90+	800	800	800	900	900
Total population 65+	16,700	17,300	17,600	18,200	18,800
Total population 75+	8,500	8,700	8,700	9,000	9,200

(Source: POPPI)

- 3.4 Figure 3.1 represents the percentage growth across the age ranges over the period 2025 to 2029.

Figure 3.1: Population Change between 2025 and 2029



Longer term (2025 to 2045)

3.5 The total population of Ribble Valley Borough Council over 65 years of age is projected to increase by 7,000 between now and 2045, whilst those over 75 years of age is projected to increase by 5,100. This table shows that the largest increase in absolute terms between 2025 and 2045 is in the 70 to 74 and 75 to 79 age ranges with 5,100 additional people in each range. The smallest increase in absolute terms being within the 90+ age range with 1,600 more people.

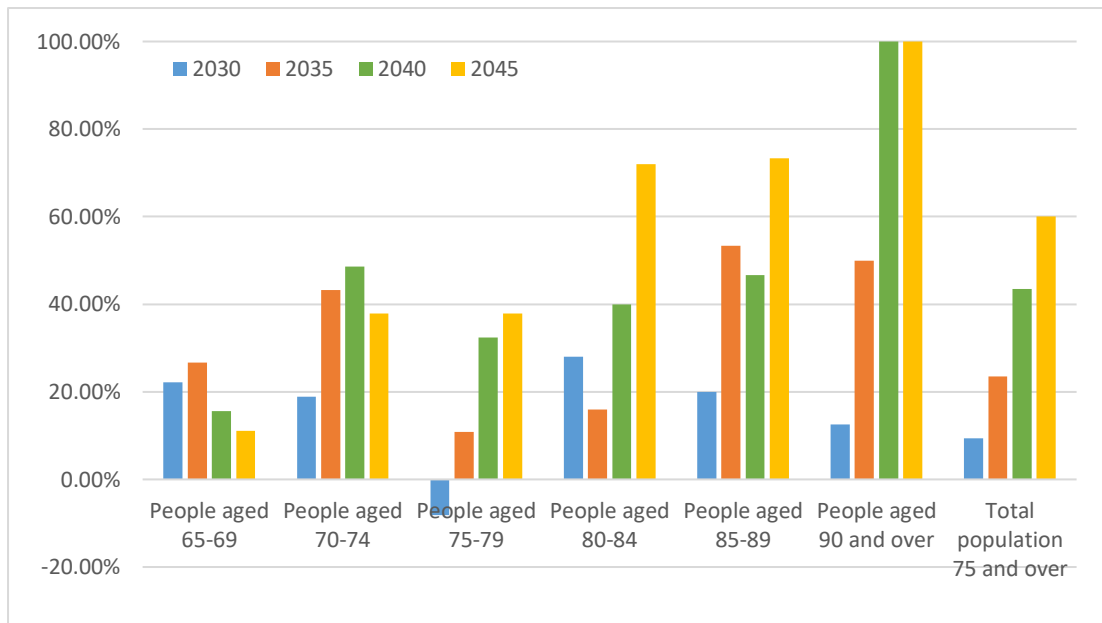
Table 3.4: Population Aged 65+ between 2025 and 2045

	2025	2030	2035	2040	2045
People aged 65-69	4,500	5,500	5,700	5,200	5,000
People aged 70-74	3,700	4,400	5,300	5,500	5,100
People aged 75-79	3,700	3,400	4,100	4,900	5,100
People aged 80-84	2,500	3,200	2,900	3,500	4,300
People aged 85-89	1,500	1,800	2,300	2,200	2,600
People aged 90+	800	900	1,200	1,600	1,600
Total population 65+	16,700	19,200	21,500	22,900	23,700
Total population 75+	8,500	9,300	10,500	12,200	13,600

(Source: POPPI)

3.6 Figure 3.2 represents the percentage growth across the age ranges over the period 2025 to 2045.

Figure 3.2: Population Change between 2025 and 2045



Conclusion

- 3.7 There is clear evidence of an increasing older population across Ribble Valley, even focused solely on those aged 75 and over. These figures therefore under-represent the catchment given the focus is on provision of age exclusive accommodation for those aged 55 and over, however the data represents relevant information to provide a worst case scenario to evidence the requirement for the appeal scheme.

Review of Methodologies

Section 4

National Approach

- 4.1 There are a series of national documents that consider how to determine the need for new older persons developments. The starting point being the NPPF (paragraph 60) and moreover the PPG which recognises that the need for greater provision of specialist housing for older people is critical.
- 4.2 At present there is no standardised methodology used to calculate future demand for specialist over 55s accommodation and many of the existing models are based on existing prevalence rates of provision rolled forward as population changes. This tendency to base need on prevalence rates results in a skewing of data in that it assumes a lack of any provision is due to a lack of demand and not due to any historic under supply.
- 4.3 Similar issues have arisen in the past with the misuse in particular of the SHOP@ toolkit referenced in the PPG when preparing SHMAs or LHNAs in particular, resulting in the removal of this toolkit as a free at source option. The SHOP@ toolkit required a consideration of local factors to determine the supply ratios.

Alternative methodologies

- 4.4 As outlined previously in Section 2 of this report, the PPG sets out that understanding how the ageing population affects housing needs should be considered from the early stages of plan-making. In identifying the housing requirements of older people, the PPG refers to the use of Census data to establish population profiles as well as projections of population and households by age group. The PPG (paragraph 004) also states that the future need for specialist accommodation for older people broken down by tenure and type may need to be assessed and can be obtained from a number of online toolkits provided by the sector.
- 4.5 The Contact Consulting models provides a clear distinction between (i) sheltered housing; (ii) enhanced sheltered housing; (iii) extra care housing; and (iv) institutional accommodation.

- 4.6 The principal differences between the models are the demand figures adopted to assess future demand. Whilst both models work on assessing the requirements for the over 75s category there are subtle differences in the ratios used as set out below.

Table 4.1: Summary of alternative needs modelling (per 1,000 population aged 75+)

	Contact consulting	SHOP@
Sheltered Housing	180	125
Enhanced Sheltered	10	20
Extra Care	45	25

- 4.7 For the purposes of this assessment, on the basis that the proposal is for over 55s accommodation without the requirement to be in need of specific care provision it is only the sheltered housing type accommodation that needs to be assessed. Whilst this is not a precise equivalent to considering demand for age exclusive housing for the over 55s it is considered to be a comparable approach given that it relates to the provision of specialist housing for older people without the need to consider the provision of care. The ratios adopted are only applicable to the over 75s population thereby excluding those aged 55 to 74, which are shown below in table 4.2.

Table 4.2: Population aged 55 to 74 for 2025, 2029 and 2045

	2025	2029	2045
People aged 55-64	10,700	10,700	11,400
People aged 65-69	4,500	5,300	5,000
People aged 70-74	3,700	4,300	5,100
Total	18,900	20,300	21,500

- 4.8 Given the size of the population aged 55 to 74 we consider that the approach to determining likely need based on the same ratio for sheltered housing only for those 75 and over is an appropriate approach to demonstrating need.

Existing Specialist Provision

Section 5

Supply of Retirement Accommodation

- 5.1 A search of the Elderly Accommodation Counsel’s website (<https://housingcare.org/>) has been carried out to establish the level of specialist accommodation currently available for older people within Ribble Valley. Full details of the specific sites are included as **appendices 1 and 2**; with a further **appendix 3** listing those schemes offering bungalow accommodation.
- 5.2 Across the current 15 age exclusive schemes there are a total of 252 units, split with 146 offered as leasehold/freehold (including the shared ownership option alongside Freehold indicating market rent) and the remaining 106 as social rent or shared ownership.
- 5.3 Across the current 16 retirement housing schemes there are a total of 547 units split as 159 for leasehold, 364 for rent or shared ownership, and 24 under a licence.
- 5.4 In addition to the current supply, a search of the Ribble Valley online planning system has also been undertaken to determine potential future supply in respect of any applications made within the last 5 years. The search has focussed on the terms ‘over 55s housing’, ‘retirement housing’, and category II type accommodation.’ The future supply is defined by those applications that are capable of being implemented at the time of the report or remain undetermined.
- 5.5 Searching under those terms has identified a single scheme presently under consideration to deliver 6 over 55s bungalows, the only other related schemes were refused with 1 scheme recently dismissed on appeal.

Table 5.1: Future Supply of retirement housing and tenure

Location	Accommodation type	Application ref
Land off Shire Lane (adj. Shire Lane House) Hurst Green	Permission in principle for up to 3 no. self-build dwellings to include 1 no. bungalow for over 55's.	3/2026/0159 - undetermined
Land to the south of Elker Meadows Elker Lane Billington	Permission in principle for up to 9 no. bungalows for over 55s.	3/2026/0074 - Refused
Land off Hawthorne Farm Hawthorne Place Clitheroe	Modification to the over 55s occupancy restriction (9 units)	3/2025/0673 - Approved

Lodematic Ltd Primrose Works Primrose Road Clitheroe	Modification of S106 to remove the over 55's occupancy restriction on two of the apartments granted planning permission by application ref 3/2019/0954)	3/2023/0637 - Undetermined
Land off Hawthorne Farm Hawthorne Place Clitheroe	Modification to the definition of the over 55s development (9 units)	3/2022/1013 – Approved
Land off Whalley Road Mellor Brook	3 specialist bungalows for over 55's	3/2022/0672 - Refused
Land South of Accrington Road Whalley	49 apartments for over 55s	3/2021/1277 - Refused

Specialist Accommodation Assessment

Section 6

- 6.1 The assessment for demand for specialist over 55s accommodation has been based on the general methodology adopted by Contact Consulting as referenced in 'Housing for Later Life' and the @SHOP toolkit as referenced within the NPPF.
- 6.2 For the purposes of this assessment, on the basis that the proposal is for over 55s accommodation without the requirement to be in need of specific care provision it is only the sheltered housing type accommodation that needs to be assessed.
- 6.3 For Ribble Valley as a district the 75+ age group in 2025 consists of 8,500 people, increasing to 9,200 by 2029, and to 13,600 by 2045. Similarly, we know that the current provision of age exclusive and retirement housing within Ribble Valley is 799 units.
- 6.4 This current provision equates to 94 units per 1,000 over 75s, which is below both the @SHOP figures (some 31 per 1,000 short) and that of the Contact Consulting methodology (some 86 per 1,000 short).

Table 6.1: Summary of current provision against modelling for 2025 position

	No. of Units	Current provision per 1,000	Contact consulting	Increase Required (2025)	@SHOP	Increase Required (2025)
Sheltered Housing	799	94	180	+731	125	+263.5

- 6.5 By 2029 the 75+ age group will grow to 9,200 which is a rise of 700 additional persons. Table 6.2 therefore considers the additional demand for sheltered housing across Ribble Valley between 2025 and 2029.

Table 6.2: Summary of current provision against modelling for 2025-2029 position

	Contact consulting	Increase Required (2029)	@SHOP	Increase Required (2029)
Sheltered Housing	180	+126	125	+87.5

- 6.6 The total need by 2029, considering the current provision and demand as well as projected growth is shown in table 6.3 below. This identifies that using the Contact Consulting model an additional 857 units of sheltered housing is required, whilst the @SHOP model indicates an additional requirement for 351 units.

Table 6.3: Cumulative projected demand up to 2029

	Contact consulting			@SHOP		
	2025	2025-29	Total to 2029	2025	2025-29	Total to 2029
Sheltered Housing	+731	+126	+857	+263.5	+87.5	+351

6.7 By 2045 the 75+ age group will grow to 16,600 which is a rise of 5,100 additional persons. Table 6.4 therefore considers the additional demand for sheltered housing across Ribble Valley between 2025 and 2045.

Table 6.4: Summary of current provision against modelling for 2025-2045 position

	Contact consulting	Increase Required (2045)	@SHOP	Increase Required (2045)
Sheltered Housing	180	+918	125	+637.5

6.8 The total need by 2045, considering the current provision and demand as well as projected growth is shown in table 6.5 below. This identifies that using the Contact Consulting model an additional 1,649 units of sheltered housing is required, whilst the @SHOP model indicates an additional requirement for 901 units.

Table 6.5: Cumulative projected demand up to 2045

	Contact consulting			@SHOP		
	2025	2025-45	Total to 2045	2025	2025-45	Total to 2045
Sheltered Housing	+731	+918	+1,649	+263.5	+637.5	+901

6.9 Of course, these figures are based on the over 75's demand across all of Ribble Valley and do not consider the additional requirements for the 65-74 age group, or indeed the 55-64 age group that would specifically address the proposed demand. These would therefore significantly increase the projected demand both for 2029 and beyond through to 2045.

Compliance with Key Statement H3

Section 7

- 7.1 The appeal proposals seek to provide 45 units of accommodation specifically restricted for occupation by those aged 55 and over as required by H3, and with a tenure split that is also in accordance with the requirements.
- 7.2 As demonstrated in section 7 there is an increasing need for such specialist accommodation through to both 2029 and 2045 due to an increasing percentage of older population across Ribble Valley.
- 7.3 Key Statement H3 is designed to ensure that every development scheme of 10 or more dwellings includes provision for older people. Section 5 of this statement already considered the pipeline supply of specialist schemes, but it is important to also consider how major residential developments are also complementing the supply in accordance with H3. The first step has been to consider all major applications determined since March 2025.
- 7.4 What this policy approach fails to recognise though are the benefits that are associated with the delivery of individual tailored schemes that solely provide specialist accommodation as opposed to the pepper-potting of individual units within larger developments. Whilst the provision of additional specialist dwellings, designed as a minimum to meet Lifetimes Homes standards, is welcome unless provided as a single entity to create a self-contained community that meets the specific needs of older people the wider benefits (discussed in Section 9) will not be realised.
- 7.5 The appeal proposals in delivering 45 units as a single community will meet the requirements of Key Statement H3 as well as realising the true benefits that would only be secured through the provision of a single specialist community as opposed to the dispersal of fewer units within wider residential developments noting the requirement for a base 15% provision on sites of 10 or more dwellings.

Benefits from Provision

Section 8

8.1 The following factors are all considered to be specific benefits that are secured through the delivery of specialist accommodation for older people.

(i) Health and wellbeing benefits

8.2 The main benefits here are as follows:

- Reduced stays in hospitals;
- Reduction in visits to GPs; and
- Reduced costs for social care services

(ii) Social benefits

8.3 The main benefits here are as follows:

- Tackling isolation and loneliness;
- Maintaining independence; and
- Addressing issues with unsuitable accommodation for older people.

(iii) Release of under occupied family housing

8.4 The main benefits here are as follows:

- Release of under occupied family housing
- Employment creation during operation of schemes

Summary and Conclusion

Section 9

- 9.1 The requirement to ensure delivery of a suitable supply of specialist housing for older people to meet their identified needs was set out as far back as PPS3: Housing and is presently reflected at paragraphs 60 and 62 of the NPPF.
- 9.2 It is the PPG that takes this position further noting in the June 2019 update for 'Housing for older and disabled people' that:
- “The need to provide housing for older people is critical.”* (Paragraph: 001 Reference ID: 63-001-20190626)
- 9.3 This was also acknowledged by the announcement of a taskforce to address the improved delivery of specialist older persons housing in the Levelling Up white paper released in February 2022.
- 9.4 This assessment has identified that there is a demonstrable need for this specialist form of accommodation. Furthermore, the assessment has demonstrated that not every applicable application is meeting the requirements of key statement H3 in respect of a policy compliant 15% provision for older persons housing. Whilst in some cases schemes are refused, we have also evidenced that other schemes are being approved with less than compliant provision. Importantly, the provision is also limited in scale, one scheme providing 6 units, such that delivery fails to adequately address the associated problems with ageing in place without the creation of communities and provision of facilities to meet identified needs and secure wider societal benefits.
- 9.5 The delivery of this scheme with 45 units concentrated to deliver an age appropriate community therefore (1) meets an identified need thus is compliant with key statement H3, (2) delivers an appropriate scale to create a bespoke over 55s community as opposed to pepper potting amongst a wider residential estate, and (3) through the provision at scale realises all of the associated benefits.
- 9.6 Based on the review of appeals where there is a demonstrable need for this specialist accommodation significant weight should be afforded in favour of the proposals.

Appendix 1

Age Exclusive Provision



Search: (15 facilities) Housing (age), Building (all types, all sizes, all tenures) or Home (none) in England, Lancashire, Ribble Valley with Stay Type (all)

Ordered By: Facility Name.

View these results online at <https://housingcare.org>

Results...

ADAM COTTAMS ALMSHOUSES

30-36 Station Road, Whalley, Clitheroe, Lancs, BB7 9RH. [View on a map](#)



Enquiries to: Adam Cottams Almshouses

Telephone: 01254 823 233

Email: adamcottamtrust@gmail.com

Type(s): AGE EXCLUSIVE HOUSING

Properties: 3 bungalows. Built in 1860 and renovated in 2023. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-84834-adam-cottams-almshouses-whalley-england>

BOWLAND MEADOW

Inglewhite Road, Longridge, Preston, Lancashire, PR3 2NA. [View on a map](#)



Enquiries to: Barratt (Chester)

Telephone: 03334 553 241

Type(s): AGE EXCLUSIVE HOUSING

Properties: 12 houses. Built in 2020. Sizes 2 bedroom.

Tenure: Tenure(s): Leasehold

Web link: <https://housingcare.org/housing-care/facility-info-164870-bowland-meadow-longridge-england>

BOWLAND PARK

Chatburn Road, Clitheroe, Lancashire, BB7 2BA. [View on a map](#)



Enquiries to: Oakmere

Telephone: Not available

Email: tellmemore@oakmerehomes.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 4 bungalows. Built in 2020. Sizes 2 bedroom.

Tenure: Tenure(s): Freehold

Web link: <https://housingcare.org/housing-care/facility-info-163865-bowland-park-clitheroe-england>

EDMUND GENNINGS COURT

Beech Grove, Chatburn, Clitheroe, Lancashire, BB7 4AR. [View on a map](#)



Enquiries to: MSV Housing

Telephone: 0161 226 4211

Email: enquiry@msvhousing.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 10 flats. Built in 1993. Sizes 1 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-20187-edmund-gennings-court-chatburn-england>

ELKER MEADOWS

Elker Lane, Billington, Clitheroe, BB7 9YB. [View on a map](#)



Enquiries to: MSV Housing

Telephone: 0161 226 4211

Email: enquiry@msvhousing.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 19 flats. Built in 2017. Sizes 2 bedroom.

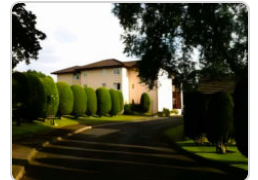
Tenure: Tenure(s): Shared Ownership and Rent (social landlord)

Facilities: Lift, Lounge, Garden, allotments, parking facilities

Web link: <https://housingcare.org/housing-care/facility-info-162333-elker-meadows-clitheroe-england>

GREEN PARK COURT

Whiteacre Lane, Barrow, Whalley, Clitheroe, Lancs, BB7 9BJ. [View on a map](#)



Enquiries to: Green Park Court Residents Association Ltd

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 28 flats. Built in 1989. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-16329-green-park-court-wiswell-england>

HALF PENNY MEADOWS

Brette Close, Clitheroe, Lancashire, BB7 1LN. [View on a map](#)



Enquiries to: Taylor Wimpey

Telephone: 01494 558323, 01254 369224

Type(s): AGE EXCLUSIVE HOUSING

Properties: 20 flats. Built in 2023. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Web link: <https://housingcare.org/housing-care/facility-info-164868-half-penny-meadows-clitheroe-england>

HAWTHORN ROAD BUNGALOWS

Hawthorn Road, Barrow, Clitheroe, Lancashire, BB7 9EE. [View on a map](#)



Enquiries to: Manager not known

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 10 bungalows. Built in 2023. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Shared Ownership

Web link: <https://housingcare.org/housing-care/facility-info-165320-hawthorn-road-bungalows-barrow-england>

JOHN WALL COURT

Corporation Street, Clitheroe, Lancashire, BB7 1DW. [View on a map](#)



Enquiries to: MSV Housing

Telephone: 0161 226 4211

Email: enquiry@msvhousing.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 28 flats. Built in 1980. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-8853-john-wall-court-clitheroe-england>

LAMBS ROE GARDENS

Barrow, Clitheroe, Lancashire, BB7 9XW. [View on a map](#)



Enquiries to: Manager not known

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 8 flats. Built in 2016. Sizes 2 bedroom, 3 bedroom.

Tenure: Tenure(s): Freehold

Web link: <https://housingcare.org/housing-care/facility-info-165665-lambs-roe-gardens-barrow-england>

PENDLEBROOK

Peel Park Avenue, Clitheroe, Lancashire, BB7 1ET. [View on a map](#)



Enquiries to: Applethwaite Limited

Telephone: 01772 229590

Email: info@applethwaite-homes.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 34 properties. Built in 2021. Sizes 1 bedroom, 2 bedroom, 3 bedroom.

Tenure: Tenure(s): Freehold and Shared Ownership

Web link: <https://housingcare.org/housing-care/facility-info-163862-pendlebrook-clitheroe-england>

ST MARY'S COURT

Church Lane, Mellor, Blackburn, Lancashire, BB2 7JE. [View on a map](#)



Enquiries to: Self Managing Group

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 28 flats, bungalows. Built in 1999. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Garden, Community centre

Web link: <https://housingcare.org/housing-care/facility-info-163866-st-marys-court-mellor-england>

THE BROOKS DEVELOPMENT

Whalley Road, Barrow, Clitheroe, Lancashire, BB7 9BN. [View on a map](#)



Enquiries to: Plumlife

Telephone: 0161 447 5050

Email: sales@plumlife.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 24 flats, houses. Built in 2022. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Shared Ownership (OPSO)

Web link: <https://housingcare.org/housing-care/facility-info-165318-the-brooks-development-barrow-england>

THE OLD COTTON MILL

Primrose Road, Clitheroe, Lancashire, BB7 1BS. [View on a map](#)



Enquiries to: Self Managing Group

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 18 flats. Built in 2021. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Web link: <https://housingcare.org/housing-care/facility-info-165316-the-old-cotton-mill-clitheroe-england>

WHITTLE CLOSE

Clitheroe, Lancs, BB7 1QT. [View on a map](#)



Enquiries to: Places for People Homes

Telephone: 01772 667 002

Email: CSC.RepairsTeam@placesforpeople.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 12 flats. Built in 1995. Sizes 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-83511-whittle-close-clitheroe-england>

HousingCare

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Appendix 2

Sheltered Housing Provision



Search: (16 facilities) Housing (retirement), Building (all types, all sizes, all tenures) or Home (none) in England, Lancashire, Ribble Valley with Stay Type (all)

Ordered By: Facility Name.

View these results online at <https://housingcare.org>

Results...

BOWLAND COURT

Lowergate, Clitheroe, Lancashire, BB7 1AS. [View on a map](#)

Enquiries to: Commerson Estate Management

Telephone: 0330 111 2610

Email: info@commerson-em.com

Type(s): RETIREMENT HOUSING

Properties: 36 flats. Built in 1993. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Library

Web link: <https://housingcare.org/housing-care/facility-info-15741-bowland-court-clitheroe-england>



BUREY COURT

Barnacre Road, Longridge, Preston, Lancashire, PR3 2PF. [View on a map](#)

Enquiries to: McCarthy Stone Management Services

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: resales@mccarthyandstone.co.uk

Type(s): RETIREMENT HOUSING

Properties: 33 flats. Built in 2017. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-161430-burey-court-preston-england>



CANDLEMAKERS COURT

Clitheroe, Lancashire, BB7 1AH. [View on a map](#)



Enquiries to: Fairhaven Housing Association

Telephone: 01772 747 672

Email: info@fairhavenhousing.co.uk

Type(s): RETIREMENT HOUSING

Properties: 35 flats. Built in 1985. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-158694-candlemakers-court-clitheroe-england>

CASTLE VIEW HOUSE

38 Castle View, Clitheroe, Lancashire, BB7 2DT. [View on a map](#)



Enquiries to: Abbeyfield Lancashire Extra Care Society

Telephone: 01200 442 550

Email: manager@abbeyfieldcarehomeclitheroe.org

Type(s): RETIREMENT HOUSING

Properties: 10 flats. Built in 1993 and renovated in 2018. Sizes studio.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Dining room, Laundry, Guest facilities, Garden, Conservatory

Web link: <https://housingcare.org/housing-care/facility-info-15573-castle-view-house-clitheroe-england>

CORBRIDGE COURT

Kirkmoor Road, Clitheroe, Lancashire, BB7 2EG. [View on a map](#)



Enquiries to: Housing 21

Telephone: 0370 192 4775

Email: enquiries@housing21.org.uk

Type(s): RETIREMENT HOUSING

Properties: 39 flats, bungalows. Built in 1993 and renovated in 2016. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-19235-corbridge-court-clitheroe-england>

DUTTON BROOK HOUSE

Parsonage Avenue, Ribchester, Preston, Lancashire, PR3 3ZH. [View on a map](#)



Enquiries to: Your Housing Group

Telephone: 01925 592 618

Email: OPSAssistants@yourhousinggroup.co.uk

Type(s): RETIREMENT HOUSING

Properties: 24 flats. Built in 1981. Sizes studio, 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-5618-dutton-brook-house-ribchester-england>

LITTLEMOOR HOUSE

Sabden , Nr Clitheroe, Lancashire, BB7 9HT. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 28 flats, bungalows. Sizes studio, 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2648-littlemoor-house-sabden-england>

PARK HOUSE

Towneley Road, Berry Lane, Longridge, Preston, Lancashire, PR3 3NY. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 32 flats. Built in 1975. Sizes studio, 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2652-park-house-longridge-england>

PENDLE COURT

Hayhurst Street, Clitheroe, Lancashire, BB7 1PH. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 60 flats, bungalows. Built in 1970. Sizes studio, 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2650-pendle-court-clitheroe-england>

PLESSINGTON COURT

Brewery Street, Longridge, Lancashire, PR3 3LY. [View on a map](#)



Enquiries to: MSV Housing

Telephone: 0161 226 4211

Email: enquiry@msvhousing.co.uk

Type(s): RETIREMENT HOUSING / EXTRA CARE HOUSING

Properties: 39 flats. Built in 1981 and renovated in 2004. Sizes studio, 1 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-8854-plessington-court-longridge-england>

SHOWLEY COURT

Off Ribchester Road, Clayton le Dale, Nr Blackburn, Lancashire, BB1 9HG. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 37 flats, bungalows. Sizes studio, 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord) and Shared Ownership

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2654-showley-court-clayton-le-dale-england>

ST ANNS COURT

Low Moor, Clitheroe, Lancashire, BB7 2NW. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING / EXTRA CARE HOUSING

Properties: 34 flats. Built in 1985. Sizes studio, 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Conservatory, Assisted bathing facility

Web link: <https://housingcare.org/housing-care/facility-info-2649-st-anns-court-clitheroe-england>

TOWNLEY HOUSE

Off Towneley Road, Longridge , Preston, Lancashire, PR3 3EA. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 37 flats. Sizes studio.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2651-townley-house-longridge-england>

VALE HOUSE

Vale House Close, Whalley , Clitheroe, Lancashire, BB7 9TY. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 24 flats. Sizes studio, 1 bedroom, 3 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2653-vale-house-whalley-england>

WADDINGTON ALMSHOUSES

Estate Office, Hospital Cottages, West Bradford Road, Waddington, Clitheroe, Lancashire, BB7 3JB. [View on a map](#)



Enquiries to: Waddington Hospital

Telephone: 01200 422548

Email: clerk@waddingtonalmshouses.co.uk

Type(s): RETIREMENT HOUSING

Properties: 24 bungalows. Built in 1700 and renovated in 1986. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Guest facilities, Garden, Activities room

Web link: <https://housingcare.org/housing-care/facility-info-9268-waddington-almshouses-waddington-england>

WELL COURT

Well Terrace, Clitheroe, Lancs, BB7 2AD. [View on a map](#)



Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: enquiries@retirementhomesearch.co.uk

Type(s): RETIREMENT HOUSING

Properties: 55 flats. Built in 1988. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-16025-well-court-clitheroe-england>

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Appendix 3

Bungalow Provision



Search: (9 facilities) Housing (age, retirement), Building (bungalow, all sizes, all tenures) or Home (none) in England, Lancashire, Ribble Valley with Stay Type (all)

Ordered By: Facility Name.

View these results online at <https://housingcare.org>

Results...

ADAM COTTAMS ALMSHOUSES

30-36 Station Road, Whalley, Clitheroe, Lancs, BB7 9RH. [View on a map](#)



Enquiries to: Adam Cottams Almshouses

Telephone: 01254 823 233

Email: adamcottamtrust@gmail.com

Type(s): AGE EXCLUSIVE HOUSING

Properties: 3 bungalows. Built in 1860 and renovated in 2023. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-84834-adam-cottams-almshouses-whalley-england>

BOWLAND PARK

Chatburn Road, Clitheroe, Lancashire, BB7 2BA. [View on a map](#)



Enquiries to: Oakmere

Telephone: Not available

Email: tellmemore@oakmerehomes.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 4 bungalows. Built in 2020. Sizes 2 bedroom.

Tenure: Tenure(s): Freehold

Web link: <https://housingcare.org/housing-care/facility-info-163865-bowland-park-clitheroe-england>

CORBRIDGE COURT

Kirkmoor Road, Clitheroe, Lancashire, BB7 2EG. [View on a map](#)



Enquiries to: Housing 21

Telephone: 0370 192 4775

Email: enquiries@housing21.org.uk

Type(s): RETIREMENT HOUSING

Properties: 39 flats, bungalows. Built in 1993 and renovated in 2016. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-19235-corbridge-court-clitheroe-england>

HAWTHORN ROAD BUNGALOWS

Hawthorn Road, Barrow, Clitheroe, Lancashire, BB7 9EE. [View on a map](#)



Enquiries to: Manager not known

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 10 bungalows. Built in 2023. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Shared Ownership

Web link: <https://housingcare.org/housing-care/facility-info-165320-hawthorn-road-bungalows-barrow-england>

LITTLEMOOR HOUSE

Sabden , Nr Clitheroe, Lancashire, BB7 9HT. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 28 flats, bungalows. Sizes studio, 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2648-littlemoor-house-sabden-england>

PENDLE COURT

Hayhurst Street, Clitheroe, Lancashire, BB7 1PH. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 60 flats, bungalows. Built in 1970. Sizes studio, 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2650-pendle-court-clitheroe-england>

SHOWLEY COURT

Off Ribchester Road, Clayton le Dale, Nr Blackburn, Lancashire, BB1 9HG. [View on a map](#)



Enquiries to: Onward Homes

Telephone: 0300 555 0600

Email: CustomerServices@onward.co.uk

Type(s): RETIREMENT HOUSING

Properties: 37 flats, bungalows. Sizes studio, 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord) and Shared Ownership

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2654-showley-court-clayton-le-dale-england>

ST MARY'S COURT

Church Lane, Mellor, Blackburn, Lancashire, BB2 7JE. [View on a map](#)



Enquiries to: Self Managing Group

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 28 flats, bungalows. Built in 1999. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Garden, Community centre

Web link: <https://housingcare.org/housing-care/facility-info-163866-st-marys-court-mellor-england>

WADDINGTON ALMSHOUSES

Estate Office, Hospital Cottages, West Bradford Road, Waddington, Clitheroe, Lancashire, BB7 3JB. [View on a map](#)



Enquiries to: Waddington Hospital

Telephone: 01200 422548

Email: clerk@waddingtonalmshouses.co.uk

Type(s): RETIREMENT HOUSING

Properties: 24 bungalows. Built in 1700 and renovated in 1986. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Guest facilities, Garden, Activities room

Web link: <https://housingcare.org/housing-care/facility-info-9268-waddington-almshouses-waddington-england>

HousingCare

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APPENDIX 3:
EXPRESSIONS OF MARKET INTEREST

Amy Cooper

From: Rebecca Wasse <[REDACTED]>
Sent: 08 April 2025 10:22
To: Adam Masters
Subject: FW: Hallam Land Management Customer Survey

Rebecca Wasse MRTPI
Executive Director, Hallam Land

Tailors Corner, No1 Thirsk Row
Leeds LS1 4DP

From: Andrew Morgan <[REDACTED]>
Sent: 08 April 2025 10:14

EXTERNAL EMAIL:

Hi Rebecca – hope all is well.

Over the past 5 years you have mentioned your interest in the Langho site and we have obviously expressed our further interest on each occasion.

We note that a planning application is now submitted as noted below:-

Outline planning permission submitted for 300-home development in village

Source: Lancashire Telegraph
<https://search.app/HJBXu>

Shared via the Google App

Any initial interest for AHL is just being confirmed again and hope we can catch up soon.

Rgds

Andy

Andrew Morgan
Land Director



[REDACTED]



[REDACTED]



[REDACTED]



anwylhomes.co.uk

ANWYL

Amy Cooper

From: Edward Ramsden [REDACTED]
Sent: 26 March 2026 08:24
To: Adam Masters
Subject: Land off Longsight Road, Langho

EXTERNAL EMAIL:

Good morning Adam,

I hope you are well.

I write further to our previous discussions in respect of your pipeline of development sites, and specifically in relation to your application for up to 300 homes off Longsight Road, Langho.

We note you have now appealed the LPA's refusal.

Subject to that appeal being successful, I can confirm that Taylor Wimpey would be interested in exploring a potential sale/purchase of the subject site.

I look forward to discussing this matter with you in the event that your appeal is successful.

Kindest regards

Edward

Edward Ramsden | Land Director | Taylor Wimpey Manchester
1 Lumsdale Road, Stretford, Manchester, M32 0UT

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Amy Cooper

From: Theo Chrisokhou <[REDACTED]>
Sent: 24 April 2025 08:37
To: Adam Masters
Subject: Land off Longsight Road, Langho

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EXTERNAL EMAIL:

Good morning Adam,

Please excuse the unsolicited approach, but I am aware that Hallam have recently submitted an outline application for the land off Longsight Road and wanted to reach out to see what the strategy is if planning is to be approved.

This is a site Story are potentially interested in and we are actively seeking out new development opportunities across Ribble Valley to help build our already strong presence in the north-west. I would be keen to have a further chat if Hallam are looking to dispose of the site.

I look forward to hearing from you.

Kind regards,

Theo Chrisokhou

Land Buyer

Story Homes Ltd

Parkway House, Chorley Business & Technology Park , Euxton Lane, Chorley, PR7 6TE
[REDACTED]

www.storyhomes.co.uk



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Amy Cooper

From: Matthew Sutherland [REDACTED]
Sent: 08 April 2025 12:51
To: Anna Chew; Adam Masters
Subject: Langho Site

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EXTERNAL EMAIL:

Afternoon Anna/Adam,

I noticed the article in Place North West regarding your planning submission for 300 homes in Langho. I assume you will be looking to dispose of the site once planning permission is received? Will you be using an agent to market the site?

Thanks,

Matt



Matthew Sutherland
Senior Land Manager



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Amy Cooper

From: Katherine Ball <[REDACTED]>
Sent: 26 March 2026 10:04
To: Adam Masters
Subject: Langho

EXTERNAL EMAIL:

Hi Adam

Hope you are well.

We have seen your site at Langho for 300 homes, which I understand you are progressing to Appeal on in the coming weeks/month.

We would like to register our interest in the opportunity should you be successful and if you could please advise of the disposal strategy at the appropriate time we would be interested to discuss further.

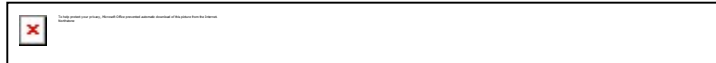
Look forward to hearing from you.

Kind Regards

Katherine

Katherine Ball
Senior Land Manager
Northstone

[REDACTED]
[REDACTED]
[REDACTED]



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Amy Cooper

From: Louise Lovelady <[REDACTED]>
Sent: 26 March 2026 10:31
To: Adam Masters
Subject: Langho

EXTERNAL EMAIL:

Hi Adam,

I trust you're well.

I'm keen to understand if there is any update on your site at Langho. Bloor would be extremely interested in acquiring this site, delivering c.300 homes. I would welcome the opportunity to discuss further at the appropriate time.

Kind regards,

Louise

Louise Lovelady
Land Director

Bloor Homes North West
1 Champion Park, London Road, Holmes Chapel, Cheshire, CW4 8AX

Tel: 01477 536550

Email: Louise.Lovelady@bloorhomes.com



Amy Cooper

From: Pete Hayes <[REDACTED]>
Sent: 25 March 2026 13:57
To: Adam Masters
Subject: Longsight Rd, Langho

EXTERNAL EMAIL:

Hi Adam

We see that you are going to appeal on this site in April/May and Vistry North West would like to express its interest in discussing forward acquisition should your appeal be successful.

We are very active in and around the Blackburn area and this location would be a natural progression. Vistry would be able to acquire the site in it's entirety for an achievable land value and based on sensible sales rates.

Please could you get in touch if the outline permission is approved.

Kind Regards

Pete Hayes

Director of Land and Partnerships

Vistry Merseyside & Cheshire West

301 Bridgewater Place, Birchwood Park
Birchwood, Warrington WA3 6XF



Part of the **Vistry Group**



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Amy Cooper

From: John Hardy <[REDACTED]>
Sent: 25 March 2026 16:46
To: Adam Masters
Subject: Longsight Road, Langho - Application 3/2025/0196

Follow Up Flag: Flag for follow up
Flag Status: Flagged

EXTERNAL EMAIL:

Dear Adam,

Please excuse the unsolicited approach. I have recent been made aware of your pending Appeal on the above application.

I would like to express Miller Homes North West interest in the site shosul your Appeal be successful.

I look forward to hearing form in due course.

Kind Regards

John

John Hardy | Land Director | Miller Homes
103 Dalton Avenue, Birchwood Park, Warrington, WA3 6YF

the place to be

Miller Homes Limited Registered in Scotland - SC255429
2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH

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[Miller Homes Limited](#)

Amy Cooper

From: Gareth Stansfield [REDACTED]
Sent: 25 March 2026 16:43
To: Adam Masters
Subject: Longsight Road, Langho

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from gareth.stansfield@persimmonhomes.com. [Learn why this is important](#)

EXTERNAL EMAIL:

Hi Adam,

I hope you're well

I understand you're progressing with the land noted above and would appreciate it if you could, when timings are right, include Persimmon on the tender list. The land is very much in our high priority area for growth, we are confident in the sales market there and have considered the known constraints on the site. Anticipating the likely timing of this coming forwards for a disposal it would align well with our business plan requirements for new sites

Kind regards

Gareth

Gareth Stansfield | Managing Director Designate

Persimmon Homes Lancashire | Persimmon House, Lancaster Business Park, Caton Road, Lancaster LA1 3RQ

[REDACTED]

[REDACTED]



Supporting Communities

Amy Cooper

From: Collier, James [REDACTED]
Sent: 26 March 2026 09:58
To: Adam Masters
Subject: Longsight Road, Langho

EXTERNAL EMAIL:

Hi Adam,

Just to confirm, following our conversation, Longsight Road, Langho would be of interest should your appeal be successful. We would be happy to discuss this further should you obtain permission.

Kind regards

James Collier
Land Buyer

Barratt David Wilson North West
[REDACTED]

DWH North West | 303 Bridgewater Place, Birchwood, Warrington, WA3 6XF

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Amy Cooper

From: Richard Robins <[REDACTED]>
Sent: 15 April 2025 14:43
To: Adam Masters
Subject: Wildmans Farm, Longsight Road, Langho, Blackburn

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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EXTERNAL EMAIL:

Adam


Please forgive my unsolicited approach, however, I see you have recently submitted a Planning Application for the site at Wildmans Farm, Longsight Road, Langho, Blackburn. I am actively seeking sites in the Lancashire area and wondered whether we could meet / have a call to discuss our requirements in more detail. I look forward to hearing from you when convenient.

Kind regards

Richard

Richard Robins
Land Director



Follow me on 



APPENDIX 4:
RESPONSES TO THIRD PARTY REPRESENTATIONS

Appendix 4 – Response to Third Party Representations

Below is a summary of the key issues raised from interested parties following receipt of comments through the duration of the Appeal. I have prepared a response to each of these issues which evaluates how each matter has been resolved by the Appeal Proposal, so far as these are applicable to the scope of Appeal Scheme which has been submitted in outline form.

Issue Raised	Appellant Response
Scale, Layout & Design	<p>The site has been designed in response to the detailed technical work undertaken as part of both the appeal and the planning application and is in line with both Local and National Guidance. The appellant considers that the level of growth in Langho is appropriate due to it being identified in the adopted Core Strategy 2008-2028 as a 'Tier 1 Village'. Tier 1 Villages are deemed to be the more sustainable of the 32 defined settlements underneath the principal settlements Clitheroe, Whalley and Longridge. Barrow was also identified as a Tier 1 Village within the adopted Core Strategy and has seen significant growth within the plan period, which suggests that Langho is also capable of taking similar levels of growth.</p>
Highways Safety	<p>The scheme has provided a comprehensive set of safety improvements, which will significantly enhance conditions for existing and future pedestrians and cyclists, including:</p> <ul style="list-style-type: none"> • A 3-metre shared footway/cycleway on both sides of the A59. • Two pedestrian refuge crossings and a new signalised toucan crossing to serve the bus stops and wider network. • A speed limit reduction on the A59 to 40mph, together with gateway features and traffic calming. • Traffic calming and a 30mph limit on Whitehalgh Lane. <p>Lancashire County Council, acting as the Highway Authority, has also raised no objection to the original application and therefore the impact of this development on highways safety. The proposed development also does not propose to encourage and increase pedestrian and cycle movements on Whitehalgh Lane, but has sought to find highway solutions, which will increase the safety of residents, and future residents, that use the lane.</p>
Highways Impact	<p>Lancashire County Council, acting as the Highway Authority, was satisfied with both the access design and the wider impacts of the development and did not object to the original Planning Application. Traffic impacts have been robustly assessed using the latest data and do not result in severe effects on the highway network. The highest recorded levels of trip generation across all assessed junctions, indicate that all junctions operate</p>

	well below threshold and therefore no severe residual impacts arise, in line with the National Planning Policy Framework.
Pedestrian Connectivity	The site has sought to increase pedestrian connectivity through the site and into Langho village. The appellant acknowledges that currently step-free access is not available to access both Langho Train Station and Langho. However, the appellant has reserved land within the site to be used by Lancashire Community Rail or other such authorities, in order to deliver step-free access to the station and the wider village.
Ecology impacts	<p>The Appeal Proposal has adequately mitigated for any impacts to habitats and species. Alleged conflicts to Priority Habitat and Ancient Woodland have been fully addressed in the evidence of Mr Goodman which makes clear that not only will there be an avoidance of harm but in fact beneficial outcomes to both habitats through the compensatory package (which includes additional off-site credits in lowland meadow units at Moreton Park Habitat Bank) as well as active management which represents a significant improvement upon the current regime which is undermining the condition of both habitats.</p> <p>Any perceived harm in ecological terms is limited solely to the translocation of a small area of lowland meadow which will be moved elsewhere within the site to facilitate development of the site, and realising the associated benefits, as well benefitting from improved long-term management. The design and technical rationale for this translocation have been detailed, noting the access strategy and infrastructure requirements to deliver the proposal. The approach follows the hierarchy by minimising impacts by directing such impacts to the lower quality priority habitat (lowland meadow) which can be more suitably mitigated in the short to medium term as opposed to priority habitat in avoiding the lowland deciduous woodland along the central part of the watercourse.</p>
Landscape & Visual Impact	<p>In landscape character terms, the proposals will have a major adverse effect so far as this relates to the site itself and inevitable change in character through the introduction of built development. The scheme would not change the broad character of the wider area as the 'settled agricultural scene', which would continue to prevail with the scheme in place. The sensitive design of the proposed scheme would reflect the local settlement character of Langho.</p> <p>The site has been designed to reduce, mitigate, and manage visual effects from all key viewpoints. These mitigation measures include:</p> <ul style="list-style-type: none"> • A continuous tree belt along the northern boundary beside Longsight Road to screen views from the A59, allowing only fleeting glimpses at the access points once planting matures. • Retention and enhancement of Green Nook Wood and other woodland groups, helping to visually anchor the development in existing landscape features.

	<ul style="list-style-type: none"> • New north–south landscape corridors through the site, using retained mature trees and added planting to break up rooflines and views across the development. • A parkland edge to the west (Whitehalgh Lane) and a strengthened green boundary to the south, softening the interface with existing homes and the wider rural edge. <p>The effects in visual terms are minor to negligible, save for users of the PROW which crosses the site which will see a major adverse impact demonstrating the highly localised nature of these effects.</p>
Pressure on Services	<p>All Statutory Consultees were consulted on as part of the original Planning Application. The Education Authority confirmed that no contribution towards the improvement of Education would be required for this development. The site is also providing two new bus stops to service the site, which can be used by both existing residents and new residents. The site is also proposing a 40-space car park to service Langho Station, which currently has no car parking facilities available.</p> <p>A requisite financial contribution towards the extension of Whalley Medical Centre has been agreed by the Appellant following a request from the NHS Lancashire and South Cumbria Integrated Care Board (ICB) on 14th January 2026. A formula will be added to the s106 Agreement setting out the basis for calculating this contribution at the reserved matters stage.</p>
Impact on the Green Belt	<p>The site is not situated within the Green Belt and its only policy designation within the Adopted Ribble Valley Core Strategy is Open Countryside.</p>
Air Quality	<p>If this Appeal is successful, then an Air Quality Assessment will be undertaken as part of the Reserved Matters Application.</p>

APPENDIX 5:
EXPRESSION OF MARKET INTEREST
(AGE RESTRICTED HOUSING ELEMENT)

Amy Cooper

From: Richard Calderbank [REDACTED]
Sent: 25 March 2026 15:33
To: Adam Masters
Cc: Daniel Turner
Subject: Land South of A59, Langho - over 55 dwellings

EXTERNAL EMAIL:

Dear Adam,

I can confirm that the bungalow provision within Hallam's outline application at Longsight Road, Langho would be of interest to Applethwaite Homes. As you are aware, we have delivered bungalow schemes throughout the North West and we are comfortable there would be adequate demand for over 55 bungalows in that location. We would caveat that our interest is subject to a marketing pack, S106, due diligence etc. and we therefore offer this assurance without prejudice. We would welcome further marketing material should you achieve outline consent.

Kind regards

Richard Calderbank
Senior Land Manager



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