

- 8.6 In line with emerging policy guidance the Applicant will negotiate with RVBC and the selected affordable housing provider for a number of the affordable units to be specifically targeted to elderly groups. The precise number and location of these plots have not yet been identified and this will depend on the outcome of the negotiation process as part of any future Reserved Matters Applications.
- 8.7 At this stage, the Applicant has secured interest from two potential partners to deliver affordable housing on the Site and the wider Site area that will form the forthcoming outline planning application. Both Adactus and St Vincent's Housing Association have confirmed that affordable housing is in short supply in the Borough and particularly in Longridge, and both have expressed an interest in working with the Applicant to deliver affordable housing at the Site. Appendix 4 of this Statement includes a copy of correspondence received from these providers.
- 8.8 In summary, the proposed development will deliver 30% affordable housing in accordance with the Development Plan. The affordable housing will be distributed throughout the Site and consist of a mix of two and three bedroom properties, which will be indistinguishable, in terms of quality and design, from the open market housing. The Applicant will negotiate the tenure split of the properties with RVBC during the planning application process, together with an element of housing specifically targeted at elderly groups.

9. DEVELOPMENT BENEFITS AND CONCLUSIONS

- 9.1 The Site is located within an area of "open countryside" immediately adjacent to the town of Longridge. The Development Plan for Ribble Valley was adopted in 1998, and as such its policies relating to the delivery of housing are significantly out-of-date.
- 9.2 The policies are also out-of-date by virtue of the fact that RVBC cannot demonstrate a 5-year supply of housing.
- 9.3 The emerging Core Strategy is a material consideration, albeit it can be afforded only limited weight at this moment in time, which has been confirmed in the Secretary of State decisions referred to within this Statement.
- 9.4 The Core Strategy was originally submitted for Examination in 2012, but the examination process was suspended following concerns raised by the appointed Inspector. Following a number of changes to the CS and further consultation, the examination eventually re-opened and Hearing Sessions took place in January 2014. Following the closure of the Hearing Sessions the Inspector wrote to RVBC, by letter dated 31 January 2014, setting out a number of concerns over the soundness of the CS. The matters raised by the Inspector related to:
- The failure of the CS to meet the full, objectively assessed needs for housing;
 - The lack of justification for the grouping of proposed second tier settlements and the lack of certainty over the distribution of housing to those settlements; and
 - The lack of justification for re-allocating 200 homes through the 'Longridge adjustment' to second tier settlements and the lack of certainty over the distribution of housing to those settlements
- 9.5 These concerns are still very evident and the Applicant, along with others, has maintained an objection to the CS despite the proposed modifications, and considers the overall housing requirement to be insufficient to meet the full, objectively assessed needs of the Borough.
- 9.6 This was made clear by the Sitting Inspector who advised RVBC that the housing requirement should be **at least** 280 dwellings per annum, as opposed to 280

dwellings per annum being merely a target. This suggests that the actual figure should be in excess of 300 dpa would be more aligned with the Inspector's recommendations and align with the "Policy On" economic growth scenarios, and help to "boost significantly the supply of housing" in line with NPPF objectives. A five year supply assessment has therefore been made on this basis.

9.7 Within this planning policy context, national policy, in the form of the NPPF, directs decision-takers to approve development proposals unless there are any adverse impacts of doing so that would significantly and demonstrably outweigh the benefits, or there are specific policies within the NPPF indicating that development should be restricted. There are no NPPF policies indicating that such restrictions should be applied to proposals for residential development in this location. Consequently, it is the role of the decision-taker to weigh the considerable benefits that the proposed development would bring, against any significant and demonstrable adverse impacts that may arise.

9.8 This Statement and the range of technical reports that accompany this planning application demonstrate that the proposals are compliant with the NPPF, and there are a number of material considerations and many significant benefits that weigh in favour of the development. These include:

- The proposal will assist RVBC in boosting the supply of housing in the Borough and in Longridge, where there is an acknowledged shortage as the Council do not have a five year supply;
- The proposal will help the Council meet its housing requirements and address its historic under-delivery;
- The proposal will deliver much needed affordable housing (30%) in Longridge, where there is demonstrated to be significant unmet need due to very low historic levels of development;
- The Site is in a highly sustainable location; within walking distance of Longridge Town Centre and the excellent range of shops, services and community facilities that this principal town offers;
- The development will be accessible by non-car modes of transport, including by bus from services on Chipping Lane and in the town centre, by cycling and on

foot, including via the proposed new pedestrian and cycle link to the town centre via Sainsbury's supermarket and improved footways and bus stops on Chipping Lane;

- The development would be sustainable, providing significant benefits under each dimension of sustainable development;
- The proposal would deliver significant economic benefits through the creation of full-time construction jobs over a period of 10 years, increased local retail and leisure expenditure, which in turn supports further indirect job stability and creation, and the development will provide new homes bonus payments over a 6-year period to RVBC, provide opportunities for apprenticeships and training opportunities during construction for residents in the local area.
- The proposal would deliver significant social benefits by broadening the choice of homes in the Borough and widening opportunities for home ownership, by delivering much needed affordable housing, which has so far failed to be delivered by providing aspirational housing for families in a high quality environment with excellent links to Longridge, and by providing significant areas of accessible open space both within the developed area of the Site and to the north in the form of the Village Meadow;
- The proposals would deliver significant environmental benefits by utilising land that is considered to be of negligible ecological value and the lower grade (3B) agricultural value, it would deliver significant improvements to biodiversity through ecological enhancement measures, including new species rich hedgerow planting, the improvement and management of existing hedges, improvements to the wildlife value of ditches, the creation of new wildlife ponds and establishment of low density grazing regimes to improve floral diversity;
- RVBC's 2013 SHLAA Update regards the Site as deliverable and suitable and it scores amongst the highest in Longridge against the SHLAA sustainability criteria and in the SHLAA as being deliverable within 0-5 years;
- The submitted TA demonstrates that the traffic generated by the development can be accommodated within the surrounding highway with a negligible impact on capacity, and the submitted TP demonstrates that measures can be delivered to exploit opportunities for the use of sustainable transport modes; and

- The proposed design of the development uses character areas to respond positively to a varying context, including the use of increased landscaping and lower densities at the more sensitive northern and western edges of the Site.
- Provision of on Site primary education facilities, to reduce the pressure on other schools in the area, and to reduce the need to travel.
- Relocation and upgrading of existing Cricket Club which will enhance the existing facilities.
- Provision of significant areas of accessible open space and provision of opportunities for healthy living and the provision of LEAP and NEAP.
- Not located in Green Belt or any other designation referred to in Footnote 9 of the NPPF.
- Will not result in an increase in flood risk, either on Site, or elsewhere or impact on historic or archaeological features.
- The proposal will not impact negatively on the air quality of the surrounding area, and any impact is found to be negligible.

9.9 All of these benefits weigh significantly in favour of the development and this Statement does not identify any adverse impacts of the development that are capable of outweighing such a range and depth of benefits.

9.10 For the reasons outlined above and the accompanying technical reports, it is the Applicant's firm consideration that planning permission should be granted for this proposed sustainable development **without delay** in line with paragraph 14 of the NPPF. There are no sound planning reasons for Ribble Valley Borough Council to withhold a grant of full planning permission on this occasion.

APPENDIX 1

Barton Willmore Five Year Housing Land Supply Assessment

RIBBLE VALLEY FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT JULY 2014

(5 YEAR SUPPLY PERIOD- JULY 2014- JULY 2019)

1. SITES EXCLUDED FROM LPA'S SUPPLY

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|-----------------------------------|----------------|------------------|-----------------|-----------------------|-------------|----------|---------------------------------------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Land off Dale View, Clitheroe | 3/2013/0665 | | 23 | No | 0 | 0 | Sites excluded from Council's supply. | 0 | 0 |
| Victoria Mill, Sabden | 3/2011/0129 | | 70 | No | 0 | 0 | | 0 | 0 |
| Victoria Street Garage, Clitheroe | 3/2012/0185 | | 9 | No | 0 | 0 | | 0 | 0 |
| Barkers Garden Centre | 3/2010/0550 | | 32 | No | 0 | 0 | | 0 | 0 |
| Pack Horse Garage | 3/2013/0306 | | 9 | No | 0 | 0 | | 0 | 0 |
| TOTAL | | | 143 | | 0 | 0 | | 0 | 0 |

2. LARGE SITES

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|---|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Land at Higher Standen and part of Littlemoor Farm, Clitheroe | 3/2012/0942 | Outline | 1,040 | No | 0 | 0 | LPA considers that 300 dwellings will be brought forward in 5 years. The decision has however been challenged, and it is unlikely that a decision will be reached until end of summer/early Autumn 2015, at the earliest. There are significant highways works required which include junction arrangements and works to the A59. Condition 16 of the permission sets out that no part of the development shall commence (including site preparation) until a roundabout at junction A59 and Pendle Road has been constructed and open for use as part of the adopted highways. These are significant | 200 | 100 |

| Site Address | Application No | Application type | No of dwellings | No of units | | | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-----------|-----|-------------|------------|
| | | | | Development commenced | Completed | u/c | Comments | Discounted |
| Land to south and west of Barrow and west of Whalley Road, Barrow | 3/2012/0630 | Outline | 504 | No | 0 | 0 | 175 | 125 |
| | | | | | | | | |
| TOTAL | | | 1,544 | | | | 375 | 225 |

3. UNSIGNED S.106 (AS OF 31 MARCH 2014)

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | No of units | |
|--|----------------|---------------------------|-----------------|-----------------------|-------------|-----|---|-------------|--------------------|
| | | | | | Completed | u/c | Comments | Discounted | Included in Supply |
| Clitheroe Hospital, Chatburn Road, Clitheroe | 3/2012/0785 | Outline | 57 | No | 0 | 0 | - | 0 | 57 |
| Strawberry Fields, Main Street, Gisburn | 3/2013/0161 | Outline | 11 | No | 0 | 0 | Duplicate approved under Ref: 3/2012/0497), only 11 units included. | 0 | 11 |
| Pendle Garage, Clitheroe Road, Barrow | 3/2013/0169 | Full (Affordable Housing) | 28 | No | 0 | 0 | - | 0 | 28 |
| Hansons Garden Centre, Whalley Road, Barrow | 3/2013/0737 | Outline | 43 | No | 0 | 0 | - | 0 | 43 |
| Land at Chatburn Road, Clitheroe | 3/2013/0981 | Outline | 23 | No | 0 | 0 | - | 0 | 23 |
| Elmridge Farm, Elmridge Lane, Chipping | 3/2013/0691 | Full | 4 | No | 0 | 0 | - | 0 | 4 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|---|-------------|--------------------|
| | | | | | Completed | u/c | Comments | Discounted | Included in Supply |
| Land at Higher Standen and part of Littlemoor Farm, Clitheroe | 3/2012/0942 | Outline | 1,040 | No | 0 | 0 | 300 dwellings already accounted for in LPA's large sites section. Applicant considers 100 dwellings to be more realistic. | 0 | 0 |
| Total | | | 1,206 | | | | + large site allowance accounted for above | 0 | 166 |

4. SITES OVER 0.4 HA

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | No of units | |
|---|------------------------------|------------------|-----------------|-----------------------|-------------|-----|--|-------------|--------------------|
| | | | | | Completed | u/c | Comments | Discounted | Included in Supply |
| Site 2, Barrow Brook Business Village | 3/2012/0158 | Outline | 104 | No | 0 | 0 | - | 0 | 104 |
| Land off Clitheroe road, Barrow | 3/2012/0617 | Outline | 7 | No | 0 | 0 | - | 0 | 7 |
| Land off Clitheroe Road, Barrow | 3/2013/0511 | Outline | 9 | No | 0 | 0 | - | 0 | 9 |
| Land at 23-25 Old Row, Barrow | 3/2012/0623 | Outline | 23 | No | 0 | 0 | - | 0 | 16 |
| Land at Whiteacre Lane, Barrow | 3/2011/0776 | Outline | 7 | No | 0 | 0 | - | 0 | 7 |
| Land to the south and west of Barrow and west of Whalley Road, Barrow | 3/2012/0630 | Outline | 504 | No | 0 | 0 | 300 dwellings already accounted for by LPA in large sites section. Applicant considers 175 dwellings to be more realistic. | 0 | 0 |
| Land off Dale View, Billington | Latest Application 3/03/0048 | Reserved Matters | 49 | Yes | 26 | 0 | 23 units excluded by LPA from supply. | 0 | 0 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|-------------|--------------------|
| | | | | | Completed | u/c | Discounted | Included in Supply |
| Land off Dale View, Billington | 3/2012/0738 | Outline | 10 | No | 0 | 0 | 0 | 10 |
| Land off Dale View, Billington | 3/2012/0065 | Outline | 12 | No | 0 | 0 | 0 | 12 |
| Wilkinsons haulage yard and adj land, Whalley Road, Billington | 3/2013/0747 | Full | 55 55 | No | 0 | 0 | 0 | 55 |
| Land off Chatburn Old Road, Chatburn | 3/2011/0025 | Full | 10 | No | 0 | 0 | 0 | 10 |
| Chapel Close, Kingfisher Crescent, Heron Mews and Mallard Row, Clitheroe | 3/2012/0629 | RM | 54 | Yes | 19 | 21 | 0 | 14 |
| Land adj Greenfield Avenue, Clitheroe | 3/2012/0014 | Outline | 30 | No | 0 | 0 | 0 | 30 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Comments | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|------------|--|--------------------|--|
| | | | | | Completed | u/c | Discounted | | Included in Supply | |
| Land adj St Paul's Church, Edisford Road, Clitheroe | 3/2013/0014 | Outline | 8 | No | 0 | 0 | 0 | 0 | 8 | |
| Land off Henthorn Road, Clitheroe | 3/2013/0035 | Reserved Matters | 270 | Yes | 7 | 65 | 0 | Two Developers on Site at rate of 50 dpa. | 263 | |
| Land off Henthorn Road, Clitheroe | 3/2013/0711 | Outline | 140 | No | 0 | 0 | 0 | - | 140 | |
| Land north and west of Littlemoor, Clitheroe | 3/2012/0420 | Outline | 49 | No | 0 | 0 | 0 | - | 49 | |
| Land off Milton Avenue, Clitheroe | 3/2011/0892 | Outline | 50 | No | 0 | 0 | 0 | - | 50 | |
| Former Barkers Garden Centre, Whalley Road, Clitheroe | 3/2010/0550 | Outline | 32 | No | 0 | 0 | 0 | Planning Permission for Aldi foodstore. Discounted from supply by LPA. | 0 | |
| Primrose Mill Site, Woone Lane, Clitheroe | 3/2012/0394 | RM | 112 | Yes | 60 | 0 | 0 | - | 54 | |
| Land south west | 3/2011/1064 | Outline | 81 | No | 0 | 0 | 0 | - | 81 | |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | No of units | |
|---|----------------|---------------------------|-----------------|-----------------------|-------------|-----|---|-------------|--------------------|
| | | | | | Completed | u/c | Comments | Discounted | Included in Supply |
| of Primrose Village, Clitheroe | | | | | | | | | |
| Brown Leaves Grove, Copster Green | 2012/0745 | RM | 18 | Yes | 8 | 10 | 8 completions to date. | 8 | 10 |
| Strawberry Fields, Main Street, Gisburn | 3/2012/0497 | Outline | 21 | No | 0 | 0 | Duplication of s.106 3/2013/0161- discount 10 units from this permission. Site is currently being marketed. | 11 | 10 |
| Land to the North of Whalley Road, Hurst Green | 3/2012/0964 | Full | 30 30 | Yes | 0 | 0 | - | 0 | 30 |
| Petre Crescent, Wood Langho | 3/2013/0113 | Full (Affordable Housing) | 25 | Yes | 0 | 25 | Under construction and scheme to be completed by end of year. | 0 | 25 |
| Croft Way, Pasture Grove and Meadow Lane, Longridge | 3/2011/0541 | Full | 49 | Yes | 49 | 0 | Scheme completed. | 21 | 0 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Comments | No of units | |
|---|----------------------|------------------|-----------------|-----------------------|-------------|-----|------------|----------|--------------------|--|
| | | | | | Completed | u/c | Discounted | | Included in Supply | |
| Land off Chapel Hill, Longridge | 3/2011/1071 | Full | 53 | No | 0 | 0 | 0 | 0 | 53 | |
| Spout Farm, Preston Road, Londridge | 3/2012/0782 | Outline | 32 | No | 0 | 0 | 0 | 0 | 32 | |
| Water Meadows, Longridge | 3/2013/0307 | Reserved Matters | 58 | Yes | 5 | 53 | 5 | 5 | 53 | |
| Cherry Drive, Brockhall Village, Old Langho | 3/2013/0074 (latest) | RM | 7 | Yes | 3 | 2 | 0 | 0 | 2 | |
| Eden Gardens, Brockhall Village, Old Langho | 3/2010/0103 | Full | 6 | Yes | 2 | 4 | 0 | 0 | 4 | |
| Land at Hillside, Brockhall Village | 3/2010/0387 | Full | 3 | Yes | 1 | 1 | 0 | 0 | 1 | |
| Meadow View and Whins House, Whins Lane, Read | 3/2013/0851 | Full | 15 | No | 0 | 0 | 0 | 0 | 15 | |
| Victoria Mill, Watt Street, Sabden | 3/2011/0129 | Full | 70 | No | 0 | 0 | 0 | 0 | 0 | |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|--|-------------|--------------------|
| | | | | | Completed | u/c | Comments | Discounted | Included in Supply |
| Ash Grove, Alder Drive, Elm Close and Willow Avenue, Whalley | 3/2012/0730 | Full | 46 | Yes | 25 | 21 | | 0 | 21 |
| Land at Accrington Road, Whalley | 3/2012/0179 | Outline | 77 | No | 0 | 0 | - | 0 | 77 |
| Land east of Clitheroe Road (Lawsonsteads), Whalley | 3/2013/0137 | Outline | 205 | No | 0 | 0 | Single developer on site at rate of 30 dpa. Reserved Matters application not likely to be submitted and approved until April 2015 resulting in first units on site in early 2016 at a rate of 30 dpa. LPA do not take account of care homes in FOAN and therefore cannot take account of care homes in five year supply. | 100 | 105 |
| Land east of Clitheroe Road (Lawsonsteads), | 3/2012/0687 | Outline | 55 | No | 0 | 0 | - | 0 | 55 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|----------------------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Whalley | | | | | | | | | |
| Old Whalley Nurseries, Clitheroe Road, Whalley | 3/2011/0784 | Outline | 6 | No | 0 | 0 | - | 0 | 6 |
| Land at Mitton Road, Whalley | 3/2012/0637 | Full | 137 | No | 0 | 0 | - | 0 | 137 |
| Land north of Riddings Lane, Whalley | 3/2010/0820 | Outline | 80 | No | 0 | 0 | - | 0 | 80 |
| Land at Bennetts Close, Wiswell Lane, Whalley | 3/2013/0770 | Full | 4 | No | 0 | 0 | - | 0 | 4 |
| The Grange, Ribchester Road, Clayton-le-dale | 3/2010/0202 or 3/2010/0216 | Full | 6/3 | Yes | 0 | 5 | - | 0 | 1 |
| Ashwood, Brockhall Village, Old Langho | 3/2012/0734 | Full | 1 | Yes | 0 | 1 | - | 0 | 0 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | No of units | |
|--------------|----------------|------------------|---------------------------------------|-----------------------|-------------|-----|--|--------------------|
| | | | | | Completed | u/c | Discounted | Included in Supply |
| Total | | | (504 dwellings included from Barrow), | | | | 145 | 1,631 |
| | | | | | | | Excludes 300 dwellings from Barrow, already accounted for in large sites | |

5. SITES WITH FULL PLANNING PERMISSION

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Comments | No of units | | | |
|--|--------------------------|------------------|-----------------|-----------------------|-------------|-----|------------|----------|-------------|--------------------|---|---|
| | | | | | Completed | u/c | Discounted | | Discounted | Included in Supply | | |
| Pack Horse Garage, Mellor Brow, Mellor Brook | 3/2013/0306 | Full | 9 (apts) | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 |
| Victoria Street Garage, Victoria Street, Clitheroe | 3/2012/0185 | Full | 9 | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 |
| Land adj Orchard House, Saidburn Road, Grindleton | 3/2011/0314 | Full | 1 | - | - | - | 0 | 0 | 0 | 0 | 1 | 1 |
| Land adj the Coach House, Whalley Road, Wilpshire | 3/2012/0937 | Full | 1 | - | - | - | 0 | 0 | 0 | 0 | 1 | 1 |
| Stonyhurst View, Brockhall Village, Old Langho | 3/2012/1107 | Full | 1 | - | - | - | 0 | 0 | 0 | 0 | 1 | 1 |
| Land adj 47 Knowlsey Road West, Clayton-le-Dale | 3/2009/0542, 3/2012/0724 | Full | 1 | - | - | - | 0 | 0 | 0 | 0 | 1 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|---|------------------|-----------------|-----------------------|-------------|-----|--|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Rabek House, Sawley | 3/2010/0205 | Full | 2 | - | - | - | Planning permission expired on 13 th August 2013. | 2 | 0 |
| Land adj 10 Whalley Road, Mellor Brook | 3/2013/0568 | Full | 1 | - | - | - | - | 0 | 1 |
| The Knolle, 26 Whalley Road, Wilpshire | 3/2010/0807 | Full | 2 | - | - | - | - | 2 | 1 |
| Land Preston Road, Ribchester | 3/2011/0049 | Full | 1 | - | - | - | - | 0 | 1 |
| View off Rose Cottage, Grindleton Road, West Bradford | 3/2013/0976, 3/2013/0712, 3/2011/0833 | Full | 1 | - | - | - | - | 0 | 1 |
| The Bowling Green, Cherry Drive, Brockhall Village | 3/2013/0844, 3/2013/0323, 3/2012/1012, 3/2011/0597 | Full | 2 | - | - | - | - | 0 | 2 |
| Land adj Mount Pleasant, Padiham Road, Sabden | 3/2011/0695 | Full | 1 | - | - | - | - | 0 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|--------------------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Black Bull Hotel, Church Street, Ribchester | 3/2010/0934 | Full | 5 | - | - | - | - | 0 | 5 |
| Land Hambleton View, Simonstone | 3/2011/0039 | Full | 4 | - | - | - | - | 0 | 4 |
| R/O 19-21 King Street, Whalley | 3/2011/0045 | Full | 3 | - | - | - | - | 0 | 3 |
| Prestons Yard, Longridge Road, Chipping | 3/2011/0833 | Full | 4 | - | - | - | - | 0 | 4 |
| 22A Waddow Grove Waddington | 3/2011/0909 | Full | 1 | - | - | - | - | 0 | 1 |
| Land off Clough Bank, Chatburn | 3/2011/1052 | Full | 2 | - | - | - | - | 0 | 2 |
| The Pendre, Pendle Road, Clitheroe | 3/2011/1039 | Full | 1 | - | - | - | - | 0 | 1 |
| Chorley House, Back Commons Lane, Clitheroe | 3/2012/0753, 3/2013/0750 | Full | 1 | - | - | - | - | 0 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Roefield Reach, Edisford Road, Clitheroe | 3/2012/0595 | Full | 1 | - | - | - | - | 0 | 1 |
| 28 Kirkmoor Road, Clitheroe | 3/2012/1085 | Full | 3 | - | - | - | - | 0 | 3 |
| 4 Stanley Street, Longridge | 3/2012/1095 | Full | 1 | - | - | - | - | 0 | 1 |
| 55 Pendle Road, Clitheroe | 3/2012/1010 | Full | 3 | - | - | - | - | 0 | 3 |
| Kemple Barn, Whalley Road, Pendleton | 3/2012/0096 | Full | 1 | - | - | - | - | 0 | 1 |
| Land off Victoria Terrace, Mellor Brook | 3/2012/0876 | Full | 3 | - | - | - | - | 0 | 3 |
| Land opposite Foxhill House, Whins Lane, Simonstone 3 | 3/2012/0789 | Full | 1 | - | - | - | - | 0 | 1 |
| Parker Avenue, Clitheroe | 3/2013/1001 | Full | 3 | - | - | - | - | 0 | 3 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|-------------|------------|
| | | | | | Completed | u/c | Comments | Discounted |
| 197 Ribchester Road, Clayton-le-Dale | 3/2013/0331 | Full | 1 | - | - | - | 0 | 1 |
| Springfield, Whiteacre Lane, Barrow | 3/2013/0278 | Full | 1 | - | - | - | 0 | 1 |
| 2 Halton Place, Longridge | 3/2013/0454 | Full | 1 | - | - | - | 0 | 1 |
| Land adj 74 Knowsley Road, Wilphshire | 3/2013/0267 | Full | 1 | - | - | - | 0 | 1 |
| Brook Farm, Longsight Road, Clayton-le-Dale | 3/2013/0333 | Full | 1 | - | - | - | 0 | 1 |
| Land at George Lane, Read | 3/2013/0271 | Full | 2 | - | - | - | 0 | 2 |
| Land off Neddy Lane, Billington | 3/2013/0763 | Full | 1 | - | - | - | 0 | 1 |
| 8 Hammond Drive, Read | 3/2013/0513 | Full | 2 | - | - | - | 0 | 2 |

| Site Address | Application No | Application type | No of dwellings | No of units | | | No of units | | |
|--|----------------|------------------|-----------------|-----------------------|-----------|-----|-------------|------------|--------------------|
| | | | | Development commenced | Completed | u/c | Comments | Discounted | Included in Supply |
| Land adj Eker Farm, Whalley Road, Billington | 3/2013/0587 | Full | 1 | - | - | - | - | 0 | 1 |
| Land between 52/54 Knowsley Road, Wilsphire | 3/2013/0742 | Full | 1 | - | - | - | - | 0 | 1 |
| Former Public Convenience, Slaiburn Road, Waddington | 3/2013/1031 | Full | 1 | - | - | - | - | 0 | 1 |
| Cherry Hall, Main Street, Grindleton | 3/2013/1070 | Full | 1 | - | - | - | - | 0 | 1 |
| The Abottair, Clerk Hill Road, Whalley | 3/2013/0805 | Full | 1 | - | - | - | - | 0 | 1 |
| Croftlands, Broad Meadow, Chipping | 3/2013/0571 | Full | 1 | - | - | - | - | 0 | 1 |
| Bolton Fold Cottage, Alston Lane, Alston | 3/2014/0107 | Full | 1 | - | - | - | - | 0 | 1 |
| Total | | | 88 | | | | | 2 | 86 |

6. SITES WITH OUTLINE PLANNING PERMISSION

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | Comments | Discounted | Included in Supply |
| Land off Dixon Road, Longridge | 3/2011/0093 | Outline | 9 | - | - | - | 0 | 9 | |
| Land adj Whitecroft, Pendle Avenue, Chatburn | 3/2011/0458 | Outline | 1 | - | - | - | 0 | 1 | |
| Land at Nedly Lane, Billington | 3/2011/0422 | Outline | 1 | - | - | - | 0 | 1 | |
| Royal British Legion Towneley Road, Longridge | 3/2011/0400 | Outline | 5 | - | - | - | 0 | 5 | |
| Fell View, Barnacre Road, Longridge | 3/2011/0710 | Outline | 9 | - | - | - | 0 | 9 | |
| Land Ribblesdale Avenue, Clitheroe | 3/2011/0719 | Outline | 1 | - | - | - | 0 | 1 | |
| The Village Hall, Brockhall Village | 3/2011/0930 | Outline | 1 | - | - | - | 0 | 1 | |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| 65 Whalley Road, Langho | 3/2011/0959 | Outline | 2 | - | - | - | - | 0 | 2 |
| Old Motor Repair Workshop, Neville Street, Longridge | 3/2012/0321 | Outline | 1 | - | - | - | - | 0 | 1 |
| Police Rural Beat House, Manor Avenue/Preston Road, Ribchester | 3/2012/0547 | Outline | 1 | - | - | - | - | 0 | 1 |
| Grimbaldeston Farm, Preston Road, Longridge | 3/2012/0698 | Outline | 4 | - | - | - | - | 0 | 4 |
| Land adj St Leonards Vicarage, 11 Whalley Road, Billington | 3/2012/0874 | Outline | 1 | - | - | - | - | 0 | 1 |
| The Abattoir, Clerk Hill Road, Whalley | 3/2012/0477 | Outline | 1 | - | - | - | - | 0 | 1 |
| 1 Durham Drive, Wilpshire | 3/2013/0153 | Outline | 1 | - | - | - | - | 0 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Comments | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|------------|----------|--------------------|--|
| | | | | | Completed | u/c | Discounted | | Included in Supply | |
| Land adj Manor Barn, Rimington Lane, Rimington | 3/2013/0416 | Outline | 4 | - | - | - | 0 | 0 | 4 | |
| Bolton Fold Farm, Alston Lane, Alston | 3/2013/0707 | Outline | 1 | - | - | - | 0 | 0 | 1 | |
| Longsight House, Longsight Road, Langho | 3/2013/0592 | Outline | 2 | - | - | - | 0 | 0 | 2 | |
| Former Gisburn Diner, Strawberry Fields, Main Street, Gisburn | 3/2013/0189 | Outline | 2 | - | - | - | 0 | 0 | 2 | |
| Land adj 25 Little Lane, Longridge | 3/2013/0815 | Outline | 4 | - | - | - | 0 | 0 | 4 | |
| Total | | | 51 | | | | 0 | 0 | 51 | |

7. SITES ON WHICH DEVELOPMENT HAS COMMENCED- PART OF SITE NOT STARTED

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | No of units | |
|-----------------------------|----------------|------------------|-----------------|-----------------------|-------------|-----|-------------|--------------------|
| | | | | | Completed | u/c | Discounted | Included in Supply |
| 144 Whalley Road, Wilpshire | 6/9/2236 | | 3 | Yes | 2 | 0 | 1 | 0 |
| Weavers Croft, Billington | 3/91/0071 | | 23 | Yes | 22 | 0 | 1 | 0 |
| Total | | | | | | | 2 | 0 |

8. SITES ON WHICH DEVELOPMENT HAS COMMENCED- UNITS UNDER CONSTRUCTION

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Comments | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|------------|---|--------------------|---|
| | | | | | Completed | u/c | Discounted | | Included in Supply | |
| Land at Padiham Road, Sabden | 3/2005/0429 | | 1 | Yes | - | - | 1 | Historic development has not been completed in 9 years and unlikely to be completed. | 0 | 0 |
| Land adj Alderleigh, Hernthorn Road, Clitheroe | 3/1994/0128 | | 1 | Yes | - | - | 1 | Historic development has not been completed in 20 years and unlikely to be completed. | 0 | 0 |
| Beech House, Basburn Drive, Mellor Brook | 3/2008/0090 | | 1 | Yes | - | - | 1 | Historic development has not been completed in 6 years and unlikely to be completed. | 0 | 0 |
| Orchard House, Alderford Close, Clitheroe | 3/2008/0090 | | 1 | Yes | - | - | 1 | Historic development has not been completed in 6 years and unlikely to be completed. | 0 | 0 |
| Hesketh End, Judd Holmes Lane, Chipping | 3/2007/0246 | | 1 | Yes | - | - | 1 | Historic development has not been completed in 7 years and unlikely to be completed. | 0 | 0 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|-----------------------------|------------------|-----------------|-----------------------|-------------|-----|---|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Land at Higher Highfield Farm, Tinklers Lane, Slaidburn | 3/2006/0586 | | 1 | Yes | - | - | Historic Permission development has not been completed in 8 years and unlikely to be completed. | 1 | 0 |
| Land at The Drive, Brockhall Village, Old Langho | 3/2009/0399 | | 1 | Yes | - | - | Historic Permission development has not been completed in 5 years and unlikely to be completed. | 1 | 0 |
| Land Kirklands, Chipping | 3/2009/0399 | | 7 | Yes | - | - | Historic Permission development has not been completed in 5 years and unlikely to be completed. | 7 | 0 |
| Walter Carefoot, Blackpool Road, Longridge | 3/2011/0599 | | 4 | Yes | - | - | - | 0 | 4 |
| Karaka, Sawley Road, Grindleton | 3/2012/0503, 3/2009/0683 | | 1 | Yes | - | - | - | 0 | 1 |
| 17/19 Waverley Road, Ramsgreave | 3/2009/0307 | | 2 | Yes | - | - | Historic Permission development has not been completed in 5 years and unlikely to be completed. | 2 | 0 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|--|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| 127 Padilham Road, Sabden | 3/2012/0411 | | 1 | Yes | - | - | | 0 | 1 |
| 26/26A/28 Bosburn Drive, Mellor Brook | 3/2009/0765 | | 3 | Yes | - | - | Historic development has not been completed in 5 years and unlikely to be completed. | 3 | 0 |
| 1 & 2 Lake View, Longridge | 3/2012/0850 | | 2 | Yes | - | - | - | 0 | 2 |
| 7 Smithy Row, Hurst Green | 3/2012/1086 | | 1 | Yes | - | - | - | 0 | 1 |
| Black Horse Inn, Pimlico Road, Clitheroe | 3/2011/0169 | | 1 | Yes | - | - | - | 0 | 1 |
| 1-4 The Croft, Sawley Road, Chatburn | 3/2012/0241 | | 4 | Yes | - | - | - | 0 | 4 |
| 16 Church Railke, Chipping | 3/2012/1011 | | 1 | Yes | - | - | - | 0 | 1 |
| Lingmoor, Ribblesdale Avenue, Clitheroe | 3/2012/0488 | | 2 | Yes | - | - | - | 0 | 2 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|-----------------------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| 11 Stubbins Lane, Sabden | 3/2010/1014 | | 5 | Yes | - | - | - | 0 | 3 |
| Sunnyfield House, Hawthorne Place, Clitheroe | 3/2011/0796 | | 1 | Yes | - | - | - | 0 | 1 |
| Clayton Manor, Ribchester Road, Wilpshire | 3/2010/0424 | | 2 | Yes | - | - | - | 0 | 2 |
| 32A/32B George Street Clitheroe | 3/2012/0565 | | 2 | Yes | - | - | - | 0 | 2 |
| Land Severn Street, Longridge | 3/2010/0763 | | 7 | Yes | - | - | - | 0 | 7 |
| New Chapel House, Preston Road, Longridge | 3/2013/0485 | | 1 | Yes | - | - | - | 0 | 1 |
| 26A Dilworth Lane, Longridge | 3/2013/0944, 3/2013/0088 | | 1 | Yes | - | - | - | 0 | 1 |
| Primrose Mill, Woone Lane, Clitheroe | 3/2010/0897 | | 14 | Yes | - | - | - | 0 | 14 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|-------------|------------|
| | | | | | Completed | u/c | Comments | Discounted |
| Land adj 10 The Dene, Hurst Green | 3/2013/0535 | | 1 | Yes | - | - | 0 | 1 |
| Higher Foal House, Clitheroe Road, Barrow | 3/2013/0081 | | 1 | Yes | - | - | 0 | 1 |
| 12/14/15/16 Nethertown Close, Whalley | 3/2013/0004 | | 4 | Yes | - | - | 0 | 4 |
| 2A Parlick Avenue, Longridge | 3/2013/0877 | | 1 | Yes | - | - | 0 | 1 |
| Land Greenacres/Tennyson Avenue Road | 3/2010/0961 | | 2 | Yes | - | - | 0 | 2 |
| 31-45 Carlton Place, Clitheroe | 3/2013/0638 | | 5 | Yes | - | - | 0 | 5 |
| Mitchell Street, Clitheroe | 3/2013/0528 | | 2 | Yes | - | - | 0 | 2 |
| Total | | | 84 | | | | 19 | 65 |

9. CONVERSIONS AND CHANGE OF USE- SITES ON WHICH DEVELOPMENT HAS NOT COMMENCED

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Included in Supply |
|--|--------------------------|------------------|-----------------|-----------------------|-------------|-----|------------|--------------------|
| | | | | | Completed | u/c | Discounted | |
| 1 & 3 Windy Street, Chipping | 3/2010/0963 | Full | 1 | No | - | - | 0 | 1 |
| Ashgrove Barn, 1 Shawbridge Street, Clitheroe | 3/2012/0998 | Full | 1 | No | - | - | 0 | 1 |
| 17 Dilworth Lane, Longridge | 3/2012/0461 | Full | 1 | No | - | - | 0 | 1 |
| Lawson House Farm Bolton by Bowland Road, Sawley | 3/2010/0750, 3/2011/0729 | Full | 1 | No | - | - | 0 | 1 |
| Land adj Shays Cottage, Tosside | 3/2012/0070, 3/2013/0757 | Full | 2 | No | - | - | 0 | 2 |
| Coach House, Trapp Lane, Simonstone | 3/2013/0796 | Full | 1 | No | - | - | 0 | 1 |
| Brockthorn, Tosside | 3/2010/0693, 3/2011/1058 | Full | 2 | No | - | - | 0 | 2 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|--|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Clough Farm, Bottom Rabbit Bashall Eaves | 3/2010/0353 | Full | 2 | No | - | - | Planning Permission expired 08/04/2014 | 2 | 0 |
| Clough Carters Paythorne Farm, Lane, | 3/2011/0278 | Full | 1 | No | - | - | Planning Permission expired 08/06/2014 | 1 | 0 |
| Hothersall Farm, Hothersall Lane, Ribchester | 3/2011/0324 | Full | 1 | No | - | - | Planning Permission expired 27/06/2014 | 1 | 0 |
| Rakefoot Farm, Thornley Road, Chaigley | 3/2011/0332 | Full | 1 | No | - | - | - | 0 | 1 |
| Wiswell Hall Farm, Wiswell Lane, Whalley | 3/2011/0355 | Full | 2 | No | - | - | - | 0 | 2 |
| 1 The Old Shippon, Mellor Lane, Mellor | 3/2011/0544 | Full | 1 | No | - | - | - | 0 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Seven Acre Cottage, Forty Lane, Longridge | 3/2011/0646 | Full | 1 | No | - | - | - | 0 | 1 |
| Wheatley Farm, Four Acre Lane, Thornley-with-Wheatley 1 | 3/2011/0813 | Full | 1 | No | - | - | - | 0 | 1 |
| Abbot Barn, Back House Lane, Chipping | 3/2011/0887 | Full | 1 | No | - | - | - | 0 | 1 |
| The Barn, Preston Road, Alston | 3/2011/0951 | Full | 1 | No | - | - | - | 0 | 1 |
| Watts Close Farm, Gisburn | 3/2011/0885 | Full | 2 | No | - | - | - | 0 | 2 |
| Acorn Cottage, Back Lane, Rimington | 3/2011/0953 | Full | 1 | No | - | - | - | 0 | 1 |
| Hubbersty Fold Farm, Commons Lane, Balderstone | 3/2011/0625 | Full | 1 | No | - | - | - | 0 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | No of units | |
|--|--------------------------|------------------|-----------------|-----------------------|-------------|-----|-------------|------------|
| | | | | | Completed | u/c | Comments | Discounted |
| Fairclough House, Loud Bridge, Chipping | 3/2011/0702 | Full | 2 | No | - | - | 0 | 2 |
| Barn at Lower Gills, Whytha Lane, Rimington | 3/2012/0046 | Full | 1 | No | - | - | 0 | 1 |
| Bay Gate Barn, Bolton by Bowland | 3/2013/0887 | Full | 1 | No | - | - | 0 | 1 |
| 4 Stanley Street, Longridge | 3/2012/0463 | Full | 1 | No | - | - | 0 | 1 |
| The Moorcock Inn, Slaidburn Road, Waddington | 3/2012/0356 | Full | 2 | No | - | - | 0 | 2 |
| Barn Opp Cold Coates Farm, Collins Hill Lane, Chipping | 3/2011/0738 | Full | 2 | No | - | - | 0 | 2 |
| Wittons Farm, Bolton by Bowland | 3/2012/0489 | Full | 1 | No | - | - | 0 | 1 |
| 6 Church Lane, Mellor | 3/2013/1030, 3/2012/0603 | Full | 1 | No | - | - | 0 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Comments | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|------------|----------|--------------------|--|
| | | | | | Completed | u/c | Discounted | | Included in Supply | |
| 1.1 New Row Cottages, Clitheroe Road, Knowle Green | 3/2012/0708 | Full | 1 | No | - | - | - | 0 | 1 | |
| Mill adj Primrose House, Primrose Road, Clitheroe | 3/2012/0558 | Full | 1 | No | - | - | - | 0 | 1 | |
| Stanley House, Lowergate, Clitheroe | 3/2012/0839 | Full | 2 | No | - | - | - | 0 | 2 | |
| Cottage Restaurant, Main Street, Gisburn | 3/2012/0915 | Full | 1 | No | - | - | - | 0 | 1 | |
| Watt Close Farm, Burnley Road, Gisburn | 3/2012/0983 | Full | 1 | No | - | - | - | 0 | 1 | |
| Root Hill Estate Yard, Dunsop Bridge | 3/2012/0980 | Full | 3 | No | - | - | - | 0 | 3 | |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|-------------|------------|
| | | | | | Completed | u/c | Comments | Discounted |
| Windy Hills Farm, Chipping | 3/2012/0639 | Full | 2 | No | - | - | 0 | 2 |
| Kellets Farm, Green Moor Lane, Knowle Green | 3/2012/0777 | Full | 1 | No | - | - | 0 | 1 |
| Lower Cote Barn, Higher Greenhead Farm, Gisburn Road, Sawley | 3/2013/0013 | Full | 1 | No | - | - | 0 | 1 |
| Methodist Church, Chapel Lane, West Bradford | 3/2013/0050 | Full | 1 | No | - | - | 0 | 1 |
| The Longridge Restaurant, 104 Higher Road, Longridge | 3/2012/1077 | Full | 5 | No | - | - | 0 | 5 |
| Former Garage, Branch Road, Waddington | 3/2013/0064 | Full | 1 | No | - | - | 0 | 1 |
| Quarry House, Tosside | 3/2012/1110 | Full | 1 | No | - | - | 0 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Comments | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|------------|----------|--------------------|--|
| | | | | | Completed | u/c | Discounted | | Included in Supply | |
| Moorfield, 4 Wiswell Lane, Whalley | 3/2013/0150 | Full | 1 | No | - | - | - | 0 | 1 | |
| Bailey Hall Bart, Hurst Green | 3/2013/0154 | Full | 2 | No | - | - | - | 0 | 2 | |
| 27-29 Bawdlands, Clitheroe | 3/2013/0481 | Full | 1 | No | - | - | - | 0 | 1 | |
| Old School House, Lane Ends, Grindleton | 3/2013/0503 | Full | 1 | No | - | - | - | 0 | 1 | |
| Groom's Farm, Stirk House, Gisburn | 3/2012/1102 | Full | 1 | No | - | - | - | 0 | 1 | |
| Billingtons Farm, Mile Lane, Longridge | 3/2012/0778 | Full | 2 | No | - | - | - | 0 | 2 | |
| The Rann, Saccary Lane, Mellor | 3/2013/0052 | Full | 1 | No | - | - | - | 0 | 1 | |
| Eaves Hall, Moor Lane, West Bradford | 3/2013/0111 | Full | 4 | No | - | - | - | 0 | 4 | |

| Site Address | Application No | Application Type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| 14 Inglewhite Road, Longridge | 3/2013/0756 | Full | 1 | No | - | - | - | 0 | 1 |
| Tithe Barn Stables, Whins Lane, Simonstone | 3/2013/0612 | Full | 1 | No | - | - | - | 0 | 1 |
| Brook Farm, Longsight Road, Clayton-le-Dale | 3/2013/0333 | Full | 2 | No | - | - | - | 0 | 2 |
| 3 & 4 Orchard Cottages, Clitheroe Road, Waddington | 3/2013/0319 | Full | 2 | No | - | - | - | 0 | 2 |
| Halsteads Farm, Rimington | 3/2013/0693 | Full | 2 | No | - | - | - | 0 | 2 |
| Causeway Farm, Longsight Road, Osbaldeston | 3/2012/1079 | Full | 1 | No | - | - | - | 0 | 1 |
| Greengore Farm, Hill Lane, Hurst Green | 3/2013/0215 | Full | 2 | No | - | - | - | 0 | 2 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | No of units | |
|---|----------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | Comments | Discounted | Included in Supply |
| Mill House Farm, Chipping Road, Chaigley | 3/2013/0840 | Full | 1 | No | - | - | - | 0 | 1 |
| Whins Barn, Sabden | 3/2013/0842 | Full | 1 | No | - | - | - | 0 | 1 |
| Brocklehurst Farm, Bowland Gate West Bradford | 3/2013/0896 | Full | 2 | No | - | - | - | 0 | 2 |
| Field Barn, Old Langho Road, Old Land | 3/2013/1065 | Full | 1 | No | - | - | - | 0 | 1 |
| Garage Premise, Back Brennand Street, Clitheroe | 3/2014/0150 | Full | 3 | No | - | - | - | 0 | 3 |
| Total | | | 89 | | | | | 4 | 85 |

10. CONVERSIONS AND CHANGE OF USE – SITES ON WHICH DEVELOPMENT HAS COMMENCED

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | Comments | No of units | |
|--|-----------------------------|------------------|-----------------|-----------------------|-------------|-----|------------|---|--------------------|---|
| | | | | | Completed | u/c | Discounted | | Included in Supply | |
| Trough Farm, Clough Lane, Hurst Green | 1995/0474 | Full | 1 | Yes | - | - | 1 | Committed in 1997- not come forward in 17 years and unlikely to be completed. | 0 | 0 |
| The Old School Cottage, Forest Becks Farm, Forest Becks, Bolton by Bowland | 3/1997/0571, 3/2002/0511 | Full | 1 | Yes | - | - | 1 | Committed in 2007- not finished in 7 years and unlikely to be completed. | 0 | 0 |
| Woodfield Barn, Woodfields, Stonyhurst | 3/2013/0626, 3/2007/0504 | Full | 2 | Yes | - | - | 2 | Committed in 2007- not finished in 7 years and unlikely to be completed. | 0 | 0 |
| New Barn, Whalley Road, Stonyhurst | 3/2013/0625, 3/2007/0505 | Full | 3 | Yes | - | - | 3 | Committed in 2007- not finished in 7 years and unlikely to be completed. | 0 | 0 |
| Horrocks Barn, Horrocks Farm, Stonyhurst | 3/2013/0096 | Full | 1 | Yes | - | - | 1 | Committed in 2007- not finished in 7 years and unlikely to be completed. | 0 | 0 |
| 16/18/18A Well Terrace, Clitheroe | 33/2008/0775 | Full | 3 | Yes | - | - | 0 | - | 3 | 3 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Carlinghurst Farm, Huntingdon Hall Lane, Dutton | 3/2010/0627 | Full | 2 | Yes | - | - | - | 0 | 2 |
| Pendle Hotel, Clitheroe Road, Chatburn | 3/2012/0317 | Full | 3 | Yes | - | - | - | 0 | 3 |
| Aspirnalls Farm/The Old Barn, Kenyon Lane, Dinkley | 3/2011/0675 | Full | 1 | Yes | - | - | - | 0 | 1 |
| New Barn, Holden Lane, Slaidburn | 3/2010/0194 | Full | 1 | Yes | - | - | - | 0 | 1 |
| Huggan Ing Farm, Gisburn Road, Sawley | 3/2012/0579 | Full | 1 | Yes | - | - | - | 0 | 1 |
| 1 & 2 Chapel School, St Nicholas Avenue, Sabden | 3/2011/0284 | Full | 2 | Yes | - | - | - | 0 | 2 |
| Rakefoot Farm, Thornley Road, Chaigley | 3/2010/1022 | Full | 1 | Yes | - | - | - | 0 | 1 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|-------------|------------|
| | | | | | Completed | u/c | Comments | Discounted |
| 22 Cooperation Street, Clitheroe | 3/2009/0762 | Full | 1 | Yes | - | - | 0 | 1 |
| 44-46 Berry Lane , Longridge | 3/2012/0577 | Full | 1 | Yes | - | - | 0 | 1 |
| The Chapel and Old School House, Lower Chapel Lane, Grindleton | 3/2011/0896 | Full | 2 | Yes | - | - | 0 | 2 |
| Jeffrey and Pendle Cottages, Moss Lane, Chipping | 3/2011/0546 | Full | 1 | Yes | - | - | 0 | 1 |
| Carr House Farm, Longsight Road, Clayton- le - Dale | 3/2011/0008 | Full | 2 | Yes | - | - | 0 | 2 |
| Wyongill Farm, Holden Lane, Bolton-by-Bowland | 3/2011/0633 | Full | 1 | Yes | - | - | 0 | 1 |
| The Stables, Duck Street, Clitheroe | 3/2013/0864 | Full | 2 | Yes | - | - | 0 | 2 |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | | No of units | |
|--|----------------|------------------|-----------------|-----------------------|-------------|-----|----------|-------------|--------------------|
| | | | | | Completed | u/c | Comments | Discounted | Included in Supply |
| 30/32/34 Chapel Hill, Longridge | 3/2013/0470 | Full | 3 | Yes | - | - | - | 0 | 3 |
| 77 Woone Lane, Clitheroe | 3/2013/0823 | Full | 1 | Yes | - | - | - | 0 | 1 |
| 35A and 35B Preston Road, Longridge | 3/2013/0600 | Full | 2 | Yes | - | - | - | 0 | 2 |
| Chadwicks Farm, Settle Road, Boldon-by-Bowland | 3/2012/0255 | Full | 1 | Yes | - | - | - | 0 | 1 |
| The Manse, Church Street, Longridge | 3/2013/1003 | Full | 1 | Yes | - | - | - | 0 | 1 |
| 1 and 1A Taylor Street, Clitheroe | 3/2013/0385 | Full | 1 | Yes | - | - | - | 0 | 1 |
| Out Lane, Head Farm, Out Lane, Chipping | 3/2011/0004 | Full | 2 | Yes | - | - | - | 0 | 2 |
| Total | | | 43 | | | | | 8 | 35 |

11.AFFORDABLE HOUSES NOT STARTED

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|----------------|--------------------|-----------------|-----------------------|-------------|-----|---|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Land north of Riddings Lane, Whalley | 3/2010/0820 | Affordable Housing | 24 | No | - | - | Accounted for in tables above. | - | - |
| Former Barkers Garden Centre, Whalley Road, Clitheroe | 3/2010/0550 | Affordable Housing | 9 | No | - | - | Discounted from LPA's supply. Accounted for in tables above. | - | - |
| Black Bull Hotel, Church Street, Ribchester | 3/2010/0934 | Affordable Housing | 2 | No | - | - | Accounted for in tables above. | - | - |
| Land Hambleton View, Simonstone | 3/2011/0039 | Affordable Housing | 1 | No | - | - | Accounted for in tables above. | - | - |
| Victoria Mill, Watt Street, Sabden | 3/2011/0129 | Affordable Housing | 27 | No | - | - | Discounted from LPA's supply. | - | - |
| Land at Whiteacre Lane, Barrow | 3/2011/0776 | Affordable Housing | 2 | No | - | - | Accounted for in tables above. | - | - |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|----------------|--------------------|-----------------|-----------------------|-------------|-----|--------------------------------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Old Whalley Nurseries, Clitheroe Road, Whalley | 3/2011/0784 | Affordable Housing | 1 | No | - | - | Accounted for in tables above. | - | - |
| Land at Chapel Hill, Longridge | 3/2011/1071 | Affordable Housing | 16 | No | - | - | Accounted for in tables above. | - | - |
| Site 2 Barrow Brook Business Village, Barrow | 3/2012/0158 | Affordable Housing | 31 | No | - | - | Accounted for in tables above. | - | - |
| Mearley Croft, Woone Lane, Clitheroe | 3/2011/1064 | Affordable Housing | 32 | No | - | - | Accounted for in tables above. | - | - |
| Land off Milton Avenue, Clitheroe | 3/2011/0892 | Affordable Housing | 15 | No | - | - | Accounted for in tables above. | - | - |
| Land at 23-25 Old Road, Barrow | 3/2012/0623 | Affordable Housing | 7 | No | - | - | Accounted for in tables above. | - | - |
| Land off Chatburn Old Road, Chatburn | 3/2011/0025 | Affordable Housing | 3 | No | - | - | Accounted for in tables above. | - | - |
| Land off Clitheroe Road, Barrow | 3/2012/0617 | Affordable Housing | 2 | No | - | - | Accounted for in tables above. | - | - |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|--|----------------|--------------------|-----------------|-----------------------|-------------|-----|--------------------------------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Land North and West of Littlemoor Clitheroe | 3/2012/0420 | Affordable Housing | 15 | No | - | - | Accounted for in tables above. | - | - |
| Land Accrington Road, Whalley | 3/2012/0179 | Affordable Housing | 23 | No | - | - | Accounted for in tables above. | - | - |
| Land at Mitton Road, Whalley | 3/2012/0637 | Affordable Housing | 41 | No | - | - | Accounted for in tables above. | - | - |
| The Whins, Whins Lane, Read | 3/2013/0851 | Affordable Housing | 5 | No | - | - | Accounted for in tables above. | - | - |
| Land off Clitheroe Road, Barrow | 3/2013/0511 | Affordable Housing | 3 | No | - | - | Accounted for in tables above. | - | - |
| Land east of Clitheroe Road, Lawsonsteads | 3/2012/0687 | Affordable Housing | 17 | No | - | - | Accounted for in tables above. | - | - |
| Land East of Clitheroe Road, Lawsonsteads, Whalley | 3/2013/0137 | Affordable Housing | 61 | No | - | - | Accounted for in tables above. | - | - |
| Strawberry Fields, Main Street, Gisburn | 3/2012/0497 | Affordable Housing | 7 | No | - | - | Accounted for in tables above. | - | - |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|----------------|--------------------|-----------------|-----------------------|-------------|-----|--------------------------------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Land off Dale View Billington | 3/2012/0738 | Affordable Housing | 3 | No | - | - | Accounted for in tables above. | - | - |
| Land off Dale View, Billington | 3/2012/0065 | Affordable Housing | 4 | No | - | - | Accounted for in tables above. | - | - |
| Land adj Greenfield Avenue, Clitheroe | 3/2012/0014 | Affordable Housing | 8 | No | - | - | Accounted for in tables above. | - | - |
| Sprout Farm, Preston Road, Longridge | 3/2013/0782 | Affordable Housing | 10 | No | - | - | Accounted for in tables above. | - | - |
| Land off Henthorn Road, Clitheroe | 3/2013/0711 | Affordable Housing | 42 | No | - | - | Accounted for in tables above. | - | - |
| Land to the south west of Barrow and West of Whalley Road, Barrow | 3/2012/0630 | Affordable Housing | 151 | No | - | - | Accounted for in tables above. | - | - |
| Land to north of Whalley Road, Hurst Green | 3/2012/0964 | Affordable Housing | 9 | No | - | - | Accounted for in tables above. | - | - |

| Site Address | Application No | Application type | No of dwellings | Development commenced | No of units | | Comments | No of units | |
|---|----------------|--------------------|-----------------|-----------------------|-------------|-----|--------------------------------|-------------|--------------------|
| | | | | | Completed | u/c | | Discounted | Included in Supply |
| Wilkinson Haulage Yard and adj Land, Whalley Road, Billington | 3/2013/0747 | Affordable Housing | 15 | No | - | - | Accounted for in tables above. | - | - |
| Total | - | - | 587 | - | - | - | - | - | - |

APPENDIX 2

Letter from HBF regarding build out rates

Appendix 4: HBF letter

Our Ref: NESHLAACM/LM

Monday 7 April 2008

Dear Sirs

Strategic Housing Land Availability Assessments

In February 2007 the Home Builders Federation wrote to you and all your colleagues at other North East Local Planning Authorities, to bring to your attention the need to ensure HBF members were included as key stakeholders in the SHLAA process.

We are aware that a number of Authorities are in the process of carrying out the above, and HBF Members are fully supportive of the process as outlined in CLG Guidance.

We would be delighted to be involved as a stakeholder and work in partnership with yourselves in order to deliver an Integral and Agreed document that informs the Local Development Framework. HBF would respectfully suggest and request that they are involved at the outset of the Assessment, so we can help shape the approach to be taken. As we stated in our previous letter, contact through the HBF Northern Regions office is the most appropriate form of facilitating the collaboration between our members and authorities.

As you will be aware CLG Guidance does contain a methodology which is strongly recommended as it seeks to ensure that the Assessment findings are robust and transparently prepared.

HBF are concerned that a number of LPA's appear not to be following the methodology contained within CLG Guidance and as a result "Assessments" have been prepared and have taken, in particular, no account of:

- The time and resources required for the project - "within the LPA's and the partnership". (HBF emphasis).
- The management and scrutiny arrangements, "including who is responsible for what and who makes the decisions". (HBF emphasis).
- The work programme "taking into account resources". (HBF emphasis).

By adhering to the above Guidance, HBF believe that the process could be sped up and a programme prepared.

As set out in advice in PPS3, a SHLAA should identify sufficient specific deliverable sites to deliver housing in the first five years. To be considered deliverable sites should

- **Be available** – this would not include a Local Authority owned site without a resolution and timetable for disposal
- **Be suitable** – this assessment should not deal with whether a site is brownfield or greenfield but whether it is in a sustainable location
- **Be achievable** – this needs to be based on current market conditions and whether it is viable for a builder to deliver on a site at a given point within the lifetime of the SHLAA

HBF would also wish to ensure that the SHLAA process contains a Trajectory of sites over the rolling 15 year period, and that this Trajectory contains outputs that are reasonable and based upon the market conditions prevalent at the time.

HBF would point out that the average completion rate for housing on a single site by a single builder ranges between 25 and 35 dwellings per annum. Where flats or apartments are involved the average completion rate ranges between 35 - 50, as a consequence of how they are constructed.

For large sites where two builders are involved, or where a builder operates the sites as 2 sites (i.e. one producing houses, the other flats) it is reasonable to double the output. Sites in the hands of an individual builder, even with a mix of houses and flats, very rarely exceed 50 dwellings per annum as output and never get to 100. This calculation, however, does not continue to exist where 3 or more builders become involved, as demand will limit take up.

It is important when calculating annual outputs that LPA's recognise the lead-in times to construction and completion. For example the provision of statutory services to a site can comfortably exceed a year, and it takes approximately 6 months from site start to first house completion. In the case of flatted schemes this period is much longer as large amounts are constructed in one go. It may be appropriate for sites under 50 dwellings to use a 1 year lead in time to obtain planning consent and start delivering on site and for sites over 50 dwellings use a 2 year lead in period before sites actually start appearing on site.

The HBF recognise that the Agenda is one of Delivery, and that to deliver all parties must work together. The HBF has seen examples recently of "Assessment Trajectories" stating that over 200 dwellings per annum will be delivered from single sites. It would respectfully point out that even when 20 builders were developing on Ingleby Barwick a figure of 400 per annum was rarely achieved. It would therefore, respectfully argue that delivery will not be achieved by loading individual sites with unrealistic output targets rather the focus should be on ensuring a range of sites (or selling outlets) are available to meet need and demand. We would argue that delivery of sufficient housing is far easier, even in difficult market conditions, if the number of sites/outlets is maximised.

If a site is "loaded" with an unachievable completion rate and it is subsequently developed more slowly than the LPA had assumed, then the Government's target will not be met. It therefore follows that a strong evidence on "build out" rates is necessary to inform decisions.

The HBF would repeat its absolute and total commitment to being a stakeholder to the SHLAA process and trusts that it will be invited to be a partner at the outset of your Assessment. It further trusts that its advice on outputs is recognised by LPA's.

Should you wish to discuss the matter further please do not hesitate to contact me.

Yours faithfully

Carol McCann
Regional Policy Manager (Northern Regions)
Home Builders Federation

Carol.mccann@hbf.co.uk

Tel 0113 272 7573

Mobile 07717 446737

APPENDIX 3

Affordable Housing Correspondence

Our Ref: ROC/100414

St Vincent's Housing Association
Metropolitan House
20 Brindley Road
Manchester
M16 9HQ

10th April 2014

Dear Sirs

Re: Bowland Meadows / Higgins Brook, Longridge – Affordable Housing

On behalf of St Vincent's Housing Association, I write with regard to the proposed development at Bowland Meadows / Higgins Brook, Longridge and can confirm the Association is supportive of the proposal for new affordable housing in the Longridge area.

St Vincent's Housing Association has a long and established track record of working in partnership with Ribble Valley Council and we have successfully delivered many new affordable homes for both rent and shared ownership within the borough over the last 30 years. Most recently we have worked with 2 developers delivering new homes for both shared ownership and affordable rent through Section 106 agreements in Clitheroe, Longridge and Barrow. One of the key roles of any housing association is to create homes where people want to live and work and high quality and the provision of new affordable homes is therefore to be welcomed.

As is highlighted in the Council's Housing Needs Survey and the Strategic Housing Market Assessment, it is widely acknowledged within the borough there is a shortage of good quality affordable homes to rent or buy. House prices and private market rents continue to increase whilst the availability of mortgage finance remains a key issue for those wishing to enter the housing market.

The need to provide good quality, affordable and sustainable homes within the borough could therefore not be more pressing. St Vincent's recent experience of developing new homes in Longridge confirms affordable homes would be particularly welcomed in the area to meet the needs of the local community or those with a local connection.

Often the demand for new homes remains 'hidden' in areas where there is a shortage of new development as people seek alternative housing often away from the area, however St Vincent's received many enquiries at our recent development in Longridge from those seeking to access both rented and shared ownership affordable homes and wishing to remain in the local area.

Yours Faithfully



Rachel O'Connor
Development Manger
St Vincent's Housing Association

Mr Neil Tatton
Resolve 106
22 Albermarle Avenue
Manchester
M20 1HZ

15th April 2014

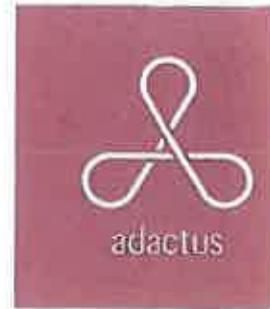
Dear Neil,

Re: Bowland Meadows/Higgins Brook, Longridge - Affordable Housing

I write to confirm that Adactus is supportive of Barratt Homes submitting a planning application as indicated on the illustrative masterplan as it includes the development of 144 affordable homes in Longridge. Our research and experience does indicate strong support for affordable housing given its scarcity in the area. Furthermore I can confirm Adactus would be interested in becoming an affordable housing partner with Barratt at a later date subject to compliance with our financial parameters and technical specification.

Yours Sincerely,

NICOLETTE CULLEN
PROJECT MANAGER
Email: Nicolette.cullen@adactushousing.co.uk



Group Members



Chief Executive:
Paul F Lees BA (Hons), FCIH

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