

## Jane Tucker

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**From:** Rachael Stott  
**Sent:** 23 September 2013 16:11  
**To:** Jane Tucker; Graeme Thorpe  
**Subject:** RE: Consultation on planning application 3/2013/0737 Hansons Garden Centre, Whalley Road, Barrow

**Attachments:** Mortgagee in Possession clause.doc

Graeme,

In response to the affordable housing offer. I accept the contents of the draft Sect 106 however I would also ask that they provide some older persons accommodation. As the site is over 30 units we would request that 15% of the site are units built to lifetime homes standard and of those units 50 % are market and 50% are affordable. I would also request more detail in terms of the house types we would ask for a mix of 2 and 3 beds. Therefore the ideal house type and tenure split on the site would be 18 affordable units with 70% rental and 30% shared ownership 9 x 2 beds and 9 x 3 beds and then 5 of the 2 beds to meet the life time homes standard and an additional 4 of the market units to meet life time homes.

In terms of the agreement we would request a definition of phasing which requires no more than 25% to be complete before a RP is secured and no more than 50 % of the market to be completed before 100% affordable are completed.

We would also ask that a mortgagee in possession clause is included as per attached,



Mortgagee in  
Possession clause...

Regards Rachael

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**From:** Jane Tucker  
**Sent:** 19 August 2013 17:09  
**To:** Rachael Stott; Colin Hirst  
**Subject:** Consultation on planning application 3/2013/0737 Hansons Garden Centre, Whalley Road, Barrow

Please can Graeme Thorpe have your comments on the above planning application? It is an outline application for residential development (up to 62 dwellings including up to 30% affordable) with partial means of access to, but not within, the site. Here is a link to view the application documents on our website

<http://www.ribblevalley.gov.uk/planningApplication?appNumber=3%2F2013%2F0737&submit=Go>

**Jane Tucker | Planning Department |**

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