

Memo

From: RACHAEL STOTT
To: DANIELA RIPA
cc:
Ref: RS/CMS
Ext: 4567
Date: 6 AUGUST 2014
Re: PLANNING APPLICATION 3/2014/0438/P
LAND EAST OF CHIPPING LANE

The Strategic Housing Working Group considered the affordable housing proposed on Bowland Meadows, Chipping Road, Longridge on 7 July 2014. Members were clear that the priority on this site was to ensure that there was affordable housing provision for older people.

The affordable housing offer proposed; 16 affordable rent and 16 shared ownership units of 2 and 3 bed properties does not meet the identified need in the parish. This was set out in the pre-application advice previously provided. Currently the Ribble Valley housing waiting list has 64 older households waiting for bungalow type accommodation.

The offer takes no account of the Affordable Housing Memorandum of Understanding adopted January 2012 which required 15% of sites over 30 units to provide housing for older people and to meet the lifetime homes specification.

Therefore the affordable housing scheme proposed does not meet the local identified need or policy requirements.