

Sharon Craig

From: Jane Tucker
Sent: 12 July 2017 12:33
To: Stephen Kilmartin; planning
Subject: FW: Consultation on planning application 3/2017/0433 land off Henthorn Road, Clitheroe BB7 2QF

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rachael Stott
Sent: 12 July 2017 12:02
To: Jane Tucker
Subject: RE: Consultation on planning application 3/2017/0433 land off Henthorn Road, Clitheroe BB7 2QF

With regard to the affordable housing offer from the site the mix of 2 bed bungalows and 3 bed houses is a suitable house type mix. The tenure mix will need to include both affordable rent and affordable home ownership preferably a 3:4 provision. With a mix of both tenures for both house types.

All the affordable units will need to meet the nationally described space standards and the bungalows meet the definition below

A unit of accommodation that provides a principle bedroom and bathroom at ground floor, in addition to and without compromising kitchen/dining and living room provision , all of which shall be designed to meet national space standards. All internal arrangements at ground floor level and external arrangements shall also accord with specifications of category 2 housing as defined in M4(2) of Approved Document M (volume 1 2015) of The Building regulations 2010. For the avoidance of doubt the ground floor accommodation shall possess the ability to be habitable without necessitating the need for access to upper floor accommodation by the user.

Within the Section 106 there will need to include a local connection requirement for all the affordable units and over 55 yr old requirement for the bungalows.

Regards Rachael

Rachael Stott
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From: Jane Tucker
Sent: 27 June 2017 17:17

To: 'clitheroetownclerk@gmail.com'; LCC Planning Contributions; stephen.williams@lancashire.gov.uk; LCCHighways (lhscustomerservice@lancashire.gov.uk); LLFA (suds@lancashire.gov.uk); Rachael Stott; Colin Hirst; Adrian Harper; Peter McGeorge; Environment Agency (CLPlanning@environment-agency.gov.uk); 'planing.liaison@uuplc.co.uk'
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Please will you let Stephen Kilmartin have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Stephen Kilmartin).

The application is for outline planning permission for 25 new dwellings and associated infrastructure on land behind 115 Kemple View, Clitheroe including access via Henthorn Road.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F0433

**Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
T: 01200 425111**