

26th October 2017

Mr J Macholc
Head of Planning Services
Ribble Valley Borough Council
Church Walk
Clitheroe BB7 2RA

By email only

320171027P

Dear Sir

**APPLICATION TO MODIFY SECTION 106 AGREEMENT
LAND NORTH OF WHALLEY ROAD, HURST GREEN (REF. 3/2012/0964)**

I am instructed by my client, Hillcrest Homes Ltd, to submit an application to modify the terms of the Section 106 Agreement relating to the above development site and planning permission. A draft Supplemental Obligation (Deed of Variation) is enclosed for agreement.

The permission 3/2012/0964 was granted on the 25th March 2014, for the erection of 30 no. dwelling houses, creation of a new access onto Whalley Road, new estate road, landscape, servicing, a replacement school car park, pick-up and drop-off provision, and public open space, along with demolition of the existing agricultural building. The associated Section 106 agreement was made on the 24th March 2014 between Ribble Valley Borough Council, Lancashire County Council and the landowner Stonyhurst College, providing various obligations including the on-site provision of 9 no. affordable housing units for shared ownership and rent.

Terms have been agreed to dispose of the affordable housing units to Heylo Housing Ltd ("Heylo") as the approved Registered Provider. Modifications are needed to align the S106 agreement with Heylo's products and proposed structure, specifically its 'Rent to Buy' scheme, and to update the Agreement in line with current legislation and terminology. The principle of these modifications has been discussed and agreed with the Council's Housing Strategy Officer.

I attach the original 106 Agreement and a copy of the draft Supplemental Agreement containing a schedule of the proposed variations and insertions shown as tracked changes. I have also enclosed a completed S106A application form and Certificate B, and confirm requisite notice has been served on Stonyhurst College as landowner. The application fee of £450 will be paid separately by the applicant.

I trust the above and enclosed are self-explanatory and should you require any further information please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely

Graham Love MRTPI
graham@smithlove.co.uk

Encs.

cc: Client
Ms R Stott - Housing Strategy Officer RVBC

Graham Love

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