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# Draft S106: Heads of Terms

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Land off Clitheroe Road, Whalley

Full Planning Application for the erection of 188 dwellings,  
means of access and associated works

# Planning Statement

Land off Clitheroe Road, Whalley

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## Introduction

- 1.1. These Heads of Terms have been prepared in respect an application for full planning permission submitted on behalf of the landowner THT & L&Q Developments LLP (Trafford Housing Trust) at land off Clitheroe Road, Whalley. The proposals comprise the following:
- 1.2. *“The erection of 188 dwellings, means of access and associated works”.*
- 1.3. The applicant has engaged in pre-planning application discussions with key stakeholders including Ribble Valley Borough Council and Lancashire County Council to establish the planning obligations that may be required in relation to the development proposals which are the subject of this planning application.
- 1.4. This statement sets out the first draft of the Section 106 contributions that may be sought in respect of the proposed development.
- 1.5. These draft heads of terms are to be discussed with the Local Planning Authority during the consideration of the above planning application. The draft heads of terms set out below are intended to provide a basis for negotiations and a finalisation of appropriate obligations.

## Highways Contributions

- 1.6. A contribution towards highways improvements may be required. The precise figures are to be discussed with Lancashire County Council (LCC) Highways but at the pre-planning application meeting this was identified as:
  - £18,000 for Travel Plan Monitoring; and,
  - Off-site contribution of £104,500.

## Education Contributions

- 1.7. A contribution towards educational places (both primary and secondary) will be discussed with LCC Contributions team. In correspondence dated the 23<sup>rd</sup> October 2018 LCC stated that a financial contribution of £379,796.48 will be required.

## Public Open Space & Play Space

- 1.8. As part of the Outline (ref. 3/2013/0137) and subsequent Reserved Matters consents (ref. 3/2014/0043 and ref. 3/2015/0489) a play area of sufficient quantity and quality to meet the needs of the wider site (i.e. up to 260 dwellings). It is therefore understood that no contribution is required towards public open space and play space as part of this application.

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## Affordable Housing & Accommodation for Older People

1.9. This application proposals are fully compliant with the requirements of Core Strategy H3 and therefore an offsite financial contribution is not required towards the provision of affordable housing or accommodation for older people. The proposal will provide for:

- 188 units of residential accommodation of which 57 units will be affordable (29 affordable rent and 28 shared ownership), in line with Policy H3. 28 units will be made available for persons over the age of 55, this represents 15% of the overall development and again complies with Policy H3. 16 of the 28 units for over 55 units will be secured as affordable, in line with Policy H3.

## Other Matters

1.10. In the event that the Council have not spent the contributions on the works identified within 5 years of the date of the S106 Agreement, the Council will refund any unspent monies to the applicant. Agreement to also include blue pencil provision to secure compliance with CIL Part 11 requirements.”