

23rd July 2021

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA
F.A.O John Macholc

Sent via email

Dear John,

Queen Mary Terrace and Bridge Terrace, Mitton Road, Whalley BB7 9JS
Application Reference: 3/2021/0076 for Proposed demolition of 34 existing dwellings and the erection of 50 new dwellings on behalf of Prospect Homes

Further to the last planning committee on 1st July 2021, in relation to the above development proposal, Laura Eastwood approached us shortly after the committee to see if Prospect Homes were able to address any of the comments raised by the Planning Committee in terms of the proposed housing offer.

Having reflected on the suggestions made by the Planning Committee, I am very pleased to confirm that Prospect Homes are able to double the number of affordable homes from 3 to 6. This represents a 40% offer of the net uplift in new homes.

In respect of the affordable mix, Prospect Homes will provide 3 x affordable rent (LHA rate) and 3 affordable home ownership unit. These properties will comprise the 915 sq ft units.

As reported, the previous offer of 20% affordable homes was based on the Council's own policies. A viability assessment has also been provided to the Council and the Council's own consultants corroborated its findings. It confirmed that no affordable homes should be provided on viability grounds, but we note that the Council's policy calls for a minimum of 20% when a viability assessment has been provided. Appendix 1 of the Council's own Affordable Housing Policy Guidance also specifically states the following:

'Where dwellings are to be re-developed/replaced, the net additional dwellings created will determine the required [affordable housing] provision. Existing dwellings that are proposed to be retained, refurbished or extended will also be excluded from the calculation.'

Increasing the provision of affordable houses to 6 is done in recognition of the Committee's comments and Prospect's desire to regenerate this prominent site.

Prospect Homes have also explored the opportunity to review the proposed mix of homes and the delivery of bungalows. However, as advised by the Council's housing officer, the demand for homes in this part of the Borough is reflected by the proposal currently before the Council. Moreover, a revised mix of this nature would result in further viability issues and would ultimately reduce the amount of affordable homes Prospect are able to offer.

The revised offer is the outcome of positive discussions with the Planning Department, and we hope that it is sufficient to allow members to review their original position and grant planning permission. If permission is granted, Prospect Homes will ensure they continue to work closely with the Council in

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regenerating this prominent site within the Calderstones settlement, to deliver the increased boost in affordable homes on offer, which would be a significant benefit to the local community and local NHS Trust.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

A large black rectangular box redacting the signature of Sebastian Tibenham.

Sebastian Tibenham
Executive Director

A black rectangular box redacting contact information, likely a phone number or email address.

cc – David Clifton – Prospect Homes