Application Ref:	2022/0977		
Date Inspected:	N/A	**Site Notice:**	N/A
Officer:	LH		
DELEGATED ITEM FILE REPORT:			**APPROVAL VARIATIONS 106**

Ribble Valley Borough Council
www.ribblevalley.gov.uk

Development Description:	Variation of S106 Agreement dated 29 October 2015 (attached to planning permission 3/2014/0764 relating to the development of 47 dwellings including affordable housing and housing for the elderly) to remove the requirement for certain market dwellings to be reserved for people aged over 55 owing to lack of demand.
Site Address/Location:	Land east of Chipping Lane Longridge

CONSULTATIONS:	**Parish/Town Council**

Longridge Town Council have objected to the proposal stating the following:

Longridge Town Council Strongly object to this application. We would like request sight of any evidence from the planning and regeneration team and information confirming validity of the same in support of this application.

We also question of how these homes are being marketed? Are developers doing enough to market these homes to the target audience.

CONSULTATIONS:	**Highways/Water Authority/Other Bodies**
LCC Education:	

LCC Schools Planning Team have offered the following observations:

This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts linked to the existing Section 106 for outline application 3/2014/0764.

We understand that the uplift from the extant permission is 47 dwellings. There is no additional requirement for primary and secondary places of the additional 47 dwellings over and above that secured in the section 106 dated 29/10/2015. The content of the existing s106 relating to education should remain in any linked agreement or Deed of Variation that includes this new application.

CONSULTATIONS:	**Additional Representations.**

No representations received in respect of the proposed development.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:

2021/1134:
Development of 47 no. homes including affordable housing and housing for the elderly.

2014/0764:
Development of up to 363 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Proposed Development for which consent is sought:

The application seeks consent to vary the S106 Agreement dated 29th October 2015 pursuant to planning permission 3/2014/0764. The submitted details propose that S106 agreement be varied to release the requirement for a number of open market units to be occupied solely by those aged 55 and over -Clause 1: Definition of 'Market Housing Units for Older Persons'.

Assessment of Proposed Development:

The application to vary the S106 agreement would result in 27 of the previously age-occupancy restricted open market housing units being released from their age-occupancy restriction, albeit 13 of these units are bungalows so would still be suitable and desirable for over 55s. The older person affordable housing units are unaffected.

In light of the RVBC housing policy requirement to secure an appropriate provision of housing for older people, market demand information on the difficulties of selling the units in question has been submitted specifically for this site which is a material consideration and justifies a policy deviation in this case.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is acceptable.

RECOMMENDATION:

That the variation of S106 Agreement dated 29th October 2015 (3/2014/0764) be approved.