

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 28 July 2023 11:26  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Amendment to S106 Agreement of 3/2019/1104. Modification to the definition of the over 55 accommodation.  
**Attachments:** Screenshot\_20230728\_104408\_Chrome.jpg; Screenshot\_20230728\_104429\_Chrome.jpg; Screenshot\_20230728\_104351\_Chrome.jpg



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Good morning,

Last November I objected to the above application to amend planning application 3/2019/1104. I now wish to further OBJECT to this amendment.

I note Persimmon Homes now seek to further 'water down' provision of housing suitable for over 55's.

Originally permission was sought to change the approved bungalows detailed in the section 106 to two storey dwellings. Further amendment is now sought to change accommodation suitable for ground floor living, with a bedroom and bathroom at ground level, to a regular two storey house without provision for this.

The Ribble Valley has a high number of older residents and for this reason RVBC rightly asks that developers provide suitable homes. These applications to develop here therefore include suitable housing in order to secure approval before then changing the plans retrospectively.

In this case these terraced 3 bedrooomed houses have already been built and have been available to buy on the Persimmon website for months (see attached screenshots). They do not [REDACTED] and do not currently [REDACTED] Persimmon must be pretty confident that the Planning department will agree to their amendments to have been so bold as to carry on [REDACTED]

It is also noted that despite marketing these properties if they are not sold to over 55's within six months they can apply to make them available for sale to anyone, hence increasing the chance of sale . As these properties do not contain any of the features a person wishing to 'future proof' for old age may require they are hardly appealing. Other than an accessible toilet etc these houses do not deliver what is required.

A few weeks ago these houses, described as 3 bedrooomed, disappeared off the Persimmons sales website only to reappear a week later as two bedrooomed. Within a week or so they went back to the 3 bedrooomed. I wonder if they are not the correct size to be legally described as a 3 bedrooomed and RVBC noted this?

I can see it is highly likely, if not inevitable that these amendments will be agreed, this is absolutely scandalous and sets a precedent in the Ribble Valley for developers to come here and do whatever they wish.

Please could you kindly acknowledge receipt of this objection.

Thank you,

[REDACTED]





