



SECTION 106 AGREEMENT – DRAFT HEADS OF TERMS RELATING TO PLANNING APPLICATION AT LAND OFF WHALLEY ROAD, WILPSHIRE, BLACKBURN – DECEMBER 2025

This document sets out the draft Heads of Terms for a planned development consent obligation associated with the Proposed Scheme, pursuant to section 174 of the Planning Act 2008 and section 106 of the Town and Country Planning Act 1990 ('the Agreement').

PARTIES

- (1) Ribble Valley Borough Council (in its capacity as Local Planning Authority);
- (2) Lancashire County Council (in its capacity as Local Planning Authority for County Matters).
- (3) [REDACTED] (Landowner);
- (4) Persimmon Homes Limited (Applicant and Developer);

LAND TO BE BOUND

Part of the freehold interest land registered at HM Land Registry under title number LA873788 as defined by the red line boundary of the location plan.

CONDITIONALITY

Agreement to be condition on the grant of planning permission pursuant to application reference 3/2025/0801.

PRINCIPAL PLANNING OBLIGATIONS TO BE SECURED

FOOTPATH ENHANCEMENT CONTRIBUTION:

To pay the County Council the sum of £[REDACTED] as a contribution towards the cost of enhancements to Public Right of Way 25;

Payable on the completion of the 50th unit.

PUBLIC OPEN SPACE COMMUTED SUM:

To pay the Council the sum of [REDACTED] as a contribution towards the cost of improvements to [TBC];

Payable on the completion of the 60th unit.

PUBLIC OPEN SPACE MANAGEMENT:

Establishment of Management Company (or use of a joint Management Company) for the management and maintenance of the onsite Public Open Space (including landscaping and roadside verges).

AFFORDABLE HOUSING:

30% of the Dwellings will be provided as Affordable Dwellings. in the following tenure split:

50% Affordable Rented;

50% Intermediate and First Homes including but not limited to; discounted market sales housing, shared ownership, and/or other affordable routes to home ownership (in accordance with the relevant NPPF definitions);



Over 55s Accommodation;

11% of the Dwellings provided as over 55s Accommodation, half of which will be market sale, and half to form part of the Affordable Dwellings.

BIODIVERSITY NET GAIN

At least 10% biodiversity net gain will be delivered on / off site, and appropriate 30 year management secured.