

Ribble Valley Borough Council



Application for the Modification or Discharge of Planning Obligations

Town and Country Planning Act 1990 (Section 106A)

Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

FOR OFFICE USE ONLY

APPLICATION NO:		PLEASE READ ACCOMPANYING GUIDANCE NOTES FIRST AND COMPLETE IN BLOCK LETTERS
DATE RECEIVED:		
FEE PAID (AMOUNT):	(DATE):	
RECEIPT NO:		
PLANNING APPLICATION FORMS ARE PUBLIC DOCUMENTS AND ALL INFORMATION CONTAINED ON THEM WILL BE PLACED ON DEPOSIT FOR PUBLIC INSPECTION, BOTH IN THE COUNCIL OFFICES, AND ON A WEBSITE		
1a Name and Address of Applicant		1b Name and Address of Agent (if any)
Nick Ketley		
Tilia Homes		
Building C - Concentric		
Warrington Road		
Birchwood		
WA3 6WX		
Tel No:		Name for contact
[REDACTED]		Tel No:
2. Address of the Site*		
Land to the West of Preston Road		
Longridge		
Preston		
PR3 3BE		
3. Description of Planning Obligation** - please give sufficient information to enable the identification of the Planning Obligation you wish to modify or Discharge		
-Replan for the Development (Only Phase 3) (22.12.2023)		
- Proposed replan S106 included 4nr additional plots, original proposal was to add the 4nr plots split 50/50 meaning a total of 10nr (35%) Shared Ownership and 18nr (64%) Affordable Rent.		
(S106 Tenure Allocation – Current Approved Replan Layout (Phase3))		

4. Please state why you are applying for the modification or discharge of the planning obligation identified above.

It appears that the affordable rented housing per centage and the affordable home ownership allocation percentage in the latest agreement were inadvertently swapped in the updated S106 agreement. As the percentages appear to be based on the previously agreed deal the housing association (Together Housing) for the wider development.

We therefore propose to update the S106 affordable housing wording to;
Provide 30% (thirty per cent) of the total number of dwellings to be constructed within the development (rounded up or down to the nearest dwelling on a 'round half up' basis) as affordable housing units of which 57% (fifty-seven per cent) of the affordable housing units shall be affordable rented housing and 42% (forty-two per cent) of the affordable housing units shall be affordable home ownership.

5. Please provide any additional information that you consider relevant to the determination of this application.

We have been struggling to source a housing association for the replanned additional four plots. We have now received an offer from MSV housing, on the condition that all four units are affordable home ownership (shared ownership tenure).

-New proposal - Replan for the Development (S106 Phase 3)

Proposed replan S106 included 4nr additional plots, original proposal was to add the 4nr plots all shared ownership meaning a total of 12nr (42%) Shared Ownership and 16nr (57%) Affordable Rent.

We have been liaising with Rachael Stott the Housing Strategy Officer for Ribble Valley and she has accepted that we have struggled with finding a housing association and has guided us to make contact with MSV amongst others.

6. Please state the nature of the applicant's interest in the land.

7. Declaration TO BE COMPLETED BY ALL APPLICANTS

I / We hereby apply for the modification or discharge of a planning obligation under Section 106A of the Town and Country Act 1990 in accordance with the details above, and the submitted plan(s) and documents.

I / We have completed an ownership certificate (either certificate A, B C or D as appropriate) and attached it to this application.

N. Ketley

Signed _____

On behalf of

(insert applicant's name if signed by agent)

Date

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Check List

Please check that you have enclosed the following:

- 1 copy of the completed application form, each signed and dated.
- 1 copy of the location plan of the land. Scale 1:2500 ordnance survey extract.
- ONE copy of the completed certificate concerning notice to persons affected by the obligation.
- Copy of planning obligation.
- Requisite planning fee. Please note there will be a separate charge from our Legal Services Department. To discuss the legal fee, please telephone 01200 425111 and ask for the Legal Services Department.

Notes

- The applications may be made only by a person against whom the planning obligation is enforceable.
- A period of 5 years must have expired beginning with the date upon which the planning obligation was entered into.
- A proposed modification of a planning obligation may not impose an obligation on any other person against whom the obligation is enforceable.
- You must give notice of this application to any person against whom, on the day 21 days before the date of the application, the planning obligation is enforceable and whose name and address is known to the applicant.
- If you do not have this information you must take reasonable steps to ascertain the name and address of every such person. If you are unable to ascertain this information you must, during the 21 day period immediately preceding the application, publish notice (in a prescribed form obtainable from the Local Planning Authority) in a local newspaper circulating in the locality of the land to which the application relates.

Notes to Assist Completing the Application Form

- * **Address of the Site:** Describe precisely the location of the land to which this application relates and attached 4 copies of an Ordnance Survey based plan showing the boundary of the land in red.
- ** **Description of Planning Obligation:** Please give sufficient information to enable the planning authority to identify the planning obligation which the applicant wishes to have modified or discharged.

Notes to Assist Completing the Certificate and Notice

An application for the modification or discharge of a planning obligation shall be accompanied by a certificate; either Certificate A, B or C.

Certificate A – to be completed where on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable against nobody other than the applicant.

Certificate B – to be completed where the applicant gives **notice** of the application to any person (other than the applicant) against whom, 21 days before the date of the application, the planning obligation to which the application relates was enforceable; **and whose name and address is known to the applicant.**

Certificate C – to be completed where the applicant needs to give notice of the application to any person (other than the applicant) against whom, 21 days before the date of the application, the planning obligation to which the application relates was enforceable; **but where the names and addresses of all such persons are NOT known to the applicant after he/she has taken reasonable steps to ascertain the information.** The applicant shall during the 21 day period immediately preceding the application, publish notice of the application in a local newspaper.

PLEASE SUBMIT ONE COPY OF THIS FORM, PLANS AND ALL ACCOMPANYING DOCUMENTS.

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CERTIFICATE UNDER REGULATION 4

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable against nobody other than the applicant.

SIGNED N Ketley DATE 11.05.26

*On behalf of Tilia Homes

CERTIFICATE B

I certify that:

1. *I have / The applicant has given the required notice to everyone else against whom, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable, as listed below:

Name of person at Address on Date notice served

SIGNED..... DATE

On behalf of

NOTES

* Delete where inappropriate

s106A – certs A & B

Town and Country Planning Act 1990 (Section 106A)
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CERTIFICATE UNDER REGULATION 4

CERTIFICATE C

I certify that:

1. I / The applicant * cannot complete a Certificate A or B in respect of the accompanying application;
2. I have / the applicant has* given notice to the persons listed below, being persons against who, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable.

Name of person at Address on Date notice was served

1. I have / The applicant has* taken reasonable steps to ascertain the name and address of every person whom, on the day 21 days before the date of the accompanying application, the planning obligation to which the application relates was enforceable and who has not been given notice of the application: These steps were as follows:
(a)

Notice of the application, as attached to this application has been published on the
(b)

In the (c)
SIGNED _____ DATE _____

On behalf of _____

NOTES

* Delete where appropriate

(a) description of steps taken

(b) date of publication

(c) name of newspaper in which the notice was published

s106A – cert C

SERVE ON INDIVIDUAL(S) BY APPLICANT

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Notice of an Application to Modify or Discharge a Planning Obligation

I give notice that (a)

Is applying to RIBBLE VALLEY BOROUGH COUNCIL to modify/discharge * the planning obligation described below:

PLANNING OBLIGATION

Obligation description: (b)

-Replan for the Development (Only Phase 3) (22.12.2023)

- Proposed replan S106 included 4nr additional plots, original proposal was to add the 4nr plots split 50/50 meaning a total of 10nr (35%) Shared Ownership and 18nr (64%)

Affordable Rent.

(S106 Tenure Allocation – Current Approved Replan Layout (Phase3))

Address of site: (c)

Land to the West of Preston Road
Longridge

Preston
PR3 3BD

Obligation date: (d) 22.12.2023

Any person against whom the planning obligation is enforceable who wishes to make representations about this application should make them in writing to the Director of Economic Development and Planning, Ribble Valley Borough Council, Council Offices, Church Walk, CLITHEROE BB7 2RA by:

(e)

09.06.2026

SIGNED N. Ketley

DATE 11.05.26

*On behalf of Tilia Homes

NOTES

- (a) Insert name of applicant.
- (b) Insert a brief description of the planning obligation which the applicant wishes to modify or discharge.
- (c) Insert address or location of land to which the planning obligation relates.
- (d) Insert date that the obligation was entered into.
- (e) Insert giving a period of 21 days beginning with the date of service of this notice.

* Delete where appropriate.

s106A Notice

TO BE PUBLISHED IN A NEWSPAPER BY APPLICANT

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Notice of an Application to Modify or Discharge a Planning Obligation

I give notice that (a) Tilla Homes

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PLANNING OBLIGATION

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* Delete where inappropriate.

s106A Notice - press