

**From:** Gareth Smith  
**Sent:** 05 April 2012 20:04  
**To:** Neil Birtles  
**Cc:** Stuart Sugarman; Stephen Stray  
**Subject:** Rockcliffe Road Bacup planning application

Hi Neil,

Following on from our discussion please be advised of the following;

- We accept the section 106 payment of £147,000.00 conditionally upon agreeing the phasing of such payments after getting planning and on the basis that they are delegated for you to agree.
- We can confirm that we can deliver **more** than the required 20% of Affordable housing and that this will be delivered outside of the section 106 under a separate undertaking.
- We can confirm that LCC Highways objected on the basis of insufficient parking and that this has now been concluded as they had misread the drawings and have agreed now that we have the correct amount of parking.
- We can confirm that LCC Highways objected on the basis that the proposed road needed traffic calming and it has now been agreed via plans and drawings that pinch points are created to slow traffic.
- We can confirm that a late request from LCC Highways asked for a shared surface area to the bottom of the site and we can confirm that we can agree to this.
- All of the above LCC Highway issues have been agreed with Kelly Holt.

Please be aware that we need to deliver the Great Places units by March 31<sup>st</sup> 2013. To enable us to do this we need to be on site by the first week in May 2012. This only gives us 10 months to deliver a highly complex development with large retaining structures, pumping stations and large utility works.

I ask that the report is completed please and that we are determined at the 17<sup>th</sup> April 2012 planning committee or we will not be physically able to deliver the scheme as the catalyst is the first 25 units which are the affordable units. I can confirm that these units are definitely the first phase of delivery.

I believe that this is a once only chance to deliver this scheme which has sat dormant for over 15 years and will do so for another 15 unless we grab this chance.

I also need to highlight that we have been shortlisted for a Get Britain Building fund and would not want to not deliver this funding as this is further investment in Rossendale as is the Great Places and Affordable funding from the HCA.

I know this is all very rushed but believe this is the time to deliver Rockcliffe Road and look forward to working with Rossendale Borough Council to deliver this scheme.

Kind regards.

**Gareth Smith** | Project Director & Head of Regeneration | Barnfield Investment Properties | Barnfield Construction Limited, Kenyon Road, Lomeshaye Industrial Estate, Nelson, Lancashire, BB9 5SP

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