

# **Compendium of Housing Site Delivery Updates**

Autumn/ Winter 2017

Information collated by Ribble Valley  
Borough Council

**From:** [Joanne Macholc](#)  
**To:** ["Artiss, Simon"](#)  
**Subject:** RE: \*EXTERNAL: Land at Chipping Lane, Longridge - housing delivery  
**Date:** 02 October 2017 15:42:07

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Thanks Simon. This will equate to 150 in the five year period which I would interpret as the first phase (118 units) will be complete and that subsequent phases will have commenced.

Colleagues inform me that site construction has commenced.

Please confirm this is correct.

Regards

Joanne

---

**From:** Artiss, Simon [<mailto:simon.artiss@barratthomes.co.uk>]  
**Sent:** 02 October 2017 15:33  
**To:** Joanne Macholc  
**Subject:** RE: \*EXTERNAL: Land at Chipping Lane, Longridge - housing delivery  
We'll deliver 30 new homes over the next 12 months. As for beyond, I've not got clarity as yet but will let you know: until then, assume 30/annum.  
Regards.

**Simon Artiss**

Planning Manager, Barratt Manchester

**Barratt Homes** (A trading name of BDW Trading Ltd)

**4 Brindley Road, City Park, Manchester, M16 9HQ**

T: 0161 872 0161 F: 0161 855 2828 M: 07879 668864 / 07903 573652

e-mail: [simon.artiss@barratthomes.co.uk](mailto:simon.artiss@barratthomes.co.uk)

Website: [www.barrattdevelopments.co.uk](http://www.barrattdevelopments.co.uk)

***We are actively acquiring housing land in the North West and need more – can you help?***

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**From:** Joanne Macholc [<mailto:Joanne.Macholc@ribblevalley.gov.uk>]  
**Sent:** 02 October 2017 15:31  
**To:** Artiss, Simon <[simon.artiss@barratthomes.co.uk](mailto:simon.artiss@barratthomes.co.uk)>  
**Subject:** FW: \*EXTERNAL: Land at Chipping Lane, Longridge - housing delivery  
Simon

Are you in a position to be able to provide the information below to feed into the current housing land survey?

Kind regards

Joanne

---

**From:** Joanne Macholc  
**Sent:** 18 September 2017 08:58  
**To:** 'Artiss, Simon'  
**Subject:** RE: \*EXTERNAL: Land at Chipping Lane, Longridge - housing delivery  
Thank you Simon, I look forward to hearing from you.

---

**From:** Artiss, Simon [<mailto:simon.artiss@barratthomes.co.uk>]  
**Sent:** 13 September 2017 14:17  
**To:** Joanne Macholc  
**Cc:** Jones, Dave  
**Subject:** RE: \*EXTERNAL: Land at Chipping Lane, Longridge - housing delivery  
Joanne

We've made some progress on this – I'll let you know the answers soon.

Regards.

**Simon Artiss**

Planning Manager, Barratt Manchester

**Barratt Homes** (A trading name of BDW Trading Ltd)

**4 Brindley Road, City Park, Manchester, M16 9HQ**

T: 0161 872 0161 F: 0161 855 2828 M: 07879 668864 / 07903 573652

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Website: [www.barrattdevelopments.co.uk](http://www.barrattdevelopments.co.uk)

***We are actively acquiring housing land in the North West and need more – can you help?***

---

**From:** Joanne Macholc [<mailto:Joanne.Macholc@ribblevalley.gov.uk>]

**Sent:** 13 September 2017 12:30

**To:** Artiss, Simon

**Subject:** \*EXTERNAL: Land at Chipping Lane, Longridge - housing delivery

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Dear Simon

The Council will be undertaking its next survey of housing land availability at the end of this month. In advance of this I am seeking information on deliverability in relation to specific large sites, to inform estimates of delivery and supply in calculating the five year supply position. The five year position and questioning of specific sites is a source of constant debate and I am keen to gain the most realistic and accurate picture of it as possible. This may also feed into the current examination of the Housing and Economic Development DPD.

I am aware that Barratt Homes has planning permission for 118 dwellings (ref: 3/2016/0193) on part of the larger site that has outline permission for up to 363 dwellings in total. I should be grateful if you could provide up to date information as follows to facilitate estimates of delivery:

- The number of developers involved in the site;
- Estimated date of commencement of construction of dwellings;
- Estimated date of completion of first dwelling;
- Estimated no. of dwellings to be delivered in the following monitoring periods (including any affordable housing):
  - 1/10/17-30/9/18
  - 1/10/18-30/9/19
  - 1/10/19-30/9/20
  - 1/10/20-30/9/21
  - 1/10/21-30/9/22
- Date for completion of development if beyond the five year period.
- The timescales for any subsequent phases, in particular the number of dwellings that might be delivered in the five year period.
- Any other information which will assist in making estimates of delivery.

Please note that any information you provide may be made available in the public domain appropriate e.g. in support of housing land matters at appeals and examinations.

I look forward to your input into this important matter and should be grateful if you could respond by **Monday 25<sup>th</sup> September 2017.**

Kind regards,

**Joanne Macholc**

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council

Tel: 01200 413200

Email: [joanne.macholc@ribblevalley.gov.uk](mailto:joanne.macholc@ribblevalley.gov.uk)

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**From:** Steve McBurney  
**To:** [Joanne Macholc](#)  
**Subject:** RE: Land at Clitheroe Road, Whalley/Lawsonsteads phase two - housing delivery  
**Date:** 19 September 2017 12:50:35  
**Attachments:** [image001.png](#)  
[image35b633.PNG](#)

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Hi Joanne,

The latest position on Lawsonsteads is as follows.

Outline permission for up to 260 dwellings on the whole site has been granted. For planning purposes, there will be 2 phases of residential development.

54 dwellings (Phase 1) have reserved matters approval and have now been built out.

A further 160 dwellings (Phase 2) also have reserved matters approval although this phase has not been commenced to date.

There is a need for a slight re-plan on Phase 2 and so a further application will be submitted shortly (estimated late 2017/early 2018). This could result in slightly more than the previous Phase 2 reserved matters approval (say, 170 dwellings) although the developable area and principles of development will remain the same as previously approved.

See my responses in red below.

CEG reserves the right to update/supplement this information in due course.

I hope that this is helpful. Any further queries/questions, please let me know.

Thanks,

Steve

**STEVE MCBURNEY**  
Head of Planning - North



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+44 (0) 113 322 6596  
+44 (0) 7826 551 220  
[www.ceg.co.uk](http://www.ceg.co.uk)

No 1 Leeds  
26 Whitehall Road  
Leeds  
LS12 1BE



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**From:** Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]

**Sent:** 12 September 2017 12:05

**To:** Steve McBurney

**Subject:** Land at Clitheroe Road, Whalley/Lawsonsteads phase two - housing delivery

Dear Steve

The Council will be undertaking its next survey of housing land availability at the end of this month.

In advance of this I am seeking information on deliverability in relation to specific large sites, which will then inform estimates of delivery and supply in calculating the five year supply position. The five year position and questioning of specific sites is a source of constant debate and I am keen to gain the most realistic and accurate picture of it as possible.

I note that CEG has an interest in the phase two of development at Lawsonsteads, Whalley which has the remainder of a larger outline planning permission 3/2013/0137 and a detailed permission for 160 dwellings. I should be grateful if you could provide information as follows to facilitate estimates of delivery:

- Estimated capacity of the **remainder of the site; 160-170 dwellings (Phase 2)**
- Timescale for gaining any further planning permission (if appropriate) **Application submission in late 2017/early 2018, consent in Spring 2018.**
- Estimated date of commencement of development; **Spring 2018/Summer 2018**
- Likely number of developers; **One (Phase 2)**
- Is a developer currently involved in the site? **Yes**
- Estimated no. of dwellings to be delivered in the following monitoring periods: **To be confirmed but current estimate:**
  - 1/10/17-30/9/18 **30**
  - 1/10/18-30/9/19 **35**
  - 1/10/19-30/9/20 **35**
  - 1/10/20-30/9/21 **35**
  - 1/10/21-30/9/22 **30**
- Whether there are any constraints or viability issues that will impact on delivery (if so, please explain); **None. All technical issues relating to Phase 2 now resolved, S278 designs finalised, etc.**
- Any other information which will assist in making estimates of delivery. **N/A**

Please note that any information you provide may be made available in the public domain appropriate e.g. in support of housing land matters at appeals and examinations.

I look forward to your input into this important matter.

Yours sincerely.

**Joanne Macholc**

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council

Tel: 01200 413200

Email: [joanne.macholc@ribblevalley.gov.uk](mailto:joanne.macholc@ribblevalley.gov.uk)

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**From:** JD  
**To:** [Joanne Macholc](mailto:Joanne.Macholc)  
**Subject:** RE: Land off Waddington Road, Clitheroe - housing delivery  
**Date:** 13 September 2017 16:27:15  
**Attachments:** [image005.png](#)

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Hi Joanne  
Answers below in red  
KR  
Jane  
Jane Dickman  
Director

**Dickman Associates Ltd**

Chartered Town Planning and Development Consultants

T: 07946 845438

E: [jd@dickmanassociates.co.uk](mailto:jd@dickmanassociates.co.uk)

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**From:** Joanne Macholc [<mailto:Joanne.Macholc@ribblevalley.gov.uk>]

**Sent:** 12 September 2017 16:55

**To:** JD

**Subject:** RE: Land off Waddington Road, Clitheroe - housing delivery

Thanks Jane, we will be doing the survey with a base date of 30<sup>th</sup> Sept so I am trying to get ahead for once!

Joanne

---

**From:** JD [<mailto:JD@dickmanassociates.co.uk>]

**Sent:** 12 September 2017 16:53

**To:** Joanne Macholc; 'Caroline James'

**Subject:** RE: Land off Waddington Road, Clitheroe - housing delivery

Hi Joanne

Thanks for your email. I have emailed my clients for an update and will get back to you in the next week or two.

KR

Jane

Jane Dickman

Director

**Dickman Associates Ltd**

Chartered Town Planning and Development Consultants

T: 07946 845438

E: [jd@dickmanassociates.co.uk](mailto:jd@dickmanassociates.co.uk)



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**From:** Joanne Macholc [<mailto:Joanne.Macholc@ribblevalley.gov.uk>]

**Sent:** 12 September 2017 12:13

**To:** JD <[JD@dickmanassociates.co.uk](mailto:JD@dickmanassociates.co.uk)>; 'Caroline James' <[Caroline@tdawson.co.uk](mailto:Caroline@tdawson.co.uk)>

**Subject:** Land off Waddington Road, Clitheroe - housing delivery

Dear Jane and Caroline

The Council will be undertaking its next survey of housing land availability at the end of this month.

In advance of this I am seeking information on deliverability in relation to specific large sites, which will then inform estimates of delivery and supply in calculating the five year supply position. The five year position and questioning of specific sites is a source of constant debate and I am keen to gain the most realistic and accurate picture of it as possible.

You have previously provided information on the site at Waddington Road, Clitheroe which has outline planning permission for up to 275 dwellings (ref: 3/2014/0597).

I should be grateful if you could provide up to date information as follows to facilitate estimates of delivery:

- Estimated capacity of the site; *275*
- Timescale for gaining any further detailed planning permission; *reserved matters application will be made before the end of this year*
- Estimated date of commencement of development; *mid 2018*
- Likely number of developers; *one*
- Is a developer currently involved in the site? *Yes - Morris Homes*
- Estimated no. of dwellings to be delivered in the following monitoring periods:
  - 1/10/17-30/9/18 *nil*
  - 1/10/18-30/9/19 *20*
  - 1/10/19-30/9/20 *30*
  - 1/10/20-30/9/21 *30*
  - 1/10/21-30/9/22 *30*
- Whether there are any constraints or viability issues that will impact on delivery (if so, please explain); *None*
- Any other information which will assist in making estimates of delivery. *Estimate of development commencing date assumes your expeditious determination of RM application*

Please note that any information you provide may be made available in the public domain appropriate e.g. in support of housing land matters at appeals and examinations.

I look forward to your input into this important matter.

Kind regards,

**Joanne Macholc**

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council

Tel: 01200 413200

Email: [joanne.macholc@ribblevalley.gov.uk](mailto:joanne.macholc@ribblevalley.gov.uk)

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**From:** Duncan Chadwick  
**To:** [Joanne Macholc](mailto:Joanne.Macholc@ribblevalley.gov.uk)  
**Cc:** [Hugh Geddes](mailto:Hugh.Geddes@jharding@danielwatney.co.uk); [jharding@danielwatney.co.uk](mailto:jharding@danielwatney.co.uk); [gary.hoerty@ghaonline.co.uk](mailto:gary.hoerty@ghaonline.co.uk); [Greg Pearce](mailto:Greg.Pearce@ghaonline.co.uk)  
**Subject:** RE: Land West of Whalley Road, Barrow - Housing delivery  
**Date:** 11 October 2017 10:46:39  
**Attachments:** [image002.png](#)

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Dear Joanne

Sorry for the delay in getting back to you on this matter, which has been due to a particularly heavy workload at present.

However, I have now spoken to my clients and their property advisers (who have also liaised with Redrow) and can now advise you on the projected delivery of housing from the site at Barrow. Redrow acquired the northern parcel on the site from our clients in July 2017 and work is now underway on the development.

Redrow are currently concentrating on the delivery of infrastructure, which includes the central access road and new foul water pumping station. They expect to take about 12 months dealing with site infrastructure, services and getting a show house ready on site. They then expect to deliver circa 20 dwellings (open market and affordable) in the second year and circa 40 dwellings per annum thereafter provided they are the only house builder on site.

In the event that a second house builder acquires the southern parcel we would expect a combined output of circa 60 dwellings per annum. The southern parcel now has reserved matters approval for 225 dwellings (3/2017/0050), is being marketed and there is interest in the site.

Therefore in the context of the Council's April housing figures we would expect assuming a second developer is on site in twelve months' time the following delivery (per annum):

0 – Year 1 (current year)

20 – Year 2

40 – Year 3

60 – Year 4

60 – Year 5

I hope that this information is of some assistance and is not too late for inclusion in your figures.

Regards

Duncan

**Duncan Chadwick**

Partner

**David Lock Associates**

50 North Thirteenth Street

Central Milton Keynes

MK9 3BP

**T. 01908 666276**

**e-mail:** [dchadwick@davidlock.com](mailto:dchadwick@ davidlock.com)

**Visit our website at** [www.davidlock.com](http://www.davidlock.com)



---

**From:** Joanne Macholc [mailto:Joanne.Macholc@ribblevalley.gov.uk]

**Sent:** 02 October 2017 16:06

**To:** Duncan Chadwick

**Subject:** RE: Land West of Whalley Road, Barrow - Housing delivery

Dear Duncan

I wonder if you are in a position yet to provide the information below which will feed into the current survey?

Kind regards

Joanne

---

**From:** Duncan Chadwick [<mailto:dchadwick@DavidLock.com>]

**Sent:** 13 September 2017 13:01

**To:** Joanne Macholc

**Subject:** Re: Land West of Whalley Road, Barrow - Housing delivery

Dear Joanne

Thanks for this. I will seek instructions and updates from my clients and property advisers and respond as soon as possible

Regards

Duncan

Sent from my iPhone

On 13 Sep 2017, at 12:15, Joanne Macholc <[Joanne.Macholc@ribblevalley.gov.uk](mailto:Joanne.Macholc@ribblevalley.gov.uk)> wrote:

Dear Duncan

The Council will be undertaking its next survey of housing land availability at the end of this month. In advance of this I am seeking information on deliverability in relation to specific large sites, to inform estimates of delivery and supply in calculating the five year supply position. The five year position and questioning of specific sites is a source of constant debate and I am keen to gain the most realistic and accurate picture of it as possible. This may also feed into the current examination of the Housing and Economic Development DPD.

I am aware that Redrow Homes has planning permission for 183 dwellings (ref 3/2017/0064) on the northern part of the larger site and that site preparation works and the construction of the central access road have commenced. I have contact Nichola Burns at Redrow for estimates of delivery in relation to the northern part of the site.

Your company has gained planning permission on behalf of the owner of the southern part of the site for 225 dwellings (ref: 3/2017/0050) and I should be grateful if you could provide up to date information as follows to facilitate estimates of delivery:

- Whether a developer is involved in the site;
- The likely number of developers;
- Estimated date of commencement of construction of dwellings;
- Estimated date of completion of first dwelling;
- Estimated no. of dwellings to be delivered in the following monitoring periods (including any affordable housing):
  - 1/10/17-30/9/18
  - 1/10/18-30/9/19
  - 1/10/19-30/9/20
  - 1/10/20-30/9/21
  - 1/10/21-30/9/22
- Date for completion of development if beyond the five year period.
- Any other information which will assist in making estimates of delivery.

Please note that any information you provide may be made available in the public domain appropriate e.g. in support of housing land matters at appeals and examinations.

I look forward to your input into this important matter and should be grateful if you could respond by **Monday 25<sup>th</sup> September 2017.**

Kind regards,

**Joanne Macholc**

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council

Tel: 01200 413200

Email: [joanne.macholc@ribblevalley.gov.uk](mailto:joanne.macholc@ribblevalley.gov.uk)

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**From:** [Joanne Macholc](#)  
**To:** ["Mark Calvert - TW Manchester"](#)  
**Subject:** RE: Standen Strategic site, Clitheroe - housing delivery  
**Date:** 18 September 2017 09:17:09  
**Attachments:** [image001.png](#)

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Mark,

Thank you for the information which is most helpful.

In addition are you able to estimate a number of dwellings which may come forward on subsequent phases within the five year monitoring period?

Kind regards

Joanne

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**From:** Mark Calvert - TW Manchester [<mailto:Mark.Calvert@taylorwimpey.com>]  
**Sent:** 14 September 2017 13:37  
**To:** Joanne Macholc  
**Subject:** RE: Standen Strategic site, Clitheroe - housing delivery

Joanne

Thanks for the email.

I note below our current forecast on completions.

Regards

Mark

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**From:** Joanne Macholc [<mailto:Joanne.Macholc@ribblevalley.gov.uk>]  
**Sent:** 12 September 2017 16:21  
**To:** Mark Calvert - TW Manchester <[Mark.Calvert@taylorwimpey.com](mailto:Mark.Calvert@taylorwimpey.com)>  
**Subject:** FW: Standen Strategic site, Clitheroe - housing delivery

Dear Mark

I understand that Simon Pote has left your company and I wonder if you would be in a position to provide the information below to update our housing land delivery and supply, as Simon has done previously.

I not, please can you advise who is the relevant contact at TW?

Kind regards

**Joanne Macholc**

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council

Tel: 01200 413200

Email: [joanne.macholc@ribblevalley.gov.uk](mailto:joanne.macholc@ribblevalley.gov.uk)

*Please note my normal working pattern is: all day Monday and Tuesday; and Weds morning. In my absence please contact my job share partner [diane.neville@ribblevalley.gov.uk](mailto:diane.neville@ribblevalley.gov.uk)*

View the adopted Core Strategy [here](#)

View information on the emerging Housing and Economic Development DPD [herel](#)



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**From:** Joanne Macholc  
**Sent:** 12 September 2017 16:15  
**To:** Simon Pote - TW Manchester ([Simon.Pote@taylorwimpey.com](mailto:Simon.Pote@taylorwimpey.com))  
**Subject:** Standen Strategic site, Clitheroe - housing delivery

Dear Simon

The Council will be undertaking its next survey of housing land availability at the end of this month.

In advance of this I am seeking information on deliverability in relation to specific large sites, which will then inform estimates of delivery and supply in calculating the five year supply

position. The five year position and questioning of specific sites is a source of constant debate and I am keen to gain the most realistic and accurate picture of it as possible.

You have previously provided information on behalf of Taylor Wimpey in relation to the strategic site at Standen, Clitheroe which has outline planning permission for up to 1040 dwellings and a detailed permission for the development of 228 dwellings as phase one of the development.

I should be grateful if you could provide up to date information as follows to facilitate estimates of delivery on phase one:

- Timescale for gaining any further detailed planning permission (*if applicable*);
- Estimated date of commencement of development; September 2017
- Estimated completion date of first dwelling; March 2018
- Likely number of developers; 1-3
- Estimated no. of dwellings to be delivered in the following monitoring periods:
  - 1/10/17-30/9/18 20
  - 1/10/18-30/9/19 40-45
  - 1/10/19-30/9/20 40-45
  - 1/10/20-30/9/21 40-45
  - 1/10/21-30/9/22 40-45
- Whether there are any constraints or viability issues that will impact on delivery (if so, please explain); No
- Any other information which will assist in making estimates of delivery.

In addition are you able to estimate a number of dwellings which may come forward on subsequent phases within the five year monitoring period?

Please note that any information you provide may be made available in the public domain appropriate e.g. in support of housing land matters at appeals and examinations.

I look forward to your input into this important matter.

Kind regards,

**Joanne Macholc**

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council

Tel: 01200 413200

Email: [joanne.macholc@ribblevalley.gov.uk](mailto:joanne.macholc@ribblevalley.gov.uk)

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**Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)**

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