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HED DPD Submission  
Forward Planning Team  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

**Date:** 6 September 2018  
**Our ref:** 42198/MW/MW1/16449256v2

Dear Sir / Madam

## **RIBBLE VALLEY BOROUGH COUNCIL HOUSING AND ECONOMIC DEVELOPMENT (HED) DPD - PROPOSED MAIN MODIFICATIONS: ADDITIONAL HOUSING ALLOCATIONS**

Lichfields is please to submit, on behalf of Taylor Wimpey, a representation in response to Ribble Valley Borough Council's (RVBC) consultation on Proposed Main Modifications – Additional Housing Sites.

This representation is being made in the context of Taylor Wimpey's land interest in Barrow, namely land to the west of Whalley Road, as indicated in the accompanying location plan. Taylor Wimpey wish to put forward this Site as an alternative site for consideration to meet RVBC's housing land requirement. This Site is currently identified as Open Countryside.

Taylor Wimpey understand that a 'Call for Sites' exercise was undertaken in August 2016 to identify suitable housing sites; however this site was not available at that time as it was not in the control of a housebuilder or promoter. As such, for completeness, a 'Call for Sites' Proforma has also been completed to accompany this letter. The Site at Whalley Road lies to the southwest of the existing built up area of Barrow and is approximately 5.3ha with the potential to deliver approximately 110 market and affordable dwellings. As such, this Site would provide a significant contribution to the requirement for RVBC to provide an additional 165 units to demonstrate a 5-year supply of housing land.

### **Sustainable Location**

The Site will form a natural extension to the south of the approved application for housing development at 'land to the south-west of Barrow and west of Whalley Road', which was approved by the Secretary of State on appeal in February 2014 and subsequently amended and approved by RVBC in January 2017 (Ref: 3/2016/0820).

The Site is under the control of Taylor Wimpey, who is promoting the Site for residential development. The attributes which make the site a suitable location for future housing include:

- Access from established Whalley Road and surrounding transport links via the A59;
- The site is within walking distance of the services and facilities available in Barrow;

- Lack of technical constraints (i.e. Site is in Flood Zone 1);
- The site is under the control of a national housebuilder and can contribute towards the Council's 5 year housing land supply; and,
- Ability to deliver housing without coalescing adjoining settlements.

The allocation of this site would assist in the delivery of sustainable development within the borough by making a significant contribution towards meeting the need for market and affordable housing. It would meet a substantial portion of the required 165 units. Overall the Site is considered to deliver economic, social and environmental gains in accordance with the National Planning Policy Framework [the Framework]. This is summarised below:

#### *Economic*

The development of the Site would provide a number of economic and fiscal benefits in terms of job creation and increased expenditure in the local economy during and post development as well as contributing towards the Council's coffers by way of New Homes Bonus contribution and additional Council Tax revenue.

#### *Social*

The development of the Site will support the creation of a strong, vibrant and healthy community by increasing the supply of housing of a type and tenure to meet local need. In particular, it would provide a suitable range of open market and affordable housing with public open space for existing and future residents.

#### *Environmental*

The Site is currently used for predominantly intensive agricultural purposes and as such has limited ecological value. There are existing buildings located to the east of the site. Taylor Wimpey will undertake all required technical works to identify any constraints on the Site which would restrict development.

### **Deliverability and Availability**

Taylor Wimpey aims to create attractive housing developments with distinctive character offering a choice of high quality new homes to meet local need. The Site has the potential to deliver approximately 110 new homes of a mix of housing type, tenure and size. Taylor Wimpey has a proven track record of delivering high quality residential development, understands the local market and can contribute towards the Council's 5-year supply and help to meet a significant portion of the current undersupply.

This site is suitable, available and achievable for residential development, and we kindly request that this site is considered for inclusion in the emerging HED DPD should any of the five identified sites not be taken forward.

We hope that the above assists in the Council's consideration of additional housing sites. If you have any further queries, please do not hesitate to contact me.

**LICHFIELDS**

Yours faithfully



Copy  
Taylor Wimpey

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**RIBBLE VALLEY HOUSING AND ECONOMIC DEVELOPMENT  
REGULATION 18 ISSUES AND OPTIONS  
SUGGESTED SITE FOR CONSIDERATION AUGUST 2016**

RVBC are holding a 'call for sites' for housing, employment and retail land purposes as part of a consultation on the forthcoming Housing and Economic Development DPD.

**This form can be used to submit suggested housing sites, employment land sites and proposed retail sites to the Council.**

If you wish to submit a site as a potential option for allocation as part of this process, please complete this form and provide a location plan which enables the site and its boundaries to be identified clearly. Gaps in providing information could cause delay in assessing your site and its possible inclusion in the Housing and Economic Development DPD site consideration process. If you wish to provide any supplementary information in support of your responses, please append it to this questionnaire.

Please do not submit sites which:

- Already have planning permission or are under construction as these are already accounted for in the plan making process.
- In relation to housing are located in settlements where the residual housing requirement has already been met. The call for housing sites relates only to those settlements where a residual requirement remains. These settlements are:
  - Chatburn
  - Mellor
  - Wilpshire

Please use a separate form for each site.

Information provided on this questionnaire will be made public as it will form part of the evidence base to the Local Development Framework. We will not publish personal address and contact information and will hold your information in accord with the requirements of the Data Protection Act. All information provided will be available to the Inspector appointed by the Secretary of State to hold the Examination in Public.

**The suggestion of a site does not imply on the Council's part that it will agree that a site has potential for housing, employment or retail uses; or that planning permission would be forthcoming for housing, employment or retail uses; or that it will be allocated for development in any of the Council's Development Plan Documents.**

Please return this completed form along with a site plan and any further supporting information no later than 5pm Friday 7<sup>th</sup> October 2016 to:

Reg. 18 Issues and Options Call for Sites Consultation  
Regeneration and Housing  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

<b>GENERAL INFORMATION</b>	
What type of development are you suggesting the site could be developed for? E.g. housing, employment B1 – B8, retail	Residential Development
Site suggested by: (main contact if further details required)	Name: Taylor Wimpey Strategic Land Address: Ground Floor Washington House, Birchwood Park, Warrington, WA3 6GR  Tel: Email: Charlotte.Greenway@taylorwimpey.com
What is your interest in the land?	Taylor Wimpey, as a national housebuilder, intends to develop this land.
Details of site owner: (if different from above)	Name: Address: N/A
Is the owner aware the site has been suggested in this call for sites consultation?	Yes/no N/A
Location of site:	<i>Please write an address and attach a location plan with a clear site boundary which will enable the site to be readily identified:</i>  The Site is located to the west of Whalley Road, Barrow in Clitheroe.  A Site Plan is attached.
Site area (in hectares or sq metres)	Site is approximately 5.3 hectares
Current use of site	Agricultural land and associated properties.
Is the site greenfield or previously developed?	Site is Greenfield

Has planning permission ever been sought for development of the site?	(If yes, please provide details e.g. type and amount of development)  N/A
<b>OWNERSHIP MATTERS</b>	
Is the site in single or multiple ownership?	Single/multiple
If multiple, how many owners?	N/A
Have all the owners expressed an intention sell the land for housing, employment or retail use?	Yes
Is the land controlled by a developer who intends to develop the land?	Yes/ <del>no</del> . If yes, please provide details Taylor Wimpey intend to develop the site.
Are there any ransom strips, tenancies or operational requirements of landowners which would restrict development?	If yes, please provide details  Taylor Wimpey are not currently aware of any technical constraints which would restrict development.
<b>VIABILITY MATTERS</b>	
Has the economic viability of the site been assessed? If so, what was the outcome?	Please provide any supporting information  Taylor Wimpey, as a national house builder, has assessed the site to be viable based on required affordable housing contribution and anticipated infrastructure contributions.

Please explain why you consider the site to be economically viable (or not).	See above
Are there any abnormal costs/significant constraints that need to be overcome in developing this site?	Please provide details: None identified at this stage.
How many developers would be involved in developing the site should planning permission be granted?	Taylor Wimpey would develop this site.
What would be a realistic timescale for developing the site	Start date: End date:
If this is a large site what would be a realistic projected build rate for the site? (e.g. estimated no. of dwellings per year if for housing or timescale from start to completion of phases of development)	N/A
<b>CAPACITY AND CONSTRAINT MATTERS</b>	
What is your estimate of the potential capacity of the site? (no. of dwellings/ overall m <sup>2</sup> if employment land / m <sup>2</sup> retail floorspace)	Based on the estimated size, with a build out of 30dph, we estimate the capacity to be approximately 110 residential units.
Are there any physical constraints which would restrict development of the site?	There are no obvious physical constraints to the site, the site can be accessed via Whalley Road. There are no other significant constraints identified on the site.
Has any work been undertaken to assess how these constraints might be overcome?	None at this time.
Is there direct access to the site from the adjoining road network?	There is direct access from Whalley Road.
Are there any major issues regarding access to the site, and if so briefly what are they?	None identified.



Are there any trees on site protected by Tree Preservation Orders?	None identified.
Are there significant contamination issues/hazardous risks/pollution on the sites?	None identified.
Is the site within an area at risk from flooding (flood Zone 2 or 3 as defined by the Environment Agency)?	The Site is in Flood Zone 1.
Please explain why you think the site is a suitable location for development.	The site is well accessed from Whalley Road, with no known constraints to development. It would provide a natural extension to the land to the immediate north which has planning consent for housing.
If there are any other issues that you wish to raise in relation to this site, please do so here.	

**Declaration**

I understand that information provided on this form in response to this call for sites for sites, with the exception of name and address, could be made publicly available by Ribble Valley Borough Council in relation to production of the Housing and Economic Development DPD and evidence base for the LDF. Information will be made available to the Inspector for the purposes of the Examination in Public should he or she require it.

The information I have provided is accurate and true to the best of my knowledge.

<b>Name (print)</b>		
<b>Signature</b>		
<b>Organisation</b>		
<b>Date</b>		



11/20/2023