

Chapel Close, Low Moor

THE PROPOSED DEVELOPMENT



Chapel Close, Low Moor



Typical House Type

This leaflet is intended to update you on our forthcoming planning application relating to the area of land at the end of Chapel Close.

BACKGROUND

The Council's Planning Committee decided to grant Outline Planning Permission for the development of the site with 54 residential dwellings in March 2012 subject to the signing of a legal agreement which was subsequently signed on 30th April 2012. The site therefore already has planning permission for residential development with both the design of the access and the number and location of the new homes approved. That application also approved other matters such as the amount of commuted sum payments, the level of affordable housing provision, and the road layout for the site. It has therefore been agreed that a contribution of £232,063 will be made towards local education services, £22,000 will be made towards public transport provision and that 16 of the dwellings will be affordable housing.

We are about to submit a Reserved Matters planning application, which provides further details on the nature of the development for the Council to consider. As the principle of development and the number and position of the new homes has already been approved, we are not proposing to change any of those details. This application therefore mainly deals with the following:

- The appearance of the new homes and the materials they are to be built from.
- Details of the landscaping design that will be put in place.
- Proposals relating to the environmental performance of the new homes.

APPEARANCE

It is intended that the new homes are built from similar materials to the existing properties on Meadowlands, with details that are inspired by the existing housing stock in the area. We have therefore produced designs that will blend in with Low Moor as a whole, but still have their own distinct character.

LANDSCAPING

Our detailed landscaping design retains the protected trees along the eastern boundary of the site, and incorporates native species as much as possible. As well as encouraging biodiversity, this design will also soften the feel of the development and help it blend into its surroundings.

ENVIRONMENTAL PERFORMANCE

The new homes will be built with 'super-insulation' over-and-above that required by Building Regulations, in order to increase the energy efficiency of the new homes and reduce their carbon emissions. In addition, a number of the homes will be fitted with solar thermal panels which will use the Sun to contribute towards their hot water supply even on cold days and further improving their energy performance. Overall, the carbon emissions from the site will be more than 10% better than if they were just constructed to Building Regulation standards.

WHAT HAPPENS NEXT

We will be submitting our reserved matters application within the next few weeks at which point our proposals will be available to view on Ribble Valley Councils website at <http://www.ribblevalley.gov.uk/planning> and upon request at the council offices at Church Walk in Clitheroe.

Get in touch

If you have any further comments or questions about our planning application or the information provided in this leaflet, please contact us:

By email: TWMConsultation@taylorwimpey.com

By phone: 0161 864 8961

By post: Taylor Wimpey Manchester, 1 Lumsdale Road, Stretford, Manchester M32 0UT