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Pendle Hill Properties, 154 Whalley Road, Read, Lancashire, BB12 7PN
Tel/Fax : 01282 772048 Mobile : 07786 462107
info@pendlehillproperties.co.uk www.pendlehillproperties.co.uk
www.phpoverseas.co.uk

Judith Douglas Bsc Hons DipTP MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe, Lancs.
BB7 1AW

Date: 23rd April 2013

Re - P & D Developments Ltd - Sabden Proposed Development

Dear Janet,

Following our conversation earlier, I write to confirm our position as Sabden's leading local estate agent. Our business was set up 5 years ago and emanated from an office based in Sabden village. The success of just concentrating on Sabden property allowed us to expand to increase our property numbers and dedicate and specialise our services to three villages namely being Sabden, Read and Simonstone.

Having lived within the village of Sabden as well being the market leading agent I feel well placed to provide a confident view of the villages desirability and housing needs. The economic times have changed dramatically over this period of time and I feel this has brought a demand for more property to be competitively priced and available to many different styles of buyers.

Based on my experience and the feedback given by the hundreds of viewers I have shown Sabden property to I would encourage any new property builds to be a minimum of 3 bedrooms with garden and parking allocated. Semi-detached property always sells very well and indeed we as well as other agents have recently sold numerous on the Sabden Brook Court development in very good time.

Detached housing again does sell well but only if the top line pricing is competitive. Anything priced above the 250k stamp duty level takes excess time to sell simply based on the lack of buyers with that type of borrowing facilities.

Bungalows we have found to be a little low in demand specifically in Sabden as the rural location tends to be off putting for older property hunters. Locally we see Whalley centre as being the desired location for retirees. A good example of this is the time it's taken us to finally to sell the last one of Plum Lives shared ownership bungalows on Whalley Road Sabden. 2 Years!

Overview

Three bed semi's are in my opinion more needed than say terraced or mews type houses as I personally find it a lot easier to sell them over the many village terraced properties that tend to have no garden or allocated parking making them hard to sell especially if they are still the normal 2 bedroom style.

If you need a selection of property we have sold or indeed not sold within the last 12mths please don't hesitate to call me.

I hope this is of some assistance.

Kind Regards

Andrew Turner
Owner

5044001036

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Appendix 3 Email from Rachael Stott

From: Rachael Stott [Rachael.Stott@ribblevalley.gov.uk]
To: Judith
Cc:
Subject: RE: Land at Pendle Street East

Sent: Wed 08/08/2012 16:58

Hi Judith,

Apologies that I did not confirm the outcome. There was support to accept a commuted sum in lieu of on site provision. The Addressing Housing Needs document sets out the calculation of the sum. If you wish to discuss further please contact me next week.

Regards Rachael

Rachael Stott

Strategic Housing officer

Ribble Valley Borough Council

01200 414567

rachael.stott@ribblevalley.gov.uk

From: Judith [mailto:judith@jdixontownplanners.co.uk]

Sent: 08 August 2012 16:53

To: Rachael Stott

Subject: FW: Land at Pendle Street East.

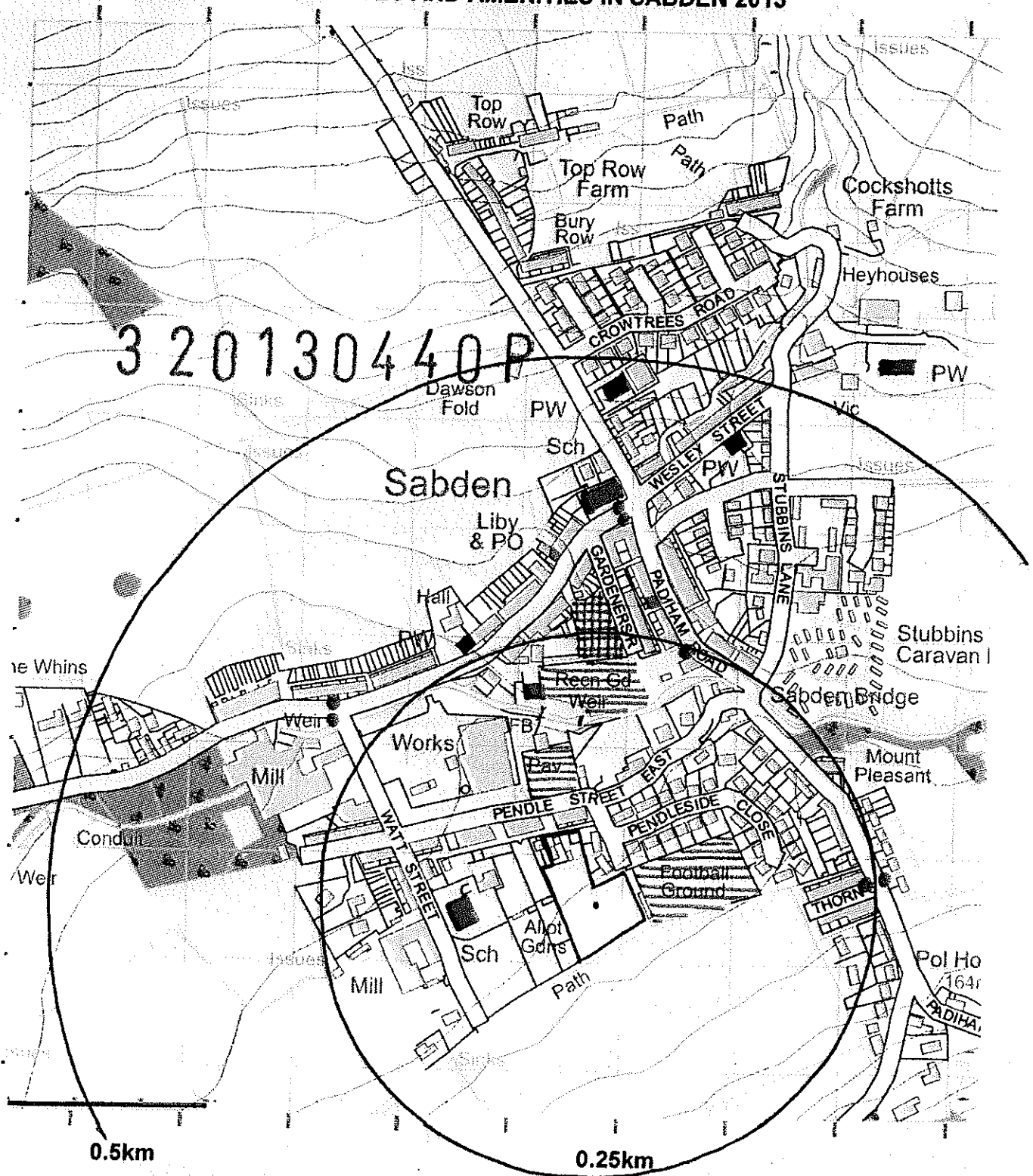
Dear Rachael

I noted the meeting was scheduled for the 25th July. Did you discuss the site and what type of provision for affordable housing do you require?

Kind regards

Judith

LOCATION OF SERVICES AND AMENITIES IN SABDEN 2013



SCALE 1:50000

KEY

- Primary School
- Place of Worship
- Recreation Ground
- Equipped Play Area

- Bus Stop
- Post Office
- Local Shop
- Doctor's Surgery

