

5 October 2018
L181005 Whalley Cover Letter FINAL



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Submitted via the Planning Portal Ref: PP-07255368

Dear Sir or Madam,

Town and Country Planning Act 1990 (as amended)
Application for: Full planning permission for the erection of 188 dwellings
Application by: THT & L&Q Developments LLP
Land off Clitheroe Road, Whalley (Phase 2 Lawsonsteads)

This application is made on behalf of THT & L&Q Developments LLP. It seeks full planning consent for:

“The erection of 188 dwellings, means of access and associated works.”

Application Submission

The application consists of the following documents:

1. Planning Statement (incorporating Community Engagement Summary and Affordable Housing Statement) (prepared by Savills);
2. Preliminary Geo-Environmental Risk Assessment (Desktop) (prepared by Delta Simons);
3. Geo-Environmental Assessment (prepared by Delta Simons);
4. Ecology Appraisal incl. Bat Survey (prepared by Delta Simons);
5. Archaeological Geophysical Survey (Delta Simons);
6. Flood Risk Assessment (prepared by Civic Engineers);
7. Transport Assessment (prepared by Crofts);
8. Travel Plan (prepared by Crofts);
9. Design and Access Statement (incorporating Landscaping Strategy, Waste Management and Crime Impact Sections) (prepared by PRP)

The application is supported by the following plans (all by PRP):

1. Site Location Plan;
2. Existing Site Plan;
3. Proposed Roof Plan;
4. Proposed Street Elevations;
5. Proposed House Types;
6. Proposed Apartment Types;
7. Proposed Brick, Render and Stone Locations;
8. Proposed Surface Treatment Layout;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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9. Green Infrastructure Plan; and
10. Landscape Layout.

A payment to cover the requisite application fee of £41,903.00 has been submitted under separate cover.

Summary of the Proposals

The application is seeking full planning permission for the delivery of 188 new homes in the borough together with means of access and associated works. The principle of residential development on the site has been established via the previous Outline consent and is supported by both national and local policy. The layout of the development is considered to be appropriate in the context of its location and has been agreed in principle with the Council during pre-planning application discussions. The proposal will provide a high quality development in a sustainable location and will assist the authority in meeting its housing land requirements, as an identified site in the Council's 5 year housing supply.

The site consists of vacant, grassed land, and is designated in the Council's draft Housing and Economic Development DPD Proposals Map as being a Committed Housing Site (ref DS1). The draft HEP DPD is currently at Examination Stage and, due to its advanced nature, is considered to carry substantial weight in the decision making process.

The site is also listed within the Council's adopted Strategic Housing Land Availability Assessment (SHLAA) (2013) (ref. 136 land adjacent Clitheroe Road), having been included within a wider 12.07ha parcel with an indicative yield of 482 dwellings.

This application has been prepared following pre-application discussions with Stephen Kilmartin at Ribble Valley Borough Council. The proposals set out in this application have been influenced by these discussions, and follow a previously approved outline consent for a residential mixed use development comprising 260 dwellings (C3) from October 2013 (ref: 3/2013/0137). For clarity, the application is not a reserved matters application pursuant to the outline, but a new full application.

The proposal has been designed to make best use of the site, while meeting the Council's requirements on density and separation distances. The enclosed Design and Access Statement prepared by PRP Architects demonstrates how the site is appropriate in the context of the surrounding historic environment and existing residential development. A high level of visual amenity is proposed, with materials being sensitive and complementary to existing dwellings. Furthermore, a green infrastructure strategy is proposed to enhance the provision of public and private open space.

The proposals will result in the creation of a vibrant and healthy community, by increasing the supply of housing type and tenure to meet local needs. Two types of affordable housing will be offered, alongside the provision of bungalow accommodation for local residents over 55. The proposal is therefore considered to provide an appropriate mix of housing for both families, young professionals and the elderly.

In summary, the key benefits of the development are considered to be the following:

- Delivery of 188 new homes, which will contribute to the Council's housing delivery target.
- Development of a Committed Housing Site (draft).
- Provision of a range of properties improving the housing mix in the area, including 2, 3, 4 and 5 bedroom houses/bungalows, and 1 and 2 bedroom apartments.



- 57 affordable dwellings (29 affordable rent and 28 shared ownership).
- Provision of new green infrastructure and enhancement of the site's existing assets.

To conclude, this application has been prepared and submitted following pre-application discussions with officers at Ribble Valley Borough Council. We hope that you will share our view that the scheme will make a positive contribution to the local area and we look forward to working with the local planning authority on the formal assessment of the planning application.

We trust that the application is in order and look forward to receiving confirmation that it has been validated in due course. In the meantime, should you have any queries please do not hesitate to contact Rob Haslam or Alun Davies at these offices.

Yours faithfully,

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

Savills Planning
Savills (UK) Limited

Encs.