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Adam Birkett
Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

25th October 2018

Dear Mr Birkett

Re: Application ref: 3/2018/0943 – permission in principle for up to 9 dwellings at land south of Old Road, Chatburn

We are the applicant for the above application, which has been submitted to Ribble Valley Borough Council (RVBC) and was registered on 16th October 2018. Our understanding is the application should be determined within 5 weeks, which on our calculations should be by 20th November 2018.

The application site is a greenfield site with no constraints which would prevent early development. We are a local housebuilder who is keen to start and deliver new quality homes in Chatburn. We would therefore be willing to agree a Statement of Common Ground with the Council to confirm:

Following the approval of the permission in principle, we confirm that we will:

- 1) Progress swiftly to the submission of an application for the technical details consent within **6 months**
- 2) Start implementing the permission within **3 months** of the approval of the technical details consent
- 3) Deliver up to **9 homes** on the site in less than **3 years**

Whilst writing it is worth mentioning a few points we feel should be considered with regards to the overall planning application.

Our philosophy is to be build high specification, decent sized, quality homes which are different to the normal “run-of-the-mill” houses being produced today. We employ local trades in small numbers. When we say local, we mean local. We are supported by skilled contractors from Clitheroe, Great Harwood, Nelson, Grindleton, etc.

We prefer this approach as people who live close to their work generally have more pride in their work. This also benefits the local economy, the majority of the monies paid to them in wages etc goes straight back into the local community.

We are very confident therefore that deliverability and quality will be achieved within the stated timeframes, we already have operatives working on a neighbouring development provisionally lined up for any approved works.

We also have an excellent list of approved local material suppliers, based in Chatburn, Clitheroe, Padiham, Church, Accrington, etc, along with the obvious national suppliers based locally (Travis Perkins, etc).

We trust the above meets with your approval, however should you require any further information please do not hesitate to contact me

Kind regards

Rod Townsend
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