

Mr Robert Major
Senior Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

14th December 2018

TWNW01/GP

Dear Mr Major

**RE: LAND TO THE SOUTH-WEST OF BARROW AND WEST OF
WHALLEY ROAD, BARROW, LANCASHIRE – Full Planning
Application for 233 dwellings and associated works.**

We are pleased to confirm the submission of a full planning application seeking planning permission for details of layout, scale and appearance of the buildings, access and landscape of a residential development of 233 dwellings and associated works at land to the south-west of Barrow and west of Whalley Road, Barrow.

Background and reasons for submission

The site subject to this full application has had an extensive yet relatively recent planning history. An outline planning permission was granted by the Secretary of State on 20th February 2014 following an appeal (APP/T2350/A/13/2190088) by the applicant against the non-determination of an application for a residential development of up to 504 dwellings and associated development on the overall site (3/2012/0630). This decision followed a Public Inquiry into the appeal proposal held in June and September 2013.

The site was subdivided into a north and south parcel for which reserved matters applications (RMAs) were submitted pursuant to. Both were approved providing a total number of homes of 408 homes. Following the RMA approvals further marketing of the southern parcel took place and the current applicant was confirmed as the preferred developer.

It was understood that upon purchase of the southern parcel the applicant would submit a new RMA for the southern parcel for its own house-types and layout. Various discussions have taken place between RVBC and the landowners' agent. It was confirmed that an agreed approach needed to be found to ensure that the site can be brought forward and not be inhibited by additional s106 requirements secured via a new permission and s106 agreement. It was agreed therefore that a full planning application would be submitted and RVBC would honour the obligations agreed for the southern parcel under the existing s106 obligation.

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Application details

The full planning application comprises the following information:

- Application Documents
 - Application Forms
 - Covering Letter
 - Planning Statement
 - Design & Access Statement Addendum
 - Affordable Housing Statement
 - Transport Statement
 - Travel Plan
 - Flood Risk Assessment
 - Drainage Statement
 - Ecological Survey and Assessment (including a Licenced Bat Survey)
 - Ground Investigation Report
 - Noise Mitigation Assessment
 - Arboricultural Impact Assessment and Method Statement
 - Tree Survey Report
 - Geophysical Survey Report
 - Crime Impact Statement
- Application Plans
 - DWH/WRB/LP/00 – Location Plan
 - DWH/WRB/SL/01 Rev D – Proposed Site Layout
 - DWH/WRB/CSL/06 Rev C – Colour Site Layout
 - DWH/WRB/SHP/03 Rev C – Storey Height Plan
 - DWH/WRB/BTP/02 Rev C – Boundary Treatment Plan
 - DWH/WRB/MP/05 Rev E – Materials Plan
 - DWH/WRB/WMP/04 Rev C – Waste Management Plan
 - 5838.01 Rev A – Tree Survey and Root Protection Areas
 - 5838.02 Rev B – Tree Protection Plan
 - 6241 02-03 Rev A – Adoptable Drainage Layout
 - 5838.03 Rev C – Landscape Proposals 1 of 7
 - 5838.04 Rev C – Landscape Proposals 2 of 7
 - 5838.05 Rev C – Landscape Proposals 3 of 7
 - 5838.06 Rev C – Landscape Proposals 4 of 7
 - 5838.07 Rev C – Landscape Proposals 5 of 7
 - 5838.08 Rev C – Landscape Proposals 6 of 7
 - 5838.09 Rev C – Landscape Proposals 7 of 7
 - 5853.10 Rev C – Landscape Proposal Full Site
 - 19780Rev1/LAN – Playdale Trim Trail Plan
 - 19780/LAN – Playdale Trim Trail Presentation Sheet
 - 2366-D001 Rev A – D001 General Arrangement (Site Access and S278 Works to Whaley Road)
 - DWH/WRB/StS/07 Rev B – Street Scenes
 - TW House Types, Plans and Elevations
 - Whalley Road House Type Presentation Sheet
 - AA31/7/PL1 – Floor Plans (AA31 3 bed house)
 - AA31/7/PL2 – Elevations (AA31 3 bed house)
 - BA23/7/PL1 – Floorplan (Barrowdale)
 - BA23/7/PL2 – Elevations (Barrowdale)
 - NB31(A)-NB31(O) – Block Assembly Drawings Elevations
 - PA34(A)-PA34(O) – Block Assembly Drawings Elevations
 - NB31(A)-NB31(O) – Block Assembly Drawings Elevations – Stone
 - NA20(A)-NA20(O) – Block Assembly Drawings Elevations
 - NA20(A)-NA20(A)-NA20(O) – Block Assembly Drawings Elevations – Stone
 - NA20(A)-NA20(O)-NA20(O) – Block Assembly Drawings Elevations
 - NA20(A)-NA20(O)-NA20(O) – Block Assembly Drawings Elevations
 - AA31(A)-AA31(O) – Block Assembly Drawings Elevations
 - AA31(A)-AA31(A)-AA31(OP) – Block Assembly Drawings Elevations
 - BA23(A)-BA23(O)-BA23(A)-BA23(O)-BA23(A) – Block Assembly Drawings Elevations
 - BA23(A)-BA23(O)-BA23(A) – Block Assembly Drawings Elevations
 - PA34(A)-PA34(O) – Block Assembly Drawings Elevations – Stone
 - GAR21/7/PL1 – Single Garage

- GAR22/7/PL1 – Single Garage Stone
- NA20/7/PL1 – Floor Plans (Ashenford)
- NA20/7/PL2 – Elevations (Ashenford)
- NA20/7/PL3 – Elevations (Stone) (Ashenford)
- NA44/7/PL1 – Floor Plans (Manford)
- NA44/7/PL2 – Elevations (Manford)
- NB31/7/PL1 Rev A – Floor Plans (Braxton)
- NB31/7/PL2 – Elevations (Braxton)
- NB31/7/PL3 Rev A – Elevations (Stone) (Braxton)
- ND40/7/PL1 – Floor Plans (Coltham)
- ND40/7/PL2 – Elevations (Coltham)
- ND40/7/PL3 – Elevations (Render) (Coltham)
- PA34/7/PL1 – Floor Plans (Gosford)
- PA34/7/PL2 – Elevations (Gosford)
- PA34/7/PL3 – Elevations (Stone) (Gosford)
- PA42/7/PL1 Rev A – Floor Plans (Lydford)
- PA42/7/PL2 – Elevations (Lydford)
- PA42/7/PL3 – Elevations (Stone) (Lydford)
- PD30/7/PL1 – Floor Plans (Amersham)
- PD30/7/PL2 – Elevations (Amersham)
- PT36/7/PL1 Rev A – Floor Plans (Easedale)
- PT36/7/PL2 – Elevations (Easedale)
- PT36/7/PL3 – Elevations (Stone) (Easedale)
- SF16 – 1.8-2.0m Acoustic Fence
- SF32 – 2.0m Acoustic Fence
- SF35 – 1.8m Close Boarded Screen Fence with Capping Rail
- SW01 – 1.8m Screen Wall
- Barratt Homes House Types, Plans and Elevations
 - BALD 00CD 01 Rev D – Alderney Classic (Det)
 - BHLN 00CD 01 Rev E – Halton Classic (Det)
 - BKEY 00CD 01 Rev C – Kingsley Classic (Det)
 - BMAI 00CI 01 Rev C – Maidstone Classic (Mid)
 - BMAI 00CE 01 Rev C – Maidstone Classic (End)
 - BMMS 00CE 01 Rev B – Moresby Classic (End)
 - BMMS 00CD 01 Rev C – Moresby Classic (Det)
 - BRAD 00CD 01 Rev C – Radleigh Classic (Det)
 - B52A 00EC / B52A 00MC Rev A – Type 52
 - B50F 0TEC 01 – Type 50
 - CE1 End (BNG1 11-W) / CE3 Mid (BNG3 11-W Rev F)

If you have any queries or require further clarification or details, please do not hesitate to contact me so that these can be addressed and enable the application to be favourably determined as soon as possible.

Yours sincerely,



GREG PEARCE
SENIOR PLANNER

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