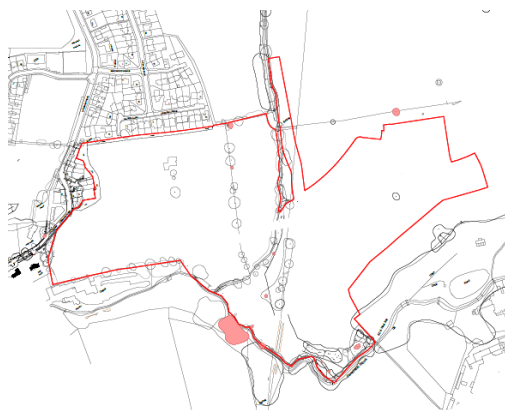


2<sup>nd</sup> March 2022

Dear Resident,

**PROPOSED RESERVED MATTERS PLANNING APPLICATION AT HIGHER STANDEN FARM, CLITHEROE STANDEN PHASE 5 AND 6.**

Taylor Wimpey is pleased to provide an update on our development at Higher Standen Park and to introduce you to our proposals for Phases 5 and 6 (area highlighted below).



Ribble Valley Borough Council granted outline planning permission for 1040 homes in 2014 and we have already completed phase 1 with planning approval granted for phases 2, 3 and 4. Higher Standen Farm is Ribble Valley Borough Council's main strategic housing site and the delivery of all phases of the scheme is therefore integral to ensuring the Council deliver the new homes that are needed in the area.

This application will form the final 2 phases of the approved outline consent and deliver 300 dwellings including affordable dwellings.

The previous outline consent approved the principle of development, the purpose of this reserved matters application is to seek approval for the design, layout, scale, access, appearance and landscaping for the site. Please find attached with this letter an Illustrative Master Plan.

We have engaged with Ribble Valley Borough Council with the intentions of evolving the proposals to submit an application in the short term. Should you have any queries, comments or would like to request any further information, please contact our Planning Consultants, Avison Young via the following email address: [larna.smith@avisonyoung.com](mailto:larna.smith@avisonyoung.com)

Yours faithfully,

Henry Charlton

**Taylor Wimpey Manchester**