

Sarah Westwood
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

18 December 2012

Dear Sarah,

HENTHORN ROAD RESERVED MATTERS PLANNING APPLICATION

The enclosed documents are submitted on behalf of Taylor Wimpey Manchester and Barratt Homes Manchester (the Applicants) in support of our Reserved Matters application for residential development on land at Henthorn Road, Clitheroe.

The application is submitted pursuant to the Outline Planning Approval of 26 March 2012 (Appeal Ref: APP/T2350/A/11/2161186).

On the following page I have listed the documents that were previously submitted as part of the Outline Planning Approval (Appeal Ref: APP/T2350/A/11/2161186) that therefore have relevance to this Reserved Matters application.

I have also listed the relevant documents in relation to the approved planning permission for a pedestrian/cycle link to a private road from the site (3/2012/0006).

We have also previously submitted plans to discharge Condition 26 (3/2012/1039) and Condition 27 (3/2012/0692) of the Outline Planning Approval and the documents submitted in relation to these are referenced on the following pages.

Finally for ease of reference when navigating this Reserved Matters application I have listed all of the documents that are enclosed and that make up the entirety of this application.

Also enclosed within this application pack is three cheques for the following amounts; £22,174.50, £18,282.50 and £3,892.00. These therefore total £44,349.00 which we believe to be the correct fee for this application.

I trust that the above and the enclosed application are in order but should you require any further information in order for this application to be validated please do not hesitate to contact me otherwise I look forward to speaking with you through the of determining our application.

Yours Sincerely

Gareth Bancroft
Taylor Wimpey Manchester
0161 864 8966
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**Planning Application No. 3/2010/0719P and appeal reference APP/T2350/A/11/2161186
Approved 26 March 2012**

Outline Planning Permission with all matters reserved, save for that of access, for a residential development comprising:

- **Up to 270 Dwellings**
- **Highway and Associated Infrastructure Works, including Pedestrian and Cycle Links**
- **Formal and Informal Public Open Space**
- **Landscaping**

Application Documents

Amended application covering letter, application form and certificates (06.12.10)

Location Plan – 2010-001-100

Topographical Survey – 2010-001-101, 2010-001-102

Development Framework – 4370-P-01 Revision F

Illustrative Master Plan – 4370-P-02 Revision E

Green Infrastructure Plan – 4370-P-03 Revision B

Indicative Cross Sections A-C – 4370-P-04

Open Space Plan 1: Community Park – 4370-P-05 Revision A

Open Space Plan 2: Play Area – 4370-P-06 Revision A

Open Space Plan 3: Valley – 4370-P-08 Revision A

Planning Statement – August 2010

Report of Community Involvement – August 2010

Draft S106 Agreement

Design and Access Statement – 4370/DAS Revision A

Transport Assessment – 1222/3/B/TA

Travel Plan – 1222/4/A/TP

Air Quality Assessment – 1222/5

Ecological Appraisal – July 2010

Tree Assessment Report – July 2010

Phase 1 Site Investigation – KB450-03/AES/HB/GP

Soil Resources and Agricultural Use & Quality

Flood Risk Assessment – August 2010

Landscape and Visual Assessment – August 2010

Archaeological Desk Based Assessment – June 2010

Utilities Appraisal Report – V1

Renewable Energy & Sustainability Resources Strategy, Building for Life Evaluation – July 2010

Post Application Submission Updated Documentation

Development Framework Plan – 4370-P-01 Revision G

Illustrative Masterplan – 4370-P-02 Revision I

Design and Access Statement – 4370/DAS Revision C

Ecological Appraisal – Revision B, November 2010

Landscape and Visual Review, August 2011

Other Relevant Documents

Appeal Decision (Appeal Ref: APP/T2350/A/11/2161186) 26th March 2012

Planning Application No. 3/2012/0006
Approved 25th May 2012

Proposed footpath/cycle link connecting existing private road to proposed footpath/cycle link network pertaining to planning application 3/2010/0719P and appeal APP/T2350/A/11/2161186

Application Documents

Proposed footway/cycleway crossing plan
Drainage Strategy
Ditch Proposal Drawing 4370-P-100

Other Relevant Documents

Decision (Ref: 3/2012/0006) 25th May 2012

Planning Application No. 3/2012/0692
Approved 6th December 2012

Application to discharge first part of Condition 27 of Outline Planning Approval (Appeal Ref: APP/T2350/A/11/2161186) which states;

'No development shall begin until a scheme for the provision of a pedestrian/cycle link between the site boundary with the caravan park track and Edisford Road (including details of lighting, surface treatment and signage) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The scheme so approved shall be implemented in accordance with the phasing details submitted under condition 9 prior to first occupation of the 1st dwelling on the site.'

Application Documents

CL1-001-CED Rev A

Other Relevant Documents

Decision (Ref: 3/2012/0692) 6th December 2012

Planning Application No. 3/2012/1039
Undetermined at date of submission of this Reserved Matters application

Application to discharge Condition 26 of Outline Planning Approval (Appeal Ref: APP/T2350/A/11/2161186) which states;

'No development shall begin until both a Masterplan and Design Code for the whole of the site has been submitted to and approved in writing by the Local Planning Authority. The Masterplan and Design Code shall both substantially accord with the Design and Access Statement 4370/DAS Rev-C submitted with the application. The Design Code will address the following matters:

- Architectural and sustainable construction principles*
- Character areas*
- Lifetime homes standards*
- Street types and street materials*
- Development block types and principles*
- Pedestrian and cycle links to adjoining land*
- Boundary treatments*
- Building types and uses*
- Building heights*
- Building materials*
- Sustainable drainage system*
- Public open spaces*

Any application for reserved matters for any phase of development (as approved by condition 9) shall be made in accordance with the approved Masterplan and Design Code.'

Application Documents

Design Code

Masterplan TW-HR-MP-01

Henthorn Road, Clitheroe

Taylor Wimpey and Barratt Homes

List of documents submitted with Reserved Matters Application

- 1) Application Form
- 2) Location Plan – TW-HR-LP-01 Baldwin Design Consultancy Ltd
- 3) Site Layout – TW-HR-SL-01 Baldwin Design Consultancy Ltd
- 4) Colour Site Layout – TW-HR-CSL-01 Baldwin Design Consultancy Ltd
- 5) Design and Access Statement – Baldwin Design Consultancy Ltd
- 6) Supporting Planning Statement – How Planning December 2012
- 7) Boundary Treatment Details – TW-HR-BT-01 Baldwin Design Consultancy Ltd
- 8) Boundary Treatment Plan – TW-HR-BTP-01 Baldwin Design Consultancy Ltd
- 9) Materials Distribution Plan – TW-HR-SL-04 Baldwin Design Consultancy Ltd
- 10) Road Hierarchy Plan – TW-HR-SL-02 Baldwin Design Consultancy Ltd
- 11) Storey Height Plan – TW-HR-SL-03 Baldwin Design Consultancy Ltd
- 12) Waste Management Strategy - TW-HR-SL-06 Baldwin Design Consultancy Ltd
- 13) Phasing Plan – TW-HR-PP-01 Baldwin Design Consultancy Ltd
- 14) Landscape Structure Plan 1 of 3 – 4271.04B Trevor Bridge Associates
- 15) Landscape Structure Plan 2 of 3 – 4271.05A Trevor Bridge Associates
- 16) Landscape Structure Plan 3 of 3 – 4271.06A Trevor Bridge Associates
- 17) Protected Species Report – FPCR October 2012
- 18) Habitat Creation and Management Plan and Invasive Species Control - FRCR October 2012
- 19) Archaeological Assessment – Wardell Armstrong June 2010
- 20) Noise Assessment – Wardell Armstrong November 2012
- 21) Remediation Statement – Betts Associates October 2012
- 22) Sustainability Statement – 2012-103-009a NJL Consulting
- 23) Construction Method Statement
- 24) Construction Method Statement Appendix 2 – Traffic Management Plan
- 25) Economic Impact Report – Regeneris
- 26) Statement of Community Involvement – November 2012
- 27) Travel Plan Framework – Croft Transport Solutions November 2012
- 28) Bus Stop Details
- 29) Site Section A-A Rev A – TW-HR-SS-01
- 30) Site Section B-B Rev A – TW-HR-SS-02
- 31) Site Section C-C Rev A – TW-HR-SS-03
- 32) Street Scene A-A Rev A – TW-HR-SS-04
- 33) Street Scene B-B Rev A – TW-HR-SS-05
- 34) Street Scenes AA & BB Rev B – P-SS-01

Taylor Wimpey House Type Drawing List

Single Garage Brick – TW-HR-HT-Gar-1
Single Garage Stone – TW-HR-HT-Gar-2
Double Garage Brick – TW-HR-HT-Gar-3
Double Garage Brick to plot 1 – TW-HR-HT-Gar-5
Double Garage Stone – TW-HR-HT-Gar-4
House Type A Plans – TW-HR-HT-A-1
House Type A Elevations Brick – TW-HR-HT-A-2
House Type B Plans – TW-HR-HT-B-1
House Type B Elevations Brick – TW-HR-HT-B-2
House Type C Plans – TW-HR-HT-C-1
House Type C Elevations Brick – TW-HR-HT-C-2
House Type D Plans – TW-HR-HT-D-1
House Type D Elevations Brick – TW-HR-HT-D-2
House Type D Elevations Stone – TW-HR-HT-D-3
House Type E Plans – TW-HR-HT-E-1
House Type E Elevations Brick – TW-HR-HT-E-2
House Type E Elevations Stone – TW-HR-HT-E-3
House Type F Plans – TW-HR-HT-F-1
House Type F Elevations Brick – TW-HR-HT-F-2
House Type F Elevations Stone – TW-HR-HT-F-3
House Type G Plans – TW-HR-HT-G-1
House Type G Elevations Brick – TW-HR-HT-G-2
House Type G Elevations Stone – TW-HR-HT-G-3
House Type H Plans – TW-HR-HT-H-1
House Type H Elevations Brick – TW-HR-HT-H-2
House Type H Elevations Stone – TW-HR-HT-H-3
House Type I Plans – TW-HR-HT-I-1
House Type I Elevations Brick – TW-HR-HT-I-2
House Type I Elevations Stone – TW-HR-HT-I-3
House Type J Plans – TW-HR-HT-J-1
House Type J Elevations Brick/Render – TW-HR-HT-J-2
House Type J Elevations Stone – TW-HR-HT-J-3
House Type K Plans – TW-HR-HT-K-1
House Type K Elevations Brick – TW-HR-HT-K-2
House Type K Elevations Stone – TW-HR-HT-K-3
House Type K Elevations Brick/Render – TW-HR-HT-K-4
House Type L Plans – TW-HR-HT-L-1
House Type L Elevations Brick – TW-HR-HT-L-2
House Type L Elevations Stone – TW-HR-HT-L-3
House Type L Elevations Brick/Render – TW-HR-HT-L-4
House Type M Plans – TW-HR-HT-M-1
House Type M Elevations Brick – TW-HR-HT-M-2

Barratt House Type Drawing List

House Type N/O Plans – 434-SBA-C-01
House Type N/O Elevations Brick/Render – 434-SBA-C-02
House Type P Plans & Elevations Brick – 434-ASH-C-01
House Type Q Plans & Elevations Brick – 434-BAM-C-01
House Type R Plans & Elevations Brick – 434-NOF-C-01
House Type S Plans & Elevations Brick – 434-H324-C-01
House Type T Plans & Elevations Brick – 434-BAR-C-01
House Type U Plans & Elevations Brick – 434-MOR-C-01
House Type V Plans & Elevations Brick – 434-HEL-C-01
House Type V Plans & Elevations Render – 434-HEL-C-02
House Type W Plans & Elevations Render – 434-YRK-C-01
House Type X Plans & Elevations Brick – 434-FAR-C-01
House Type X Plans & Elevations Stone – 434-FAR-C-02
House Type Y Plans & Elevations Brick – 434-TAV-C-01
House Type Z Plans & Elevations Brick – 434-THO-C-01
House Type Z Plans & Elevations Stone – 434-THO-C-02
House Type AA Plans & Elevations Brick – 434-GUI-C-01
House Type AA Plans & Elevations Stone – 434-GUI-C-02
House Type BB Plans & Elevations Brick – 434-LIN-C-01
House Type BB Plans & Elevations Stone – 434-LIN-C-02
House Type BB Plans & Elevations Render – 434-LIN-C-03
House Type CC Plans & Elevations Brick – 434-CAM-C-01
House Type CC Plans & Elevations Stone – 434-CAM-C-02
House Type DD Plans & Elevations Brick – 434-HAR-C-01
House Type DD Plans & Elevations Stone – 434-HAR-C-02