

APPENDIX 12

From: [REDACTED]@taylorwimpey.com
Sent: Thu 15/11/2018 08:29
To: [REDACTED]@ribblevalley.gov.uk
CC: Rachel Horton <Rachel.Horton@ribblevalley.gov.uk>; [REDACTED]@dwh.co.uk'
Subject: RE: housing delivery

Nicola

Apologise for the delay in coming back to Rachel.

The site at Barrow will be a joint development between Taylor Wimpey and Barratt David Wilson (I have copied in [REDACTED]).

At this stage, whilst we are working on the site we do not have a contractual position so we will not in able to sign the SOCG.

In relation to the figures, hopefully from 1 Oct 2019 we will be on site, and selling houses, so I would envisage there will be 50 completions a year between us from that point

Regards

[REDACTED]

.....

From: [REDACTED]@dwh.co.uk>
Sent: Thu 15/11/2018 10:48
To: Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>
CC: [REDACTED]@dwh.co.uk>; Rachel Horton
<Rachel.Horton@ribblevalley.gov.uk>; [REDACTED]@ribblevalley.gov.uk>;
[REDACTED]@ribblevalley.gov.uk>
Subject: Ribble Valley 5 year housing land supply

Nicola,

Nice to hear from you again.

Happy to provide whatever assistance you need.

Unfortunately in relation to Barrow, as Ian Harrison of TW has mentioned, we do not have a contractual position so we will not in able to sign the SOCG.

I agree with [REDACTED]'s estimation that first occupations should take place in early 2020 and I would also envisage there will be 50 completions a year between us from 2020 onwards.

In relation to Whalley, the total number of dwellings is 139, of which the final 27 will be occupied during 2019. I'm happy to sign up to your housing requirement and base rate, but before I do so in relation to buffer, can you confirm that your figures take into account the live data released today in terms of delivery tests and 5% or 20%?

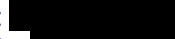
Regards,

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