

Come and view our proposals for new homes at land east of Holcombe Road, Haslingden



Taylor Wimpey are preparing a planning application for up to 150 new family homes on land to the east of Holcombe Road, Haslingden. We are holding a public exhibition to seek your views. This leaflet provides information about the proposals and details of the exhibition.

Where is the site?

The site is located to the east of Holcombe Road and to the south of Grane Road. It is well served by public transport and has good connections to local services and facilities. The site location is shown below.

What is proposed?

The proposed development would deliver up to 150 high-quality two, three and four bedroom homes, with associated landscaping and open space. The new homes will be constructed in materials sympathetic to the character of the local area. Primary vehicular access will be provided from Holcombe Road.

Why is there a need for new housing?

There is a well-documented need for new family housing throughout the UK. Rossendale Council needs to provide over 200 new homes every year to meet local housing needs. The proposed development would deliver much needed family housing in a highly sustainable location.

The site has been allocated for approximately 174 homes in the draft Rossendale Local Plan, which has recently been submitted to the Secretary of State for independent examination before it is adopted. The Local Plan will provide an overall strategy for development across Rossendale until 2034.



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN



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Key:

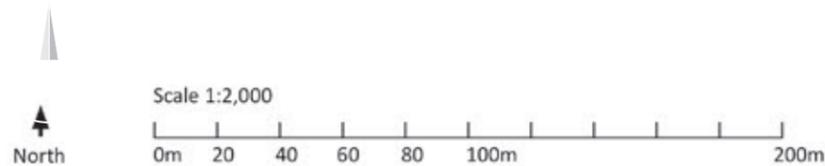
-  Site boundary
-  Indicative building frontages
-  Indicative key buildings
-  Potential housing areas
-  Proposed green spaces
-  Proposed trees
-  Existing woodland/trees
-  Proposed SuDS features
-  Proposed site access
-  Primary vehicular route
-  Secondary vehicular route
-  Tertiary vehicular route
-  Existing cycle route
-  Existing Public Right of Way
-  Proposed footpath links
-  Potential pedestrian/cycle link
-  Existing footpath around site



Grane Road, Haslingden

Illustrative masterplan

Drwg No: 469C-15A	Date: 22.05.19
Drawn by: SR	Checker: SR
Rev by:	Rev checker:
QM Status: Checked	Product Status: Issue
Scale: 1: 2,000 @ A3	



What happens next?

Important Information

The proposed residential development will bring numerous economic benefits to the area. It is anticipated that new residents will spend **£3.9m per year** in the local area on goods and services, which represents an important investment in the local economy, ensuring the future viability of important local services.

It is estimated that the development will support **269 direct construction jobs** and a further **67 temporary construction jobs** during the construction phase.

Additional Local Authority Income:

Additional council tax receipts of approximately **£284,000** will be delivered by the development together with a New Homes Bonus payment of **approximately £1m (over six years)**, which is a grant paid by central government to local councils to be spent on improving local services.

Anticipated Timescales

Submission of Full Planning Application:
Summer 2019

Planning Determination:
Autumn 2019

First Home Completed:
Summer 2020

How can I find out more?

We are holding a public exhibition to display the emerging plans and to answer any questions you may have on the proposals. The exhibition will take place at:

**Haslingden Community Link, Bury Road,
Haslingden, Rossendale, BB4 5PG**

**Thursday 6 June 2019
4.00pm - 7.30pm**

How can I have my say?

You can provide feedback or register your interest in a new home at the exhibition or contact us using the following methods:

Email:

TWMConsultation@taylorwimpey.com

Community Consultation Line

9am - 5pm Mon-Fri: **0161 864 8961**

Website:

taylorwimpey.co.uk/holcomberoad

Please ensure all feedback is received by

21 June 2019

About Taylor Wimpey

Taylor Wimpey is one of the largest homebuilders in the UK. We are a responsible residential developer, committed to working with local people, businesses, community groups and local authorities to build aspirational high quality homes within sustainable developments.

