



## *Land off Broken Stone Road, Blackburn*

As you may be aware, the area located to the South of Broken Stone Road gained outline planning permission in July 2019 for up to 450 homes (planning reference 10/18/1116).

Taylor Wimpey and Barratt Homes have now exchanged contracts on the purchase of this land and plan to bring forward the delivery of 450 new homes and two

access points to the development. The homes built will fit seamlessly into the surrounding countryside as our design looks to emulate that of the local area and embed this new development into the existing community.

The development will feature access to a variation of green space, existing woodland and new pathways for existing and our new residents to enjoy. This site will also bring economic benefits to the local area as described in this leaflet.

### *What are the next steps?*

The approved outline planning permission established the principle for residential development. Taylor Wimpey and Barratt Homes have now submitted an application called the 'Reserved Matters' which will seek approval of the detailed design proposals such as the layout, scale, appearance of our homes and landscaping proposals. We intend to create a thriving new neighbourhood that suits the needs of new and existing residents.

- **The Reserved Matters Application:** has been submitted in September 2021.
- **Start on site:** we will be looking to commence some initial site clearance and ground preparation in early 2022 and anticipate starting construction of the first homes in Spring of the same year, subject to the Reserved Matters application being granted.
- **Sales:** we will start selling homes from Summer 2022, with the first residents moving into their new family homes in the same year.



# Broken Stone Road, Blackburn.



Open space area comprising of paddocks, greenland, meadows, footpaths and structural planting. Refer to landscape layout for further information.

## Place Making:

Taylor Wimpey and Barratt Homes take great pride in creating new neighbourhoods that both fit into and add to the local area. Our high standards ensure we plan for present and future living needs for a wide variety of people.

To help support the needs of the local area, and meet the demand for housing in Blackburn, we are proposing a development with a range of homes including detached and semi-detached three, four and five bedroom homes. Additionally, we will contribute £750,000 towards the provision of affordable housing in Blackburn.

To ensure our future residents enjoy their new community, open space will be a key theme for this development and we aim to retain a large portion of existing green infrastructure in the final development.



## This will include:

- Areas such as Potters Plantation remaining untouched.
- Creation of SUDS (Sustainable Drainage System) basins to increase biodiversity in the area.
- The creation of a number of footpaths and access routes allowing a free flow between green areas. Some footpaths will be alongside social spaces and trim trails.
- To ensure connectivity between the space to the North and the South of the site, we will install a green corridor that links Weavers Way to the South of our site.

## Transport Connections:

The development benefits from being in close proximity to the M6, M65 and M61 motorways, offering future residents fantastic access routes to Greater Manchester, Liverpool and further afield. This includes through routes to both Manchester and Liverpool John Lennon airports, both situated just under an hour away.

Additionally, the development has two train stations nearby; Cherry Tree Station (2.2 miles) and Blackburn Station (3.3 miles).



# SUMMER 2021 NEWSLETTER

REDEVELOPMENT OF BROKEN STONE, BLACKBURN

TAYLOR WIMPEY



**Taylor  
Wimpey**



## *Economic Benefits:*

The development scheme will have many benefits for the local community, including financial contributions of £750,000 towards the provision of affordable housing in Blackburn, over **£2.4m** towards education in the area, **£350,000** towards green infrastructure in the area, and **£26,000** towards road safety. As well as this, the development will:

- Create **130 Full Time** Equivalent (FTE) construction jobs over the course of the 5 year build period.
- Generate circa **£57m** of construction expenditure, which will support local construction businesses and those in the supply chain of contractors.

*If you are interested in purchasing a new home, please...*

## **Register Your Interest:**

**Taylor Wimpey Manchester, 1 Lumsdale Road,  
Stretford, Manchester, M32 0UT**

**Phone:**

0161 864 8900 (Monday to Friday 8.30am - 4.45pm)

**Email:**

TWM.Consultation@taylorwimpey.com

**Website:**

[www.taylorwimpey.co.uk/new-homes/blackburn/  
broken-stone](http://www.taylorwimpey.co.uk/new-homes/blackburn/broken-stone)

**Barratt Manchester, 4 Brindley Road,  
Manchester, M16 9HQ**

**Phone:** 0161 872 0161 (Monday to Friday)

## *About Taylor Wimpey*

Taylor Wimpey UK is a customer-focused homebuilder, committed to delivering new homes within thriving communities, in a safe and environmentally responsible manner and with customers at the heart of its decision making.

Proud to be an industry leader in build quality, Taylor Wimpey has the highest Construction Quality Review Score of any volume housebuilder as measured across all of its developments by the NHBC. In March 2021, it received a 5 star rating for customer satisfaction from the Home Builders Federation (HBF) and is rated "great" by its customers on Trustpilot.

Taylor Wimpey aims to create thriving communities that people are proud to call home. Through a strong focus on placemaking and by delivering infrastructure at an early stage, it ensures that local residents can enjoy the benefits from early on in the build process.

## *About Barratt Homes*

Barratt Homes is committed to delivering well designed, high quality, sustainable homes with a focus on putting the customer at the heart of everything it does.

We are the only national house builder to be awarded The House Builders Federations 5 star rating 12 years in a row which means over 90% of our customers would recommend us to a friend. In 2021 we have also been awarded 93 NHBC Pride in the Job awards which is more than any other house builder.

Barratt is committed to delivering thriving communities with a strong sense of place and a long lasting legacy. We also strive to have a positive impact locally and regularly get involved in local community projects to add value to the local area.

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