

Mr Iain Lord
Holmefield House
Gisburn Road
Barrowford
BB9 8ND

7th November 2019

Dear Mr Lord,

New Homes at Trough Laithe | Barrowford, Pendle

Northstone, a new housebuilder based in the North of England, is preparing a reserved matters planning application for approximately 250 homes on land at Trough Laithe, Barrowford. As the Barrowford Parish Council Clerk, we wanted to provide you with more information about our plans and outline details about our forthcoming community consultation.

As background, planning permission for 500 units at this site was initially obtained by Peel Land & Property in 2016. Northstone is now bringing forward a reserved matters application for the southern portion of the site which will address details such as design, landscaping, layout and scale.

Created just over a year ago, Northstone is a new housebuilder that's aim is to lift the standard of housebuilding across the North of England and beyond. Our approach to delivering new homes is completely bespoke; no two sites are the same and each development will have its own unique aesthetic. Having recently secured planning permission for our first scheme near Bolton, we now want to bring our passion for creating thoughtfully designed homes and places to Pendle.

Our plans for Trough Laithe will deliver aspirational, high quality homes that are sensitively designed to be in-keeping with the character of nearby residential areas and complement the surrounding countryside. Inside our homes, we provide solutions and technology to increase sustainability and encourage low-carbon living. For example, Northstone properties use waste shower water to heat homes, while all properties will come equipped with smart meters and the capacity to install a car charging point.

Outside the homes, our plans seek to deliver a thoughtfully designed place that fosters community cohesion and resident interaction. We hope to achieve this by configuring our homes around natural focal points found across the site. These 'pocket parks' will be scattered throughout the development and will be surrounded by shared surfaces where pedestrians can walk and interact freely.

In addition to delivering much-needed new homes, our proposals will also provide an economic boost for the local economy and could act as a catalyst for further investment in the area. The construction and delivery of the first phase of this development will create new jobs, and upon completion, nearby shops and businesses will benefit from an increased spend by new residents.

Northstone is committed to delivering new homes at Trough Laithe, which will be developed in a phased manner. The first phase of this development will deliver also provide 20% new affordable properties, helping those struggling to afford rent or a deposit to secure suitable accommodation.

As responsible house builders, we are committed to engaging with the local community to find out what existing residents think of our proposals and to use their ideas to shape our final plans before submitting a planning application. As such, we have sent leaflets to 2,486 households in the area advertising our public consultation, which runs between **Monday 11th November and Sunday 1st December**.

Residents are invited to view our proposals and provide feedback by visiting our consultation website at **www.newhomesforpendle.co.uk**. Alternatively, residents can view our proposals by visiting **Barrowford Library, Ann Street, Barrowford, Nelson, BB9 8QH**, where the plans will be on display from **Monday 11th November until Saturday 30th November**.

As the Barrowford Parish Council Clerk, we would like to invite you to a councillor question and answer session on **Thursday 21st November between 4pm and 6.30pm**. During this time, members of the development team will be on-hand to discuss the proposals with you and answer any questions you may have.

In the meantime, should you have any further enquiries, please do not hesitate to get in touch by contacting my colleague Joel Moorcroft on 0161 711 0297 or joel.moorcroft@lexcomm.co.uk.

Yours sincerely,

A handwritten signature in cursive script that reads "Jonathan England".

Jonathan England
Development Director