

8 February 2019

Delivered by email and post

Ms Catherine Lewis
South Ribble Borough Council
Civic Centre
West Paddock
Leyland
PR25 1DH

Dear Catherine

FEBRUARY 2019 SUBMISSION OF AMENDED APPLICATION DOCUMENTS - 07/2017/3361/ORM

A hybrid planning application for the redevelopment of Leyland Test Track was submitted on behalf of BDW Trading and Property Capital on the 1st November 2017. The application included an Environmental Impact Assessment.

The application was amended in April 2018 and again in August 2018 with further environmental information provided on both occasions. Further information was submitted in October 2018 and January 2019.

A period of stakeholder consultation on the amended / additional materials has just been completed by SRBC and, in response to comments received from SRBC Officers, a number of minor amendments are proposed.

The amendments relate solely to Phase 2 of the proposed scheme which comprises the construction of 197 new homes and associated internal access roads, public open space, green infrastructure, an acoustic barrier and highway infrastructure. Full planning permission is sought for this Phase.

The minor amendments include alterations to the detailed architectural layouts to improve separation distances between a number dwellings and the rearrangement of some plots to meet the local planning authorities parking standards. The amendments to the scheme relate only to detailed design matters within individual residential plots; these amendments however require updates to be made to the landscape scheme and Arboricultural Impact Assessment as well as the Barratt Homes and David Wilson Homes planning layouts.

The information referred to above is contained within Application Files 32 and 33.

In the interests of completeness we can confirm that:

- Files 1-10 of the application comprise material submitted in November 2017

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- Files 11-16 of the application comprise material submitted in April 2018
- Files 17-24 of the application comprise material submitted in August 2018
- File 25 of the application comprises material submitted in October 2018; and
- Files 26 – 30 of the application comprise material submitted on 4 January 2019.
- File 31 of the application comprises material submitted on 9 January 2019.
- Files 32 and 33 of the application comprise material submitted on February 2019.

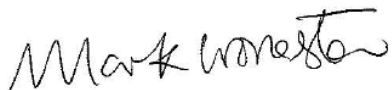
Conclusion

The enclosed amendments and additional information have been prepared in response to comments received from SRBC Officers and further reflect the applicant's commitment to delivering a high quality development which delivers numerous significant benefits and minimises any adverse effects of the development.

The scheme is compliant with the adopted Development Plan and NPPF and the considerable benefits of the development significantly and demonstrably outweigh any adverse effects. In the circumstances, we trust that in light of the above Officers feel able to progress the application towards a positive recommendation at Planning Committee at the earliest opportunity.

Should you have any questions regarding the enclosed materials please contact myself or Jenny Fryer on 0161 233 7676.

Yours sincerely



Mark Worcester
Director

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