

1 November 2017

Delivered by email and post

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

Dear Sir / Madam,

PROPOSED DEVELOPMENT AT THE FORMER LEYLAND TEST TRACK

Further to our recent discussions regarding the above and on behalf of BDW Trading and Property Capital Limited, I am pleased to enclose a hybrid planning application for the following proposal:

A hybrid planning application which comprises the following:

- An application for full planning permission for site enabling works, the development of highway and drainage infrastructure for the full application site ("the site") (Phase 1) and 197 new homes and associated internal access roads, public open space and green infrastructure (Phase 2);
- An application for outline planning permission for the development of up to 753 new homes, up to 5,000 sqm of Business Park (Use Classes B1) up to 15,000 sqm (Use Class B2) and up to 8,000 sqm Industrial Estate (Use Class B8), local centre comprising up to 3,000 sqm of accommodation for any combination of uses within Classes A1, A2, A3, A4, A5, B1 or D1 (including health centre / clinic) (which shall not exceed 2,500 sqm of main town centre uses), a Primary School (1.60ha) and associated public open space and green infrastructure (Phases 3-5).

The planning application is submitted following an extensive public consultation exercise and has been informed by engagement with a variety of key consultees to South Ribble Borough Council, including Network Rail, Police, Cadent (Gas), Natural England, Lancashire County Council, Lancashire fire & Rescue, Environment Agency and United Utilities. The application is supported by a full Environmental Statement, submitted on a voluntary basis, and an associated suite of technical and architectural material in accordance with the Borough's validation requirements.

The application is submitted via the Planning Portal. A CD containing the full submission will be delivered (and is enclosed with the hard copy of this letter). A schedule of the documents which support the planning application, including the submitted Environmental Statement, is included within this letter at Appendix 1.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

A payment of £83,891 to South Ribble Borough Council to cover the planning application fee has been made by Barratt Homes (Manchester) via cheque. The calculation of the planning fee has been based upon a full planning application for 197 dwellings with associated infrastructure works and an outline planning application for the remainder of the site, with the remainder of the fee being made up of the outline application site area. This fee calculation has been shared with and agreed in advance of the submission of this planning application, with Planning Officer Catherine Lewis. The Planning Portal reference is **PP-06138294**.

With respect to publicity for the application and Environmental Statement may we respectfully remind the Council of its statutory obligations under the provisions of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 and the Town and Country Planning (Development Management) (Procedure) Order 2015 (as amended).

In summary Paragraph 19(5) of the 2017 EIA Regulations confirm that where an Environmental Statement is submitted with a planning application to a local planning authority then the local planning authority shall publicise the application and EIA in accordance with the provisions of paragraphs 15 and 16 and Schedule 3 of the TCP (Development Management Procedure) (Order) 2015.

Paragraph 15 confirms that the application and Environmental Statement shall be publicised through:

- Site display in at least one place on or near the land to which the application relates for not less than 30 days;
- Publication of the notice in a newspaper circulating in the locality of the land to which the application relates.

Paragraph 15(7) confirms the requirements regarding publication of information relating to the application (including the Environmental Statement) on the Council's web-site.

I trust the information submitted is sufficient for the Council to register and validate the application. I look forward to your written confirmation to this effect.

If you have any queries please do not hesitate to contact me.

Yours sincerely



Laura Barrowclough
Planner

laura.barrowclough@turley.co.uk

Appendix 1: Application Documents

Application Documents

Forms and Certificates

Submitted Document	Reference / notes
Cover Letter	This Document
Planning Application Forms	Submitted via Planning Portal
Notification to SRBC	
Notification to Pilgrim	
Article 13 Form	
CIL Questions Form	
CIL Form 1	
CIL Form 2	
S106 Heads of Terms	

Planning Application Documents (Non-ES)

Submitted Document	Reference / notes
Design and Access Statement	Prepared by E*scape Rev B
Arboricultural Impact Assessment	Prepared by Trevor Bridge Associates Plans 1-6
Crime Impact Statement	Prepared by AP Martin v1.0 October 2017
Construction Management Plan	Prepared by Betts Hydro October2017/IEH Rev A
Utility Statement	Prepared by Barratt Date: October 2017
Sustainability Statement	Prepared by Turley 1.1
Statement of Community Involvement	Prepared by Lexington October 2017
Employment and Skills Statement	Prepared by Turley 1.1

Outline Enabling Works Strategy	Prepared by ALM Consult Report no. 30071/2 Date July 2017
Flood Risk Assessment and Drainage Strategy	Prepared by Betts Hydro Rev2.1
SUDS Drainage Strategy	Prepared by Betts Hydro Rev 2.1
Travel Plan	Prepared by SCP Transport Ref: CR/15043/TP/0 Date: 12.10.17

Phase 1: For Approval

Submitted Document	Reference / notes
Location Plan	Drawing Numbers 015/008/P001 Rev E, prepared E*Scape
Application Boundaries	Drawing Numbers 015/008/P036 Rev -, prepared E*Scape
Infrastructure Schematic	457/ED/16 Rev K
Landscape Planting Plans Sheet	LEY1701_PP01.00 Rev -, prepared by PGLA
Northern Gateway Landscape Drawing	LEY1701_PP01.03/Rev(-), prepared by PGLA
Western Gateway Landscape Drawing	LEY1701_PP01.02/ Rev (-), prepared by PGLA
Infrastructure Road Sections	457/ED/22 Rev -
Drainage Technical Drawings	Preliminary Design SW Drainage Strategy Overview HYD017/101/Rev P1 Phase 1a HYD017/102/Rev P1 Phase 2a - sheet 1 HYD017/103/Rev P1 Phase 2a - sheet 2 HYD017/104/Rev P1 Phase 3 HYD017/105/Rev P1 Phase 4 HYD017/106/Rev P1 Phase 5 - sheet 1 HYD017/107/Rev P1 Phase 5 - sheet 2 HYD017/108/Rev P1

Highways Technical Drawings	Northern Roundabout Western Access Infrastructure Road Longsections Proposed footway provision along the southern side of Comet Road Employment Access Preamble Option (Option 2A) Proposed Bus Gate off Spine
Outline Enabling Works Strategy	Outline Enabling Works Strategy Report no. 30071/2 Date July 2017
Cross Sections	457/ED/18 Rev –, prepared by Barratt 457/ED/19 Rev -, prepared by Barratt

Phase 2: For Approval

Submitted Document	Reference / notes
Planning Layout	Planning Layout across Phase 2 – residential development combined 471_CL01 Rev - Planning Layout – David Wilson Homes LTT-PL01 Rev # Planning Layout – Barratt Homes 471/P/PL/01 Rev A
Architectural Plans, prepared by Barratt and David Wilson	Proposed Plan David Wilson Parcel – LTT-PL01 Rev / Proposed Plan Barratt Parcel – 471/P/PL/01 Rev A Boundary Treatment Plan Ref: 471/P/BT/01 Rev – Materials Layout Plan Ref: 471/P/ML/01 Rev – Refuse Strategy Plan Ref: 471/P/RS/01 Rev – Storey Heights Plan Ref: 471/P/SH/01 Rev –
Detailed housetype plans, prepared by David Wilson Homes and Barratt Homes (Manchester)	David Wilson Homes Marketing Suite - Double Garage Version Double Garage SDG1H7 HIP Double Garage - SDG2S7 DWH - Wilford Planning 1 DWH - Millford Planning 1 DWH - Millford Planning 2 DWH - Bradgate Planning 1 DWH - Bradgate Planning 2 DWH - Mitchell Planning 1 DWH - Mitchell planning 2 DWH - Avondale Planning 1 DWH - Avondale Planning 2

DWH - Hertford Planning 1
DWH - Hertford Planning 2
DWH - Kennett Planning 1
DWH - Kennett Planning 2
DWH - Fairway
DWH - Planning Layout
DWH - Refuse Plan
DWH - Materials Plan
DWH - Storey Height
DWH - Boundary Plan
DWH - Surfacing Plan
Single Garage - SSG1F7
Barratt - Alderney Stone Version
Barratt - Alderney
Barratt - Bedale
Barratt - Brentford Stone Version
Barratt - Brentford
Barratt - Buchanan
Barratt - Chester
Barratt - Ennerdale Stone Version
Barratt - Ennerdale
Barratt Eskdale Stone Version
Barratt Eskdale
Barratt - Folkstone Stone Version
Barratt - Folkstone
Barratt - Halton Stone Version
Barratt - Halton
Barratt - Maidstone Stone Version
Barratt - Maidstone
Barratt - Norbury Stone Version
Barratt - Norbury
Barratt - Queensville Stone Version
Barratt - Queensville
Barratt - Ripon Stone Version
Barratt - Ripon
Barratt - Thornton
Barratt - Type 62
Barratt - Type 67
Barratt - Windermere
DG 02 Double Detached Garage
SG02 Single Detached Garage

	<p>Barratt - Storey Heights Plan</p> <p>Barratt - Refuse Strategy</p> <p>Barratt - Planning Layout</p> <p>Barratt - Materials Layout</p> <p>Barratt - Boundary Layout</p>
Cross-Sections	<p>471_P_SS_01 Rev A, prepared by Barratt</p> <p>471_P_SS_01 Rev -, prepared by Barratt</p>
Detailed Landscape Plan	<p>LEY1701_PP01.01 Rev -, prepared by PGLA</p>
Streetscapes	<p>David Wilson Homes LTT-ML07 Rev #</p> <p>Barratt 471_P_SS_01 Rev B</p>

Phase 3-5: For Approval

Submitted Document	Reference / notes
	<p>Parameters Plans</p> <p>Drawing number 015-008-P019 Ref J</p> <p>Green Infrastructure Parameter Plan, prepared by PGLA</p> <p>Building Heights 015-008-P034 Rev -</p> <p>Development Zones</p> <p>Block Structure 015-008-P020 Rev A</p> <p>Land Use 015-008-P027 Rev D</p> <p>Movements 015-008-P031 Rev D</p> <p>Character Areas 015-008-P016 Rev D</p>

Environmental Statement

ES Chapter Number	Environmental topic Statement	Appendices
	Non-Technical Summary	
1	Introduction	<p>Appendix 1.1</p> <p>Professional Qualifications</p>
2	Site Location & Description	
3	Description of Proposed Development	<p>Appendix 3.1</p> <p>Planning Application Drawing References and Revision Numbers</p>
4	EIA Methodology	<p>Appendix 4.1</p> <p>Response to Scoping Opinion</p>
5	Consideration of Alternatives	
6	Transport	<p>Appendix 6.1</p>

		Transport Assessment
7	Ground Conditions	<p>Appendix 7.1 2017 Geo-environmental Appraisal</p> <p>Appendix 7.2 Outline Enabling Works Strategy</p>
8	Archaeology	<p>Figure 8.1 Heritage Assets Revision 0</p> <p>Appendix 8.1 Desktop Archaeological Appraisal</p>
9	Water Environment	<p>Figure 9.1 Site Extents Plan Ref HYD017</p> <p>Appendix 9.1 Flood Risk Assessment and Drainage Strategy</p> <p>Appendix 9.2 SUDS Drainage Strategy</p>
10	Noise	<p>Figure 10.1 Measurement Locations Rev .1</p> <p>Figure 10.2 Existing Leq, 16h Noise Levels</p> <p>Figure 10.3 Existing Leq, 8h Noise Levels</p> <p>Figure 10.4 Future Leq, 16h Noise Levels</p> <p>Figure 10.5 Future Leq, 8h Noise Levels</p> <p>Appendix 10.1 Acoustic Terminology</p> <p>Appendix 10.2 Assessment Guidance and Methodology</p> <p>Appendix 10.3 Noise Survey Data, Weather Data & Equipment Details</p>
11	Air Quality	<p>Figure 11.1 Existing and Proposed Sensitive Receptor Locations</p> <p>Appendix 11.1 Traffic Flow Information Used in the Air Quality</p>

		<p>Assessment</p> <p>Appendix 11.2</p> <p>2016 Wind Rose for the Rostherne No. 2 Meteorological Recording Station</p> <p>Appendix 11.3</p> <p>Consultation with SRBC</p> <p>Appendix 11.4</p> <p>Model Verification Procedure</p> <p>Appendix 11.5</p> <p>Air Quality Assessment and Sensitivity Analysis Results</p>
12	Ecology	<p>Appendix 12.1</p> <p>Phase 1</p> <p>Appendix 12.2</p> <p>Great Crested Newt</p> <p>Appendix 12.3</p> <p>Reptiles</p> <p>Appendix 12.4</p> <p>Breeding Bird Survey</p> <p>Appendix 12.5</p> <p>Bat Survey</p> <p>Appendix 12.6</p> <p>Toad Survey</p>
13	Landscape and Visual Amenity	<p>Appendix 13.1</p> <p>Landscape and Visual Impact Assessment Figures</p> <p>Appendix 13.2</p> <p>Table of Visual Effects</p> <p>Appendix 13.3</p> <p>LVIA Methodology</p> <p>Appendix 13.4</p> <p>Table of Landscape Effects</p>
14	Climate Change	<p>Appendix 14.1</p> <p>GHG Emissions Statement</p>