

17 August 2018

Delivered by email and post

Mike Davies
South Ribble Borough Council
Civic Centre
West Paddock
Leyland
PR25 1DH

Dear Mike,

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

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.

On the 20th April, following consideration of the views expressed by the local community, statutory consultees and Planning Officers, a package of amended and additional material was submitted to South Ribble Borough Council (SRBC).

Following the receipt of further feedback on the application our clients have chosen to further refine the design of the proposed development.

The proposed amendments represent a positive response to the comments received since April 2018 and in summary comprise:

- Incorporation of a bridleway around the western perimeter of the application site.
- Deletion of the “eastern” access into the proposed employment area.
- Adjustment of the “western” access into the proposed employment area.
- Adjustment to the position of proposed acoustic barrier to reflect removal of eastern access to employment area;
- Repositioning of the car park within the employment area closer to Titan Way.
- Revisions to the design of the proposed bus gate;

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- Revisions to the landscape scheme at the northern and western site accesses from Longmeanygate to incorporate semi-mature and mature trees;
- Omission of speed table in highway in front of plots 46/47 (Phase 2) and reduction in length of raised table between plots 11 and 109 (Phase 2);
- Incorporation of area for horses to wait with cyclists / pedestrians in vicinity of plot 11 (Phase 2);
- Bridleway / cycleway continued between junctions opposite Plot 11 (Phase 2) and proposed to be 3.5 metres in width;
- Secondary spine road increased in width to 6.5 metres;
- Pegasus crossing to be provided at northern site entrance;
- Incorporation of bollards in selected locations to preclude inappropriate vehicular movement;
- Parking space to front of garages increased to 6 metres in length.

Accordingly, I am pleased to enclose a package of amended plans and updated technical reports which are presented in application Files 17 - 24.

To assist the Council and interested parties in understanding the amendments, we have attached a Schedule of Application Documents. This identifies all material previously submitted in November 2017 / April 2018 and indicates which of those plans / documents are superseded by the material enclosed herein and which is additional / new material.

In the interests of completeness we can confirm:

- Files 1-10 of the application contain material submitted in November 2017
- Files 11-16 of the application contain material submitted in April 2018
- Files 17-24 of the application contain material submitted in August 2018

Given the ongoing work by Keppie Massie on behalf of the Council, the Applicant has also submitted updated viability information that reflects the amendments to the scheme.

EIA Regulations

The Other Environmental Information Report prepared in April 2018 has been updated to take account of the amendments proposed in July 2018. The document has been prepared having regard to Regulation 25 of the Town and Country Planning (EIA) Regulations 2017.

In this regard we respectfully draw the Council's attention to the statutory requirements for further publicity / consultation for a period of the not less than 30 days which it is statutorily obliged to undertake.

We now seek to progress this hybrid planning application towards a positive resolution at Planning Committee, hopefully in September 2018 although the actual date will be confirmed by the LPA.

I trust that all of the above is in order but do let me know if you have any questions. I shall be on leave until 20th August; please contact Jenny Fryer in my absence

Yours sincerely

A handwritten signature in black ink that reads "Mark Worcester". The signature is written in a cursive, slightly slanted style.

Mark Worcester
Director

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