

12 October 2018

**Delivered by email and post**

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

Dear Catherine,

## **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 further refined the design of the proposed development and the amendments included within the August 2018 submission broadly comprised:

- 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;
- Revisions to the landscape scheme at the northern and western site accesses from Longmeanygate to incorporate semi-mature and mature trees;

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- 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; and
- Parking space to front of garages increased to 6 metres in length.

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

Following discussions with Lancashire County Council over recent weeks we are pleased to enclose a further package of information which relates to highway matters only as follows:

- Tiger Junction improvement scheme has been amended to show the relocation of the existing northbound bus stop on Leyland Lane North, introduction of a new southbound bus stop and commitment to review and amend the Traffic Regulation Orders at the junction, where required; and
- Inclusion of a Table (Appendix J to Technical Note 4 Rev B) summarising the off-site highway works / transport contributions and their associated timings.

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 / August 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
- File 25 of the application contains material submitted in October 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 August and October 2018 submissions have not yet been formally consulted on. The August 2018 submission included the Other Environmental Information Report and therefore we respectfully draw the Council's attention to the statutory requirements for further publicity / consultation for a period of 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 at the earliest available opportunity, please confirm the actual date.

I trust that all of the above is in order but do let me or my colleague, Jenny Fryer know if you have any questions.

Yours sincerely



Mark Worcester  
**Director**

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