

7 March 2019  
**Delivered by post**

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

Dear Catherine

## **MARCH 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, January 2019 and February 2019.

South Ribble Borough Council published their Officer's Report with a recommendation for refusal of the application on 1 March 2019. A special planning committee meeting for the determination of only this planning application is scheduled for 11 March 2019.

The Officer's Report outlines two reasons for the recommendation; no agreement being reached on viability, thus impacting the affordable housing provision, and separation distances between a number of proposed plots within Phase 2 of the development. The steps taken by the applicant to overcome these suggested reasons for refusal are outlined below.

### **Viability and Affordable Housing**

Viability discussions have been ongoing; the main discrepancy between the applicant and the Council (Keppie Massie has been advising the Council) is in relation to land value. As a result, the Officer's Report confirms:

*"...it is Keppie Massie's view that the scheme could support a higher number of affordable housing units. Keppie Massie estimate that the scheme could accommodate around 13.8% affordable housing as opposed to the 10% offered by the applicant. In broad terms this would provide 117 affordable units as opposed to the 85 offered. Furthermore, Keppie Massie's assessment is based*

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*on that provision being made up of 50% social rent and 50% shared ownership and no proportion of Discounted Open Market Value.”<sup>1</sup>*

The submitted information amends the scheme to provide affordable housing at the suggested rate of 13.8%. A new plan, the Affordable Housing Layout (drawing ref: 471/P/AH/01) has been submitted to show the location of the affordable housing units across Phase 2 of the proposed development. The submitted information also confirms that the affordable housing units will be made up of 50% social rented and 50% shared ownership.

### **Separation Distances**

The Officer’s Report identifies a number of plots as not being in accordance with the separation distances outlined in the Residential Extensions SPD.

The Residential Extensions SPD is not relevant to applications for large scale housing developments. Notwithstanding, the layout for Phase 2 has therefore been amended to meet the requirements of the SPD. The amendment to the layout has resulted in further updates to the detailed architectural layouts and landscape plans.

### **Further Amendments**

In addition to the above amendments relating to the two suggested reasons for refusal further updates to the scheme are proposed:

- A financial contribution of £227,515 towards enhancement works and off-site habitat compensation for works in Paradise Park and £50,000 for maintenance of said works.
- Provision of electric vehicle charging points to all properties, including the provision of fast charge electric vehicle charging points in the local centre and employment area car parks.

The information referred to above is contained within Application File 35 and 36.

The submitted amendments fully address the two suggested reasons for refusal to allow Officers to prepare a Late Update Report to the planning committee on 11 March 2019 or, in the instance that the planning committee is rescheduled, can update the Officers Report to support the scheme at a rescheduled planning committee meeting. The amended information ensures the outstanding issues raised by Officers are overcome and the proposed scheme can be recommended for approval at planning committee.

In the interests of completeness we can confirm that:

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

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<sup>1</sup> Paragraph 10.4.29 of the Officer’s Report published 1 March 2019

- Files 32 and 33 of the application comprise material submitted on 8 February 2019.
- File 34 of the application comprises material submitted on 14 February 2019.
- Files 35 and 36 of the application comprise material submitted on 7 March 2019.

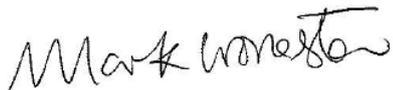
## **Conclusion**

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. A letter fully addressing the planning balance has been issued under separate cover.

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

Yours sincerely



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**Director**

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