

11 April 2019
Delivered by post

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

Dear Catherine

APRIL 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, February 2019 and March 2019.

A special planning committee meeting for the determination of this planning application was held on 11 March 2019. The committee deferred the determination of the application to allow more time for the applicant to overcome some minor design related points and reach a conclusion on the viability work. A second special planning committee meeting is now scheduled for 5 June 2019.

The changes made to the scheme by the applicant to overcome the design and layout related matters are outlined below:

- Increased the number of dwellings with stone external materials
- Chimneys added to a number of plots
- Roof tiles changed for a number of plots
- Play equipment updated
- Increased the provision of dog waste and litter bins
- Bulb planting added to the planting scheme
- The route of the PROW has been amended in accordance with the recommendation of LCC.

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- The level and tenure mix of affordable housing is proposed at 13.8% of the total number of dwellings.

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

The submitted amendments fully address the comments raised at the special planning committee meeting and the ongoing discussions with Officers of the Council. The amended information ensures the outstanding design issues are overcome and the proposed scheme can be recommended for approval at the planning committee in June.

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.
- 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.
- Files 37 and 38 of the application comprise material submitted on 11 April 2019.

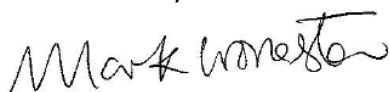
Conclusion

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



Mark Worcester
Director

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