

PUBLICITY FOR OUTLINE PLANNING APPLICATIONS
07/2021/00886/ORM AND 07/2021/00887/ORM

LOCATION: Pickering's Farm Site, Penwortham (Land east of Penwortham Way and west of Leyland Road)

APPLICATION A: 07/2021/00886/ORM - Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings

APPLICATION B: 07/2021/00887/ORM - Outline planning application with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure

APPLICANT: Taylor Wimpey and Homes England c/o Avison Young

We have received two outline planning applications for the Pickering's Farm site which is allocated for development under Policy C1 in the South Ribble Local Plan. We would welcome any comments that you may wish to make as a neighbour and possible interested party. If you are not the owner of the property to which this letter is addressed, please advise the owner who may also wish to make comments. Please find enclosed a leaflet which gives you information on how to comment on a planning application, what happens to your letter if you chose to write in and what matters we can and cannot take into account when deciding the application. Although we would urge you to look at the application on the planning portal, it also provides information on what to do if you have serious difficulty in visiting these offices through disability or lack of access to public or private transport

The first application, reference 07/2021/00886/ORM, is in outline with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings

The second application, reference 07/2021/00887/ORM, is in outline with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure

This is an Environmental Impact Assessment (EIA) development. The aim of an EIA is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project that may potentially have significant effects on the environment, does so in the full knowledge of the potential significant effects and takes this into account in the decision making process. Members of the public may obtain copies of the Environmental Statement from Civic Centre, West Paddock, Leyland, PR25 1DH at a charge of £350 per hard copy. No charge will be made for a CD copy.

The development also affects a public rights of way.

Unfortunately, due to the number of applications we deal with and the volume of neighbour responses which this generates we are unable to enter into correspondence with individuals

regarding the merits or otherwise of the proposals. However, all relevant points will be duly considered, and a written report will identify and deal with all the representations which we receive. You are welcome to view that report which will be published 5 days prior to the committee meeting.

The applications will be dealt with by the Planning Committee which meets approximately every four weeks. I cannot say at present which meeting the applications will be considered. Committee meetings of the council are open to the public and it is normally possible for both applicants and those who have made representations to speak at the meeting about the development.

Please be aware that any views you may wish to make in relation to the planning applications should be made either by email to planning@southribble.gov.uk; or made in writing to the Development Management section at the above address to be received within 30 days of the date of this letter. Please note that you can view the details of the planning application online on our Public Access pages <https://publicaccess.southribble.gov.uk/online-applications/>

You can also use Public Access to send us your comments. Please note that any comments you make will be made available as an online document. You can check we have received the document by going to our Public Access pages. To view the documents associated with these applications in Public Access, retrieve the application by the reference number, click on the tab called Documents and then view associated documents. There are help screens on Public Access to help you access all the information.

The case officer for this application is Mrs Janice Crook - Janice.crook@southribble.gov.uk or if you wish to discuss the plans with the case officer, please telephone 01772 625413.