

Date: 7th April 2017

Our Ref: MS/Abbeyfields

The Planning Department
Ribble Valley District Council
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Dear Sirs

Re: PP-05994787 –Non Material Amendment involving the addition of a turning head at the Bellway development, Hayhurst Road, Whalley BB7 9RL (ref. 3/2014/0815)

Please find enclosed a cheque for payment of the requisite application fee (£195) in connection with the above non-material amendment application submitted via the Planning Portal.

The proposed changes relate to addition of a turning head adjacent to plot 57 to facilitate the safe and convenient manoeuvring of motor vehicles, serving plots 57 to 62 inclusive.

The proposed change is very minor in scale and would not give rise to design or amenity considerations. Parking and other provisions would remain as approved. Overall, the change is deemed to be insignificant and would therefore have no greater impact than the scheme which received approval.

In view of the above, it is considered that changes would not result in a material amendment to the existing approved layout. The NMA route provides effective way of regularising these minor changes to ensure the timely delivery of the development, without undue delay. Bellway Manchester has previously agreed very similar level of changes via NMA with other GM, Lancs and Cheshire local planning authorities

I trust that I have provided all of the information necessary for you to validate the application and look forward to receiving confirmation of the non-material amendment within the statutory timescale.

Please get in touch if you have any queries or require any further information.

Yours sincerely



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