



Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

FAO Ms Sarah Westwood

By Planning Portal and post

11 February 2013

let.002.BW.SW.01920160

Dear Sir/Madam

OUTLINE PLANNING APPLICATION - LAND TO THE EAST OF CLITHEROE ROAD (LAWSONSTEADS), WHALLEY

On behalf of Commercial Estates Group (CEG), please find enclosed an application for outline planning permission for development at land to the east of Clitheroe Road (Lawsonsteads), Whalley. Approval is sought for access with all other matters reserved for future determination.

The proposal seeks to provide a residential mixed use development comprising up to 260 dwellings (C3); a primary school (D1); a new vehicular link between Clitheroe Road and the A671 including creation of a new junction both onto the A671 and Clitheroe Road; car parking; open space; and associated landscaping.

The application submission was submitted today via the Planning Portal. The submission comprises the following information:

- Application form and certificates duly signed and completed;
- Planning Statement;
- Design and Access Statement;
- Landscape and Visual Impact Assessment;
- Statement of Community Involvement;
- Transport Assessment;
- Travel Plan;
- Flood Risk Assessment;
- Utilities Study;
- Preliminary Assessment of Ground Conditions;
- Tree Survey;
- Tree Survey Addendum;
- Ecological Appraisal;
- Heritage Appraisal;
- Historic Environment Assessment;
- Sustainability Statement;
- Renewable Energy Assessment;
- Agricultural Land Classification Report;

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- Noise Assessment; and
- Drawings:
 - Site Location Plan (Reference: PL1158.3.M.100)
 - Parameters Plan (Reference: PL1158.3.M.101)
 - Access Drawings (Reference: 10/228/TR/023 and 10/228/TR/024)

We also enclose a cheque for £23,442 made payable to Ribble Valley Borough Council to cover the application fee.

Please note that Draft Heads of Terms have been submitted in parallel under separate cover, as has a formal request for an EIA Screening Opinion from Ribble Valley Borough Council.

The supporting information submitted is in accordance with the Council's validation checklist for outline planning applications contained within the 'Development Control Protocol' document.

We trust that the enclosed information is sufficient for you to register and validate the application, however should you have any queries, please do not hesitate to contact us.

Yours faithfully

Sarah Wozencroft

Enc: CD containing electronic copy of application submission in colour
CD containing electronic copy of application submission in black& white
Submitted Application Forms and Certificates
Copy of Notice served on landowner
cc: Commercial Estates Group