



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

F.A.O. Mr J Macholc

By post and Planning Portal

3 August 2012

let.041.SW.JM.01920157

Indigo Planning Limited

Dear Sir/Madam

Lowry House
17 Marble Street
Manchester
M2 3AW
T 0161 836 6910
F 0161 836 6911
info@indigoplanning.com
indigoplanning.com

**LAND TO THE EAST OF CLITHEROE ROAD (LAWSONSTEADS),
WHALLEY – RESUBMISSION OF OUTLINE PLANNING APPLICATION
(PLANNING PORTAL REF: 2122139)**

On behalf of Commercial Estates Group (CEG), please note that an outline planning application has been re-submitted today, via the Planning Portal, in respect of the above site.

The outline application is submitted following discussions with RVBC Planning Officers, with all matters reserved for future determination.

In accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (Regulation 8(1b)) and Circular 04/2008, there is no fee required for this application, following the refusal of application reference: 3/2012/0327 on 20 July 2012.

This proposal seeks to provide a mixed use development comprising residential (C3); nursing home (C2); car parking; open space; and ancillary landscaping.

The application submission comprises the following supporting information, a copy of which is provided on a CD enclosed with this letter:

- Application form and certificates duly signed and completed;
- Planning Statement;
- Design and Access Statement;
- Statement of Community Involvement;
- Transport Assessment;
- Framework Travel Plan;
- Flood Risk Assessment;
- Utilities Study;
- Preliminary Assessment of Ground Conditions;
- Tree Survey;
- Phase 1 Habitat Survey;
- Heritage Assessment;
- Sustainability Statement;

Registered office
Swan Court
Worple Road
London SW19 4JS
Registered number 2078863

Directors
Simon Neate
BA (Hons) MRTPI
Philip Villars
BA (Hons) MRTPI
Ian Laverick
BSc (Arch) BArch (Hons 1)
RIBA FRAIA
Bill Davidson
BA (Hons) DipTP DipUD MRTPI
Mathew Mainwaring
BA (Hons) MRTPI
Sean McGrath
BA (Hons) MSc MRTPI
Tim Waring
BA (Hons) MRTPI
Helen Greenhalgh
BA (Hons) DipTP MRTPI
Doug Hann
BA (Hons) MTPL MSc MRTPI
Mike Kemsley
FCA FCI MBIFM MPMI FRSA

Consultant
John Spain
BBS MRUP MRICS MRTPI MIPi

**Also in London, Leeds
and Dublin**

- Renewable Energy Assessment;
- Agricultural Land Classification Report;
- Draft Heads of Terms; and
- Drawings:
 - Site Location Plan (Reference: PL1158/M/100);
 - Parameters Plan (Reference: PL1158/M/104); and
 - Illustrative Masterplan (Reference: PL1158/M/103).

The relevant notice has been served on the landowners today.

With regards to the Draft Heads of Terms submitted with this application, the applicant reserves the right to amend the Heads of Terms as discussions progress during the course of determination of the planning application.

With regard to Section 9 of the submitted application forms, please refer to the Design and Access Statement and Draft Heads of Terms submitted with the application for further details.

The supporting information submitted is in accordance with the Council's validation checklist for outline planning applications contained within the 'Development Control Protocol' document, and follows pre-application discussions with John Macholc and Sarah Westwood.

The proposal has been considered against Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 and, whilst the site area exceeds the 0.5ha threshold, the nature of the proposals, their likely impact on resources, and sensitivity of the site and surrounding area do not constitute EIA development and therefore an Environmental Statement is not required. We request that the Council formally confirms this in writing on receipt of the application.

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

Yours faithfully



Sarah Williams

Enc: Application Submission Documents on CD
cc: Commercial Estates Group