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By email  
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14 June 2013

Dear Mr Kilmartin

**APPLICATION REFERENCE: 3/2013/0137 - LAND EAST OF CLITHEROE ROAD (LAWSONSTEADS), WHALLEY**

As agreed at the meeting we had with John Macholc on Tuesday 4 June, we write to provide some additional information in respect of the above application.

Firstly, it is important to recognise that Commercial Estates Group (CEG) has already undertaken detailed consideration of landscape matters, which resulted in a significant reduction in the quantum of development on the site from the original planning application proposal of 300 dwellings (application reference: 3/2011/0111) to the 260 dwellings now proposed in this application.

Notwithstanding the above, you asked at the meeting that we pull development slightly further back from Spring Wood at the north east edge of the site to create an additional landscape buffer in this location which officers consider is necessary to make the scheme acceptable in landscape terms.

In considering the incorporation of such a landscape buffer to the eastern boundary of the site, *on a without prejudice basis*, we have produced a revised Parameters Plan (PL1158.3.M.101 Rev D) and a revised Illustrative Masterplan (PL1158.3.M.103 Rev F), should Members of the Planning Committee agree with you that the buffer to the east of the site is necessary to make the development acceptable.

However, the applicant and its professional team's considered view is that this is *unnecessary* to make the application acceptable in planning terms.

Furthermore, please note and accept that this is an outline planning application and the Illustrative Masterplan is indicative only and should not therefore be tied by planning condition. It illustrates how the development *could* come forward but it will be for the subsequent approval of reserved matters to determine the precise layout and other details of the development.

The amendment to the parameters is minor in nature and does not cause any material change to the development proposals. The number of units could

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reduce slightly as a result of including the buffer, from 260 to circa 250 dwellings, but the application still seeks outline planning permission for *up to* 260 dwellings. This is to ensure that efficient use of the land is made and also to allow for flexibility given that the house builder for the majority of the site has not yet been selected and a detailed scheme has not yet been prepared. The area of open space would increase.

The amended Illustrative Masterplan should be read alongside and as an Addendum to the submitted Design and Access Statement. As agreed at our meeting, there is no need to submit a revised Design and Access Statement.

In terms of the minor amendments to the illustrative scheme, these include; the inclusion of indicative surface water attenuation basins; a slight re-alignment of the indicative internal road layout; an additional buffer to the south western boundary of the site; and a revised indicative layout for the primary school.

These minor amendments to the Illustrative Masterplan have been included to reflect further detailed technical work that has been carried out during the application process.

In respect of the indicative surface water attenuation basins, these are slight depressions in the land which are engineered in such a way to be able to temporarily store water in extreme flood events. For the majority of the time, they will not contain a body of water. They are likely to be gently sloping and grassed, therefore they will fit in well with the character of the proposed area of open space indicated on the Parameters Plan as part of the Linear Country Park concept.

In terms of ensuring that any development is carried out in accordance with the approved plans, we ask that the following draft condition be included in any committee report:

*'The development hereby permitted shall be carried out in general accordance with the details contained within the Parameters Plan (Ref: PL1158.3.M.101 Rev [X]).'*

It is imperative that the application is reported positively to the 18 July planning committee meeting. On receipt of this information therefore, please can you confirm that the application will be taken to Planning Committee on 18 July 2013 with a recommendation for approval.

As discussed, we will continue our discussions with officers in respect of highways and education and provide any necessary updates under separate cover.

Our joint clear objective is to secure a resolution to approve the application on 18 July and to avoid the need to revert back to a costly and time-consuming planning appeal, which is in neither party's interest. To deliver this objective we need to work closely together over the next four weeks to ensure that Members fully understand the issues and can make a properly informed decision.

We look forward to working closer with you and your colleagues on meeting this objective over the next few weeks.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Bill Davidson", with a stylized, flowing script.

Bill Davidson

Enc: Revised Parameters Plan (PL1158.3.M.101 Rev D)  
Revised Illustrative Masterplan (PL1158.3.M.103 Rev F)  
cc: Commercial Estates Group