

18th October 2018

Preston City Council
Planning Management
Town Hall
Preston
PR1 2RL

Our ref: BELL100
BY EMAIL ONLY

Dear sir/ madam

**OUTLINE APPLICATION FOR THE ERECTION OF UP TO 30 DWELLINGS WITH ALL
MATTERS RESERVED EXCEPT FOR ACCESS
LAND ADJACENT TO 329 PRESTON ROAD, GRIMSARGH**

I am pleased to inform you that an outline planning application has been submitted for the development of up to 30 houses at the above site on behalf of my client BCA Management Ltd. The application has been submitted via the Planning Portal (Ref. PP – 07310431) and comprises the following:

- 1: 1250 Location Plan (edged red)
- Indicative Proposed Site Layout 1926/7A
- Design & Access Statement (inc. Waste/ Recycling Strategy)
- Utilities searches – electricity and gas (see FRA for sewer plans)
- Phase I Desk Study Report PSA Design
- Landscape and Visual Appraisal Report Re Landscape
- Transport Assessment VTC
- Interim (travel Plan) VTC
- Sustainability Statement Michael Jackson
- Ecology Appraisal Pennine Ecology
- Tree Survey and Arboricultural Impact Assessment Richard Eaves
- Flood Risk Assessment & Drainage Strategy PSA Design
- Planning Statement (inc. Open Space Assessment/ Affordable Housing Statement/ Crime Impact Assessment) Smith & Love Planning Consultants
- Heads of terms
- CIL questions
- Planning Application Fee (paid separately by applicant) (£5,544.00)

I trust that you have everything you need to validate the application and look forward to receiving confirmation of validation shortly.

If you have any queries please do not hesitate to contact me.

Yours faithfully

Deborah Smith
Director

Enc.