

10 December 2021



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Planning Department
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Planning Portal Ref: PP-10460309

Dear Sir or Madam,

**Town and Country Planning Act 1990 (as amended) Application for Outline Planning Permission
Bellair Scotland Limited on behalf of Fylde Care Village
Land at Great Birchwood, Lytham Road, Bryning with Warton, Preston, PR41TE
Following demolition of existing structures, removal of existing hard surfaces, and removal of all other
buildings, the erection of up to 62 houses for residential use, together with infrastructure for roads,
footways, as well as the construction of natural habitat areas and formal play space**

We are instructed by our client, Bellair Scotland Limited on behalf of Fylde Care Village, to make an application on their behalf for outline planning permission on the land at Great Birchwood, details as above.

The application is supported by the following documents, plus plans and drawings:

1. Application forms, CIL form and relevant certificates
2. Design and Access Statement prepared by KTA, dated December 2021
3. Planning Statement¹, prepared by Savills, dated December 2021
4. Statement of Community Involvement, prepared by BCG, dated December 2021
5. Transport Statement, prepared by Hydrock, dated December 2021
6. Landscape and Visual Impact Assessment, prepared by DEP, dated December 2021
7. Flood Risk Assessment, prepared by Hydrock, dated 10 December 2021
8. Ground Conditions Desk Study Report, prepared by Hydrock, dated October 2021
9. Updated Phase 1 Habitat Survey and Great Crested New Survey, prepared by Appletons, dated April 2021
10. Badger Survey, prepared by Arbtech, dated 28 June 2021
11. Bat Emergence and Re-entry Surveys and Bat Activity Surveys, prepared by Arbtech, dated 28 June 2021
12. Preliminary Bat Roost Assessment, prepared by Arbtech, dated 28 June 2021
13. Habitats Regulations Assessment Report, prepared by Arbtech, dated 4 December 2021
14. Report of Water Vole Presence/Likely-absence Survey, prepared by Arbtech, dated 28 June 2021
15. Tree Survey, prepared by Arbtech, dated 25th November 2021
16. Plan and drawing references:
 - 2110-KTA-ZZ-XX-DR-A-0101 – Site Location Plan (Showing the application site within red-line)
 - 2110-KTA-ZZ-XX-DR-A-0102 – Existing Site Plan - Topographic Survey
 - 2110-KTA-ZZ-XX-DR-A-0105 – Schematic Site Aerial 62 Units
 - 2110-KTA-ZZ-XX-VS-A-0116 – Illustrative Site Layout 62 Units
 - 4888.01 – Illustrative Landscape Layout

¹ Please note that we have submitted the Executive Summary of the Planning Statement as a standalone document as well as including it within the Statement itself. This is in order to enable members of the public to easily access the key issues raised by the application.



The requisite planning application fee of £19,574 has been paid via the Planning Portal (ref. PP-10460309).

We trust that the application is in order and look forward to receiving confirmation that it has been validated in due course. In the meantime, should you have any queries please do not hesitate to contact Alex Wylie or Jeremy Hinds at these offices.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", written in a cursive style.

Savills Planning
Savills (UK) Limited

Encs.

Cc. C. Campbell (Bellair Scotland Limited on behalf of Fylde Care Village)