

Our Ref: 2022-031
Your Ref: PP-11813491

Preston City Council
Town Hall Lancaster Road,
Preston
PR1 2RL

5th January 2023

By email only

Dear Sir/Madam,

Re: Submission of Planning Application for proposed development on land West of Garstang Road, Broughton (PP- 11813491)

I am writing to you on behalf of Hollins Strategic Land (the applicant) with an Outline Planning Application for development on land to the west of Garstang Road. This application follows a previous refusal at the same site, issued by Preston City Council on 6th January 2022. This application is made for the same land and comparable description of works and thus qualifies for a 'free go' under paragraph 40 of the Planning Application Fees guidance.

The application has been submitted to the Planning Portal under reference: PP-11813491. The following drawings have been submitted:

Drawing	Consultant
Site Location Plan	Hollins Strategic Land
Proposed Access Plan	Stantec
Indicative parameters plan	The Urbanists

In addition, the following documents/reports have been submitted:

Document	Consultant
Agricultural Land Classification	Soil Environment Services Ltd.
Biodiversity Net Gain Assessment	ERAP
Design and Access Statement	Sedgwick Associates
Ecological Assessment (December 2022)	ERAP
Flood Risk Assessment	Enzygo
Heritage Assessment	Kathryn Sather and Associates
Landscape and Visual Assessment	SLR

Phase 1 Desk Study	Brownfield Solutions
Planning Statement	NJL Consulting
Transport Statement (December 2022)	Stantec
Tree Report	AWA Tree Consultants
Utility Search Report	Brownfield Solutions

I trust you have sufficient information to validate this application and allocate it to an officer. However, if you require anything further, please don't hesitate to contact me.

Yours Sincerely



Rachel White

Associate Director

For and on behalf of NJL Consulting