

Date: 2nd August 2022



Civic Centre
West Paddock
Leyland
Lancashire
PR25 1DH

 01772 625625
 [southribble.gov.uk](https://www.southribble.gov.uk)

Notice of Public Inquiry

Appeals by Taylor Wimpey UK Limited and Homes England relating to the applications to South Ribble Borough Council for:

07/2021/00886/ORM - Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings. - Appeal Ref: APP/F2360/W/22/3295498

07/2021/00887/ORM - Outline planning application with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure - Appeal Ref: APP/F2360/W/22/3295502

At Pickerings Farm Site, Flag Lane, Penwortham PR1 9TQ.

Further to my previous letter advising you of the appeal received for the above applications. I now write to advise you that the appeals have been 'called in'. That is, in exercise of his powers under section 79 and paragraph 3 of Schedule 6 of the Town and Country Planning Act 1990, the Secretary of State hereby directs that he shall determine these appeals instead of an Inspector.

This means that instead of writing a decision, the Inspector will prepare a report and recommendation, which will be forwarded to the Secretary of State.

The Inspector appointed by the Secretary of State to conduct the appeal and prepare the report and recommendations is P Hanna MSc MRTPI.

The appeal Inquiry is set to commence on 23rd August 2022 for an anticipated duration of 4 weeks, sitting for 16 days. The Inquiry will be held at the Civic Centre, West Paddock, Leyland, PR25 1DH. There is free parking and also disabled parking facilities on site.

Documents relating to the appeal can be viewed at the Council offices by prior arrangement or on the Council website <https://www.southribble.gov.uk/pickeringsfarm>

You are able to attend the Inquiry. At the discretion of the Inspector you may also be able to give your views at the Inquiry. The inquiry is also being live streamed and can be viewed at <https://www.youtube.com/user/SouthRibbleCouncil>

If you wish to participate in the inquiry virtually please contact the Local Planning Authority (email: planning@southribble.gov.uk or telephone: 01772 625586) for details of how to do so.

If you, or anyone you know has a disability and is concerned about facilities at the inquiry venue, you should contact the Council to confirm that suitable provisions are in place. Where applicable, you can use the internet to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

A copy of the Planning Inspector's decision will be available on <https://www.gov.uk/government/organisations/planning-inspectorate>

Yours faithfully

THE PLANNING SERVICE