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Mr R Hope
Development Management Group
Lancashire County Council
PO Box 100
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21616/A5/PR/PN
26 July 2022

Dear Rob,

LANCASHIRE CENTRAL, A.K.A CUERDEN STRATEGIC SITE, EAST OF STANIFIELD LANE, NORTH OF CLAYTON FARM, WEST OF WIGAN ROAD, LOSTOCK LANE, LOSTOCK HALL, LANCASHIRE

We write on behalf of Lancashire County Council and Maple Grove Developments ("the Applicants") in respect of the Lancashire Central site, Cuerden. Further to our ongoing discussions, we hereby submit a planning application which seeks outline planning permission (with all matters reserved, saved for access and strategic landscaping) for the development of new employment and commercial uses at the above site.

The Proposed Development

The Description of Development is as follows:

"Application for Outline Planning Permission (with all matters reserved save for access from the public highway and strategic green infrastructure/landscaping) for a mixed-use development including the provision of Employment use (Use Classes B2/B8/E(g)); retail (use Class E(a)); food, drink and drive-through restaurant use (Use Class E(b))/Sui Generis Drive-Through); hotel use (Use Class C1); health, fitness and leisure use (Use Classes E(d)/F(e)/F2(b)); creche/nursery (Class E(f)); car showrooms (Use Class Sui Generis Car Showroom); Residential use (C3) the provision of associated car parking, access, public open space, landscaping and drainage."

The Proposed Development represents an important opportunity to provide employment opportunities in an accessible location that benefits from direct access to the M65 Motorway. The Site is a key gateway location within Central Lancashire, which provides a once in a generation opportunity to achieve a dynamic, sustainable, premium employment-led development that has the potential to generate significant economic and wider benefits in Central Lancashire.

Planning Application

The Planning Application has been submitted via the Planning Portal (Ref: PP-11230368) and comprises the following:

Document	Reference/Date
Application Form	19/07/22
Site Location Plan	21017-FRA-XX-ZZ-DR-A-91-0001 Rev P3
Parameter Plans (Outline)	21017-FRA-XX-ZZ-DR-A-9111 Rev P8 21017-FRA-XX-ZZ-DR-A-9112 Rev P10 21017-FRA-XX-ZZ-DR-A-9113 Rev P9
Proposed Plans (Detail)	84465-WSP+XX-DR-010 Rev P01 84465-WSP-DR-011 Rev P01
Landscaping Plans (Detail)	SF-3236-LM01 Rev G
Design and Access Statement	21017-FRA-XX-ZZ-ST-A-91-1000 Rev P5
Design Code	21017-FRA-XX-ZZ-ST-A-91-1001 Rev P5
Planning Statement	21616/A5/PR/PN, 24 June 2022
Environmental Statement	21616/A5/ES2022, 06/22
Biodiversity Net Gain Calculation	V4, 06/07/22
Financial Viability Statement	06/22
Retail and Leisure Assessment	21616/A5/SS/PN, 06/22
Economic Benefits Statement	06/22
Employment Skills Statement	06/22
Transport Assessment	70084465-TAv1
Framework Travel Plan	70084465-TP
Statement of Community Involvement	06/22
Summary of Previous Archaeological Investigations	V1.1, 04/22
Drainage and Flood Risk Assessment	WIE11556-104-R-2.1.2-FRA&DS
Minerals Resource Assessment	WIE11556-110-R-2.3.2-MRA, 06-22
Sustainability Statement	WIE11556-107-R-1-3-1
Energy Strategy	5004134-RDG-XX-ZZ-ST-ME-001 Revision:V1, 06/22
Ground Conditions Assessment	WIE11556-110-R-1.3.1-PRA, 06/22
Built Heritage Statement	V2.1, May 2022
Employment Land Market Commentary	06/22
Utilities Statement	5004134-RDG-XX-ZZ-ST-ME-001 Revision:V1, 02/22

Application Fee

In accordance with the Application Fee Regulations, payment for the requisite fee of £78,776.00, based on the Application Site area of 51.3 hectares, has been paid via the Planning Portal.

Conclusion

A full overview of the Application Site, the nature of the Proposed Development, and its overall compliance with the relevant aspects of the Development Plan is set out within the Planning Statement which forms part of the Planning Application.

We look forward to receiving acknowledgement of this application. In the meantime, should you wish to discuss this further, or should you require any additional information, please do not hesitate to contact me or my colleague Paul Newton.

Yours sincerely,

**PAUL REEVES**

Planning Associate

Enc.