

1. INTRODUCTION

1.1 Maple Grove Developments (the 'Applicant') and Lancashire County Council (LCC) (the 'Freeholder') are applying for outline planning permission, with all matters reserved for the employment led redevelopment with commercial and residential uses (the 'Development') on land at Lancashire Central (Cuerden Strategic) Site, (the 'Site', see Figure 1.1). The Site extends to 60.92 hectares (ha) and is located within the administrative area of South Ribble Borough Council however this planning application will be determined by Lancashire County Council (LCC). A full description of the Site and Development is provided in Chapter 3 Site and Development Description of this Environmental Statement (ES).

Requirement for EIA

1.2 Environmental Impact Assessment (EIA) is a process by which development proposals deemed likely to have significant environmental effects are appraised. EIA ensures that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker (in this case LCC) of the likely significant environmental effects of the Development both during construction and on completion, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.

1.3 The Development falls within category 10 of Schedule 2, '*Infrastructure Projects*', sub-section (b) '*Urban Development Projects*' of the *Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017*, as amended (the 'EIA Regulations'). The Site is not located within a sensitive area and therefore the thresholds should be applied. The thresholds for this type of development as set out in Schedule 2 relate to developments that "*includes more than 1 hectare of urban development which is non dwelling house development, or the overall area of the development exceeds 5 hectares*". At 60.92ha where over 40ha form non-dwelling house development, the Development exceeds the thresholds.

Organisation of the Environmental Statement

1.4 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES. Appendix 1.1 sets out where the information required by Schedule 4 has been provided in this ES.

Table 1.1: Location of Information Required by Regulation 18 of the EIA Regulations

Specified Information		Location within ES
Reg 18 (3) An environmental statement is a statement which includes at least—		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 6-12
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	Chapter 3 and Technical Chapters 6-12
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	Chapter 4
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	Standalone NTS
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected	Technical Chapters 6-12
Reg 18 (4) An environmental statement must—		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Chapter 2
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 6-12
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	No other environmental assessments derived from UK (or European) law have been prepared to accompany this application.
Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—		
(a)	the developer must ensure that the environmental statement is prepared by competent experts;	Each of contributors to the ES has set out their credentials in the introductory section of their technical assessment chapter.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.	See Appendix 1.2

ES Structure

- 1.5 This ES comprises 13 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). A Non-Technical Summary (NTS) of the full ES is provided as a separate standalone document. Table 1.2 sets out the structure of the ES.

Table 1.2 ES Structure

Chapter No.	Chapter Title	Description
Volume 1 - Chapters and supporting figures		
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicants.
5	Construction Methodology and Phasing	Details of anticipated programme for development and construction methodology.
6	Socio-Economics	Effects of the Development on socio-economics and education and healthcare provision.
7	Landscape and Views	Assessment of the effects of the Development on landscape and views.
8	Built Heritage	Assessment of the effects of the Development on built heritage.
9	Transport and Access	Assessment of the effects of the Development on transport and access.
10	Noise and Vibration	Assessment of effects of the Development relating to noise and vibration.
11	Air Quality	Assessment of the effects of the Development on air quality.
12	Ecology	Assessment of the effects of the Development on ecology.
13	Summary and Residual Effects	Summary of the ES.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.
Volume 2	Technical Appendices	Technical data and reports to support the chapters in Volume 1.

Project Team

- 1.6 The ES has been coordinated by Barton Willmore, now Stantec on behalf of the Applicant and presents the results of technical studies carried out in conjunction with a number of specialist consultants appointed by the Applicant. The project team is listed in Table 1.3 along with their respective disciplines and contributions to the ES. A 'statement of expertise' as required by Regulation 18 (5)(b) of the EIA Regulations 2017 is provided in Appendix 1.2.

Table 1.3 Project Team

Organisation	Role
Maple Grove Developments	The Applicant
LCC	Freeholder
Barton Willmore, now Stantec	Town planning, and EIA Management
Fletcher Rea	Masterplanning
Hatch Regeneris	Socio-Economic assessment
Smeedon Foreman	Landscape and Views assessment
Oxford Archaeology	Built Heritage assessment
WSP	Transport and Access
Waterman IE	Noise and Vibration
Waterman IE	Air Quality
Envirotech	Ecology

Other Documents

1.7 A number of other documents have been submitted to LCC in support of the planning application including:

- Archaeological Impact Assessment;
- Design and Access Statement;
- Design Code;
- Drainage Strategy and Flood Risk Assessment;
- Economic Benefits Statement;
- Energy Strategy;
- Geo-Environmental Report;
- Minerals Resource Assessment;
- Planning Statement;
- Retail Assessment;
- Statement of Community Involvement;
- Sustainability Statement;
- Topographical Survey;
- Transport Statement and Travel Plan;
- Utilities Statement; and
- Viability Appraisal.

Environmental Statement Availability

1.8 The application can be viewed at <https://planningregister.lancashire.gov.uk/> and at the address below. Comments on the planning application can either be made via the Council's website or can be forwarded to the Planning Department at the following address:

Development Management Group
Lancashire County Council
PO BOX 100
County Hall
Preston, PR1 0LD

Tel: 01772 531929

Email: devcon@lancashire.gov.uk

Website: [https://lancashire-self.achieveservice.com/service/Development Control Have Your Say Process](https://lancashire-self.achieveservice.com/service/Development%20Control%20Have%20Your%20Say%20Process)

1.9 The ES may be purchased in volumes, the costs for which are set out below:

- Non-Technical Summary (NTS) - £15
- Volume 1: ES Main Text & Figures - £250
- Volume 2: ES Appendices - £450
- Full copy (Volumes 1 and 2 with NTS) of the ES on a data stick - £15

1.10 For copies of any of the above please contact:

Environmental Planning Team
Barton Willmore, now Stantec
7 Soho Square
London, W1D 3QB

Tel: 020 7446 6888

Email: IEPenquiries@bartonwillmore.co.uk

REFERENCES

ⁱ *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*, (SI 571 as amended by 2018/695).