

Mr R Hope  
Development Management Group  
Lancashire County Council  
PO Box 100  
County Hall  
Preston, PR1 0LD

Our Reference: 21616/A5/AD  
22 December 2022

Dear Mr. Hope,

**RE: LANCASHIRE CENTRAL (Ref: LCC/2022/0044) – EIA COMPLIANCE LETTER**

We write on behalf of Lancashire County Council (LCC) and Maple Grove Developments (the 'Applicants') in respect of the Lancashire Central Site in Cuerden. The purpose of this letter is set out our response to the consultation comments received so far in relation to the Environmental Statement (ES).

**Background**

An outline planning application, with all matters reserved, for employment led development with commercial and residential uses was submitted to LCC in August 2022 (validated 19<sup>th</sup> August 2022). The formal description of development states:

*'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, and the realignment of Public Right of Way Ref 9-12 FP12, 9-12 FP6/FP7/FP8, 9-12 FP9 and 9-12-BW11'*

The proposed 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'). At 60.92ha where the proposed development exceeds the 5-hectare threshold and therefore falls within the Scope of the EIA Regulations.

The proposed development was considered to have the potential to give rise to likely significant effects on the environment by virtue of its scale and an ES was prepared to accompany the planning application. In agreement with LCC, the following topics were scoped in the ES:

- Socio-Economics;
- Landscape and Views;
- Built Heritage;
- Transport and Access;

- Noise and Vibration;
- Air Quality; and
- Ecology

## **Scheme Amendments**

Following the submission of the application and as a result of consultation feedback a number of amendments have been made to the application. These are minor in nature and do not alter the uses, scale, or quantum of development proposed.

These amendments which include updated Parameter Plans and Design Code have been submitted under separate cover.

In addition, a number of minor discrepancies within the ES drawings have been identified, namely not all drawings included the full extent of the submitted red line site boundary as shown on Plan 21017-FRA-XX-ZZ-DR-A-91-0001\_P4. As such, the ES has updated the drawings and documents that show the red line boundary of the site in full for consistency purposes.

The ES documents and drawings that will be updated within the ES are as follows:

- ES Vol 1 Figure 2.1;
- ES Vol 1 Figure 3.1a;
- ES Vol 1 Figure 3.1b;
- ES Non-Technical Summary B;
- ES Non-Technical Summary C; and
- ES Non-Technical Summary D.

## **Conclusion**

The ES and assessment of likely significant effects have been considered in relation to the minor amendments to the updated Parameter Plans and Design Code. Due to the limited nature of the changes, it is considered that there would be no change to the predicted likely significant effects reported in the 2022 ES. No new or amended significant effects would arise as a result of the amendments and the conclusions of the ES therefore remain valid.

Yours sincerely,

*M. Mescall*

## **MARY MESCALL**

Environmental Planning Associate Director