

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

24<sup>th</sup> October 2023  
Our Reference: 21616/A5

Dear Mr. Hope,

**Reference: LCC/2022/0044**  
**Cuerden Strategic Site, East of Stanfield Lane, North of Clayton Farm, West of Wigan Road, Lostock Lane, Lostock Hall, Lancashire**  
**Environmental Statement of Conformity**

We write on behalf of Lancashire County Council (LCC) and Maple Grove Developments (the 'Applicants') in respect of the site known as 'Lancashire Central' within Cuerden, Lancashire. The purpose of this letter is to acknowledge the latest submission of highway-related documents and drawings, and to consider whether the changes proposed would alter the findings of the Environmental Statement (the 'ES').

### **Background**

An outline planning application, supported by an Environmental Statement, for employment-led development with some 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'*

### **Amendments to the Environmental Statement (December 2022)**

On 22<sup>nd</sup> December 2022 a Letter of Conformity was issued to LCC confirming that changes to the planning application boundary did not affect any of the findings or conclusions of the August 2022 ES. The Letter of Compliance concluded that there were no new or amended effects following the changes and conclusions set out within the 2022 ES and therefore the conclusions are still valid.

### **Amendments to the Environmental Statement (February 2023)**

On 10<sup>th</sup> February 2023 a further Letter of Conformity was issued to LCC responding to comments on the Landscape and Visual Assessment included in the ES. The comments made by the LCC Landscape Officer resulted in amendments to the ES Landscape and Visual Effects chapter but these amendments did not result in significant effects, that were not assessed or identifiable at the time of the preparation of

the 2022 ES.

### **October 2023 Transport Mitigation Amendments**

Following the various consultation responses issued by National Highways (dated 21/09/22, 16/12/22, 02/05/23, 04/10/23, and most recently on 13/10/23), and the ongoing discussions held between NH and the Applicant's Design Team a series of minor amendments to the proposed highways mitigation has been agreed and has enabled NH to withdraw their holding objection (see response dated 13/10/23). The purpose of this submission is to formally submit and consult upon the agreed scheme of mitigation works. The full summary of changes can be seen in **Appendix 1**.

### **Conclusion**

The ES has been considered in relation to the proposed minor amendments to the highway mitigation. 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 remain valid. No changes have been made to the August 2022 ES.

The information provided in this letter is not considered to be substantive however LCC should confirm whether the information necessitates advertising in accordance with Regulation 25 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*.

Yours sincerely,

*Mary Mescall*

**Mary Mescall**  
Environmental Planning Associate Director  
on behalf of Stantec UK Ltd

Enclosed: Appendix 1: Summary of Transport Mitigation

## Appendix 1: Summary of Transport Mitigation

### Local Highway Network Mitigation

Highway and transport improvements on the local highway network (i.e. the road network within Lancashire County Council responsibility) are as follows:

<b>Location</b>	<b>Description of Key Elements of Mitigation.</b>	<b>Drawing Reference</b>
Stanifield Lane (including site access).	Proposed traffic signal access junction from Stanifield Lane to development site. 3m shared footway / cycleway to east of Stanifield Lane. Proposed footway and traffic calming on Stoney Lane.	84465-WSP-XX-DR-010 rev P04
Extent of internal highway layout being delivered within Phase A and C.	Proposed road network including 3m wide footway/cycleways, crossing locations, traffic calming measures, indicative bus layby locations.	84465-WSP-XX-DR-011 rev P05
Wigan Road (including site access)	Proposed traffic signal access junction from Wigan Road to development site. Including pedestrian and cycle crossings. Links to existing cycle lane towards A6. Links to diverted public right of way through northern section of site.	84465-WSP-XX-DR-012 rev P02
Stanifield Lane – A582	Widening at several locations including on A582 westbound approach, A582 eastbound approach and Stanifield Lane approach. Co-ordination with Farington Cricket facility access shown.	84465-WSP-XX-DR-014 rev P03
A582 between Stanifield Lane and A6	Widening of A582 westbound to three lanes. Signalled pedestrian and cycle crossing between Old School Lane and Todd Lane South.	84465-WSP-XX-DR-015 rev P03
A582 / A6 roundabout	Additional left turn lane from A6 northbound to A582 westbound. Signalisation of left turn. Widening of A6 northbound to three lanes. Fourth lane on A6 westbound approach at roundabout entry.	84465-WSP-XX-DR-016 rev P02
A6 / Wigan Road signal junction	Additional lane on A6 westbound approach. Left turn lane for A6 eastbound traffic. Additional left turn lane for B6258 traffic. Pedestrian / cycle crossings retained.	84465-WSP-XX-DR-017 rev P02

<b>Location</b>	<b>Description of Key Elements of Mitigation.</b>	<b>Drawing Reference</b>
Stoney Lane	Traffic calming on Stoney Lane, and footway along Stoney Lane.	84465-WSP-XX-DR-018 rev P01

## National Highways Network Mitigation

Highway and transport improvements on the Strategic Road Network (i.e. the road network within National Highways responsibility) are as follows:

<b>Location</b>	<b>Description of Key Elements of Mitigation.</b>	<b>Drawing Reference</b>
M65 Terminus roundabout (scheme extents split between NH and LCC responsibility)	Separation of existing M65 terminus approach into two approaches, for M65 traffic and M6 traffic. Traffic signals on all approaches to roundabout and corresponding circulatory carriageways. Addition of new arm to west of roundabout providing access to Lancashire Central.	84465-WSP-XX-DR-004 rev P08
M6 Junction 29 North roundabout (scheme extents split between NH and LCC responsibility)	Traffic signal installation at the M6 southbound offslip and corresponding circulatory carriageway. Widening of M6 southbound offslip to three lanes at the approach to the roundabout. Signal crossing for pedestrians/cycles at the M6 northbound onslip and M6 southbound offslip. Increase in parapet height adjacent to pedestrian / cycle route. Free flow left turn lane from A6 westbound to M6 southbound. Additional lane on A6 eastbound approach.	84465-WSP-XX-DR-013A rev P02
M6 Junction 29 South roundabout	Traffic signal installation at the approach to the roundabout from the M6 Junction 29 North, and on the corresponding circulatory carriageway.	84465-WSP-XX-DR-020 P02