

1. Introduction

1.1. The Environmental Statement

1.1.1 This Environmental Statement (ES) has been prepared in support of and submitted as part of the suite of documents forming the outline planning application for the creation of a holiday village/leisure destination on land at Ellel Grange, Lancaster.

1.1.2 The development proposals for which permission is sought are as follows:

1.1.3 *'Outline planning application for new Holiday Village and eco park comprising: Erection of up to 450 lodges (2/3/4 bed and studios) and up to 8,500m² of commercial floorspace in the form of a hotel (Class C1), marketplace area (Class E/Sui Generis), VR 'zoo' immersive wildlife experience (Class F1), artisan workers ponds (Class E) and ancillary service and storage space. Proposed vehicular access from Hampson Green roundabout and proposals for internal roadways, footpaths, parking and servicing areas, hard and soft landscaping, drainage works, attenuation ponds and other associated works (matters of layout, scale, appearance and landscaping to be reserved).'* This ES has been collated by qualified Town Planners who are Chartered Members of the Royal Town Planning Institute (RTPI) working for Stride Treglown Ltd, a firm of architects and town planners. Stride Treglown were responsible for the management and coordination of the assessment work undertaken by a team of specialist consultants, as set out below:

Specialism	Consultant
Ecology	Haycock and Jay Associates
Landscape and Visual Impact Assessment (LVIA)	Randall Thorpe
Transport	SK Transport Consultants
Noise	Apex Acoustics
Cultural Heritage	Greenacre Archaeology
Planning Policy	JWPC Town Planning Consultants
Climate Change	7 Consulting

1.2. Structure of the Statement

1.2.1 In undertaking assessment work and preparing this ES, both the applicant and the appointed consultant team have had regard and taken account of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), hereafter referred to as 'the EIA regulations'.

1.2.2 Schedule 4 Regulation 18(3) of the EIA regulations set out the level of information to be included within an ES. In order to aid understanding and navigation, this is set out in the table below together with the location of the relevant details:

Schedule 4 Requirement	Location within Environmental Statement
A Non-technical summary	Stand-alone document
Introduction	Chapter 1
Description of the Development	Chapter 3
A description of the likely significant effects of the development on the environment	Chapters 6-11
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	Integral to Chapters 6-11
A description of the reasonable alternatives studied by the applicant, which are relevant to the proposed development and its specific characteristics	Chapter 4
A description of the measures envisaged to avoid, reduce and, if possible, remedy significant adverse effects	Integral to Chapters 6 - 11

1.2.3 In support of the details contained within this ES, a site location plan is provided at Appendix 1.

1.3. Competent Expert

1.3.1 The Regulations governing the EIA process were amended in 2017. In order to ensure that the overall coverage and quality of Environmental Statements submitted for consideration is maintained at an appropriate level, Regulation 18 introduced the requirement for applicants to confirm that their appointed consultant team are suitably qualified and can be considered to be 'competent experts'. Regulation 18(5) states:

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; and

(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.

1.3.2 In accordance with Regulation 18, a standalone statement has been prepared and is submitted as part of the planning application in order to demonstrate the competence of the consultant team.