

Nadia Hussain  
The Planning Inspectorate  
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7th May 2009

Your Ref: APP/A2335/V/09/2095002<sup>1</sup>  
Our Ref: HPW

Dear Ms Hussain

**TOWN & COUNTRY PLANNING ACT 1990 – SECTION 77 AND TOWN & COUNTRY  
PLANNING (INQUIRY PROCEDURES) (ENGLAND) RULES 2000  
APPLICATION BY CENTROS LANCASTER LP  
SITE AT CANAL CORRIDOR NORTH, EDWARD STREET, LANCASTER  
REF: APP/A2335/V/09/2095002**

I am writing on behalf of my client, Allied (Lancaster) Ltd. who, you will be aware, was recently registered as a 'Rule 6' party at the forthcoming inquiry. Having attended the pre-inquiry meeting held on 20<sup>th</sup> April, we submitted our Statement of Case as requested on 24<sup>th</sup> April.

Following this my client has been giving careful attention to the most appropriate and cost-effective means of pursuing the outstanding objections in the light of the fact that:

- (a) the applicant, Centros Lancaster LLP, intends to play no active part in the inquiry. This, in my experience, is highly irregular and, as a result, neither my client, nor other interested parties, will not be afforded the opportunity to thoroughly investigate the development proposals and the issues they raise through cross-examination;

<sup>1</sup> Additional PINS REFERENCES: APP/A2335/V/09/2095002; APP/A2335/V/09/2098511;  
APP/A2335/V/09/2098517; APP/A2335/V/09/2098518; APP/A2335/V/09/2098519;  
APP/A2335/V/09/2098520; APP/A2335/V/09/2098521; APP/A2335/V/09/2098522;  
APP/A2335/V/09/2098523; APP/A2335/V/09/2098524; APP/A2335/V/09/2098525;  
APP/A2335/V/09/2099389

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John Shuttleworth BSc FRICS ACIArb Ian Campbell BSc MRICS Huw Williams BA(Hons) MRTPI  
Associates: Gregory Westover BSc(Hons) MRICS Stephen Rose BA(Hons) MRTPI

RICS Chartered Surveyors RTPI Chartered Town Planners

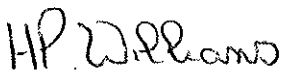
- (b) the Inspector decided at the PIM that, in the absence of the applicant, the Local Planning Authority should be allowed to present the whole case in favour of the development during the first week of the inquiry. As our Statement of Case makes clear, Allied (Lancaster) Ltd's objection relates entirely to the potential retail impact of the development on the historic core of Lancaster City Centre. Whilst your proposal to allow Allied (Lancaster) Ltd to cross-examine Council witnesses first is welcomed, my client would still be required to be represented throughout the entire first week of the inquiry, return in the second week to present its own objection to the proposed development and deal with cross-examination, and then again for closing submissions – either in the third week of the inquiry or possibly at a later date.

It has become clear that the potential cost of such an exercise would be prohibitively expensive – particularly in the current economic climate. As a result, Allied (Lancaster) Ltd has, reluctantly decided that it will now progress its objection as a written submission rather than attend the inquiry in person. Accordingly I would respectfully request that the Inspector and all other 'Rule 6' parties are made aware of Allied (Lancaster) Ltd's decision to no longer present its case in person at the inquiry.

Finally, I can confirm that Allied (Lancaster) Ltd still intend to submit a comprehensive written representation to the inquiry and this will be submitted by the deadline for evidence of 19<sup>th</sup> May that has been set under the Inquiry Procedure Rules.

I hope you can understand the reasons for my client's decision in this instance; if, however, you have any queries please do not hesitate to contact me.

Yours sincerely



**Huw Williams**  
**Partner**  
**For and on behalf of Chase & Partners LLP**

cc: Ms Liz Bateson - Democratic Services, Lancaster City Council  
Darren Sharpe - Allied (Lancaster) Ltd