



RIBBLE VALLEY BOROUGH COUNCIL

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Dear Mrs Wozencroft

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011

PROPOSED DEVELOPMENT OF LAND EAST OF CLITHEROE ROAD (LAWSONSTEADS) WHALLEY

Under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 the Council has undertaken a formal Screening Opinion.

The site submitted for consideration under the above reference is located adjacent to the village of Whalley directly to the east of Clitheroe Road. The proposed development consists of 9ha of land allocated for the development of residential dwellings (C3), 4.42ha allocated for open space and 1.2ha allocated for a Primary School (D1) and associated open space.

Having considered the proposals as detailed in your submission Ribble Valley Borough Council is of the opinion that the application does not fall within Schedule 1 of S.I. 2011 No.1824 but within Schedule 2 Development, Part 10, Infrastructure Projects (Section 10(b) Urban Development. The application site is approximately 14.6ha in size and therefore falls within the criteria set out for Part 10(b) as the area of development exceeds the threshold of 0.5ha. However, Ribble Valley Borough Council has also given consideration to the characteristics of the development, its location and potential impact as set out in Schedule 3 of the Environmental Impact Assessment Regulations 2011 and the criteria set out in Annex A of Circular 2/99 Environmental Impact Assessments.

Annex A indicates the types of case in which an EIA is more likely to be required. It states:

- A18** *In addition to the physical scale of such developments, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for development of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination (paragraph 41).*
- A19** *Development proposed for sites which have not previously been intensively developed are more likely to require EIA if:-*
- a)** *The site area of the scheme is more than 5ha*
 - b)** *It would provide a total of more than 10,000m² of new commercial floorspace; or*
 - c)** *The development would have significant urbanising effects in a previously non-urbanised area (e.g. new development of more than 1,000 dwellings)*

LOCATION OF DEVELOPMENT

Existing Land Use

The site is greenfield in nature and outside the defined settlement limit of Whalley as defined in the Ribble Valley Districtwide Local Plan (saved policies G4/G5).

Natural Resources

The development site itself does not form part of any sensitive area. There are sites in terms of nature conservation interest, heritage interest or landscape protection within the vicinity but these are considered sufficient distance away as to not be significantly affected by the proposal.

Capacity of the Natural Environment

There are no international or national designations affecting the site.

CHARACTERISTICS OF THE PROPOSED IMPACT

Extent

Due to the scale of this development it is not considered to be a major development of more than local importance.

Transfrontier Nature

No issues raised in this regard.

Magnitude and Complexity

No issues raised in this regard.

Probability

No issues raised in this regard.

Duration, Frequency and Irreversibility

The final completed development will be permanent and change the nature of the land in question.

CONCLUSIONS

The development is not proposed in a particularly environmentally sensitive or vulnerable location nor would it have unusually complex and potentially hazardous environmental effects.

Having carefully assessed the potential impacts of a development of this scale it is the view of Ribble Valley Borough Council that the impact of the development would be of a localised nature and not have wider environmental impacts beyond the site.

I have enclosed a copy of a screening checklist document that has helped formulate this decision for reference.

Yours sincerely

JOHN MACHOLC
HEAD OF PLANNING SERVICES

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