

Robert

Nicola Gunn

From: heather.lindley-clapp <heather.lindley-clapp@wyg.com>
Sent: 22 November 2016 16:03
To: planning
Subject: FW: Proposed Development of Former Clitheroe Hospital, Residential Development - EIA Screening Request
Attachments: A094939_001_RedLine Boundary_OS.pdf; 161118 - RVBC Screening Request.pdf

Dear Sir or Madam

Please find attached an amended screening request following my email below. I would be grateful if you could please substitute the previously submitted version with the attached.

Many thanks in advance

Heather

Heather Lindley-Clapp
Associate - Planning

WYG

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From: heather.lindley-clapp
Sent: 18 November 2016 14:55
To: 'planning@ribblevalley.gov.uk'
Subject: Proposed Development of Former Clitheroe Hospital, Residential Development - EIA Screening Request [Filed 18 Nov 2016 14:55]

Dear Sir or Madam

**Proposed Redevelopment of Former Clitheroe Hospital
EIA Screening Request**

Please find attached an electronic copy of the above. I would be grateful if you could confirm receipt of the documents.

If you have any queries, please do not hesitate to contact me.

Kind regards

Heather

Heather Lindley-Clapp
Associate - Planning

WYG

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Our Ref: A094939_Screening

Date: 18 November 2016

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir or Madam

PROPOSED REDEVELOPMENT OF FORMER CLITHEROE HOSPITAL, CLITHEROE FOR RESIDENTIAL DEVELOPMENT ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING REQUEST

Introduction

I write on behalf of our client, NHS Property Services, in respect of their proposals to redevelop the above vacant site.

In supporting the proposals in planning and environmental assessment matters, WYG have been instructed to request a formal Environmental Impact Assessment (EIA) Screening Opinion from Ribble Valley Borough Council in respect of the development described below. This screening request is made in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended in 2015 ('the Regulations').

In accordance with the Regulations this formal request is accompanied by the following information:

- A plan sufficient to identify the land (attached);
- A brief description of the nature and purpose of the development and of its possible effects on the environment (contained within this letter); and
- Such other information or representations as the person making the request may wish to make (contained within this letter).

The Proposals and Relevant Planning History

The proposals relate to the redevelopment of the former Clitheroe Hospital site, including the demolition of existing structures and proposed residential redevelopment, of up to 52 dwellings.

A planning application for open market housing was submitted in 2012 (planning ref. 03/2012/0785) as follows:

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'Outline application for demolition/part demolition of the existing hospital and enabling residential redevelopment including associated access, parking, open space and related infrastructure'.

The application received a resolution to grant consent on 6 December 2012, subject to the signing of a Section 106 agreement relating to various matters including affordable housing, education contributions, highways contributions and open space contributions.

It is understood that the Section 106 was never signed and the application was withdrawn sometime after October 2013. This application was not accompanied by an Environmental Statement and it therefore appears that the proposed development was not EIA development in accordance with the Regulations.

Whilst the permission is not extant, the resolution to approve an application for residential development on the application site is a material consideration.

The Site

The site the subject of this EIA screening request measures approximately 1.97 hectares and is generally square in shape. It comprises the former Clitheroe Hospital and the associated outbuildings. It is understood that the buildings originally formed the Clitheroe Union Workhouse, together with a separate but associated hospital block, which were built between 1870 and 1873. These buildings are of two storey stone construction and the workhouse is of a corridor plan with central outshot and short single-storey end wings. The buildings have been altered significantly over the years which has greatly degraded their heritage value. Indeed, the hospital was rejected for listing in 2008.

The hospital is set within mature landscaped grounds with large lawned areas and mature trees. Trees are largely located around the perimeter of the site however there are some additional mature trees located throughout the site.

The site is surrounded by the new community hospital to the east and industrial / business units to the south. Three open fields lie to the west and further fields lie to the north beyond Chatburn Road. Beyond the fields to the west are residential areas and the Clitheroe Royal Grammar School. A substantial mineral extraction site is located to the north. Chatburn Road (A671) crosses the Pimlico Link Road approximately 70m to the north east of the site.

The site itself is unallocated within the development plan but is located within the settlement boundary for Clitheroe.

Clitheroe is a market town located in the Ribble Valley Borough, south of the Forest of Bowland Area of Outstanding Natural Beauty. The site is located to the north-east of the town centre on the fringe of the built up area of the settlement. Chatburn Road passes the site to the north-west.

Environmental Screening Criteria

The National Planning Policy Guidance ('NPPG') has replaced the previous EIA Circular (02/99) and contains specific guidance on the EIA regulations. The Regulations only apply to certain types of development, and before the Council can request an EIA it must determine whether the proposal is subject to the Regulations and can be classified as 'EIA development', and decide whether EIA is required in that particular case.

At paragraph 002, it states that 'EIA should not be a barrier to growth and will only apply to a small proportion of the projects considered within the town and country planning regime'. It then goes on to state that the EIA Regulations 'should only apply to those projects which are likely to have significant effects on the environment'.



It is within this context that recent amendments were made to a number of the thresholds contained within Schedule 2 of the Regulations. The DCLG made it clear when proposing the amendments that the purpose was to remove those projects which were not likely to give rise to significant environmental effects, thereby streamlining the planning process.

With the above in mind, and for the reasons and justification set out below, it is our opinion that the proposed development does not fall within the scope of the EIA Regulations and would not require an EIA to be submitted.

EIA development is defined within the Regulations as either being Schedule 1 or Schedule 2 development. Schedule 1 development includes those developments which have a clear potential for significant environmental effects such as crude oil refineries and thermal and nuclear power stations. The development does not fall within any of the descriptions contained within Schedule 1 of the EIA Regulations for which EIA is mandatory.

It is considered that the development does fall under the following description in Schedule 2, 10(b) Urban Development Projects. As such, the proposed development should be screened in order to determine whether the development is likely to give rise to significant environmental effects and therefore require an EIA.

In deciding whether a Schedule 2 development is EIA development, Regulation 4(6) states:

'Where a local planning authority...has to decide under these Regulations whether Schedule 2 development is EIA development...the authority...shall take into account in making that decision such of the selection criteria set out in Schedule 3 as are relevant to the development'.

The selection criteria specified in paragraphs 1 to 3 of Schedule 3 of the EIA Regulations refer respectively to the characteristics of the development, the location of the development and the characteristics of the potential impact. Paragraph 1 states that the characteristics of the development must be considered having regard, in particular to:-

- the size of the development,
- the cumulation with other development,
- the use of natural resources,
- the production of waste,
- pollution and nuisances, and
- the risk of accidents, having regard in particular to substances or technologies used.

Paragraph 2, dealing with the location of the development, specifies a number of matters which have to be considered in relation to the environmental sensitivity of geographical areas likely to be affected by the development, including:-

- the existing land use,
- the relative abundance, quality and regenerative capacity of natural resources in the area, and
- the absorption capacity of the natural environment.

Paragraph 3, deals with the characteristics of the potential impact, and states that the potential significant effects of the development must be considered having regard to:-

- the extent of the impact (geographical area and size of the affected population),
- the transfrontier nature of the impact,
- the magnitude and complexity of the impact,



- the probability of the impact, and
- the duration, frequency and reversibility of the impact.

The accompanying guidance to the EIA Regulations, as now set out in the National Planning Practice Guidance, 'NPPG' (2014), states that only a very small proportion of Schedule 2 development will require EIA. The basic question to be answered is whether the particular development is likely to have significant effects on the environment. To aid LPAs in determining whether a project is likely to have such effects, a set of indicative criteria and thresholds have been produced (as contained in an annex to the NPPG). However, when considering thresholds - the guidance continues - it is also necessary to consider the location of the proposed development and whether it is in a 'sensitive area' (i.e. comprising Sites of Special Scientific Interest, National Parks, Areas of Outstanding Natural Beauty, and World Heritage Sites).

Accordingly, in turning to the indicative criteria and thresholds put forward for urban development projects, a distinction is made at the outset between land which has and has not been previously intensively developed. It continues that EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, the types of impact (such as traffic, emissions and noise) are of a markedly different nature or there is a high level of contamination.

In response to the criteria set out in Schedule 3 of the EIA Regulations, we have the following points to make with regard to the three main paragraphs of guidance.

Characteristics of the Development

The proposals relate to the redevelopment of the site for housing; the former Hospital buildings are to be demolished. A mixture of dwelling types are proposed in the grounds of the former hospital, with the existing open grounds towards the road frontage remaining undeveloped, retaining important trees and vegetation. This is akin to the scheme which received a resolution to approve, subject to a legal agreement.

Location of the Development

The site is classified as Brownfield land located on the outskirts of Clitheroe; it has already been developed and accommodates a number of buildings associated with its former use as a hospital. It is to be expected that the former use of the site generated extensive traffic movements and were a source of noise and activity for residential properties to the south.

NPPG states that development in environmentally sensitive locations is more likely to require an EIA. 'Sensitive areas' include Sites of Special Scientific Interest (SSSIs), National Parks, Areas of Outstanding Natural Beauty, World Heritage Sites and other designations identifying an area of high conservation value. The proposal site does not fall within any such designated 'sensitive areas'. The site is not located within or adjacent to a conservation area and it does not contain, nor will affect the setting of, any listed buildings. The site is not affected by any other environmental or planning designations.

Potential Impacts

With regard to the wider issues as raised in Schedule 3 Part 1, the other characteristics of development are not considered to have adverse effects in terms of accumulation with other development or natural resource or pollution issues. The current scheme design will be supported by several assessments that have influenced the design to ensure, or conclude that no significant issues would arise. This has been achieved in consultation with the relevant authorities such as Officers from Ribble Valley Borough Council, including a pre-application meeting held in October 2016.



In assessing the remaining considerations which may infer that an EIA is necessary for major urban development projects, to the extent that this is necessary, it can be confirmed that the site is not in a 'sensitive area' and nor is there any history of a high level of contamination at the site. The types of impact or effects that will be generated will not be of a markedly different nature to those historically arising from the site's activity as a hospital, or indeed those previously deemed to be acceptable as deriving from the housing application which achieved a resolution to approve in 2012. Our studies produced to date demonstrate that the proposed residential development will not have any material effect on any single environmental consideration.

Therefore, it is not considered that these circumstances would make for an overly sensitive area that would require an EIA.

Conclusions

For the above reasons, it is considered that the likely environmental effects of the development are not significant enough to warrant the submission of an EIA.

The environmental, and other, effects that will result will be adequately addressed in other documentation accompanying the application. These will include:

- Arboricultural Impact Assessment;
- Design and Access Statement;
- Ecology Surveys;
- Flood Risk Assessment;
- Geo-environmental Study;
- Heritage Assessment;
- Noise Impact Assessment;
- Planning Statement; and
- Transport Assessment and Travel Plan.

Thus, in accordance with Regulation 5(1) of the 2011 Environmental Impact Assessment Regulations, please accept the information contained in this letter, describing the nature and purpose of the proposal and its possible environmental effects, as a formal request for a screening opinion.

I look forward to your response on the matter. Please make contact me if you require any further information.

Yours faithfully

H. L-Clapp

Heather Lindley-Clapp
Associate Planner
For and on behalf of WYG

cc. Hanna Hardy – NHS Property Services

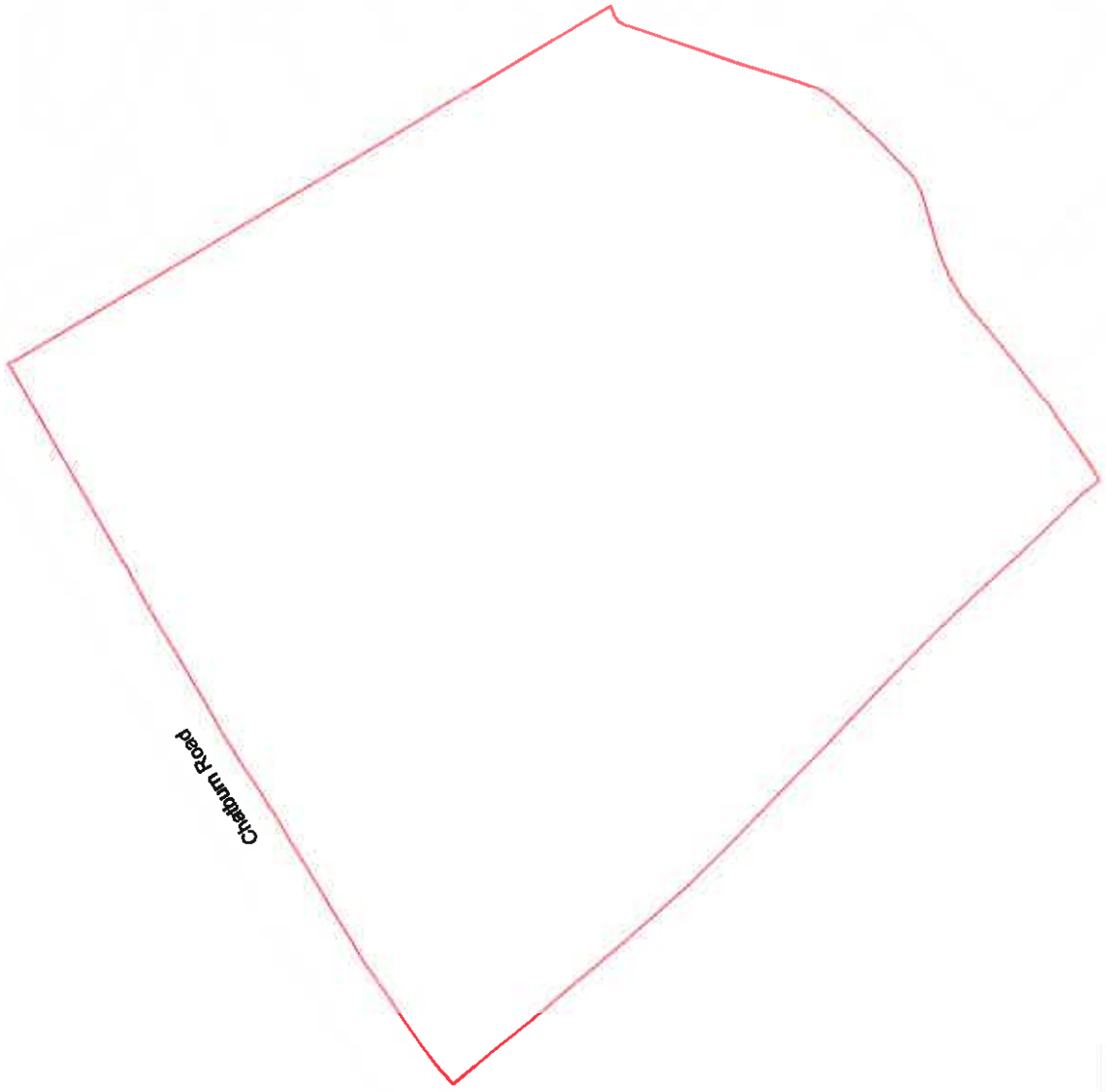
Encs. Site Plan

Legend

 Red line boundary

Pimlico Link Road

Chatham Road



**Urban &
Landscape
Design**

Project title
Former Clitheroe Hospital, Clitheroe

Project file
Red Line Boundary

Dwg No: A094939_001 **Rev:** B

Drawn/RC **Checked:** LW **Date:** 10/08/16

Scale @ A4: 1:1250



