

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

15<sup>th</sup> June 2017

Our Ref: 17-369

Dear Sirs

**DEMOLITION OF EXISTING BUILDINGS AND PROPOSED DEVELOPMENT OF 60no. DWELLINGS  
FORMER CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE**

**ENVIRONMENT IMPACT ASSESSMENT (EIA) SCREENING STATEMENT**

PWA Planning is retained by NHS Property Services Limited and McDermott Developments Limited (the applicant) to address the potential for the above development to comprise Environmental Impact Assessment (EIA) development. This statement is submitted as an addendum to a previous screening request made by the applicant, dated 18<sup>th</sup> November 2016 (ref. A094939\_Screening, attached) for a similar scheme. In response to that request, dated 5<sup>th</sup> December 2016 (ref. 3/2016/1071, attached) Ribble Valley Borough Council determined that the proposal was not EIA development.

The purpose of this statement is to highlight the changes to the proposed development compared with the scheme that formed the basis of the previous screening opinion request, and to identify the likely impacts of the proposals. This statement considers the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended in 2015 (the Regulations). Accompanying guidance is set out in the National Planning Policy Guidance (NPPG, 2014).

In accordance with the Regulations this statement is accompanied by the following information, which should be read in conjunction with the original screening request (A094939\_Screening):

- 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; and
- Such other information or representations as the person making the request may wish to make.

**The Site**

The site which is the subject of this statement is unchanged from the previously screened site. It is not subject to any planning or environmental designations which would render the site 'sensitive' as per the NPPG.

### **Characteristics of the Development**

As with the previous scheme, the proposals relate to the redevelopment of the site for housing following the demolition of the former hospital buildings. The existing open space to the site frontage which includes a number of mature trees would be retained. The principal change to the proposals compared with the previous scheme is that an additional 10no. dwellings are proposed, taking the total to 60no. dwellings. The layout of the scheme has been amended to accommodate the additional dwellings and the internal road layout has been amended accordingly. A pond is now proposed in the north-east corner of the site.

### **Potential Impacts**

The previously screened development was considered unlikely to have significant effects on the environment by the Council and as such was not considered to constitute EIA development within the meaning of the Regulations.

The addition of 10no. dwellings and the amendment to the development layout within the confines of the same site is considered to result in similar impacts to the previous scheme. Whilst the number of dwellings is increased, the housing mix has also been altered resulting in a larger number of smaller dwellings. It is not considered that the proposed development would result in any greater material impacts than the previous scheme in terms of landscape and visual, ecology, flood risk, traffic and transport, noise and vibration or cultural heritage and archaeology. These matters and others would be adequately addressed in other documentation accompanying the planning application. These include:

- Heritage Statement
- Transport Assessment
- Landscaping Proposals
- Tree Survey
- Design and Access Statement
- Extended Phase 1 Habitat Survey
- Protected Species Survey
- Updated Bat Survey and Mitigation Strategy
- Phase 1 Geo-Environmental Survey
- Ground Investigations Report
- Flood Risk Assessment
- Noise Assessment

Taking the above into account, we do not consider that the proposed development would constitute EIA development and we seek assurance that the Council accept this position.

Yours faithfully



**Louise Leyland MRTPI | Associate**