

RIBBLE VALLEY BOROUGH COUNCIL

please ask for:

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Dear Mr Connolly,

PROPOSAL: EIA SCREENING OPINION FOR THE PROPOSED DEVELOPMENT OF APPROX 80 DWELLINGS WITH NEW ACCESS AND INTERNAL ROADS, ASSOCIATED DRAINAGE AND UTILITY INFRASTRUCTURE AND PUBLIC OPEN SPACE

ADDRESS: LAND AT HAMMOND GROUND WHALLEY ROAD READ BB12 7RP

Under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the Local Planning Authority (LPA) has undertaken a formal Screening Opinion for the above proposal / site. The Screening Opinion was received on 25th February 2026.

The LPA has assessed the development against the EIA Regulations 2017 and concurs with your opinion that it falls within the relevant threshold set by sub-section 10(b) of Schedule 2: Urban Development Projects given that the overall area of development exceeds 5ha.

In line with the Planning Practice Guidance, and assessed against the selection criteria in Schedule 3 of the EIA Regulations, the LPA has assessed that the proposed development **would not result in any significant adverse effects** that should be subject to an EIA. The reason(s) for its decision are set out below.

An Annex to the Planning Practice Guidance describes the following as being key issues to consider for this type of project:- *Physical scale of such developments, potential increase in traffic, emissions and noise*

The LPA has given consideration to the characteristics of the development, its location and wider impacts on any nationally designated sites as set out in Schedule 3 of the EIA Regulations 2017 and the criteria set out in the NPPG EIA Annex: Indicative Screening Thresholds (Paragraph: 057).

The Annex indicates the types of case in which an EIA is more likely to be required. It indicates that for Part 10 (B) development, sites which have not been previously intensely developed where the area of the scheme exceeds 5ha, or schemes of more than 1,000 dwellings, may have significant effects. In this case whilst the site is undeveloped greenfield land the built development footprint is circa 7.5 acres / 3 hectares and the number of dwellings comprises approx 80, therefore falling outside of this indicative threshold.

Ecology

Natural England has been consulted on this Screening Opinion. The proposed development is not located within or partly within any Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the notified interest features of such sites. As such the development would not result in significant effects on statutorily designated nature conservation sites. The Lancashire Badger Group has responded to state they have details of an active badger sett within 0.4km of the centre of the site, records of badger RTA's on the A671 at Clough Syke and 13 setts within 2km of the site. The site's characteristics and location means that the development will have an impact on ecology, but the extent of the impact is considered to be localised and can be assessed through the biodiversity reports submitted with a planning application.

Water Quality, Land Conditions / Contaminations

The Environment Agency has been consulted on this Screening Opinion and whilst they have chosen not to comment, there are unlikely to be significant effects on the water environment. The site's location and site area means that the development will need to consider flood risk but the extent of any impact is considered to be localised and can be considered through the flood risk and drainage reports submitted with a planning application. Any impact from contamination will be site-specific and can be considered through the contamination reports submitted with a planning application. The Coal Authority has confirmed that areas within the planning boundary are within the defined Development High Risk Area and therefore the applicant will need to submit a Coal Mining Risk Assessment, or equivalent report for the site. Again the extent of the impact is considered to be localised and can be assessed through the technical reports submitted with a planning application.

Landscape and Arboriculture

Natural England has advised that the development has the potential for significant effects on the Forest of Bowland Area of Outstanding Natural Beauty. However, the site is not located within or immediately adjacent to this national landscape and is adjacent to the settlement of Read, therefore any views of the development from / towards this national landscape would be against a backdrop of existing urban development. Therefore the development would not result in significant effects on this designated landscape. Any visual impacts are considered to be localised and can be assessed through the supporting documents submitted with a planning application. The extent of the impact on trees is considered to be localised and can be assessed through the arboricultural report(s) submitted with a planning application.

Historic Environment

The Historic Environment Team at Lancashire County Council have commented as follows:

The site forms part of the landscape park of Read Hall, established in the early 19th century by George Webster for John Fort of Sabden and following the 'picturesque' style of Capability Brown and Humphrey Repton. It was assessed by both Manchester Metropolitan University and the Lancashire Gardens Trust, who considered it worthy of inclusion in the statutory Register of Parks and Gardens, although this does not seem to have been followed up by Historic England. It has also been put forward for inclusion in the Local List. It is possible that it once formed part of the deer park at Read, for which a

royal charter was obtained by John Nowell (d. 1525) but appears to have been divided into fields prior to its depiction as a park on the OS 1:10,560 mapping of 1848 (sheet Lancashire 55, surveyed 1844-46), where the former boundaries can be traced as lines of trees. Earthwork remains of some of those boundaries can still be seen on aerial photographs and LiDAR, as can remains of 19th century quarrying and at least two former coal pits.

None of the above seems to over-ride the EIA screening assessment provided with the application but would suggest that the landscape here is of more than minor heritage value. We would strongly recommend that any subsequent planning application for development be required to include a detailed heritage appraisal, which includes the historic designed landscape here. It should also include an assessment of the potential for as-yet unknown buried archaeological remains which could be impacted by development.

The proposals are not likely to have any significant archaeological impact, and the extent of the impact is considered to be localised and can be assessed through the heritage reports submitted with a planning application.

Noise / Vibration and Air Quality

There would be short-term noise, disturbance, emissions and vibration from construction works, as well as noise from vehicles travelling to / from and within the site during the operational phase and from air-source heat pumps (ASHP's), and potential for noise for future residents from vehicles travelling along Whalley Road. The extent of the impact is considered to be localised and can be assessed through a noise assessment and construction management plan submitted with a planning application.

The following mitigation is suggested by the Council's Environmental Health team:-

- Site preparation and construction phase times of operation: Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.
- A good acoustic design process should be followed in accordance with 'Professional Practice Guidance on Planning and Noise: New Residential Development' (May 2017 or later versions) to ensure that the internal noise criteria are achieved with windows open.
- The developer shall adhere to the guidance in MCS020 when undertaking the noise assessment in respect of ASHP's. Please note there is development of the standard presently to include cumulative impact of the ASHPs.
- There shall be no burning on site of construction waste.

Traffic and Transport

The scale of development means that there will be an impact on highways, but the extent of the impact is considered to be localised to the local highway network and can be assessed through the transport reports submitted with a planning application.

Cumulatvie Effects

In respect of accumulation with other development, there are no known significant development proposals in the vicinity of the site.

Public Consultation

There is no requirement to consult parish councils or third parties on EIA screening opinions. Nonetheless c 30 letters of objection have been received, some objecting to the development and others objecting to the request for there to be no EIA assessment. Whilst the objections and comments are noted, they do not alter the assessment above.

CONCLUSIONS

Having carefully assessed the potential impacts of a development of this scale and nature, it is the view of the LPA that the impact of the development would be of a localised nature and not have wider environmental impacts of more than local significance. Based on the information provided the LPA is of the opinion that the proposal does not require an Environmental Impact Assessment.

You are advised that the LPA's opinion on the likelihood of significant environmental effects is reached only for the purpose of adopting the EIA screening opinion. The screening opinion is given without prejudice to any subsequent assessment through the planning application process of the impacts of the proposed development relative to development plan policy and other material considerations.

Yours sincerely

Lyndsey Hayes
Head of Development Management & Building Control