

01/5303A/EIAScreening

Adam Birkett  
Principal Planning Officer  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA



16 February 2021

Dear Adam

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)  
SENIOR TRAINING CENTRE, BROCKHALL VILLAGE, LANCASHIRE BB6  
FIRST REQUEST FOR SCREENING OPINION**

This first request for a screening opinion ('First Request') under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('EIA Regulations') has been prepared by Peacock + Smith Limited on behalf of The Blackburn Rovers Football and Athletic Limited ('Applicant'), the freehold owner of the Senior Training Centre ('Site') in Brockhall Village, to seek a formal view from Ribble Valley Borough Council ('Council') as to whether an Environmental Impact Assessment ('EIA') is likely to be required in respect of the following outline application for planning permission which is anticipated to be submitted in late-March 2021:

***'The demolition of existing buildings and the construction of up to 170 dwellings with associated infrastructure, a local convenience store, open space and children's play area'*** ('Proposed Development').

With the exception of the vehicular access point, all detailed matters will be reserved for future consideration.

This letter should be read in conjunction with the request for formal pre-application advice submitted on 01 February 2021, which is currently being considered by the Council under reference: RV\2020\ENQ\00010.

#### Context

The Applicant proposes to amalgamate their senior and junior football coaching operations and facilities together on the Junior Training Centre ('JTC') which is located on the northern edge of, but outside, the defined settlement boundary of Brockhall Village. It would create a new purpose-built academy accommodating all teams/age groups and provide state-of-the-art training and educational facilities. Allied to this, the Site would be redeveloped with a residential-led scheme.

#### Approach

To progress matters expeditiously, we adopt the following 'two-staged' approach for requesting an EIA screening opinion –

**First Request:** this letter provides an analysis of all the relevant considerations at the pre-application stage and requests an ‘interim screening opinion’ from the Council.

**Second request:** the detailed and comprehensive second request for a ‘final’ EIA screening opinion from the Council will be submitted alongside, or shortly after, the submission of the outline planning application. It will be supported by all the relevant technical documentation.

Under the cover of a separate letter, a first request for a formal screening opinion has been submitted to the Council in relation to a simultaneous application for outline planning permission for the demolition of existing buildings and the construction of indoor training facilities, ancillary residential accommodation, grounds maintenance building and car parking on the JTC.

### Specialist Consultant Team

The Applicant has appointed a team of specialist consultants to consider planning and environmental matters in relation to the Proposed Development as listed in the table below.

| <b>TABLE 1: SPECIALIST CONSULTANT TEAM</b> |                      |
|--------------------------------------------|----------------------|
| <b>Topic</b>                               | <b>Consultancy</b>   |
| Planning                                   | Peacock + Smith      |
| Architecture and masterplanning            | BE1                  |
| Ecology                                    | Delta Simons         |
| Flood Risk                                 | Delta Simons         |
| Archaeology                                | Delta Simons         |
| Transport                                  | Delta Simons         |
| Ground Conditions                          | Delta Simons         |
| Arboriculture                              | Delta Simons         |
| Legal advice                               | Eversheds Sutherland |

### Description of the Site and Surroundings

The Site falls within the settlement boundary of Brockhall Village as defined by the adopted Proposals Map (**Appendix 1**). The village is equidistant (approximately 11 kilometres) between Blackburn to the south and Clitheroe to the north. The main regional corridor (A59) is circa one kilometre to the south at Northcote.

The Site is located in a predominately residential area and has a dedicated access on Gleneagles Drive (outside the gated entrance into the village). To the north, it abuts the rear gardens associated with a linear ribbon of detached houses facing The Drive; to the east is a small commercial hub (including The Avenue Hotel) and car park; to the south is Lango Woods, beyond which is a residential cul-de-sac (Brookside); and to the west is a row of detached dwellinghouses.

The rectangular parcel of land measures 7.75 hectares and is the existing private training facility within the ownership of the Applicant. As shown in the **Appendix 2**, it comprises a purpose-built sports hall (including an indoor synthetic football pitch and swimming pool); The Lodge (a two-storey ancillary residential building accommodating 16x twin-bed rooms *et al*); main car park with 64 spaces and an additional car park (opposite The Lodge) with 60 spaces; grounds maintenance building and storage facility; and a number of external ‘marked out’ pitches (including one floodlit synthetic football pitch). The buildings are located centrally within the Site and there are mature trees and shrubbery mostly along the south and south-west boundaries, together within the vicinity of the sports hall.

## Proposed Development

The outline planning application will seek only to establish the principle of residential-led development and means of access. In doing so, it will reserve appearance, landscaping, layout and scale for future determination.

The illustrative Framework Plan (**Appendix 3**) demonstrates the Site has the capacity to accommodate the following –

- up to 170 new dwellings comprising a mix of detached and semi-detached properties with off-street parking and private amenity space. It is envisaged that the dwellings would be predominantly two-storeys in height, but three-storey dwellings (townhouses) could be provided around the local convenience store and public open space/children’s play area to create a central focal point;
- a local convenience store to serve the day-to-day needs of the local population;
- on-site provision of new publicly accessible open space and children’s play area;
- vehicular access from Gleneagles Drive (as existing);
- permeable and legible pedestrian and cycle routes through the Site that pierce into surrounding residential areas, including an additional non-vehicular access point onto Highwoods Park in the north-west corner of the Site; and
- the retention of existing trees and a perimeter landscape strategy.

This First Request is based on these proposals and defined parameters.

## EIA Screening Criteria

The Proposed Development forms Schedule 2 development for the purpose of the EIA Regulations, because it falls within the description of ‘urban development projects’ (Schedule 2, 10b) and includes more than 150 dwellings and the overall area of the Proposed Development exceeds 5 hectares.

Schedule 3 in the EIA Regulations sets out the criteria to be considered as part of a screening opinion for Schedule 2 development to ascertain whether the development is likely to have significant environmental effects. These are:

- characteristics of development;
- location of development; and
- types and characteristics of the potential impact.

We consider each one, in turn, below.

### ***Characteristics of development***

The Site falls within the defined ‘development limits’ for Brockhall Village and, effectively, it would ‘round-off’ the built-up area. The Proposed Development is not unusually complex. It would follow and respect the morphological characteristics of the village, which have demonstrated that the settlement is capable of change through large residential schemes without detriment to the environment.

The illustrative Framework Plan demonstrates that a development of the proposed scale can be comfortably and satisfactorily accommodated on the Site. Furthermore, the densities would be commensurate with its residential surroundings.

Whilst the gross site area measures 7.75 hectares, the net developable area is significantly less due to the substantial provision of open space, retained woodland and new landscaping/trees as shown in the Indicative Landscaping Strategy contained in **Appendix 4**.

The proposed local convenience store would make the village more self-sufficient and help to claw back unsustainable food shopping trips, which would reduce the need and length of journeys. The existing bus stop serving the village is positioned in close proximity to the existing/proposed entrance to the Site which caters for a service that provides connectivity with Clitheroe and Blackburn town centres, as well as dedicated school buses. The proposals encourage walking and cycling, whilst the provision of open space and new landscaping would attract and encourage local fauna and new habitats.

### ***Location of development***

The Site is neither located within nor adjoins a 'sensitive area' as defined by the EIA Regulations including Sites of Special Scientific Interest and European sites; National Parks; the Broads and Areas of Outstanding Natural Beauty; and World Heritage Sites and Scheduled Monuments.

Other locational considerations of the Site are:

- a) it falls within the lowest-risk Flood Zone 1;
- b) it is not within an Air Quality Management Area;
- c) the levels of biodiversity and other resources are largely absent;
- d) it accommodates existing built development that generates a level of trips; and
- e) the existing use has not resulted in significant land contamination.

The proposed residential-led redevelopment of the Site would complement and respect the existing surroundings, which are not particularly sensitive or vulnerable.

### **Types and characteristics of the potential impact**

Set against the characteristics and location of the Proposed Development, we do not consider it would have significant effects on the environment and any potential impacts would be 'local'. Notwithstanding this, it is acknowledged that a number of impact assessments are required and, accordingly, the following list of assessments are considered necessary to support the outline planning application and inform the second request for a 'final' EIA screening opinion –

- a) Preliminary Ecological Appraisal and Bat Roost Potential
- b) Flood Risk Assessment
- c) Preliminary Risk Assessment (Geo-Environmental)
- d) Arboricultural Survey and Report
- e) Arboricultural Impact Assessment
- f) Transport Assessment
- g) Framework Travel Plan
- h) (Desk-Based) Archaeological Assessment.

These assessments will be subject to examination by the Council and statutory consultees, who have the capability to impose relevant conditions on the decision notice.

In terms of cumulative impacts, we are not aware of other existing or approved development in the local area that needs to be taken into consideration.

### **Conclusion**

Taking all of the preceding evidence into consideration, it is considered the Proposed Development is unlikely to have significant effects on the environment which require an EIA.

We trust the above provides the Council with sufficient information at this stage to formally screen the Proposed Development. In the meantime, should you require any further information please do not hesitate to contact Anthony Ferguson at the London office of Peacock + Smith.

Yours sincerely

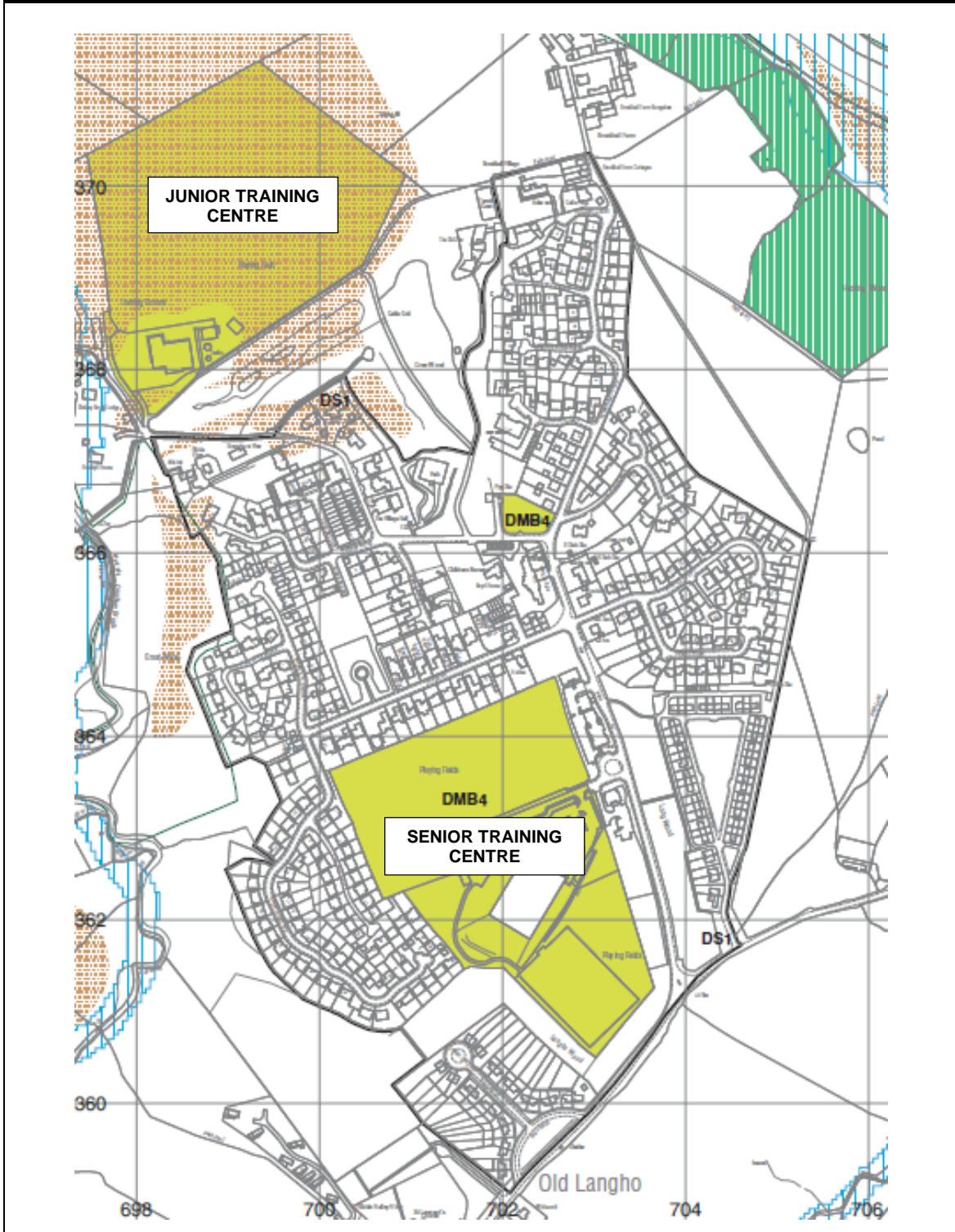


PEACOCK + SMITH

# **APPENDIX 1**

EXTRACT FROM PROPOSALS MAP

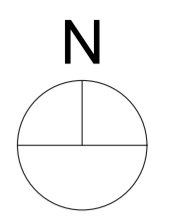
**EXTRACT FROM PROPOSALS MAP**



Source: Adopted Proposals Map (Brockhall Village Inset), August 2016

# **APPENDIX 2**

## **EXISTING SITE PLAN**



Project  
**Blackburn Rovers Training Centres, Brockhall Village**

Client  
**The Blackburn Rovers Football & Athletic Limited**

Drawing Title  
**Site Location Plan**

Job No      Date      Scale  
 LAN5055    28/01/2021    1:1250 @ A2

Drwg No.  
 PL01



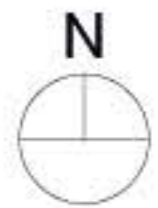
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# **APPENDIX 3**

## **ILLUSTRATIVE FRAMEWORK PLAN**



Key:

- (i) Pedestrian/Cycle Link
- (ii) Shared Surface
- (iii) Local Convenience Store & Parking
- (iv) Retained Woodland
- (v) Site Land Feature/Levels
- (vi) Play Area

Project  
**Blackburn Rovers Training Centres, Brockhall Village**

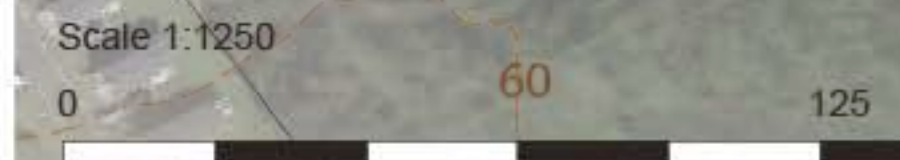
Client  
**The Blackburn Rovers Football & Athletic Limited**

Drawing Title  
**Illustrative Framework Plan, STC site**

|                   |                    |                      |
|-------------------|--------------------|----------------------|
| Job No<br>LAN5055 | Date<br>28/01/2021 | Scale<br>1:1250 @ A2 |
| Drawg No.<br>SK06 | Rev.               |                      |

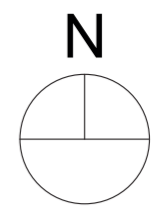
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# **APPENDIX 4**

## INDICATIVE LANDSCAPING STRATEGY



Key:

- Site Boundary
- Site Access
- Retained Woodland
- Indicative Proposed Trees
- Play Area
- Pedestrian Link
- Shared Surface
- Private Rear Gardens

Project  
**Blackburn Rovers Training Centres, Brockhall Village**

Client  
**The Blackburn Rovers Football & Athletic Limited**

Drawing Title  
**Indicative Landscape & Open Space Plan**

Job No: LAN5055      Date: 28/01/2021      Scale: 1:1250 @ A2  
 Drwng No: SK08

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