

Date: 12 December 2018

Your ref: Our ref: 07/2018/8539/SCO

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Dear Sir

**APPLICATION 07/2018/8539/SCO
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 – SCOPING REQUEST TO DETERMINE THE SCOPE OF AN ENVIRONMENTAL IMPACT
ASSESSMENT FOR A RESIDENTIAL LED MIXED-USE DEVELOPMENT AND CROSS BOROUGH
LINK ROAD (CBLR) ON LAND TO THE EAST OF PENWORTHAM WAY**

I refer to your scoping request of 14th November 2018 in relation to the above.

I can advise you that the following have been consulted:

ALO Police
Greater Manchester Ecology Unit
SRBC Economic Development
SRBC Environmental Health
Environment Agency
SRBC Planning Policy
United Utilities Drainage
Lancashire Fire and Rescue
SRBC Arboriculturist
SRBC Parks
National Grid Plant Protection
National Grid Asset Protection
National Grid – Gas/Electric
Network Rail
Natural England
LCC Local Lead Flood Authority
LCC Highways
LCC Education
LCC Public Rights Of Way
Lancashire Archaeology Advisory Service
RSPB
Central Lancashire Primary Care Trust



Jonathan Noad MRTPI AssocRICS,
Director of Planning and Property

The responses received from consultees are available to view on the planning register on Public Access on this link <https://publicaccess.southribble.gov.uk/online-applications/> using the planning reference number 07/2018/8539/SCO.

Having regard to Schedule 4, Regulation 18(3), of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, South Ribble Borough Council hereby gives notice that it has adopted the Scoping Opinion that an Environmental Statement submitted with an EIA application for the development described above should include the information set out below:

1. A description of the development, including in particular:

- (a) a description of the location of the development;
- (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
- (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
- (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.

2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development.

In particularly the ES should include details of:

Transport Studies

I note that discussions have been ongoing with Lancashire County Council Highways and it is advised that the Transport Assessment follows the detailed advice provided to date. It shall include a 'Cumulative Assessment of Impacts' with particular reference to:

- delivery of the site Masterplan
- vehicular access strategy and locations to be agreed
- delivery of the Cross Borough Link Road (CBLR)
- access strategy for sustainable modes and impact on existing PROW.

Additionally, there are a number of Network Rail assets including bridges at Flag Lane and at Bee Lane. The impacts of additional loading on these assets would need to be considered.

Network Rail would also require a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway under Construction (Design and Management) Regulations.

The impacts on the type and volume of user at level crossings in the area should also be considered.

Gas Pipelines

National Grid/Cadent advise of High or Intermediate pressure Gas Pipelines and associated equipment; Low or Medium pressure gas pipes and associated equipment; Electricity High Voltage

Transmission Overhead lines; and above ground electricity sites and installations and therefore these must be fully considered.

Noise Impacts

An assessment of the existing noise emissions due to the proximity of the West Coast Mainline on the proposed development. It is advised that early discussions take place with the Council's Environmental Health Officers about this and also land contamination and air pollution and the ES should reflect these discussions.

Water Management and Flood Risk

A Flood Risk Assessment for the development should be prepared in accordance with the National Planning Policy Framework and the national Planning Practice Guidance, including taking into account climate change. The Environment Agency would also bring to your attention their publication 'A Handbook for Scoping Protects: Environmental Impact Assessment' which provides guidance on key issues common to many project types. It is advised that your Drainage Consultant undertakes discussions with the LLFA; Environment Agency and United Utilities. The ES should reflect any discussions/advice provided.

Ecological Studies

The ES should include the results of a comprehensive ecological data search, appropriate surveys and mitigation methods. The ES should thoroughly assess the potential for the proposal to affect designated sites - SSSI's/SPA's, Local Nature Reserves, Biological Heritage Sites and geological sites in the area; the impacts on habitats and/or species listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List and local wildlife together with relevant management plans or strategies pertaining to the area.

The ES should include assessments of visual effects on the surrounding area, its landscape; the effects of any tree loss required to implement the design, any potentially damaging activities proposed within the vicinity of retained trees; impact on soils together with any physical effects of the development, such as changes in topography; the potential impacts on access land/public open land/rights of way in the vicinity of the development

Pollution

The assessment should take account of the risks of air pollution and how these can be managed or reduced.

Cumulative Impacts

The ES should include an impact assessment to identify, describe and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out.

I have set out Regulation 4 (2) for your information below:

"4 (2) The EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors —

- (a) population and human health;*
- (b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC(a) and Directive 2009/147/EC(b);*
- (c) land, soil, water, air and climate;*
- (d) material assets, cultural heritage and the landscape;*
- (e) the interaction between the factors referred to in sub-paragraphs (a) to (d)."*

5. A description of the likely significant effects of the development on the environment resulting from, inter alia:

- (a) the construction and existence of the development, including, where relevant, demolition works;
- (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
- (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;

- (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- (g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b).

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

9. A non-technical summary of the information provided under paragraphs 1 to 8.

10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.

Yours faithfully



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