



PROPOSED DEVELOPMENT ON LAND OFF ACCRINGTON ROAD, BURNLEY
March 2020

KPP
ARCHITECTS

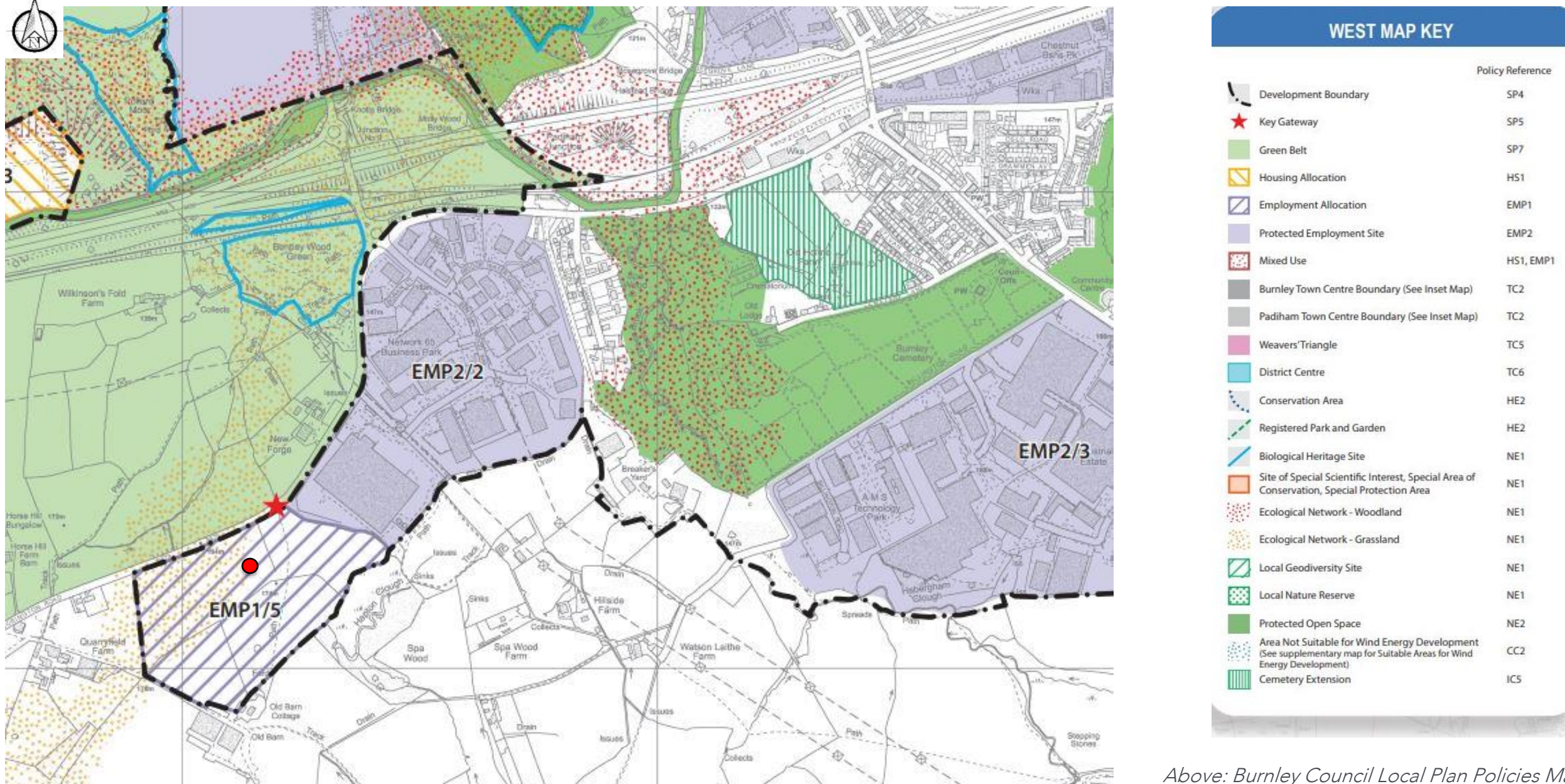
Introduction

This document has been prepared by KPP Architects to accompany an Environmental Impact Assessment screening opinion as defined by the Town & Country Planning Environmental Impact Assessment (EIA) 2017, for proposed development, on land off Accrington Road, Burnley for Eshton Investments Limited.

This screening opinion seeks a response on whether the application proposals are likely to have significant effects on the environment, and in accordance with the EIA Regulations and the Burnley Council Validation Checklist 2017 (included in part in Appendix I), it includes the following:-

- A plan sufficient to identify the land
- A description of the physical characteristics of the development and its location in relation to the environmental sensitivity of geographical areas to be affected
- A description of the environmental aspects likely to be **significantly** affected by the development
- A description of any likely significant effects of the development on the environment (as far as the information is available) resulting from residues, emissions and the production of waste and/ or the use of natural resources (soil, land, water and biodiversity)

To assist with the submission, Appendix III includes a completed Town & Country Planning Environmental Impact Assessment Regulations 2017 screening matrix.



Above: Burnley Council Local Plan Policies Map – application site highlighted red

Purpose

The land comprises 12 hectares of agricultural land, accessed from Accrington Road but was allocated for employment use in 2018 by Burnley Council (ref EMP1/5 – Land South of Network 65; included in Appendix II) and it is Eshton's intention to submit an outline planning application for up to 50,000 m² B1c, B2 and B8 industrial development.

Site Context

The existing site is east of Hapton and west of Burnley, bounded by Accrington Road; Network 65 Industrial Estate; agricultural land and Hapton Clough.

The site is separated from the semi-rural residential village of Hapton, however there are three residential properties close to the site, to the west and south. The site directly adjoins Network 65 Industrial Estate, also lying south of Burnley Bridge Business Park and west of the Rossendale Road Industrial Estate.

The site slopes from south west to north east and contains typical agricultural features such as dry stone walls, field boundaries and rural hedgerows.

The site is in close proximity to the Green Belt boundary and is partly covered by a grassland network (refer to Burnley Council Local Plan Policies Map on page 1.)

There are a few trees to the north-eastern and south-eastern boundaries but very few on site.

The majority of the site is in Flood Zone 1, a small area to the south in flood zone 2/3 (see image on page 3).

There is a Public Right of Way crossing the site (12-7 FP 12) from north to south (see image over).

Access

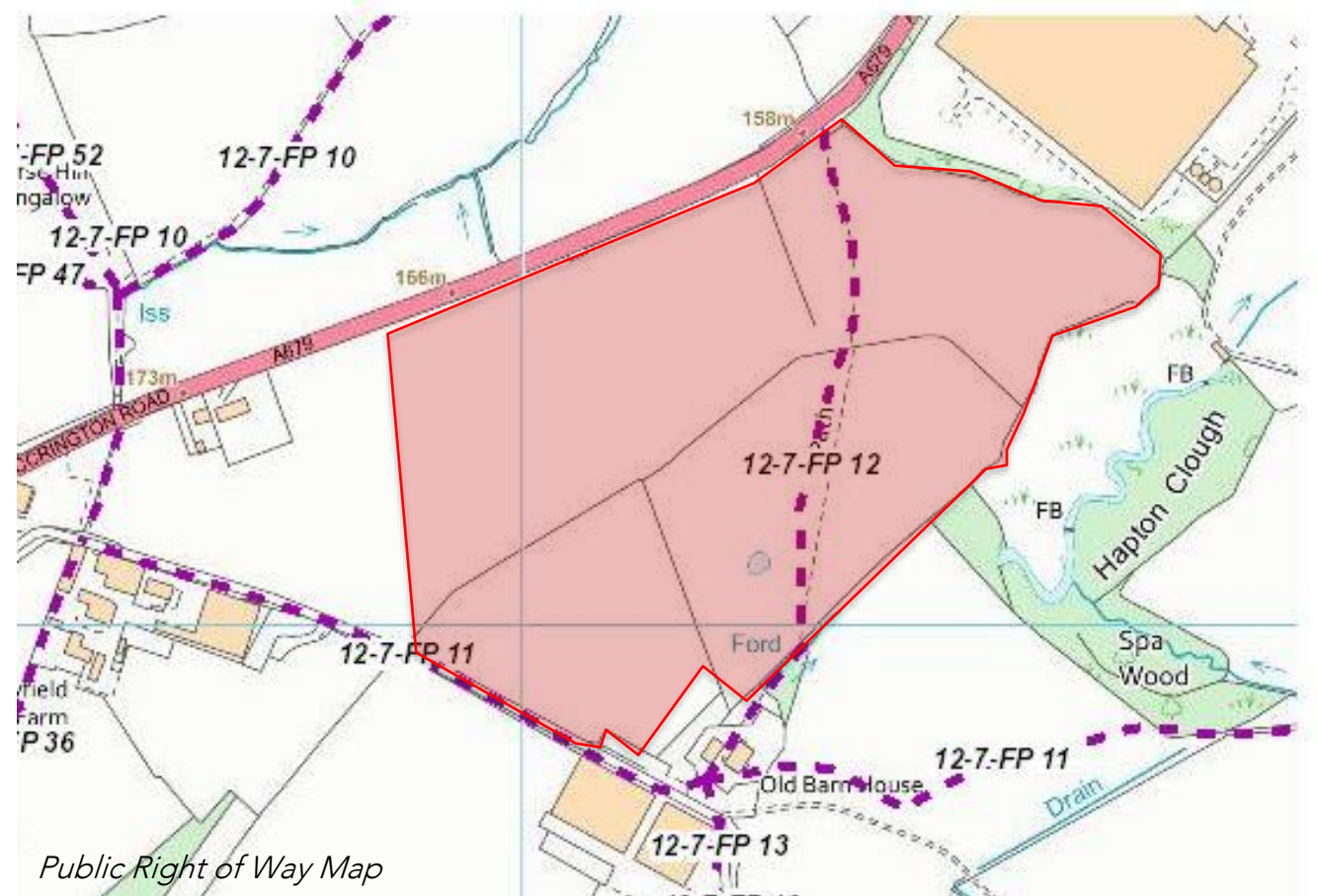
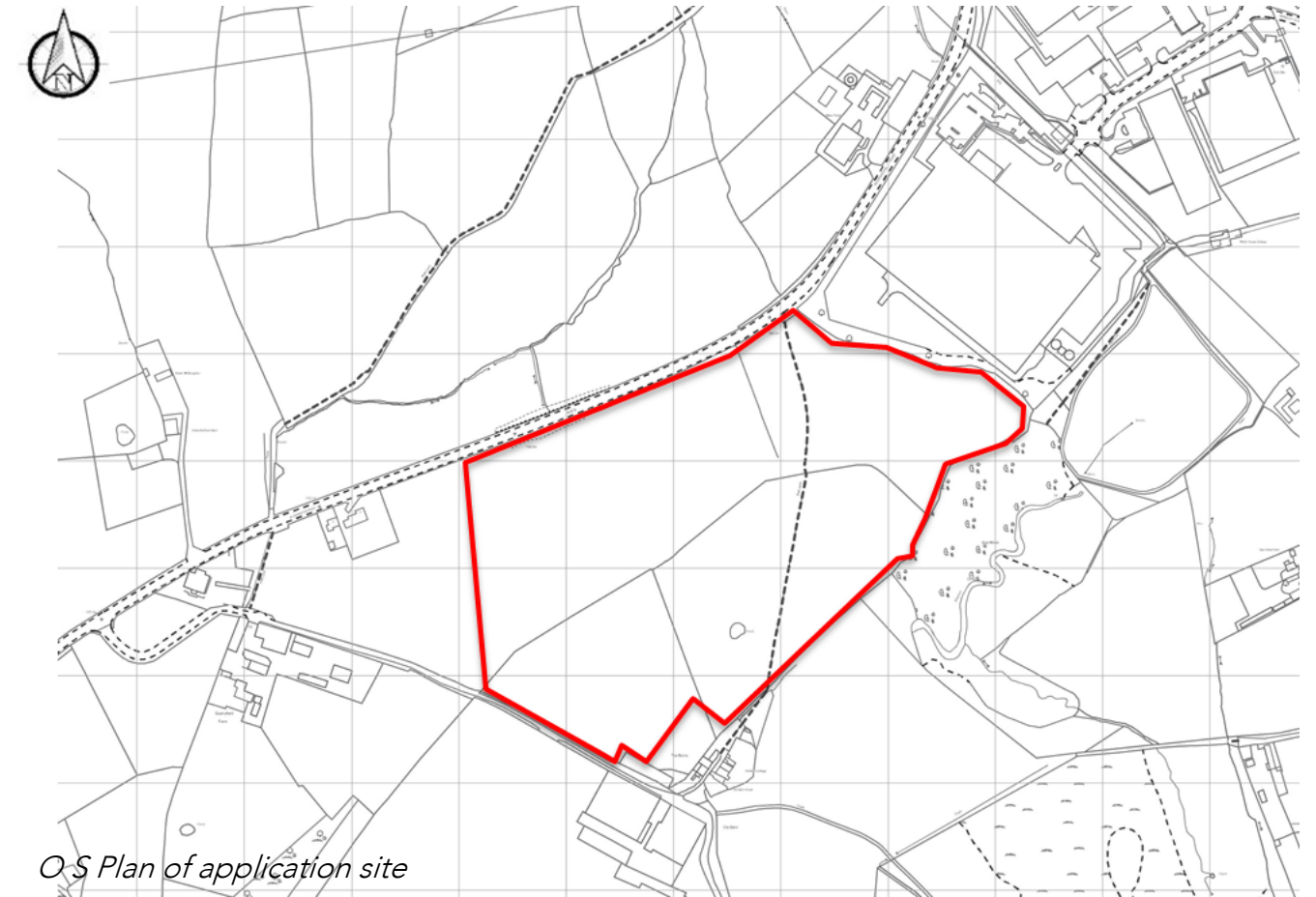
The application site is currently accessed from the farm buildings to the south, with 2 historic access points from Accrington Road. The proposed access will be from Accrington Road, as suggested through the allocation process.

There are bus stops to the east and west of the application site, served by bus route 9, which runs approximately hourly.

There are train stations at Burnley, Rose Grove and Hapton, 2-5km away, connecting to the northern line.

The site lies within 1km of Cycle Route 685, which runs along the boundary of Burnley Bridge Business Park to the north on the Padiham Greenway.

A full Transport Assessment will accompany the outline planning application.



Trees and Ecology

The application site is bounded by dry stone walls, hedging and some trees to the south and east, none of which have a TPO, nor are they within a Conservation Area.

Any trees within/ bounding the site will be surveyed in accordance with BS 5837: 2012 and the report will accompany the outline application.

An ecology walk over was undertaken during the allocation process and has recently been updated, which concludes that there are no significant ecological constraints to develop the site. However opportunities are identified to promote diversity in the canopy and at ground level, to improve the variety of wildlife habitats presently on site. The significance of the area of grassland network will also be considered, in terms of wildlife connectivity to the north.

Landscaping,

The allocation process identified landscape setting and visual impact requiring consideration as part of any future application in relation to the siting of buildings due to the sloping topography of the site.

The site will consider Burnley's Local Plan policy NE3 and Natural England's National Character Area "Lancashire Valleys", as part of a landscape strategy which will accompany the outline planning application.

The forthcoming planning application will be outline in nature, all matters reserved. The size, scale and siting of buildings will be unknown at this stage. However it is Eshton's intention to submit an illustrative masterplan, with some indicative massing in order to assess any perceived landscape visual impacts and corresponding mitigation.

This report will accompany the outline planning submission.

The site is described as a "Gateway" to Burnley, therefore a series of Design principles will also be submitted with the outline planning application, which set out parameters for future development.

Flood Risk & Drainage

The majority of the site is in Flood Zone 1, however a small area to the south in flood zone 2/3a (see image on page 2). The proposed development is not classed as vulnerable in use and no development is proposed in this area. Furthermore the pond recorded near the south east boundary is permanently dry.

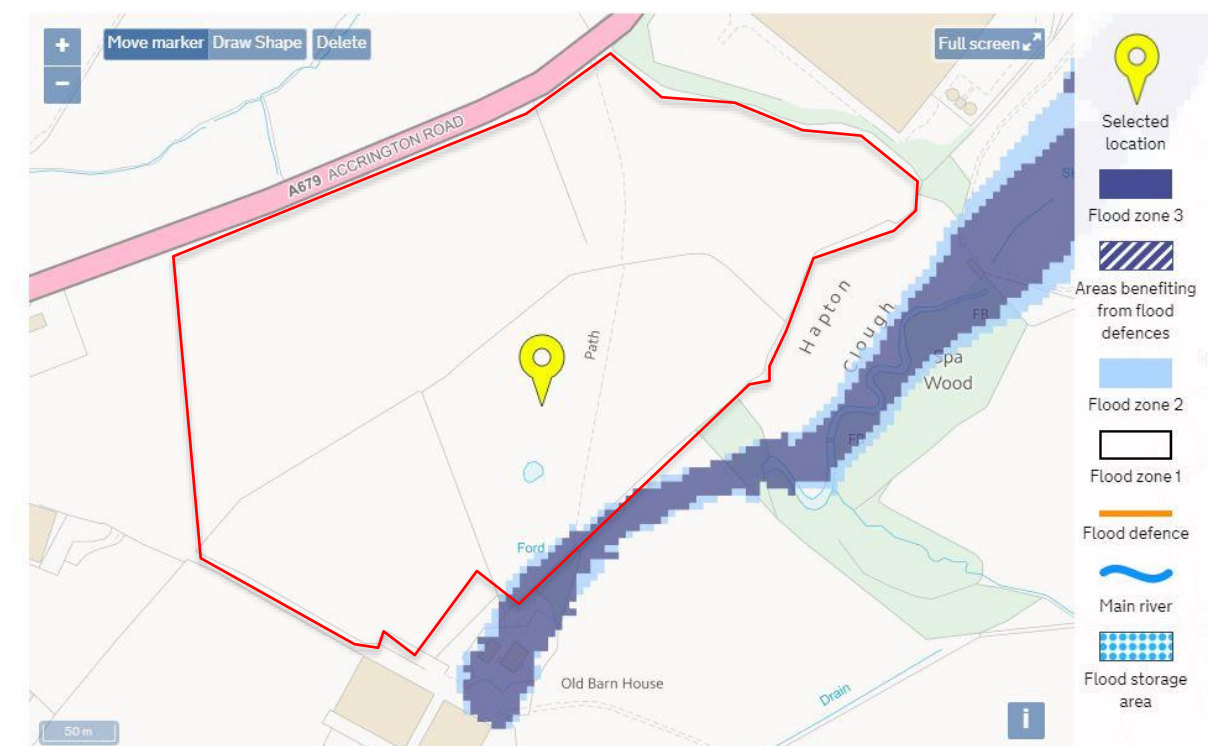
A flood risk assessment (including drainage strategy) was submitted with the allocation representation and an updated one will accompany the outline planning application.

A surface water connection is possible to the south east, into Hapton Clough and run off will be attenuated on site to limit the impact on flooding.

Foul drainage will connect into the public sewer in Accrington Road.



Above: Aerial photograph extract from Google Earth – application site in red



EA Flood Map

Geotechnical Context

BGS Geotechnical Sheet 76 identifies the site as lying within the Pennines Lower Coal Measures Foundation of the Westphalian Age. No faults or abnormal features appear to be on the site and till clay is likely at the surface.

The land is not believed to have been previously developed, only ever having been farmland and therefore the risk of contamination is unlikely. However, trial pits are proposed as part of future Phase 2 site investigation at Reserved Matters stage to rule out localised areas of made ground or landfill.

The site is not in a Water Source Protection Zone.

Database information indicates that Radon protection measures are not required, however there are landfill sites within 250m, which could affect the development. Gas monitoring is proposed as part of future Phase 2 site investigation at Reserved Matters stage.

A Phase 1 desktop geotechnical assessment accompanied the allocation representation and will accompany the outline planning submission.

Heritage/ Archaeology

The application site is not in a Conservation Area, and there are no listed buildings within the vicinity of the site. The nearest one is approximately 600m away, at Watson Laithe Farm and Barn.

The allocation identified the need for a desk based archaeological assessment of the site, due to its proximity to the Mediaeval Hapton Deer Park.

This report will accompany the outline planning submission.

Air Quality

The application site is not within an AQMA and it lies next to the existing Network 65 industrial estate and junction 9 of the M65 is within 1km of the site.

The construction/ operational phases of development are unlikely to impact significantly on existing background pollution levels/ air quality.

Noise

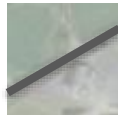
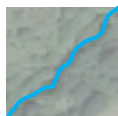
An assessment appropriate to the nature of an outline application will be undertaken, with particular consideration to impact on the nearby residential properties to the west and south.

This report will accompany the outline planning submission.



3.0 Opportunities & Constraints

- 1 Consideration of proximity of development to existing farm/ residential buildings
- 2 Spa Wood
- 3 Opportunity to discharge surface water into Hapton Clough watercourse
- 4 Contextual connection to urban grain of existing industrial units of Network 65
- 5 Historic access points from Accrington Road
- 6 Existing Green Belt and ecology network
- 7 Integration or diversion of public right of way
- 8 Impact of development on long distance views
- 9 Strengthen and enhance hedgerow boundaries to expand habitat diversity
- 10 Landscaped separation from development
- 11 Topography of site to inform plateaux levels in landscape setting

-  Primary highway network
-  Watercourse
-  Application area



Proposals

The illustrative masterplan suggests the following:-

- 1 No. Access point from Accrington Road
- A series of plateaux to shape the site
- Landscape/ wildlife habitat buffers to the boundaries
- B1c, B2 & B8 uses accord with the allocation
- Larger units sited at the lower end of the site, near the established industrial Estate Network 65
- Yards have been sited away from the nearest residential properties
- A attenuated surface water connection is suggested to the south, into Hapton Clough
- The application boundary accords with the extent of employment allocation in the current Burnley Council Local Plan, adopted in 2018
- The forthcoming application will be in outline, all matters reserved.



EIA Screening Opinion

Certain types of development, which may have a significant effect on the environment, are subject to the EIA Regulations. The development types are categorised within Schedule 1 or Schedule 2 of the EIA Regulations.

A development that falls within Schedule 1 of the Regulations always requires an Environmental Statement (ES) to accompany a planning application. However, not all Schedule 2 developments will require an EIA and subsequent ES..

Only Schedule 2 development that is likely to have a significant environmental impact due to its size, location and/or nature, when assessed against the selection criteria set out within Schedule 3 of the Regulations require an EIA.

This development does not fall within Schedule 1, however it does fall within Schedule 2.10 Infrastructure Projects, column 1 (a) an Industrial Estate Development Projects and it exceeds the threshold and criteria of column 2, having a site area greater than 0.5 Hectares.

The key issues to consider with these types of development are a potential increase in traffic, emissions and noise.

However, for robustness, the application proposals require consideration against all the selection criteria within Schedule 3, not all of which are relevant to every development:-

- Characteristics of development
- Location of development
- Types and characteristics of the potential impact

To assist Local Authorities in determining the requirement for an EIA, there are a set of indicative thresholds and criteria to assess against and an EIA screening checklist.

Included in Appendix III is a version of the screening checklist, completed to the best of our knowledge at this stage.

Conclusion

Completion of the checklist concludes that there are areas of the proposed development which will have an impact on the environment, including natural resources, waste, pollution, water resources, biodiversity, landscape visual impact, and transport/ access.

However, it is considered that none of these impacts will be significant, as they are either impacts typical of industrial development construction, or they can be mitigated by applying "specific features or measures to avoid, or prevent what might otherwise have been, significant adverse effects on the environment". These measures have been identified in bold in the completed table.

In summary:-

- The development does not fall within Schedule 1 of the EIA Regulations 2017 so an EIA is not mandatory
- The development falls within Schedule 2.10 – Infrastructure Projects; (a) an Industrial Estate Development Project
- The site area exceeds the 0.5 Hectare threshold and therefore may require an EIA
- Although environmental impacts are likely from the development, these are not considered to be significant, some with and some without mitigation, which can be controlled through appropriate assessment and planning conditions
- An EIA is not deemed to be required for this application

APPENDIX I

11. Environmental Statement

Required for development falling within the provisions of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process. The regulations only apply to certain types of development and/or projects; they set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.

Screening

The first stage is called 'Screening' and is used to determine whether a proposed project falls within the remit of the Regulations, whether it is likely to have a significant effect on the environment and therefore requires an assessment. Certain developments/projects at stated thresholds are listed within Schedule 1 of the Regulations and these will always require an Environmental Statement. Other developments and projects are listed under Schedule 2 of the Regulations and where proposals fall within these descriptions and thresholds, it is for the local planning authority to carry out a 'Screening Opinion' to determine whether an Environmental Statement is required. Where development may require an Environmental Statement, the applicant can make a Screening Request in writing by supplying the following information as listed under regulation 8 of the Regulations:-

- a plan sufficient to identify the land;
- a description of the development, including in particular –
 - a description of the physical characteristics of the whole development and, where relevant, of demolition works;
 - a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- a description of the aspects of the environment likely to be significantly affected by the development; and
- to the extent that the information is available, a description of any likely significant effects of the development on the environment resulting from-
 - the expected residues and emissions and the production of waste, where relevant; and
 - the use of natural resources, in particular soil, land, water and biodiversity.

A person requesting a screening opinion may also provide details of any features of the proposed development and any measures envisaged to avoid or prevent what otherwise might have been significant adverse effects on the environment.

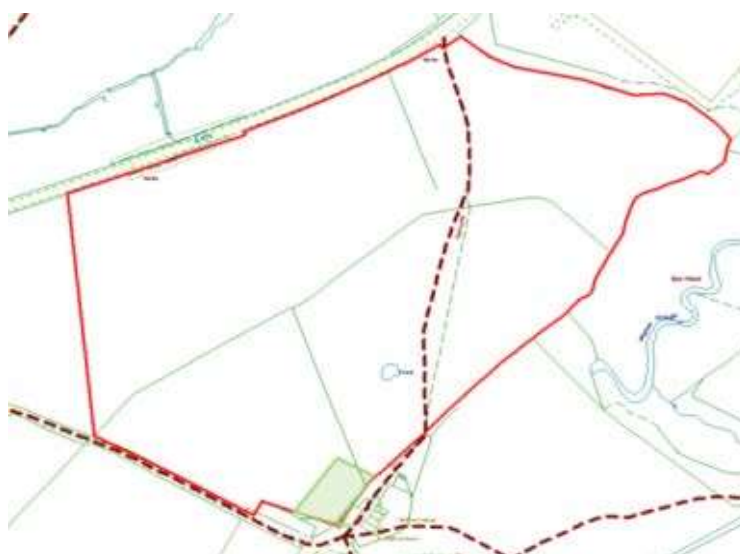
Note:

Extract from Burnley Borough Council's Planning Validation Check List November 2017

APPENDIX II

EMP1/5 – Land South of Network 65

Site Area: 13.32 hectares



This site is located adjacent to the existing Network 65 Business Park at junction 9 of the M65. It would be suitable for B1 (b & c), B2 and B8 uses (excluding outdoor storage).

Additional and Site Specific Policy Requirements and Design Principles

- 1) This is a prominent site located on a key gateway into Burnley. The development in its density, layout and design of buildings must take into account the topography of the site and the surrounding landscape in accordance with Policy NE3, its landscape setting and the site's ecological importance to minimise impacts. Any development proposals should be accompanied by a visual impact assessment to determine the appropriate location and design of units on the site. The development is expected to utilise natural materials in both the building and boundary features, such as local stone, particularly along the Accrington Road frontage. The existing dry stone walls should be retained, allowing for any set back at the new road junction.
- 2) No built form should be developed within the green hatched area on the above site plan; this should be landscaped as open space to lessen the development impact on the nearby residential properties.
- 3) Screen planting should be introduced as part of a wider landscaping scheme at the south western, south eastern and northern boundaries of the site to restrict/reduce the impact of any development on the adjacent residential properties and surrounding landscape.
- 4) A small section of the site is identified within Flood Zone 2 and 3. The layout and design of any development should take account of the recommendations of the Council's Strategic Flood Risk Assessment. Any development will need to be accompanied by a Flood Risk Assessment in accordance with Policy CC4 and seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and through the provision of an appropriate sustainable drainage scheme.
- 5) Walking and cycling facilities will need to be provided on the site and a new appropriately lit walking and cycling route connecting the site to the existing Network 65 business park should be provided, enabling the new development to be connected to the existing route network on the Leeds & Liverpool Canal and Padiham Greenway. There is a public right of way which crosses the site which will need to be retained/re-routed within the site and improved as part of any development (dashed line on site plan above).

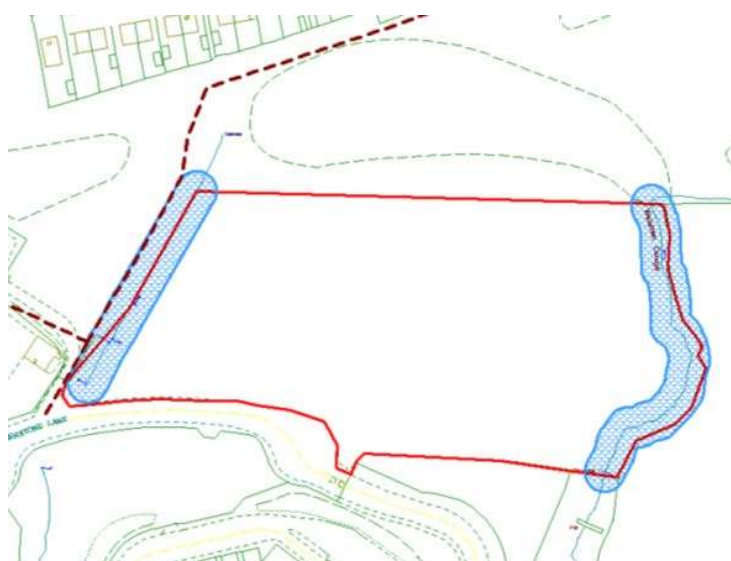
- 6) Contributions for off-site highway and junction improvements in accordance with Policy IC4 may be sought if the development has an adverse impact on existing traffic flows.
- 7) The site is known to house Protected Species, Priority Habitat and forms part of the Lancashire Ecological Network for grassland. An ecological survey (to include a breeding bird survey) will be required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1.
- 8) The presence of the Medieval Hapton Deer Park within close proximity of the site would suggest that there is potential for unknown archaeology of local to regional significance relating to the Deer Park Pale (boundary). Suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4 ; and any further investigation or recording works that may be necessary as a consequence of development.

Supporting information

- 1) The Burnley Green Infrastructure (GI) Strategy identifies the site as being within an area of potential to create green travel routes.
- 2) Lancashire County Council highway engineers have indicated that unless the site is developed as an extension to the existing site, the only suitable access is via a new junction on Accrington Road which will require localised widening and traffic management arrangement to ensure safe ingress and access.
- 3) The Burnley Highways Impact Assessment (2017) indicates that without mitigation the southern roundabout at Junction 9 of the M65 will be incapable of supporting additional development beyond the completion of the current Burley Bridge Business Park site.
- 4) The Lancashire Ecological Network identifies part of the site as being a corridor for grassland and the site is known to house Protected Species and other Lancashire Biodiversity Action Plan species. It includes Priority Habitat (grassland and pond).

EMP1/6 – Balderstone Lane

Site Area: 2.12 hectares



This site is located on the existing Heasandford Industrial Estate and would be suitable for B1 (b & c), B2 and B8 uses.

APPENDIX III

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	Click here to enter text.	Brief description of the project / development	Click here to enter text.
Appellant	Click here to enter text.		
LPA	Click here to enter text.		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)		Click here to enter text.	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		10a – infrastructure projects Site area exceeds 0.5Ha	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No	
If YES, which area?		Click here to enter text.	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		Site area exceeds 0.5Ha	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?		Click here to enter text.	
If yes, is the SO/SD positive?		N/A	
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		N/A	

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?		Yes – remodelling of some of the ground will be required to deliver development plateaux.		No – A Construction Management Plan will form a framework for the control of earthworks on site and the impact off site, such as dust, noise, mud, etc; physical impact on the landscape can be mitigated through an LVIA (which will accompany any planning application), significant landscape screening and future building orientation.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?		Yes – use of land/ soil will be site won material; other materials and energy for future development (construction and operation) will be comparable to typical industrial developments.		No
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g.		No		N/A

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
forestry, agriculture, water/coastal, fisheries, minerals?				
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?		Yes – non-hazardous waste will be generated through construction and operation.		No – A Site Waste Management Plan will form the framework for the control of site waste generation and disposal. The Considerate Contractor requirement of BREEAM demands specific criteria for limiting and managing waste. Operational waste will comply with Local Authority disposal, collection and recycling requirements.
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?		Yes – emissions from construction and operational vehicle exhausts.		No – the site is not within an AQMA and the construction/ operational phases are unlikely to impact significantly on existing background pollution levels/ air quality.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?		Yes – noise and vibration are likely during construction; noise and light are likely during operation.		No - A Construction Management Plan will form a framework for the control of noise and vibration, in accordance with recommendations from a noise survey/ report, which will accompany any planning application. A planning condition relating to recommendations from a noise survey/ report can control operational noise for future RM submissions.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or		Yes – there is a potential for accidental spillages during construction, but these are unlikely, as Contractor's will have method statements in place for all operations.		No

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
into surface waters, groundwater, coastal waters or the sea?a				
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?		Not known.		Not known.
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?		No		N/A
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)		Yes - there is a potential for accidental spillages during construction, but these are unlikely, as Contractor's will have method statements in place for all operations.		No
5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?		Yes – there is a watercourse and Hapton Clough to the southern boundary/ south east corner and a small part of the site lies in flood zone 2/3.		No - SW run off during construction and operation will be controlled following the preparation, submission, and approval of a Flood Risk Assessment and Drainage Strategy through outline planning and subsequent Reserved Matters.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).		No		N/A
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?		Yes – part of the site is covered by a grassland ecological network		No – the ecological walkover, recently updated, describes the grassland as “poor semi-improved grassland with very low species diversity and ecological value” as the fields are grazed. Being short, the grass is unsuitable for ground nesting birds. However, it concludes that the landscape strategy must maintain an ecological corridor and connectivity to the western corner as part of any development principles.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
7. LANDSCAPE AND VISUAL		
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Not known.	Not known.
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes – views into the site from Accrington Road to the north, west and the public right of way. However, this is not a heavily populated area and the PROW not heavily used, so the development will only be “highly visible to many people”, for those approaching the site from the north and west along Accrington Road.	No - Other than the farm (protected by the allocation buffer) the nearest dwellings are approximately 65m from the development boundary. Physical impact on the landscape can be mitigated through an LVIA (which will accompany any planning application), significant landscape screening and future building orientation.
8. CULTURAL HERITAGE/ARCHAEOLOGY		
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts	No listed buildings within the immediate area. A desk based archaeological assessment is to be submitted with the outline planning submission as requested in the allocation description.	Not known.

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).				
9. TRANSPORT AND ACCESS				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?		Yes – there is a Public Right of Way, however it is not well used.		No – the PROW will be diverted but accommodated within the proposed development.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?		Yes. The A679 Accrington Road fronting the site is generally free flowing at peak traffic periods with its junction with the A56 to the west operating well within capacity. To the east, the route forms an intersection with Junction 9 of the M65 – this again operates within capacity but is influenced by the poor performance of a junction of the A679 at Rose Grove about 1km to the east. This junction is currently being improved and will offer significant benefits in terms of reduced congestion and improved journey times. The impact of predicted traffic from the application site has been accounted for within the design of these improvements.		Not known
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce,		Yes – there are 2No. dwellings approximately 65m from the NW boundary and the site is adjacent to the established Network 65 industrial estate.		No – the proposed use accords with BBC’s land allocation and complements the existing Network 65 industrial development. Impacts on the dwellings, arising from noise, light, etc can be mitigated through the

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.				preparation, submission and approval of any associated reports and pertinent planning conditions.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?		Not known.		Not known.
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?		No		N/A
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?		Not known.		Not known.
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²		Not known.		Not known.

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

<INSERT CONCLUSIONS>

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?

<SELECT>

Is it necessary to issue a SD?

<SELECT>

Is an ES required?

<SELECT>

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

OUTCOME

Is likely to have significant effects on the environment

ES required

Not likely to have significant effects on the environment

ES not required

More information is required to inform direction

Request further info

NAME

Click here to enter text.

DATE

Click here to enter a date.

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