



Planning Inspectorate

Environmental Services
Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Customer Services: 0303 444 5000
e-mail: [Environmentalservices@
planninginspectorate.gov.uk](mailto:Environmentalservices@planninginspectorate.gov.uk)

Ribble Valley Borough Council

Your Ref: 3/2025/0196

Sent by email:
planningappeals@ribblevalley.gov.uk

Our Ref: Appeal 6002485

Date: 13 March 2026

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')**

Appeal by: Mr A Masters

Site Address: Land off Longsight Road Langho bounded by the railway Northcote Park and Wildmans Farm, Langho, BB6 8AD

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, the outline planning application for up to 300 residential dwellings, associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access), falls within the description at 10(b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

Considering the nature, scale and location of the proposed development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive area as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully,

Rishabh Rai

**Rishabh Rai
Environmental Advisor
(Signed with the authority of the Secretary of State)**

cc: Mr E Bullock (Appellant's Agent)

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