

## Sharon Craig

---

**From:** Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 16 December 2016 12:36  
**To:** planning  
**Subject:** 3/2016/1159 Consultation response FAO Robert Major  
**Attachments:** 16 1159 Consult.pdf; NE Feedback Form June 2015.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir

Application ref: 3/2016/1159  
Our ref:204123

**Natural England has no comments to make on this application.**

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Jacqui Salt  
Natural England  
Consultation Service  
Hornbeam House  
Crewe Business Park  
Electra Way,  
Crewe  
Cheshire, CW1 6GJ

Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)  
[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

---

**From:** Jane Tucker [<mailto:Jane.Tucker@ribblevalley.gov.uk>]

**Sent:** 14 December 2016 14:27

**To:** Gisburn and Rimington and Middop Parish Councils; [stephen.williams@lancashire.gov.uk](mailto:stephen.williams@lancashire.gov.uk); LCCHighways ([lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)); LLFA ([suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk)); Countryside; Alan Taylor; Environment Agency ([CLPlanning@environment-agency.gov.uk](mailto:CLPlanning@environment-agency.gov.uk)); Consultations (NE)

**Subject:** Consultation on planning application 3/2016/1159 Gazegill Organic Farm, Lower Gazegill Farm, Dancer Lane, Rimington BB7 4EE

Please will you let Robert Major have your comments on the above planning application? (Please respond to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) FAO Robert Major).

The application is for the erection of a farm tea room and car park on agricultural land.

Here is a link to view the submitted documents on our website when they are uploaded  
[https://www.ribblevalley.gov.uk/site/scripts/planx\\_search.php](https://www.ribblevalley.gov.uk/site/scripts/planx_search.php)

Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA  
T: 01200 425111

**Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)**

**Happiest residents in the UK – Ribble Valley has a ‘happiness rating’ of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)**

This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail [disclaimer](#) which you are taken to have read and accepted.

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.