



The Planning Inspectorate

Environmental Services
Central Operations
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Ribble Valley Borough Council
Design & Conservation Officer
Council Offices
Church Walk
Clitheroe
Lancs
England
BB7 2RA

Your Ref: 3/2021/1008

Our Ref: APP/T2350/W/22/3310867

Date: 03 April 2023

Sent by email:

planningappeals@ribblevalley.gov.uk

Dear Sir/ Madam

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

Appeal by: Mr & Mrs Michael and Liz Bell

Site Address: Land at Higher Hodder Bridge (Field to South), Chipping Road, Chaigley

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, New House of Exceptional Quality (NPPF Paragraph 80e) of Passivhaus Plus and Zero Energy design with associated landscaping and biodiversity enhancements. 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:

The Proposed Development is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Considering the nature and scale of the Proposed Development, there are unlikely to be any significant effects on the AONB landscape.

It is also considered that the Proposed Development will result in major/moderate adverse visual impacts at a number of viewpoints. These impacts are expected to reduce over a 10 year period as a result of the maturation of landscaping features. Considering the temporary and localised nature of these impacts, whilst there may be some residual effects, they are not likely to be significant in terms of EIA.

The Proposed Development is also in proximity to the Hodder River Section Site of Special Scientific Interest (SSSI). The Proposed Development could potentially result in direct impacts upon the SSSI, as such precautionary mitigation is proposed. Providing

this mitigation is secured and considering the nature and scale of the Proposed Development Significant effects are unlikely to occur.

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 areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact.

The Proposed Development is not EIA Development. .

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

Joseph Jones

Joseph Jones
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr James Ellis, Rural Solutions Limited (Appellant's Agent)

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<https://acp.planninginspectorate.gov.uk/>