

From: [REDACTED] >
Sent: 11 April 2025 13:47
To: Planning
Subject: 3/2025/0196 Consultation Response
Attachments: 25 0196 Email Consultation.pdf; 25_0196_Air_Quality_Assessment 508276.pdf; Annex A to standard letters - Apr 2025.pdf

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Dear Kathryn Hughes,

Our ref: 508276
Your ref: 3/2025/0196

Thank you for your consultation on the above dated 31 March 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](#)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](#)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/natural-environment) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appropriate-assessment)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Should the proposal change, please consult us again.

Yours sincerely,

[Redacted]
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ

[Redacted]
www.gov.uk/natural-england



We strongly recommend using the [SSSI Impact Risk Zones \(SSSI IRZs\)](#) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

From: Carly Miskell <Carly.Miskell@ribblevalley.gov.uk>
Sent: 31 March 2025 10:43
To: Billington & Langho Parish (parishclerk@billingtonlanghopc.org) <parishclerk@billingtonlanghopc.org>; LCC Planning Contributions <schools.planning@lancashire.gov.uk>; Public Rights of Way Planning Consultations <PROWplanning@lancashire.gov.uk>; lhsplanapps@lancashire.gov.uk; LLFAconsultations@lancashire.gov.uk; Countryside <countryside@ribblevalley.gov.uk>; Winston Robinson <Winston.Robinson@ribblevalley.gov.uk>; Environmental Health <EnvironmentalHealth@ribblevalley.gov.uk>; NWNorthPlanning <CLPlanning@environment-agency.gov.uk>; development.plans@enwl.co.uk; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; planning.liaison@uuplc.co.uk; Network Rail <townplanning.lnw@networkrail.co.uk>
Subject: Consultation on planning application, 3/2025/0196, Land off Longsight Road Langho

Please will you let Kathryn Hughes have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Kathryn Hughes)

The application is for - 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).

Here is a link to view the submitted documents on our website [Planning Application - Ribble Valley Borough Council](#)

Carly Miskell, Planning Administration Assistant, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
Tel: 01200 414520 email carly.miskell@ribblevalley.gov.uk

Disclaimer

Tops for resident satisfaction – 78% of residents are satisfied with Ribble Valley as a place to live (2023 Residents Survey - Life in Ribble Valley)

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