



The Planning Inspectorate

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Your Ref: 06/2020/1002
Our Ref: APP/N2345/W/21/3276293
Date: 27 July 2021

Sent by e-mail:

Dear Madam

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

Town and Country Planning Act 1990

Appeal by Story Home

Site Address: Land to the north of Jepps Lane, Barton, Preston, PR3 5AQ

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 is as follows: Outline planning application seeking approval for access only for residential development up to 125no. dwellings (all other matters reserved) (resubmission of 06/2019/0866).

The development proposed 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 appeal site relates to an area of agricultural land located to the north of Jepps Lane, Barton, Preston. The appeal relates to an almost rectangular shaped field measuring approximately 5 hectares situated immediately to the north of Jepps Lane in Barton. Access is currently obtained off Jepps Lane via a field gate in the south east corner of the field. Vehicular access would be taken from a new access from Jepps Lane to the south.

The existing topography of the site is relatively flat, with a slight slope up from north to south. The field is defined by mature boundary trees and hedges, with two

prominent field trees set in from the western boundary. The trees within the application site, as well as some trees in close proximity to the application site, are protected by Tree Preservation Order (TPO 06/2019).

Directly to the north of the site are the buildings associated with Hoole Fold Farm and to the south runs the highway of Jepps Lane, with residential properties situated on the opposite side. The western boundary is shared with the rear gardens of a number of residential properties on Green Drive, South Grove, St Lawrences Avenue and Long Croft, and these residential streets separate the site from the A6 (Garstang Road) which is situated further to the west. Beyond the eastern boundary of the site are open fields. There is a Public Right of Way (PRoW) FP1 directly to the north of the appeal site, through a track which forms part of Hoole Fold Farm and this PRoW connects to FP2, approximately 300m beyond the eastern boundary of the site. The application site adjoins, but is outside the village boundary of Barton, and therefore is defined as open countryside on the Policies Map of the Preston Local Plan (PLP).

The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the overlapping Ribble Estuary SSSI and Ribble and Alt Estuaries Special Protection Area (SPA) and Ramsar site, Newton Marsh SSSI, Rough Hey Wood SSSI, and the overlapping Bowland Fell SSSI and SPA. These are all designated sensitive areas as defined by the EIA Regulations.

The proposal is for urban development on the edge of the village of Barton. The development would result in the loss of an area of agricultural land. There will be some temporary environmental effects during construction, but this is not likely to be long term. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology, ecology, heritage issues or complex construction. Given the nature, scale and location of the proposal issues, the impacts of the development, which could include possible arboricultural issues, would not be significant in terms of the receiving environment and existing land uses. Consequently, while there may be some impact on the surrounding area as a result of this development, the proposal would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

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 sincerely

David Smale

DAVID SMALE

EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: PWA Planning (agent)

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