



The Planning Inspectorate

Environmental Services
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Liam Toland
Kedd Limited

Your Ref: LCC/2023/0030

Our Ref: Appeal 6002168

Sent by email:
liam@keddl

Date: 04 February 2026

Dear Mr Toland

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

Appeal by: Callum Baxter, Baxter Group Ltd

Site Address: Mytax Farm, 4 Bourbles Lane, Poulton-Le-Fylde, FY6 0PE

We refer to the above appeal which commenced on 2 December 2025.

The development proposed consists of the extraction and processing of sand and gravel including the construction of new site access roads, landscaping and screening bunds, minerals washing plant and other associated infrastructure with restoration to leisure end-uses, agricultural land and biodiversity enhancement, using imported inert fill. By virtue of Regulation 5 of the EIA Regulations the development proposed is EIA development.

The content of the Environmental Statement (ES) accompanying the planning application that is the subject of the above appeal has been considered, having regard to Regulation 2(1) and Schedule 4 of the EIA Regulations.

Following examination of the ES, the Secretary of State notifies you by this letter, pursuant to Regulation 25 of the EIA Regulations, that, to comply with Schedule 4 of those regulations (Information for inclusion in environmental statements) the appellant is required to supply the following further information:

- The appellant is asked to provide a statement outlining how the projects to be considered in the assessment of cumulative effects has been determined. The appellant should provide any evidence of any agreement with the LPA and a figure illustrating the locations of the identified projects in relation to the site.

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- **Reason:** To ensure the completeness and quality of the Environmental Statement as required by Schedule 4 (4) and schedule 4 (5f) of the EIA Regulations
- The appellant is asked to provide a description of how the landscape and views would vary with the seasons, and how this has been accounted for within the LVIA.
- **Reason:** Field surveys were undertaken in May, and no winter view photography has been provided. To ensure the completeness and quality of the Environmental Statement the seasonal variations should be appropriately described.
- The appellant is requested to provide either a statement evidencing why an assessment of greenhouse gases and vulnerability to climate change is not required with reference to relevant assessment criteria and/ or thresholds OR a description of the likely significant effects of the proposed development on the environment resulting from the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change.
- **Reason:** The ES as submitted does not include reference to, or an assessment of, this impact pathway as required by Schedule 4 (4) and Schedule 4 (5f) of the EIA Regulations, or an explanation provided as to why an assessment was not required.
- The appellant is requested to provide either a statement evidencing why an assessment of major accidents and disasters is not required with reference to relevant assessment criteria and/ or thresholds OR a description of the likely significant effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/ or disasters which are relevant to the project concerned.
- **Reason:** The ES as submitted does not include reference to, or an assessment of these impact pathways as required by Schedule 4 (5d) and Schedule 4 (8) of the EIA Regulations, or an explanation provided as to why an assessment was not required.
- The appellant is requested to provide information as to how the significance of effect was determined for all topics.
- **Reason:** The overarching methodology provided within the main ES does not set out a description of what effects are significant for the purposes of the EIA.
- A revised non-technical summary (NTS) incorporating all of the elements referred to above.

We would draw your attention to court cases which have stressed the need for all the relevant environmental information in an ES to be comprehensive and easily accessible.

You can access Regulation 25 of the EIA Regulations at the following direct link:
<http://www.legislation.gov.uk/ukxi/2017/571/regulation/25/made>

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

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>



- The appellant is also requested to provide a copy of their scoping request dated 13 June 2022 as this does not appear to have been provided.

The information is required for the purposes of the inquiry. Although it is not a statutory requirement, in the interests of transparency and openness the appellant may wish to publicise the availability of the further information in accordance with Regulations 25(3), 25(4) and 25(8) of the EIA Regulations. Please can you advise the local planning authority if the further information is publicised.

We would be grateful if you could inform us, **within 2 weeks** of the date of this letter, how long you anticipate it will take to prepare this further information, so that an expected submission date can be identified. Please send your response for the attention of the Environmental Services Team using the contact details at the head of this letter.

In order to support the smooth facilitation of our service we strongly advise that you correspond via the email address at the head of this letter rather than by post.

A copy of this letter has been sent by email to Lancashire County Council and the Rule 6 Party, Preesall and Knott End against Quarry Application.

Yours sincerely

Tom Oliver

Tom Oliver

**Operations Lead – Environmental Services Team
(Signed with the authority of the Secretary of State)**

Cc: Lancashire County Council
Preesall & Knott End against Quarry Application

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:
<https://acp.planninginspectorate.gov.uk/>