

Sarah Westwood
Planning
Ribble Valley Borough Council

Email: ecology@lancashire.gov.uk
Your ref: 3/2014/0329
Our ref: 03/14/0329/ASM/ASP/RS
Date: 9th May 2014

Dear Sarah,

Ecological comments

Planning Application No: **3/2014/0329**

Proposals: **Erection of 3 no. detached dwellings, detached garage/car port and access drive**

Location: **Land at Old Hive, Chipping**

District: **Ribble Valley**

Thank you for your consultation in respect of the above planning application.

The following comments are provided under the terms of the Service Level Agreement (ecology). Please note Lancashire County Council does not support or object to planning applications when providing advice on ecological matters. The comments are intended solely to inform your decision-making, having regard to the requirements of relevant biodiversity legislation, planning policy and guidance.

There does not appear to be any ecological surveys or assessments submitted with the application. The likely ecological impacts have not therefore been established and the applicant has not demonstrated that the proposals would be in accordance with the relevant legislation, guidance and planning policies as listed below.

The proposals have potential to result in adverse ecological impacts, such as on (but not limited to) roosting bats (tree works are proposed and the tree report indicates that these may have potential to support roosting bats) and semi-natural/priority habitat (records accessible to LCC indicate that the field may be of ecological/botanical value).

I am unable to provide comments at this stage. I recommend that the applicant be required to submit a full ecological assessment. This should include:

- A desk based assessment drawing on the results of a thorough data search of relevant records.
- A phase 1 habitat survey of the development site and immediately adjacent land.
- An assessment of the potential of each habitat to support protected and priority species.
- An evaluation of the ecological status of each habitat e.g. Habitats of principal Importance.

- A phase 2 habitat survey of any semi-natural habitats, priority habitats, or habitats and features with the potential to support species of ecological interest. This should include mapped plant communities and full species-lists showing relative abundance.
- An assessment of likely ecological impacts, including quantified and mapped areas of habitat loss, damage or fragmentation.
- Surveys for protected and priority species that may be affected by the proposed development.
- A full assessment of likely ecological impacts

I will be able to provide further comments once the above information has been submitted.

LEGISLATION AND PLANNING POLICY

In determining this application, the requirements of the following legislation, planning policies and guidance should be addressed:

- The Conservation of Habitats and Species Regulations 2010 (as amended).
- The Wildlife and Countryside Act 1981 (as amended).
- The Natural Environment and Rural Communities Act 2006.
- The Protection of Badgers Act 1992.
- The National Planning Policy Framework, 2012 (NPPF)
- Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within The Planning System (DEFRA 01/2005, ODPM 06/2005).
- Environmental Protection / Nature Conservation policies of the Local Plan.

Further information is required in order to demonstrate that the proposed development would comply with the above legislation, policies and guidance.

In order to meet the requirements of the above, it will need to be demonstrated that the development would be located and designed in a way that would ensure that harm to biodiversity will be avoided and minimised and that adequate mitigation /compensation for any unavoidable impacts will be provided.

I hope these comments are helpful.

Yours sincerely,

Rebecca Stevens
Ecologist
Lancashire County Council