

## Jane Tucker

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**From:** Manchester, Sarah <Sarah.Manchester@lancashire.gov.uk>  
**Sent:** 22 September 2014 08:55  
**To:** planning  
**Subject:** FW: 3/2014/0728 - land east of Chipping Lane, Longridge

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**From:** Manchester, Sarah  
**Sent:** 22 September 2014 08:54  
**To:** 'Daniela Ripa'  
**Subject:** RE: 3/2014/0728 - land east of Chipping Lane, Longridge

Daniela,

Thank you for forwarding the information. I have now read the ecology overview.

Although the applicant does not yet appear to have carried out a comprehensive data search/ desk study (biological records), the overview notes that the application area supports habitats and features capable of supporting protected and priority species including European protected species (bats and great crested newts), species protected by domestic legislation (again, bats and newts, but also badgers and breeding birds), and Species of Principal Importance in England (section 41 NERC Act 2006 species; including the aforementioned species but also species such as common toads and hedgehogs). Hedgerows on site are likely to be Habitats of Principal Importance (NERC Act 2006), and may also qualify as 'important' under the Hedgerow Regulations 2007; ponds may similarly qualify as Habitats of Principal Importance.

Whilst it may be possible to mitigate/ compensate for impacts on biodiversity, my understanding is that the requirement for EIA is dependent upon whether or not there is potential for significant effects (and not whether impacts could be mitigated)? In this case development of this area may have the potential to affect protected and priority species and habitats and might therefore result in significant environmental effects (in the absence of mitigation).

Yours,  
Sarah

Dr Sarah Manchester  
Senior Planning Officer (Ecology)  
Specialist Advisory Team  
Development Management Group  
Environment Directorate  
Lancashire County Council  
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**From:** Daniela Ripa [<mailto:Daniela.Ripa@ribblevalley.gov.uk>]  
**Sent:** 17 September 2014 15:42  
**To:** Manchester, Sarah  
**Cc:** ENV Ecology  
**Subject:** FW: 3/2014/0728 - land east of Chipping Lane, Longridge

Sarah,

Thank you for your time earlier. I have attached a PDF with the ecology overview and a parameters plan (appendices F and G). We previously issued a negative screening opinion as approximately 40% of the site was proposed to accommodate ecological enhancement measures - my concerns relate to the inclusion now of a new cricket club and a primary school (shown in green on Appendix G) and as such, very little space remains for ecological enhancement. I'm minded to conclude therefore that EIA is required to fully establish mitigation and compensatory measures.

The Natural England response is primarily based on the impact on the Forest of Bowland because they do not hold local records in respect of ecology.

Kind regards,

**Daniela Ripa**

Senior Planning Officer  
Ribble Valley Borough Council  
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**From:** Daniela Ripa  
**Sent:** 05 September 2014 11:55  
**To:** Stevens, Rebecca  
**Cc:** [ecology@lancashire.gov.uk](mailto:ecology@lancashire.gov.uk)  
**Subject:** FW: 3/2014/0728 - land east of Chipping Lane, Longridge

Rebecca,

We have received a request for a screening opinion in respect of a further application at Land East of Chipping Lane, Longridge. I have attached an indicative layout – showing 520 dwellings, along with a new cricket pitch and a primary school.

We have received a response from Natural England stating they are of the opinion that the development requires EIA, primarily on the basis of landscape character impact on the AONB. I am speaking to Elliott Lorimer about this but I would be grateful if you could advise whether you consider the proposal would require an EIA. I appreciate all enquiries go through the main ecology enquiry system, but I am also emailing this directly to you because of the timescales involved in issuing an opinion and as you are familiar with the site.

I would appreciate your view.

Kind regards,

**Daniela Ripa**

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**From:** Daniela Ripa  
**Sent:** 05 September 2014 10:53  
**To:** 'Lorimer, Elliott'  
**Subject:** RE: 3/2014/0728 - land east of Chipping Lane, Longridge

Elliott,

Would you mind giving me a call about this site at your earliest convenience?

We have a screening opinion in at the minute and I would like to seek your views on the plan sent over on 5<sup>th</sup> August – Natural England consider an EIA is necessary (see attached) and I'd like to know what your thoughts are?

Kind regards,

**Daniela Ripa**  
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**From:** Daniela Ripa  
**Sent:** 05 August 2014 13:00  
**To:** 'Lorimer, Elliott'  
**Subject:** RE: 3/2014/0438 - land east of Chipping Lane, Longridge

I have attached the indicative scheme – which will be submitted in outline. It is significant in size.

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**From:** Lorimer, Elliott [<mailto:Elliott.Lorimer@lancashire.gov.uk>]  
**Sent:** 05 August 2014 12:59  
**To:** Daniela Ripa  
**Subject:** RE: 3/2014/0438 - land east of Chipping Lane, Longridge

Are they two different schemes or are they linked. In either case, cumulative impact could become a factor?

**Elliott Lorimer**  
Principal AONB Officer  
Forest of Bowland Area of Outstanding Natural Beauty (AONB)

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**From:** Daniela Ripa [<mailto:Daniela.Ripa@ribblevalley.gov.uk>]  
**Sent:** 05 August 2014 12:56  
**To:** Lorimer, Elliott  
**Subject:** RE: 3/2014/0438 - land east of Chipping Lane, Longridge

Thank you Elliott. There is a larger scheme due to be submitted for this site – I'll send over the plans once they are submitted.

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**From:** Lorimer, Elliott [<mailto:Elliott.Lorimer@lancashire.gov.uk>]  
**Sent:** 05 August 2014 12:09  
**To:** Daniela Ripa; Brereton, Steven  
**Subject:** RE: 3/2014/0438 - land east of Chipping Lane, Longridge

Hi Daniela

I went for a quick site visit to the area of the AONB likely to be affected by the proposed development (3/2014/0438 - land east of Chipping Lane, Longridge). The site is approximately 1km from the AONB boundary on Forty Acre Lane and the views of the site from this area are limited and fairly distant, with existing commercial and residential areas as a backdrop.

Therefore, in my opinion the landscape and visual impact of the proposed development on the AONB is slight and relatively limited in nature.

Also, Steve is on leave until 18<sup>th</sup> August, so may not be able to respond before your deadline.

Best wishes  
Elliott

**Elliott Lorimer**  
Principal AONB Officer  
Forest of Bowland Area of Outstanding Natural Beauty (AONB)

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**From:** Daniela Ripa [<mailto:Daniela.Ripa@ribblevalley.gov.uk>]  
**Sent:** 04 August 2014 13:21

**To:** Brereton, Steven; Lorimer, Elliott  
**Subject:** 3/2014/0438 - land east of Chipping Lane, Longridge

Steve/Elliott,

Hope you are well. We are intending to take the above application to planning committee this month (site is approx. 1km to the south of the AONB).

I'd be grateful if you could advise whether you have any comments on the proposal?

The application is a full application and LVIA can be viewed online using the link below:

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2014%2F0438](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2014%2F0438)

Kind regards,

**Daniela Ripa**  
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Ribble Valley Borough Council  
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