

Arboricultural and Ecology Statement

For outline planning application on land south of Blackburn Road, Hothersall, Longridge, Lancashire PR3 2YY.

The outline application is to erect buildings and infrastructure to provide light industrial and storage to the east of existing access and existing depot. The proposal includes integrated offices, staff facilities, car parking and turning areas.

There are no individual trees or woodland on the land comprising this proposal and none within a distance which might be affected by the proposed works. To the north a single Oak tree stands in the field boundary some 8m clear from any works. This distance is double the safe working distance identified in the RPA guidance.



At the north east corner of the site the proposed parking spaces are positioned 5m from the existing hedgerow. This distance is four times the safe working distance identified in the RPA guidance.



The proposed building is set 4m from the south boundary of the site does not affect an existing hedgerow with the working distance being more than three times the RPA guidance.



The existing access to the land has been improved over the years and a new section of hedgerow south of the proposed access to replace part of a separate section of gappy hedge will provide additional screening.

The existing west boundary and proposed east boundary are to be maintained with a stock proof boundary as a minimum with any further details to be agreed in a reserved matters application. The existing field hedgerow boundaries and woodland beyond such boundaries provides a good level of existing screening to the east, west and south. The existing hedge adjoining to the north of the site provides good screening. None of the hedgerows are classified as important under the hedgerow regulations.

The grassland comprising the site to be developed is improved grassland and of low ecological significance in the local area. In agreement with the report carried out two years ago there was no evidence of any specifically protected species occurring on the site or the surrounding areas. There is no conclusive evidence that any nesting birds, bats, reptiles or amphibians would be negatively affected either on site or beyond in the local area.



Summary

The proposed development does not unduly affect the landscape beyond the immediate setting, it does not affect trees nor does it affect protected species. A separate ecological report carried out two years ago which included the subject land confirms this. The existing trees and hedgerows both on and off the site provide a good degree of screening and with careful management will continue to do so. Any new hedge plants required for gapping up will be protected with guards for the first five years and permanently with a stock proof fence on the farmed field side.

During the construction period temporary hedgerow protection fences will be erected at two metres from hedges at the north east and south east sections of the site boundaries which contractors will be expected to keep clear of. If any nesting birds or other species are discovered during construction appropriate advice will be sought and protection measures undertaken.

This outline application comprises a modest proposal to create three modern commercial units and associated infrastructure. Site appraisals and impact assessments were carried out on the land, boundaries and nearby land. There are no undue effects on trees which are situated well clear of the submitted site. No protected species were found on the site or on adjoining land.