

Arboricultural and Ecology Statement

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

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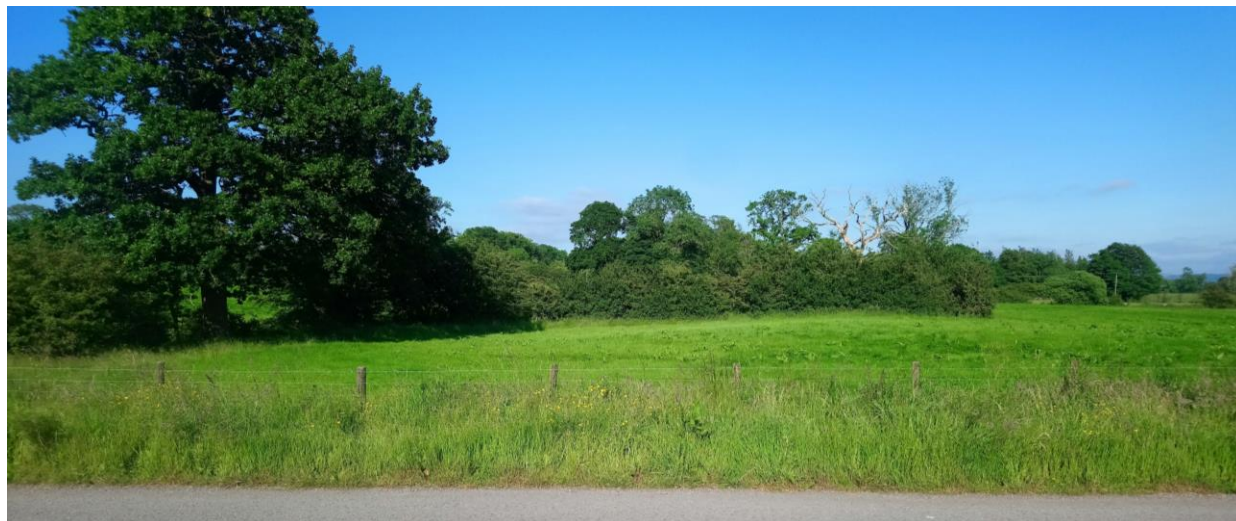
Arboricultural and Ecology Statement

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

Outline application: to erect buildings and infrastructure to provide light industrial B1 (b,c), B2 business units and B8 storage to the east of existing access and existing B1/B8 buildings. This proposal is to include light industrial, business units and storage together with integrated offices, staff facilities, car parking and turning areas.

There are no individual trees or woodland on the land comprising the developable area of this proposal and none within a distance which might be affected by the proposed works at this stage. The indicative layout accompanying the application shows three buildings with sufficient space around them for access and parking so as not to put any tree on the boundaries or off site at risk.

To the south a single Oak tree (shown in photograph below) stands in the field boundary and south of the pond. The developable area (north of the pond) as suggested in the ecological report would be at least 18m clear from the site boundary. This distance is double the safe working distance identified in the RPA guidance.



At the south east corner of the site the proposed developable area is positioned 5m from the existing hedgerow and 10m from any mature trees. This distance is confirmed in the ecological report as a suitable safe working distance identified in the RPA guidance.

The indicative layout suggests a proposed building set at between 6m and 11m from the various parts of the south boundary of the site. The indicative positioning of a building does not affect an existing defunct hedgerow with the working distance being more than the RPA guidance. There is also a dead tree in the south boundary which has been identified in the ecological report as a current health and safety risk. If this has not been blown down prior to determination of a planning application then the standing advice to the applicants is to assess all risks to livestock, workforce and then if mitigated proceed to delay felling the dead tree to a time outside the bird nesting season advised as ending 1st September onwards in line with Natural England advice.

The existing west and north boundaries 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 beyond such fenced boundaries provide a useful level of existing screening to the west and north. The existing hedges to the south and east north provide 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. Also submitted is an ecological report which reads in agreement with the report carried out three years ago that there is 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.

The proposed outline development does not affect any trees on/beyond the site, the landscape beyond the immediate setting, nor does it affect protected species. A separate ecological report carried out is also submitted which confirms the findings of this report.

If the outline scheme is considered appropriate a condition may be considered to provide an updated report in the event that a reserved matters application is submitted. Such report would consider a detailed site layout, parking areas and accompanying infrastructure.

Summary

This outline application comprises a modest proposal to create 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 either on the boundary or off the submitted site. No protected species were found on the site or on adjoining land.