

DATED 19 January 2024

(1) RIBBLE VALLEY BOROUGH COUNCIL

(2) UNITED UTILITIES WATER LIMITED

PLANNING OBLIGATION BY AGREEMENT
relating to the Haweswater Aqueduct Resilience
Programme Proposed Bowland Section



Pinsent Masons

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THIS DEED OF AGREEMENT is made on *19 January*

2024

BETWEEN:-

- (1) **RIBBLE VALLEY BOROUGH COUNCIL** of Council Offices, Church Walk, Clitheroe BB7 2RA (the "Council");
- (2) **UNITED UTILITIES WATER LIMITED** (No 02366678) whose registered office is at Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3LP (the "Developer")

RECITALS:-

- (A) The Council is the local planning authority for the Site and can enforce the obligations contained in this Deed.
- (B) The Developer is a statutory undertaker with powers to lay, retain, inspect, maintain, alter, adjust and carry out associated works to relevant pipework in private land under the Water Industry Act 1991 and is the freehold owner of that part of the Site shown edged red on Plan 1
- (C) The Land owned by the Developer includes:
 - (i) land registered at HM Land Registry under title numbers LAN33245, LAN33220, LAN33248 and LAN96069; and
 - (ii) an area of land at Heaning Dunsop Road shown edged red on Plan 2 which falls within the Site and is a transfer of part from HM Land Registry title number LAN24784 dated 17 February 2021, the registration of which is pending at the Land Registry
 - (iii) the BNG Land shown edged red on Plan 3 which is registered at HM Land Registry under title numbers LAN205867 and LAN206353 pursuant to a transfer dated 19 June 2023, the registration of which is pending at the Land Registry
- (D) There are no other interests in the Land that would prevent the Developer entering into and complying with this Deed
- (E) The Developer has submitted the Application to the Council for permission for the Development and wishes to engage the Contractor to carry out the same
- (F) The Council has resolved to grant the Planning Permission subject to completion of this Deed and the agreement of the conditions (as set out in the Draft Planning Permission at Appendix 2).
- (G) The Council considers it expedient in the interests of the proper planning of its area that provision should be made for regulating or facilitating the Development as set out in this Deed and for the purposes of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) the Council is satisfied that the restrictions and provisions contained in this Deed are necessary to make the Development acceptable in planning terms, that they are directly related to the Development and are fairly and reasonably related in scale and kind to the Development
- (H) The Parties enter into this Deed to secure the planning obligations contained in it to enable the Council to grant Planning Permission.

IT IS AGREED as follows:-

OPERATIVE PROVISIONS

1. DEFINITIONS AND INTERPRETATION

- 1.1 In this Deed [(which includes the Recitals, Schedules and Appendices to it)] the following words and expressions have the following meanings unless the context requires otherwise:-

"1972 Act"	means the Local Government Act 1972
"1980 Act"	means the Highways Act 1980
"1990 Act"	means the Town and Country Planning Act 1990
"2011 Act"	means the Localism Act 2011
"Application"	means the application for full planning permission for the Development allocated reference number 3/2021/0660
"BNG Land"	means all that land shown edged red on Plan 3
"Commence/ Commencement"	means to initiate the Development within a Phase by carrying out a material operation as defined in section 56(4) of the 1990 Act SAVE THAT the term "material operation" shall not include (for the purposes of this Deed and for no other purposes) operations in connection with any work of or associated with demolition, site clearance, remediation works, environmental investigation, site and soil surveys, archaeological investigation, erection of a contractor's work compound and associated service connections, erection of a site office, erection of fencing to the site boundary, works for the removal and provision and diversion of Services and "Commence Development" shall be construed accordingly
"Community Facilities Contribution"	means the following sums towards the provision, enhancement or improvement of community facilities in the relevant locality: <ul style="list-style-type: none"> • £50,000 (fifty thousand pounds) within the Parish of Waddington • £15,000 (fifteen thousand pounds) within the Town of Clitheroe • £10,000 (ten thousand pounds) within the Parish of West Bradford • £10,000 (ten thousand pounds) within the Parish of Grindleton • £10,000 (ten thousand pounds) within the Parish of Chatburn
"Community Liaison Officer (CLO)"	means a named individual appointed and employed by or on behalf of the Developer to act as a central point of contact for those communities affected by the construction of the Development, to ensure that relevant members of the community and the Council are informed in advance of works that are likely to be particularly disruptive and to ensure that any concerns or complaints are properly processed
"Contractor(s)"	means any contractor appointed by the Developer to construct the Development
"Contribution"	means all or any of the Community Facilities Contribution, the Newton CFC and the Planning Officer Contribution
"Deed"	means this Deed made under section 106 of the 1990 Act, section 111 of the 1972 Act and all other enabling powers
"Development"	means the development of the Bowland Site from land near the convergence of the Hornby Road, the Roman Road and Shooters Clough to land west of Newton in Bowland including proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure including: a new valve house building within fenced compound with permanent vehicular access provision, the installation of a tunnel portal and an open cut connection area within a temporary

construction compound, to include site accesses, storage areas, plant and machinery, and drainage infrastructure and associated highways works and all other operations and works authorised by the Planning Permission.

"Index"	means the All Items Index of Retail Prices issued by the Office for National Statistics or in the event of discontinuance any replacement thereof or such alternative index as may be proposed by the Developer and agreed by the Council.
"Indexation"	means the recalculation of a Contribution to be made under this Deed applying the following formula:
	$\text{Contribution} \times \frac{\text{Index for the period immediately prior to the date of payment under this Deed}}{\text{Index for the period last published before the date of the Planning Permission}}$
"Interest"	means interest at 4% (four per cent) above the base lending rate of Barclays Bank plc from time to time
"Land"	means the land against which this Deed may be enforced pursuant to section 106 of the 1990 Act and owned by the Developer and includes the land shown edged red on Plan 1 and any part of it and, in respect of the obligations contained in Schedule 1 only, also includes the BNG Land
"Local Authority Partnership Forum (LAPF)"	means a forum to oversee the delivery of the Development in accordance with approved plans, associated planning conditions and this Deed. The purpose and objectives of the LAPF as set out within Schedule 2
"Marl Hill Agreement"	means an agreement between the Council and the Developer under section 106 of the 1990 Act (and other enabling powers) relating to any planning permission granted in respect of application number 3/2021/0661
"Monitoring Fee"	means the sum of £1,261.46 (one thousand two hundred and sixty-one pounds and forty-six pence) towards the Council's costs in monitoring compliance with this Deed
"Newton CFC"	means the sum of £50,000 (fifty thousand pounds) towards the provision, enhancement or improvement of community facilities in the parish of Newton
"Parish Councils"	means the parish councils for the parishes of Newton, Waddington, Clitheroe, West Bradford, Grindleton and Chatburn
"Parties"	means the parties to this Deed and "Party" shall be construed accordingly
"Phase"	means a phase of the Development as set out in the phasing plan approved by the Council pursuant to the Planning Permission
"Plan 1"	means the plans attached at Appendix 1 and annotated "Plan 1"
"Plan 2"	means the plan attached at Appendix 1 and annotated "Plan 2"
"Plan 3"	means the plan attached at Appendix 1 and annotated "Plan 3"

"Planning Officer Contribution"

means the total sum of £112,291 (one hundred and twelve thousand two hundred and ninety-one pounds) towards the funding of a planning officer of the Council whose responsibilities shall include:

- Assisting with the day to day management of the Haweswater Aqueduct Resilience Programme including dealing with the associated discharge of condition applications
- Acting as the first point of contact for the Haweswater Aqueduct Resilience Programme on behalf of the Local Planning Authority
- Advising applicants and agents on the acceptability of development proposals and the need for planning consents.
- Negotiating on the content, detail and justification of proposals before or after applications are submitted.
- Ensuring that all the necessary consultations and notifications are carried out on all submitted applications including drawing together responses and where necessary negotiating further with the applicant or agent.
- Carrying out site visits and writing reports for committees or for delegated decisions.
- Carrying out necessary planning appeal work including preparing cases for written representation and informal hearings as well as assistance at public inquiries when required.
- Undertaking work in relation to the monitoring of s106 Agreements.

"Planning Permission"

means the planning permission to be granted by the Council pursuant to the Application

"Services"

means any pipe main or cable for the purpose of the supply of electricity, gas, drainage or telecommunications

"Site"

means all that land included in the redline plan submitted with the Application and shown edged blue on Plan 1 and includes any part of it as well as the locations of all the works as set out in this Deed

"Working Day"

means a day other than a Saturday or Sunday or public holiday in England

1.2 Where the context so requires:-

- 1.2.1 the singular includes the plural and vice versa and words importing the masculine gender only include the feminine and neuter genders and extend to include a corporation sole or aggregate;
- 1.2.2 references to any party or body in this Deed shall include the successors in title and assigns of that party;
- 1.2.3 wherever there is more than one person named as a party and where more than one party undertakes a covenant all their covenants can be enforced against all of them jointly and against each individually unless there is an express provision otherwise;

- 1.2.4 any covenant by a party not to do any act or thing shall be deemed to include a covenant not to cause, permit, procure or suffer the doing of that act or thing;
 - 1.2.5 any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it;
 - 1.2.6 references to Clauses, Paragraphs, and Schedules are references to clauses, paragraphs, and schedules to this Deed and are for reference only and shall not affect the construction of this Deed;
 - 1.2.7 the headings and contents list are for reference only and shall not affect construction.
- 1.3 Any notice, notification, consent, approval, agreement, request or statement or details to be made, given or submitted under or in connection with this Deed shall be made or confirmed in writing.
- 1.4 Each of the Parties to this Deed shall act in good faith and shall co-operate with each other to facilitate the discharge and performance of all obligations on them contained in this Deed and the Developer shall comply with any reasonable requests of the Council to provide documentation within its possession (such documentation to be provided by the Developer at its own expense) for the purposes of monitoring compliance with the obligations contained in this Deed.
- 1.5 Where the agreement, approval, consent or expression of satisfaction is required by any party under the terms of this Deed such agreement, approval, consent or expression of satisfaction shall not be unreasonably withheld or delayed.

2. LEGAL BASIS

- 2.1 This Deed is made under:-
- 2.1.1 section 106 of the 1990 Act; and
 - 2.1.2 section 1 of the 2011 Act, section 111 of the 1972 Act and all other enabling powers that may be relevant to the enforcement of the obligations contained in this Deed.
- 2.2 To the extent that the obligations, covenants and undertakings on the part of the Developer in this Deed fall within the terms of section 106 of the 1990 Act they are planning obligations for the purposes of section 106 of the 1990 Act and so bind the Developer's interest in the Land and, in respect of the obligations contained in Schedule 1 only, also includes the BNG Land. Subject to Clause 7, the obligations, covenants and undertakings on the part of the Developer are entered into with the intent that they are enforceable not only against the Developer but also against any successors in title or assigns of the Developer and any person claiming through or under the Developer an interest or estate in the Land or any part of it as if that person had been the original covenanting party in respect of the interest for the time being held by it.
- 2.3 To the extent that any of the covenants, restrictions and undertakings on the part of the Developer in this Deed relate to the Site (as opposed to the Land), they are entered into under section 111 of the 1972 Act and all other enabling powers.
- 2.4 So far as the obligations, covenants and undertakings in this Deed are given by or to the Council, they are entered into under the relevant powers referred to in Clause 2.1 and those obligations, covenants and undertakings are enforceable by or against the Council.

- 2.5 Nothing in this Deed restricts or is intended to restrict the proper exercise at any time by the Council of any of their statutory powers, duties, functions or discretions in relation to the Site or otherwise.

3. CONDITIONAL ENTRY INTO FORCE

- 3.1 Clause 5 below is conditional upon and will not take effect until both:

- 3.1.1 the grant of the Planning Permission; and
3.1.2 the Commencement of the Development

save that the provisions of Clause 5 shall come into effect upon the grant of the Planning Permission to the extent that any covenant is expressed to be complied with prior to the Commencement of the Development

4. DURATION

- 4.1 This Deed will end (to the extent it has not already been complied with), if the Planning Permission:-

- 4.1.1 is quashed, revoked or otherwise withdrawn at any time so as to render this Deed or any part of it irrelevant, impractical or unviable; or
4.1.2 is modified by any statutory procedure without the consent of the Developer; or
4.1.3 expires before Commencement.

- 4.2 Where this Deed ends the Council shall:-

- 4.2.1 forthwith effect the removal of all entries made in the Register of Local Land Charges in respect of this Deed;
4.2.2 forthwith repay any unspent Contribution together with any Interest accrued from the date of payment to the date of repayment

- 4.3 If the Council agrees following an application under section 73 of the 1990 Act to vary or release any condition contained in the Planning Permission with effect from the date that the new planning permission is granted pursuant to section 73 of the 1990 Act:

- 4.3.1 The obligations in this Deed shall (in addition to continuing to bind the Land in respect of the Planning Permission) relate to and bind all subsequent planning permission(s) in respect of the Land granted pursuant to Section 73 of the 1990 Act and the Land itself without the need to enter into any subsequent deed of variation or new agreement pursuant to section 106 or 106A of the 1990 Act;
4.3.2 The definitions of Application, Development, and Planning Permission in this Deed shall be construed to include references to any applications under Section 73 of the 1990 Act, the planning permissions granted thereunder, and the development permitted by subsequent planning permission(s); and
4.3.3 This Deed shall be endorsed with the following words in respect of any future Section 73 permission:

"the obligations in this Deed relate to and bind the Land in respect of which a new planning permission reference [] has been granted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)"

ALWAYS PROVIDED THAT nothing in this clause shall fetter the discretion of the Council in determining any application under Section 73 of the 1990 Act or the appropriate nature and/or quantum of Section 106 obligations insofar as they are materially different to those

contained in this Deed to require a new deed or supplemental deed pursuant to Section 106 or 106A of the 1990 Act AND FURTHER PROVIDED THAT if in relation to any application under section 73 of the 1990 Act the Council or the Developer shall write to the other party requesting that they enter into a deed of variation instead of relying on this clause 4.3 then the other party shall agree to that request and this clause shall be of no effect

5. DEVELOPER'S COVENANTS WITH THE COUNCIL

- 5.1 The Developer, on behalf of itself in respect of both the Site and the Land and its successors in title to its interest in the Land, covenants with the Council to comply with each obligation, covenant and undertaking on the part of the Developer in Schedule 1 to Schedule 4 (inclusive).
- 5.2 The Developer shall as soon as reasonably practicable and in any event prior to Commencement, notify the Council of the appointed Contractor and provide all reasonably necessary contact details for the Contractor.

6. THE COUNCIL'S COVENANTS

- 6.1 The Council covenants with the Developer:-
 - 6.1.1 to issue the Planning Permission for the Development as soon as reasonably practicable on completion of this Deed in the form of the draft annexed at Appendix 2;
 - 6.1.2 that upon notification of the appointed Contractor in accordance with clause 5.2 the Council shall send all notices and other correspondence to the Developer in relation to this Deed at the same time to the Contractor.
 - 6.1.3 not to use or apply the Contributions other than for the purposes for which the Contributions are paid, as specified in this Deed;
 - 6.1.4 from time to time following a reasonable request by the Developer to provide the Developer with a breakdown of expenditure from the Contributions that have been expended;
 - 6.1.5 that if any, all or any part of any Contribution (including any Interest earned) has not been expended on the day 8 years after the day on which the relevant payment was received or on the date the Deed ends (whichever is the earlier), the Council shall repay the unspent portion to the party that paid the contribution together with any interest accrued from the date of payment to the date of repayment;
 - 6.1.6 following a written request from the Developer, made at any time after any obligation under this Deed has been fulfilled and which contains appropriate evidence that it has been fulfilled, to issue a letter of release in respect of that obligation as soon as reasonably practicable and in any event within 40 Working Days after the date on which it receives the request.

7. SUCCESSORS IN TITLE AND RELEASE

- 7.1 References in this Deed to the Council include the successors to their respective statutory functions including any successor Local Planning Authority exercising planning powers under the 1990 Act and include persons deriving title through or under them.
- 7.2 Subject to Clause 7.3, references to the Developer include its heirs, assigns, successors in title and successors to their functions and include persons deriving title through or under them.

- 7.3 If any person disposes of its entire interest in the Land or in any part of it, that person will be released from its obligations in this Deed which will no longer be enforceable against that person in relation to the Land or that part of the Land is disposed of, except to the extent that disposal is the grant of an easement, restriction, restrictive covenant or similar.
- 7.4 The release of any person under Clause 7.3 is without prejudice to any subsisting liability for any antecedent breach or antecedent failure to comply with its obligations arising before parting with that interest.
- 7.5 Nothing in this Deed will prevent compliance with any obligation under it before that obligation comes into effect and early compliance will not amount to a waiver of the effect of this Clause 7.

8. OTHER DEVELOPMENT

Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.

9. DISPUTE RESOLUTION

- 9.1 Save in respect of any matter expressed to be in the Council's absolute discretion in the event of any dispute or difference arising between the Parties in respect of any matter contained in this Deed including questions of value and indexation and any question of reasonableness (but excluding any matter that relates to the quantum of any fixed Contribution (save indexation on such Contribution) that they are required to make pursuant to this Deed) the same shall (subject to Clause 9.5) be referred to an independent person ("Expert") for determination in accordance with the following provisions:-
- 9.1.1 the Expert shall have at least 10 years post qualification experience in the subject matter of the dispute;
- 9.1.2 the Expert shall be jointly agreed by the Parties, (acting reasonably);
- 9.1.3 unless otherwise agreed by the parties to the dispute the Expert is to act as an independent expert and each party may make written representations within 10 Working Days of the appointment of the Expert and will copy the written representations to the other party;
- 9.1.4 each party is to have a further 10 Working Days to make written comments on the other's representations and will copy the written comments to the other party;
- 9.1.5 the Expert is to be at liberty to call for such written evidence from the parties and to seek such legal or other expert assistance as he may reasonably require;
- 9.1.6 the Expert is not to take oral representations from the parties without giving both parties the opportunity to be present and to give evidence and to cross examine each other;
- 9.1.7 the Expert is to have regard to all representations and evidence before him when making his decision, which is to be in writing, and is to give reasons for his decision; and
- 9.1.8 the Expert is to use all reasonable endeavours to publish his decision within 25 Working Days of his appointment (or such other time period as may be agreed between the Expert and the Parties).
- 9.2 Responsibility for the costs of referring a dispute to an Expert under this Clause 9 including costs connected with the appointment of the Expert and the Expert's own costs will be decided by the Expert, but the parties accept that the general rule shall be that each party shall bear their own costs unless the Expert deems that one party has acted unreasonably.

- 9.3 The Expert shall act as an expert and not as an arbitrator and his decision will subject to clause 9.4 (in the absence of manifest error) be final and binding on the parties to the dispute.
- 9.4 The provisions of this Clause shall not affect the ability of any party to apply for and be granted any of the following: declaratory relief; injunctions; specific performance; payment of any sum; damages, and any means of enforcing this Deed and consequential and interim orders and relief.
- 9.5 No dispute difference or question may be referred to the Expert unless the dispute difference or question has first been communicated from one party to the other party by notice in writing and the parties shall have met in good faith to resolve the dispute or difference amicably but have failed to do so within 10 Working Days from the date of that meeting.

10. LEGAL AND MONITORING COSTS

- 10.1 On completion of this Deed the Developer will pay to the Council the reasonable legal costs incurred in the negotiation, preparation and execution of this Deed up to a maximum amount of £2,500.00.
- 10.2 On completion of this Deed the Developer will pay to the Council the Monitoring Fee.

11. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT

Nothing in this Deed will create any rights in favour of or be enforceable by any person who is not a party to this Deed under the Contracts (Rights of Third Parties) Act 1999.

12. NOTICES

- 12.1 The Developer will notify the Council:-
- 12.1.1 upon Commencement;
- 12.2 Save for day to day communications in the normal business of performance and discharge of the obligations, any notice or other written communication to be served on a Party or given by one Party to any other under the provisions of this Deed will be deemed to have been validly served or given if delivered by hand or sent by first class post or sent by recorded delivery post to the Party on whom it is to be served or to whom it is to be given and will conclusively be deemed to have been received on:-
- 12.2.1 if delivered by hand, the next Working Day after the day of delivery;
- 12.2.2 if sent by post, the day 2 Working Days after the date of posting; or
- 12.2.3 if sent by recorded delivery, at the time delivery was signed for.
- 12.3 If a notice, demand or any other communication is served after 4.00pm on a Working Day, or on a day that is not a Working Day, it is to be treated as having been served on the next Working Day.
- 12.4 The address for any notice or other written communication shall be within the United Kingdom.
- 12.5 Where proceedings have been issued in the Courts of England and Wales the Civil Procedure Rules must be complied with in respect of the service of documents in connection with those proceedings.

- 12.6 A notice or communication will be served or given:-
- 12.6.1 on the Developer at its registered office or such other address as notified in writing to the Council from time to time, marked for the attention of (*Head of Planning, Landscape and Ecology*);
 - 12.6.2 on the Council at the address stated in this Deed or such other address notified in writing to the Developer from time to time, marked for the attention of the Head of Legal and Democratic Services;
- 12.7 Any notice or other written communication to be given by the Council will be deemed valid and effectual if on its face it is signed on behalf of the Council by an officer or duly authorised signatory.

13. LOCAL LAND CHARGE AND LAND REGISTRY REGISTRATION

- 13.1 The Council shall register this Deed as a local land charge.
- 13.2 Following the performance and satisfaction of all the obligations contained in this Deed the Council shall forthwith effect the removal of all entries made in the Register of Local Land Charges in respect of this Deed.

14. JURISDICTION AND LEGAL EFFECT

- 14.1 This Deed will be governed by and interpreted in accordance with the laws of England and Wales as they apply in England.
- 14.2 If any provision of this Deed is found (for whatever reason) to be invalid, illegal or unenforceable, that invalidity, illegality or unenforceability will not affect the validity or enforceability of the remaining provisions of this Deed.
- 14.3 No waiver (whether expressed or implied) by the Council of any breach or default by the Developer in Complying with any obligation, covenant or undertaking in this Deed will constitute a continuing waiver and no waiver will prevent the Council from enforcing any obligation, covenant or undertaking or from acting upon any subsequent breach or default of any obligation, covenant or undertaking by the Developer.

15. INTEREST

- 15.1 If any payment due under this Deed is paid late, Interest shall be payable from the date payment is due to the actual date of payment

16. INDEXATION

- 16.1 Any Contribution in this Deed shall be subject to Indexation from the date of the Planning Permission until the date on which such sum is payable

17. VAT

- 17.1 All consideration given in accordance with the terms of this Deed shall be exclusive of any Value Added Tax properly payable.

18. DELIVERY

- 18.1 The provisions of this Deed (other than this Clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

EXECUTED AS A DEED by the parties on the date which first appears in this Deed.

14159

EXECUTED as a deed

by affixing the

UNITED UTILITIES

in the presence of



)
)
)
)

Authorised Signatory



THE COMMON SEAL of

RIBBLE VALLEY BOROUGH COUNCIL

was hereunto affixed to this Deed

in the presence of:-

)
)
)
)

2041

Mayor



Chief Executive

Schedule 1

BIODIVERSITY

1. DEFINITIONS

"Biodiversity Impact Assessment"	means a biodiversity assessment which utilises the DEFRA Metric 3.0 to calculate the biodiversity impact of a development in Biodiversity Units
"Biodiversity Loss"	means a negative Biodiversity Score for the Development as a whole calculated using the DEFRA Metric 3.0
"Biodiversity Net Gain (BNG)"	means an approach to development that aims to leave the natural environment in a measurably better state than before to compensate for any Biodiversity Loss and achieves a 10% (ten per cent) net gain through on-site mitigation and/or by off-site off-setting
"BNG Offsetting Scheme"	means a scheme which details how BNG will be delivered on the BNG Land (or such other land as may be agreed between the parties acting reasonably and in accordance with the requirements set out in paragraph 3 of this Schedule), a programme for its delivery and an appropriate scheme of monitoring and which shall also include provisions for the management and maintenance of any BNG to be delivered for a period of 30 years
"Biodiversity Score"	means the outcome of the Biodiversity Impact Assessment such outcome to be measured in Biodiversity Units
"Biodiversity Units"	means the product of the size of an area and the distinctiveness and condition of the habitat it comprises to provide a measure of biodiversity value and which is to be based upon the full habitat surveys carried out in support of the Application and included within the Environmental Statement
"Confirmatory Deed"	means a deed in the form appended to this Agreement at Appendix 3 subject to such amendments as may be agreed between the Parties acting reasonably
"Environmental Statement"	means the Haweswater Aqueduct Resilience Programme – Proposed Bowland Section Environmental Statement submitted June 2021 and the Supplementary Environmental Information submitted February 2022
"Marl Hill BNG Offsetting Scheme"	means an offsetting scheme prepared by the Developer pursuant to the requirements of any Marl Hill Agreement
"Principal BIA"	means the Biodiversity Impact Assessment reference RVBC-BO-APP-008_01 dated January 2022 referred to as the "Onsite BNG Report" prepared by The Environment Partnership (TEP) a copy of which is attached hereto at Appendix 4
"Updated BIA"	means a Biodiversity Impact Assessment which updates the Principal BIA

2. BIODIVERSITY OFFSETTING

2.1 The Developer covenants that:-

- 2.1.1 No Development other than works associated with the construction of any bridge crossing the River Hodder or the River Ribble shall be Commenced unless and until:-
- (a) an Updated BIA or evidence that no updates to the Principal BIA are required, has been submitted to and approved in writing by the Council; and
 - (b) where the Principal BIA or the Updated BIA (as applicable) shows a Biodiversity Loss, a BNG Offsetting Scheme has also been submitted to and approved in writing by the Council,
- 2.1.2 where revised details of any part of the Development are submitted after the date of approval of the Updated BIA and (if applicable) a BNG Offsetting Scheme then the Developer shall either:-
- (a) submit for the Council's written approval evidence that the revisions do not affect the outcome of the Updated BIA and (if applicable) the BNG Offsetting Scheme already approved; or
 - (b) submit for the Council's written approval a fresh Updated BIA and (if applicable) a revised BNG Offsetting Scheme;
- 2.1.3 no Development to which paragraph 2.1.2 above applies shall be Commenced until the Council has approved the submitted documents
- 2.2 any approved BNG Offsetting Scheme shall be implemented in full in accordance with the requirements of the approved details or any variation agreed in writing between the Developer and the Council from time to time;
- 2.3 not to use the BNG Land for any purpose which would prejudice the BNG Offsetting Scheme and the Marl Hill BNG Offsetting Scheme until such time as the requirements set out in this Schedule have been satisfied in full.
3. Whilst it is the Developer's current intention to deliver the BNG upon the BNG Land the Parties acknowledge and agree that the BNG Offsetting Scheme may provide for the BNG to be delivered on alternative land PROVIDED THAT if such alternative land (or part thereof) falls outside of the Land that is bound under this agreement pursuant to section 106 of the 1990 Act:
- 3.1 The Parties shall enter into a Confirmatory Deed to bind such alternative land (or relevant part thereof) to the terms of Schedule 1 of this agreement pursuant to Section 106 of the Act; and
- 3.2 The Developer shall not Commence Development (other than works associated with the construction of any bridge crossing the River Hodder or the River Ribble) until such Confirmatory Deed has been entered into.

Schedule 2

COMMUNITY LIAISON AND PARTNERSHIP WORKING

LOCAL AUTHORITY PARTNERSHIP FORUM

1. The Developer covenants with the Council that within 6 months of the grant of Planning Permission the Developer shall submit to the Council for their written approval a scheme for the formal establishment of an LAPF.
2. The scheme for the creation of the LAPF submitted to the Council pursuant to paragraph 1 above shall include inter alia the following minimum requirements:
 - 2.1 that membership of the LAPF shall include representative(s) of:
 - 2.1.1 the Developer
 - 2.1.2 the Contractor (which must include the site manager(s) for the Development)
 - 2.1.3 the CLO
 - 2.1.4 the Council;
 - 2.1.5 the County Council;
 - 2.1.6 any other person, group or organisation which, when considering the scheme submitted by the Developer pursuant to paragraph 1 above, the Council and the Developer (acting reasonably) agree should attend meetings of the LAPF (should they accept an invitation to join the LAPF);
 - 2.2 a requirement for the LAPF to meet at least every two months from the date it is established pursuant to paragraph 3 below until such time as the members of the LAPF determine it is no longer necessary for it to meet PROVIDED THAT the LAPF shall always have the discretion to resolve to meet less frequently at any time;
 - 2.3 the proposed terms of reference of the LAPF which shall focus upon the consideration and discussion of all matters relating to and arising out of the Development
3. From the date of the Council's written approval of the scheme submitted by the Developer pursuant to paragraph 1 above the Developer shall forthwith establish (in conjunction with the Council and the other bodies referred to in paragraph 2.1 above) the LAPF in accordance with the approved scheme and thereafter the Developer shall use all reasonable endeavours to ensure that the LAPF operates in accordance with the said scheme at all times (subject to any amendments thereto agreed in writing by the Developer and the Council from time to time).
4. The Developer or its appointed agent or contractor shall:-
 - 4.1 furnish the LAPF with such information in relation to the Development as that group may reasonably request;
 - 4.2 co-operate to agree venues for meetings of the LAPF such venues to be at no cost to the Developer; and
 - 4.3 prepare agendas, and record and distribute notes of every meeting to all the LAPF representatives.

COMMUNITY LIAISON OFFICER

5. The Developer shall as soon as reasonably practicable and in any event prior to Commencement, notify the Council and the Parish Councils of the appointed CLO and provide all reasonably necessary contact details for the CLO.

6. The Developer shall arrange for the CLO to attend meetings of each of the Parish Councils as respectively requested
7. The Developer shall ensure that a CLO remains in place for the duration of the construction of the Development.

Schedule 3

CONTRIBUTIONS

The Developer covenants with the Council that:

COMMUNITY FACILITIES CONTRIBUTION

1. The Developer shall not Commence Development until it has paid the Newton CFC and the Community Facilities Contribution to the Council in full PROVIDED THAT the Community Facilities Contribution shall not be payable in respect of this Deed if the equivalent contribution has been paid in respect of the Marl Hill Agreement.

PLANNING OFFICER CONTRIBUTION

2. The Developer shall pay the Planning Officer Contribution to the Council in the following instalments:
 - 2.1 Prior to the submission of any application for discharge of a condition attached to the Planning Permission the sum of £20,326 (twenty thousand three hundred and twenty-six pounds)
 - 2.2 On or before the first anniversary of the date that the payment in paragraph 2.1 above is due the sum of £21,337 (twenty-one thousand three hundred and thirty-seven pounds)
 - 2.3 On or before the second anniversary of the date that the payment in paragraph 2.1 above is due the sum of £22,404 (twenty-two thousand four hundred and four pounds)
 - 2.4 On or before the third anniversary of date that the payment in paragraph 2.1 above is due the sum of £23,524 (twenty-three thousand five hundred and twenty-four pounds)
 - 2.5 On or before the fourth anniversary of the date that the payment in paragraph 2.1 above is due the sum of £24,700 (twenty-four thousand seven hundred pounds)

SAVE THAT the Planning Officer Contribution shall not be payable in respect of this Deed if the equivalent contribution has been paid in respect of the Marl Hill Agreement

Schedule 4

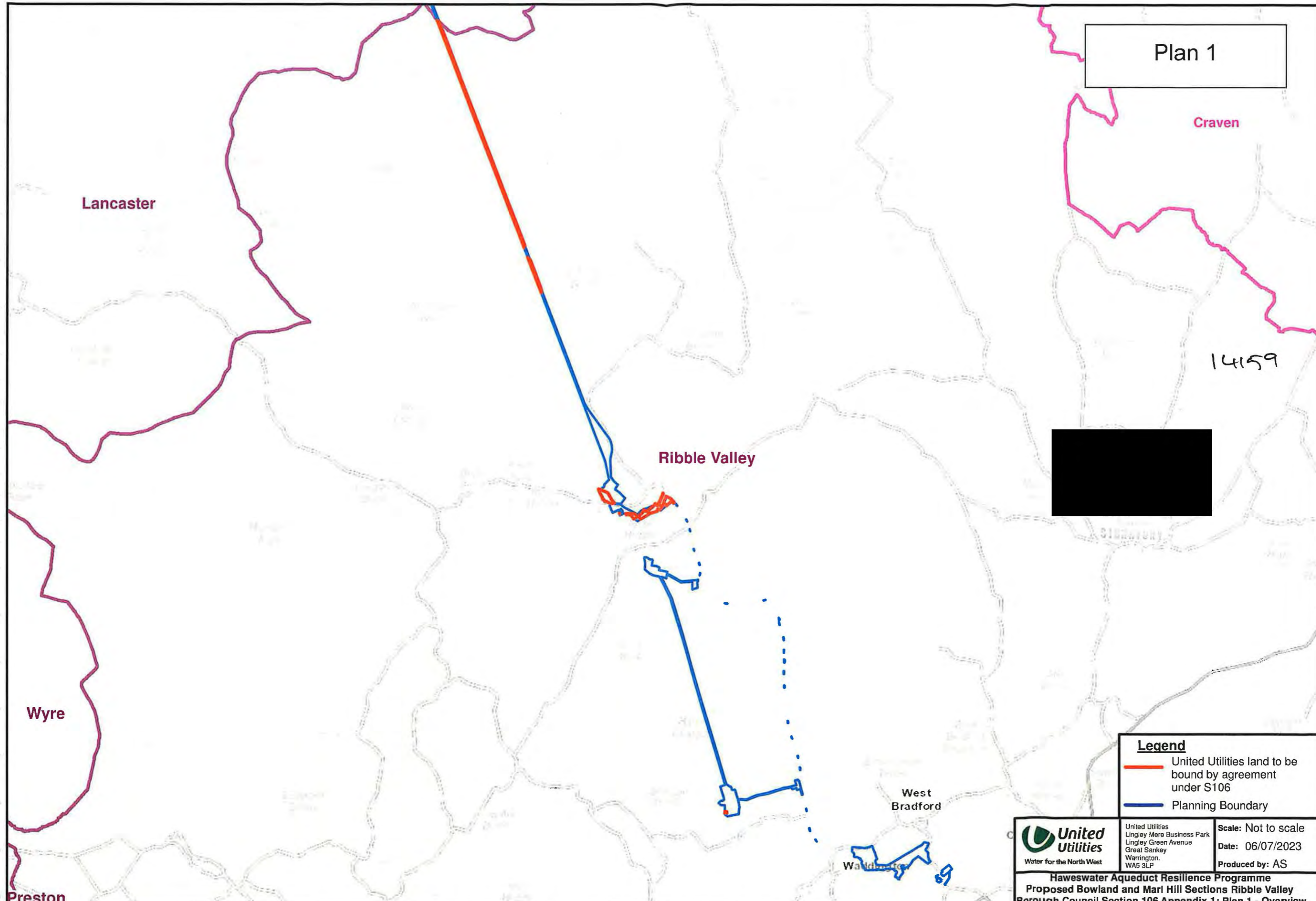
HIGHWAYS AND TRAFFIC

"Highways Agreement"	means an agreement or agreements made pursuant to the Highways Act section 278 and any other enabling statutory provision to be entered into by the Developer and the relevant highway authority
"LCC"	means Lancashire County Council
"LCC Highway Obligations"	means the funding of a highways officer to monitor the construction of the development, carrying out of preparatory works and monitoring and repair/reinstatement of the highway during the course of construction of the Development and creation of construction accesses and highway improvement works



1. Prior to Commencement of Development the Developer shall enter into a Highways Agreement or Highways Agreements with LCC to secure the LCC Highway Obligations
2. The Developer shall provide the Council with a certified copy of each completed Highways Agreement within 20 days of the date of its completion.

APPENDIX 1
Plans

Plan 1



Legend

-  United Utilities land to be bound by agreement under S106
-  Planning Boundary



United Utilities
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington,
WA5 3LP

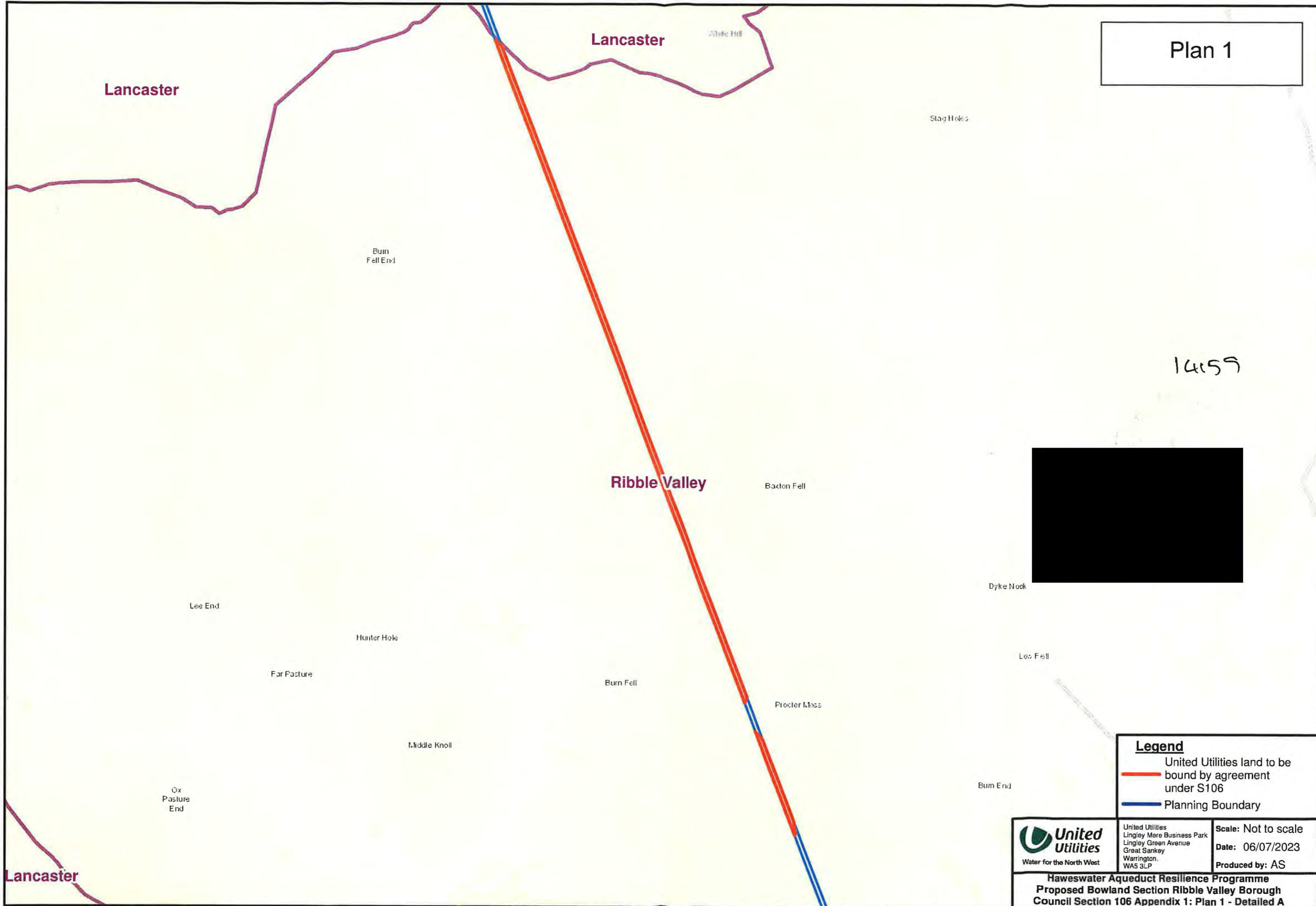
Scale: Not to scale
Date: 06/07/2023
Produced by: AS



Haweswater Aqueduct Resilience Programme
Proposed Bowland and Marl Hill Sections Ribble Valley
Borough Council Section 106 Appendix 1: Plan 1 - Overview


The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown. Crown copyright and database rights 2023 Ordnance Survey 100022432.

Plan 1

1459



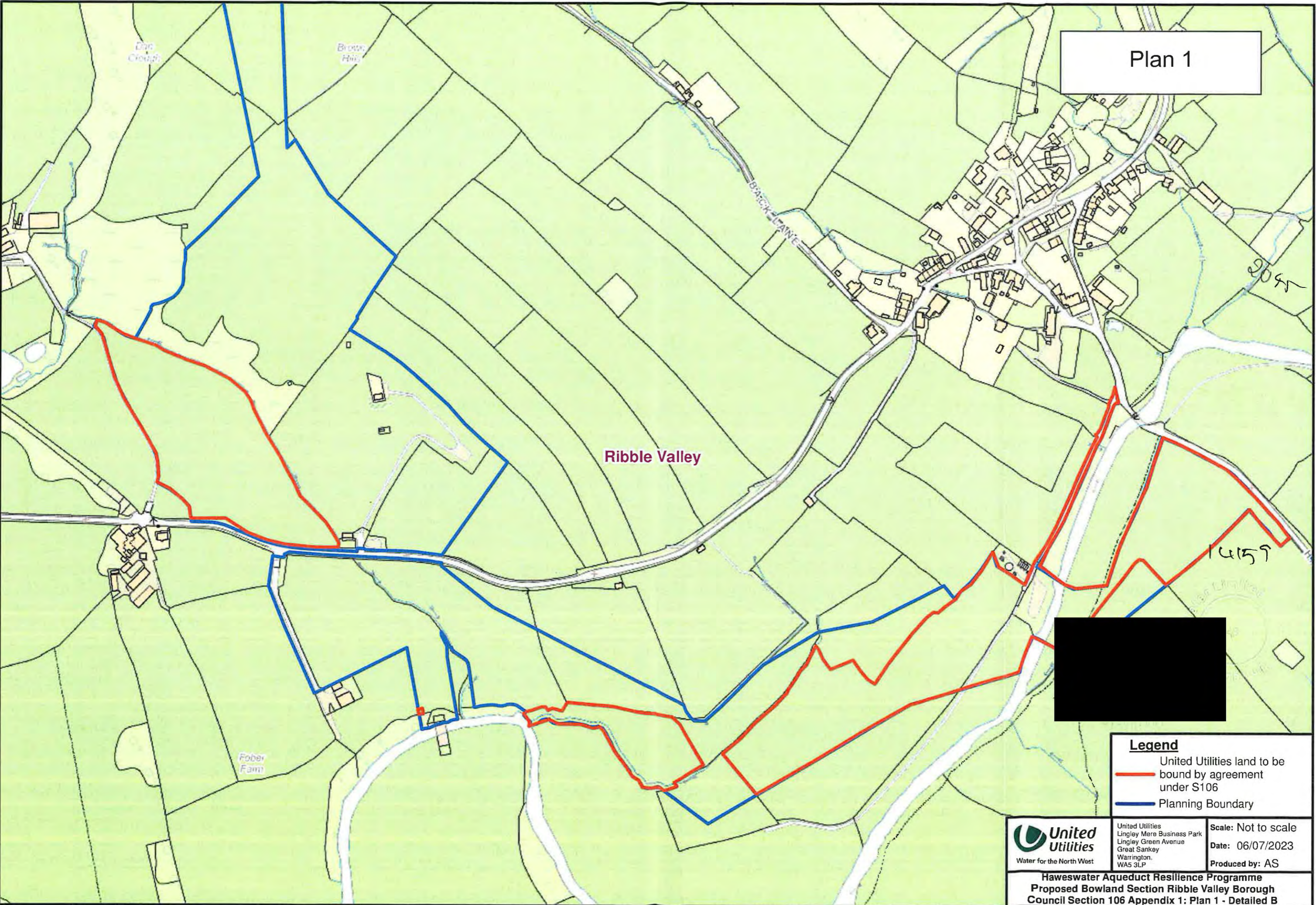
Legend	
	United Utilities land to be bound by agreement under S106
	Planning Boundary

 United Utilities Water for the North West	United Utilities Lingley Mere Business Park Lingley Green Avenue Great Sankay Warrington, WA5 3LP	Scale: Not to scale Date: 06/07/2023 Produced by: AS
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Haweswater Aqueduct Resilience Programme
 Proposed Bowland Section Ribble Valley Borough
 Council Section 106 Appendix 1: Plan 1 - Detailed A

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown. Crown copyright and database rights 2023 Ordnance Survey 100022432.

Plan 1



Ribble Valley

Legend

- United Utilities land to be bound by agreement under S106
- Planning Boundary



United Utilities
 Lingley Mere Business Park
 Lingley Green Avenue
 Great Sankey
 Warrington,
 WA5 3LP


Scale: Not to scale
 Date: 06/07/2023
 Produced by: AS

**Haweswater Aqueduct Resilience Programme
 Proposed Bowland Section Ribble Valley Borough
 Council Section 106 Appendix 1: Plan 1 - Detailed B**

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown. Crown copyright and database rights 2023 Ordnance Survey 100022432.



LEGEND

 Permanent Land Purchase
3.11ha (7.69ac)

Plan 2
14159

2047

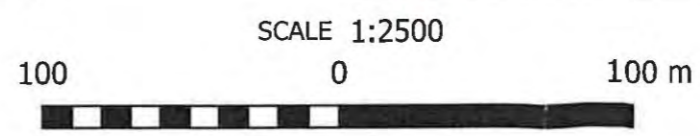
CURRENT DRAWING STATUS	Work in Progress
FOR INFORMATION	01.12.2021
REASON FOR ISSUE	DATE



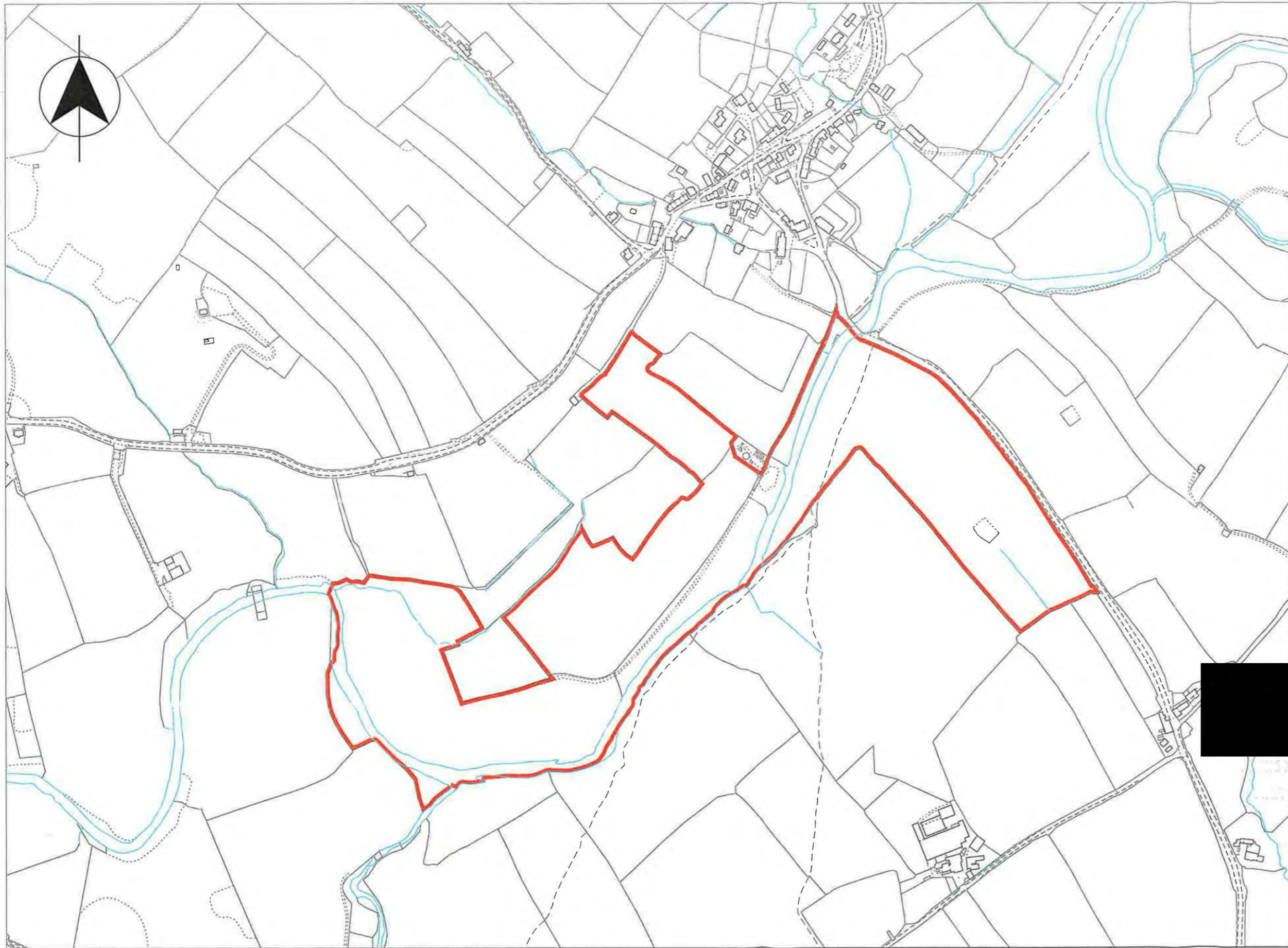
LAND PURCHASE PLAN

SCALE	SHEET SIZE
1:2500	A3
DRAWING NUMBER	REVISION
U5685-0414P-LPP-02	D


TO BE REPRODUCED IN COLOUR ONLY



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LEGEND

 Permanent Land Purchase
21.64ha (53.47ac)

Plan 3

OSMAP REFERENCE

SD 695 500 14159

DATE INFORMATION

DRAWING STATUS Work in Progress

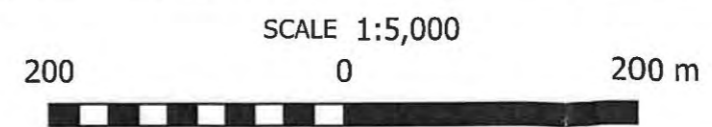
FOR INFORMATION 11.02.2021

REASON FOR ISSUE DATE



LAND PURCHASE PLAN

TO BE REPRODUCED IN COLOUR ONLY



SCALE	1:5,000	SHEET SIZE	A3
DRAWING NUMBER	U5685-0414P-LPP-07	REVISION	F

APPENDIX 2
The Draft Planning Permission

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2021/0660

DECISION DATE: DRAFT

DATE RECEIVED: 23/06/2021

APPLICANT:

Mr James Cullen
United Utilities Water Ltd
P O Box 453
Warrington
WA55 1SE

AGENT:

DEVELOPMENT PROPOSED: Proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure including: new valve house buildings within fenced compounds with permanent vehicular access provision. with the installation of tunnel shafts; open cut connection areas at either end of the replacement section within temporary construction compounds, to include site accesses, storage areas, plant and machinery, and drainage infrastructure. in addition, a temporary haul route with bridge over the River Ribble (as one of two options for vehicular access to the temporary construction compound); a series of local highway works together with a temporary satellite park and ride facility and a vehicle marshalling area.

AT: From land near the convergence of the Hornby Road, the Roman Road and Shooters Clough to land west of Newton in Bowland; with highway works at various locations from Pimlico Link Road, Clitheroe to Hallgate Hill, Newton in Bowland via Chatburn Road, Ribble Lane, Grindleton Road and Slaidburn Road; a haul route from land south of West Bradford Bridge to West Bradford Road, west of Healings Farm, West Bradford; a vehicle marshalling facility on land at the Ribblesdale Cement Works, West Bradford Road, Clitheroe and a park and ride facility at the existing Ribblesdale Cement Works car park to the west of West Bradford Road

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of the development a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the proposed phasing of the development hereby approved, including the:
 - 'Initial 9-month construction period' (the details shall include the dates for the initial 9-month construction period) and other
 - 'Main Project Stage' (the details shall include the dates for the Main Project Stage).

The development thereafter shall be undertaken in accordance with the approved phasing plan. For the purposes of this planning permission, all references to a Phase or Sub-Phase shall be to a Phase or Sub-Phase as shown on the approved plan.

Reason: To ensure the proper development of the site in a co-ordinated manner.

3. Prior to the commencement of each phase of the development, pursuant to condition 2, a
a.environmental management system (EMS) detailing the procedures to deliver and monitor compliance with all the environmental requirements of the contract and all relevant legislation, standards, regulations and consents; and

b.site-specific Construction Environmental Management Plans (CEMPs) in full accordance with the submitted Construction Code of Practice (CCoP) see specific requirements below- condition 27.

Shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be undertaken in accordance with the approved EMS and CEMP

REASON: In the interests of the proper managements of the development throughout the construction period.

4. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings/documents:

BOWLAND SECTION (3/2021/0660)

Document Title	Document Reference
Planning, Design & Access Statement (including a Major Development Test, Drainage Statement and SUDS Proforma)	RVBC-BO-APP-003
Bowland Section (RVBC) Compounds Lighting Management Plan	RVBC-BO-APP-005 Version 1.0
Construction Traffic Management Plan (with Appendices in 4 separate docs)	RVBC-BO-APP-007_03
Bowland Section (RVBC) BNG Strategy - on site	RVBC-BO-APP-008_01 Version 3.0
Bowland Section (RVBC) BNG Strategy - off site	RVBC-BO-APP-008_02 Rev 1
Bowland Section SSSI Assessment	RVBC-BO-APP-009 Version 3.0
Bowland Section SSSI Assessment Addendum	RVBC-BO-APP-009_01 Version 1.0

Drawing Title	Drawing Reference
Scheme Overview Plans	RVBC-BO-APP-004-01_01
Section Overview Plans	RVBC-BO-APP-004-01_02 Rev 1
Section Overview Plans	RVBC-BO-APP-004-01_03 Rev 1
Site Location Red Line Plan (Sheet 1 of 2)	RVBC-BO-APP-004-02_01 Rev 1

Drawing Title	Drawing Reference
Site Location Red Line Plan (Sheet 2 of 2)	RVBC-BO-APP-004-02_02 Rev 1

Site Layout Plans (Proposed Permanent - Newton In Bowland Compound - Sheet 1 of 2)	80061155-01-JAC-TR3-97-DR-C-00004 Rev P03.1
Site Layout Plans (Proposed Permanent - Newton In Bowland Compound - Sheet 2 of 2)	80061155-01-JAC-TR3-97-DR-C-00011 P03.1
General Arrangement - Scheme Extents (Sheet 1 of 7)	RVBC-BO-APP-004-04_01
General Arrangement - Scheme Extents (Sheet 2 of 7)	RVBC-BO-APP-004-04_02
General Arrangement - Scheme Extents (Sheet 3 of 7)	RVBC-BO-APP-004-04_03
General Arrangement - Scheme Extents (Sheet 4 of 7)	RVBC-BO-APP-004-04_04
General Arrangement - Scheme Extents (Sheet 5 of 7)	RVBC-BO-APP-004-04_05
General Arrangement - Scheme Extents (Sheet 6 of 7)	RVBC-BO-APP-004-04_06 Rev 1
General Arrangement - Scheme Extents (Sheet 7 of 7)	RVBC-BO-APP-004-04_07 Rev 1
General Arrangement - Scheme Extents (River Ribble Crossing)	80061155-01-JAC-TR3-97-DR-C-00006 P02
PROPOSED NEWTON IN BOWLAND COMPOUND CONSTRUCTION PHASE DRAWING SHEET 1 OF 2	RVBC-BO-APP-004-05_01 Rev 1
PROPOSED NEWTON IN BOWLAND COMPOUND CONSTRUCTION PHASE DRAWING SHEET 2 OF 2	RVBC-BO-APP-004-05_02 Rev 1

PROPOSED NEWTON IN BOWLAND COMPOUND CONNECTION PHASE DRAWING SHEET 1 OF 2	RVBC-BO-APP-004-06_01 Rev 1
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Drawing Title	Drawing Reference
PROPOSED NEWTON IN BOWLAND COMPOUND CONNECTION PHASE DRAWING SHEET 2 OF 2	RVBC-BO-APP-004-06_02 Rev 1
COMPOUND SECTIONS - NEWTON IN BOWLAND COMPOUND	RVBC-BO-APP-004-07
Newton-in-Bowland Compound - Pipeline Open Cut Construction Easement - Cross Section	80061155-01-UU-TR3-XX-DR-C-20021 P01.1
Newton-in-Bowland Compound - Proposed Pipeline Connection Layout	80061155-01-UU-TR3-XX-DR-C-20022 P01.1
COMPOUND ELEVATIONS - NEWTON IN BOWLAND COMPOUND SHEET 1 OF 2	RVBC-BO-APP-004-09_01
COMPOUND ELEVATIONS - NEWTON IN BOWLAND COMPOUND SHEET 2 OF 2	RVBC-BO-APP-004-09_02
NEWTON-IN-BOWLAND COMPOUND PROPOSED VALVE HOUSE BUILDING ELEVATIONS	80061155-01-UU-TR3-XX-DR-C-00061 P01.1
NEWTON-IN-BOWLAND COMPOUND TYPICAL RAISED CHAMBER DETAIL	80061155-01-UU-TR3-XX-DR-C-00063 P01.1
NEWTON-IN-BOWLAND COMPOUND PROPOSED FENCING AND GATE DETAIL	80061155-01-UU-TR3-XX-DR-C-00065 P01.1
NEWTON-IN-BOWLAND COMPOUND PROPOSED TEMPORARY HODDER CROSSING BRIDGE GENERAL ARRANGEMENT AND ELEVATIONS	80061155-01-JAC-TR3-97-DR-C-00005 P02

APPLICATION NO. 3/2021/0660

DECISION DATE: DRAFT

PROPOSED RIBBLE CROSSING BRIDGE GENERAL ARRANGEMENT AND ELEVATIONS	80061155-01-JAC-TR3-97-DR-C-00009 P02
PROPOSED TEMPORARY GAMBLE HOLE FARM PASTURE BHS CROSSING GENERAL ARRANGEMENT AND ELEVATIONS	80061155-01-UU-TR3-97-DR-C-00046
General Arrangement –	RVBC-BO-APP-004-11_01 D0

Drawing Title	Drawing Reference
Compound Junction Access Details (Newton In Bowland Compound N&S)	
General Arrangement – Compound Junction Access Details (Newton In Bowland Compound Hallgate Hill)	RVBC-BO-APP-004-11_02 D0
HIGHWAYS WORKS PROPOSALS (SHEET LOCATIONS) SHEET 1 of 12	RVBC-BO-APP-004-12_01 Rev 1
Highways Works Proposals (Sheet 2 of 12)	RVBC-BO-APP-004-12_02 Rev 1
Highways Works Proposals (Sheet 3 of 12)	RVBC-BO-APP-004-12_03 Rev 1
Highways Works Proposals (Sheet 4 of 12)	RVBC-BO-APP-004-12_04 Rev 1
Highways Works Proposals (Sheet 5 of 12)	RVBC-BO-APP-004-12_05 Rev 1
Highways Works Proposals (Sheet 6 of 12)	RVBC-BO-APP-004-12_06 Rev 1
Highways Works Proposals (Sheet 7 of 12)	RVBC-BO-APP-004-12_07 Rev 1
HIGHWAYS WORKS PROPOSALS - TYPICAL PASSING PLACE CROSS SECTIONS - SHEET 8 of 9	RVBC-BO-APP-004-12_11 Rev 1
HIGHWAYS WORKS PROPOSALS - TYPICAL ROAD WIDENING CROSS SECTIONS - SHEET 9 of 9	RVBC-BO-APP-004-12_12 Rev 1

Highways Works Proposals (RIBBLE CROSSING HAUL ROAD - Sheet 1 of 2)	80061155-01-JAC-TR3-97-DR-C-00007
Highways Works Proposals (RIBBLE CROSSING HAUL ROAD - Sheet 2 of 2)	80061155-01-JAC-TR3-97-DR-C-00008 Rev P03
General Arrangement - Clitheroe Park & Ride Facility and HGV Holding Area	80061155-01-UU-TR3-XX-DR-C-00045
Waddington B6478 Temporary HGV Holding Location	80061155-01-UU-TR4-XX-DR-C-00040
Re-located bus stop - West Bradford Road	B27070CQ-JAC-XX-DR-C-TR4_WV-1107
West Clough Bridge Approach	80061155-01-UU-TR4-XX-DR-C-00041 West Clough Bridge
Drawing Title	Drawing Reference
- Possible additional highways measures	Approach
PROPOSED NEWTON IN BOWLAND SECTION BETWEEN HALLGATE HILL & NEWTON RD VEHICLE TRACKING - THREE AXLE LOW LOADER (RIGID TIPPER)	B27070CQ-JAC-XX-DR-C-TR4_VT-1123
PROPOSED NEWTON IN BOWLAND SECTION BETWEEN HALLGATE HILL & NEWTON RD VEHICLE TRACKING - THREE AXLE LOW LOADER (FH16 ASSUMPTION)	B27070CQ-JAC-XX-DR-C-TR4_VT-1121
PROPOSED NEWTON IN BOWLAND SECTION BETWEEN HALLGATE HILL & NEWTON RD VEHICLE TRACKING - THREE AXLE LOW LOADER (ARTICULATED FLATBED)	B27070CQ-JAC-XX-DR-C-TR4_VT-1122
West Bradford Road Widening Cross Sections	80061155-01-UU-TR4-97-DR-C-20017
West Bradford Road Widening Cross Sections	80061155-01-UU-TR4-97-DR-C-20018

APPLICATION NO. 3/2021/0660

DECISION DATE: DRAFT

WADDINGTON VILLAGE PROPOSED VILLAGE SQUARE AND GATEWAY SCHEME	B27070CQ-JAC-XX-DR-C-TR4_WV-1108
WADDINGTON VILLAGE PROPOSED VILLAGE SQUARE AND GATEWAY SCHEME	B27070CQ-JAC-XX-DR-C-TR4_WV-1110
WADDINGTON VILLAGE PROPOSED VILLAGE SQUARE AND GATEWAY SCHEME	B27070CQ-JAC-XX-DR-C-TR4_WV-1111
WADDINGTON VILLAGE PROPOSED VILLAGE SQUARE AND GATEWAY SCHEME	B27070CQ-JAC-XX-DR-C-TR4_WV-1112

Volume	Document Title	Document Reference	Original June 2021 Revision/Version	Further Updates in the SEI Report (February 2022)?
Volume 3	Figure 1.2: Planning Proposed Bowland Section	LCC_RVBC-BO-FIG001-002	Rev 0	Yes
Volume 3	Figure 3.1A: Planning Application Boundary Bowland Section	LCC_RVBC-BO-FIG003-001A	Rev 0	Yes
Volume 3	Figure 3.1B: Highways Works Planning Application Boundary Bowland Section	LCC_RVBC-BO-FIG003-001B	Rev 0	Yes
Volume 3	Figure 6.5: Tree Constraints and Assessment Plan	LCC_RVBC-BO-FIG006-005	Rev 0	Yes
Volume 3	Figure 6.6: Preliminary Trees at Risk Plan	LCC_RVBC-BO-FIG006-006	Rev 0	Yes

Volume 3	Figure 7.6: Private Water Supply Locations, Source Protection Zones and Spring Discharges as Recorded on Ordnance Survey Maps, GWDTE Surveys and documented by Preene Groundwater Consultancy Ltd (2014)	LCC_RVBC-BO-FIG007-006	Rev 0	No
Volume 3	Figure 9A.8: Trees with Bat Roost Suitability	LCC_RVBC-BO-FIG009-01-08	Rev 0	No
Volume 3	Figure 16.2: Proposed Vehicle Routing	LCC_RVBC-BO-FIG016-002	Rev 0	No
Volume 3	Figure 20.1: Environmental Masterplan (Page 1 of 4)	LCC_RVBC-BO-FIG020-001_pg1	Rev 0	Yes – See SEI Appendix B9
Volume 3	Figure 20.1: Environmental Masterplan (Page 2 of 4)	LCC_RVBC-BO-FIG020-001_pg2	Rev 0	Yes – See SEI Appendix B9
Volume 3	Figure 20.1: Environmental Masterplan (Page 3 of 4)	LCC_RVBC-BO-FIG020-001_pg3	Rev 0	Yes – See SEI Appendix B9
Volume 3	Figure 20.1: Environmental Masterplan (Page 4 of 4)	LCC_RVBC-BO-FIG020-001_pg4	Rev 0	Yes – See SEI Appendix B9
Volume 4	Appendix 3.2:	LCC_RVBC-BO-TA-	Rev 0	No
Volume	Document Title	Document Reference	Original June 2021 Revision/Version	Further Updates in the SEI Report (Feb 2022)?
	Construction Code of Practice	003-002		
Volume 4	Appendix 10.3: Geophysical Survey Report of Proposed Lower Houses Compound Haweswater Aqueduct Resilience Programme – Proposed Bowland Section	LCC_RVBC-BO-TA010-004	Rev 0	No

Volume 4	Appendix 20.2: Planting Proposals	LCC_RVBC-BO-TA020-002	Rev 0	Yes – See SEI- Appendix B1(ii)
Volume 5	Newton-in-Bowland and Marl Hill Compounds Highways Works Part I: Environmental Assessment (excluding Ecology)	RVBC-BO-ES-V5-P1-001	Rev 0	Yes- See SEI Appendix 2 and Appendix B3
Volume 5	Newton-in-Bowland and Marl Hill Compounds Highways Works Master Plan	RVBC-BO-FIG-V5P1-001	Rev 0	No
Volume 6	Figure 3.1: Ribble Crossing Location Plan	LCC_RVBC-BO-RC-FIG-003-001	Rev 0	No
Volume 6	Figure 6.5: Tree Constraints and Assessment Plan	LCC_RVBC-BO-RC-FIG-006-005	Rev 0	No
Volume 6	Figure 20.1: Environmental Masterplan (Page 1 of 2)	LCC_RVBC-BO-RC-FIG-020-001_pg1	Rev 0	No
Volume 6	Figure 20.1: Environmental Masterplan (Page 2 of 2)	LCC_RVBC-BO-RC-FIG-020-001_pg2	Rev 0	No

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

- No development shall take place within each Phase until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work for that Phase. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (www.archaeologists.net). The development shall be carried out in accordance with these agreed details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Note: Lists of suitable contractors are available on the following websites: Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/> British Archaeological Jobs and Resources (BAJR) <http://www.bajr.org/>

6. Prior to the commencement of construction work for each Phase of the development a Materials Management Plan shall be submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the term 'construction work' shall be taken to include any works to include works to prepare the site for development including site access points, haul roads and compound areas but excluding site investigation work. The materials management plan shall be developed following the site investigations and risk assessments and for that Phase shall:

a. Identify all locations from which material will be excavated.

b. Utilising the information contained within the contaminated land investigation, identify those areas of excavation which are contaminated

c. For areas of excavation which may be subject to contamination estimate the volume of material arising, the approximate volumes of material to be remediated on site and provisional volume to be disposed of off-site

d. Illustrate where and how the remediation of contaminated material would take place

e. Illustrate where and how remediated material would be re-used, including volumetric calculations to demonstrate that the material can be accommodated within the proposed area of use and any measures for containment for this material

f. Detail the frequency of testing and testing specification for soils generated during the cut and fill operations, including how the materials are to be segregated and stored (this should be in the form of a Soil Management Plan see informatives)

g. Identify screening criteria for assessment of whether the materials can be reused without treatment or mitigation

h. For areas of excavation which are not subject to contamination provide the volume of material arising and illustrate where and how non-contaminated material would be reused including volumetric calculations to demonstrate that the material can be accommodated within the proposed area.

Once approved the materials management plan shall be implemented in its entirety.

Reason To ensure the proposed development does not pose an unacceptable risk of pollution to controlled waters

7. Prior to the commencement of construction work for each Phase of the development, a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the term 'construction work' shall be taken to include any works to prepare the site for development including site access points, haul roads and compound areas but excluding site investigation. The Site Waste Management Plan shall include details for that Phase of:
- a. the anticipated nature and volumes of waste that will be generated by construction work
 - b. the measures to minimise the generation of waste resulting from the proposed works
 - c. measures to maximise the re-use on-site of such waste
 - d. measures to be taken to ensure effective segregation at source of other waste arising during the carrying out of such works, including the provision of waste sorting, storage, recovery and recycling facilities as appropriate

The approved SWMP shall be implemented throughout the period of construction work on site

Reason To ensure the construction activities associated with the proposed development do not pose an unacceptable risk of pollution to controlled waters through the inappropriate management of waste on site

8. Prior to the commencement of each Phase of the development:
- a scheme detailing the proposed flood risk mitigation strategy shall be submitted to and approved in writing by the local planning authority. The scheme shall include all proposed measures to ensure flood risk is not increased to third party land or property as a result of the proposed development.
 - The scheme shall be supported by hydraulic modelling and where structures are proposed, details of their location and design shall be submitted.

The approved scheme shall be implemented and completed in full prior to the commencement of any development over the main River Ribble, and subsequently maintained, in accordance with the scheme's timing/ phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority

Reason To prevent flood risk to third party land and property

9. Prior to the commencement of each Phase of the development details of:
1. All private water supplies that may be impacted by the proposed development shall be identified and any measures necessary to mitigate the impacts of the development on them (which may include an alternative water supply) shall have been agreed in writing with the Local Planning Authority.
 2. The details shall include appropriate monitoring throughout the construction period to ensure the continued protection the quality and quantity of supplies.

Thereafter, each Phase of the development shall be implemented in accordance with the approved details with any necessary mitigation identified as part of the ongoing monitoring implemented in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure that the proposed development does not harm the water environment in line with paragraph 174 of the National Planning Policy Framework

10. As part of the construction of the compounds the following measures will be implemented in respect of the public rights of way:

· Pedestrian gates shall be installed at the controlled access point on footpath 3-29-FP26 (RIBBLE CROSSING).

· BOWLAND SECTION ONLY: The exit point of the temporary diversion of footpath 3-29-FP31 onto the highway must have good sight lines and controlled with a pedestrian gate, (unless required for stock control when a metal kissing gate with meshed hoop should be installed).

11. Prior to the operation of the Newton in Bowland Compound the exit points onto the highway shall be replaced with pedestrian gates (unless required for stock control when a metal kissing gate with meshed hoop should be installed).

Reason: To improve connectivity between footpath 3-29-FP32 and 3-29-FP15

12. On restoration of the Bonstone Compound the path connection between 3-29-FP42 and 3-29-FP43, over the swale, shall be restored to a standard approved by Lancashire County Councils Public Rights of Way.

Reason: In the interests of footpath connectivity

13. On termination of the temporary diversion of footpath 3-1-FP2 (associated with the Ribble Crossing) the steps at the point the path meets West Bradford Road near the road bridge shall be removed and replaced with a pedestrian gate that meets the BS 5709:2018 standard.

Reason: In the interests of footpath connectivity

14. The 6-week temporary diversion route of footpath 3-44-FP23 shall be a minimum 2m usable width and free from the encroachment of vegetation, trees or bushes. Prior to the removal of the temporary diversion:
- the kissing gate, at the bottom of the steps leading from Clitheroe Road, on footpath 3-44-FP23 shall be replaced.
 - Surface improvements between the trees at the western end of footpath 3-44FP23 shall be undertaken and completed.

Reason: In the interests of footpath connectivity

15. The 6-week temporary diversion route of footpath 3-44-FP23 shall be a minimum 2m usable width and free from the encroachment of vegetation, trees or bushes. Prior to the removal of the temporary diversion:
- the kissing gate, at the bottom of the steps leading from Clitheroe Road, on footpath 3-44-FP23 shall be replaced.
 - Surface improvements between the trees at the western end of footpath 3-44FP23 shall be undertaken and completed.

Reason: In the interests of footpath connectivity

16. The following improvements shall be made to the following footpaths in accordance with a timetable which has first been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted to and approved in writing prior to the removal of the temporary diversion routes required as part of the development:
- All access points on footpath 3-44-FP22, 3-43-FP23, 3-44-FP21, 3-43-FP23, 3-43-FP22 shall be replaced with pedestrian gates (unless required for stock control when a metal kissing gate with meshed hoop should be installed)
 - Surface and step replacement improvements shall be made to 3-43-FP23

Reason: In the interests of footpath connectivity and to mitigate the impacts of the development on the footpath network.

17. Prior to the commencement of each Phase of the development hereby approved a phasing timetable for the tree, shrub and hedgerow removal shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter full details of the extent of tree, shrub and hedgerow removal relating to each phase of the development shall be submitted to and approved in writing prior to any tree/ hedgerow works in that phase being undertaken. The details shall include the number of trees to be felled/ length of hedgerow to be removed along with a timetable for replacement planting to mitigate for the tree/ hedgerow loss.

Planting should be undertaken using native species grown from seed sourced from an appropriate seed zone and, in terms of quantities required, should be in accordance with requirements set out in 8) Embedded Mitigation and Good Practice, Volume 2 Chapter 6: Landscape and Arboriculture.

All opportunities for advance planting should be explored and consideration should be given to temporarily planting rapid growing species such as Eucalyptus along the site boundaries where they would be most visible from and closest to public rights of way. All these plants would have to be removed upon completion of construction and reinstatement works.

Opportunities to translocate existing hedgerows and replant within the application site should be exploited where possible.

The replacement planting/ new planting shall be undertaken in accordance with the approved details which shall be as soon as reasonably practicable. Any trees or plants which within a period of 25 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To mitigate the landscape and visual harm of the development

18. Prior to the stripping of any topsoil a phasing plan for the soil stripping for each Phase of the development shall be submitted to and approved in writing by the Local Planning Authority.

Prior to each phase of soil stripping a detailed work method statement setting out the measures proposed to minimise the adverse effects of the soil stripping and long-term storage of stockpiled topsoil and subsoil shall be submitted to and approved in writing by the Local Planning Authority prior to any soil stripping being undertaken. The details shall include:

a). The shaping and grading of the topsoil and subsoil stockpiles to appear as 'naturalistic' landforms, free of artificial looking engineered slope profiles.

b) The location of the temporary stockpiles which should be located along the boundaries of the site compound(s) to provide some mitigation of its visual effects.

c) Cross sections through proposed stockpiles showing existing and proposed levels.

Topsoil and subsoil stockpiles shall be a maximum of 2m high to minimise the damaging effects of relatively long-term storage as proposed.

Thereafter the soil stripping and storage shall be undertaken in accordance with the approved details.

REASON: To mitigate the landscape and visual harm of the development

19. Prior to the completion of the development full details of the site restoration for each of the compounds shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- full details of the existing and proposed land levels, including cross sections

- Proposed landscaping and boundary treatments

- A timetable for implementation

The restoration of the compounds thereafter shall be undertaken in accordance with the approved details.

REASON: To mitigate the landscape and visual harm of the development

20. Prior to the commencement of each Phase of the development hereby approved detailed decommissioning proposals shall be submitted to and approved in writing by the Local Planning Authority. The approved decommissioning proposals shall be implemented in full and shall include (inter alia):

- A detailed timetable for decommissioning of all temporary bridges, culverts, haul roads, access roads, structures and other features.
- Detailed precautionary working methods for the protection of designated sites, habitats and species populations, to be implemented during decommissioning.
- Detailed ecological restoration and enhancement proposals to be implemented following decommissioning of temporary features.

REASON: To ensure any ecological impacts as a result of the development are mitigated.

21. Prior to the commencement of any works for each phase of the development hereby approved a detailed lighting scheme for that Phase shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include a Lighting Management Plan which demonstrates:

- the mitigation which will be employed to reduce adverse impacts on the local landscape due to lighting; and
- measures employed to minimise visual clutter caused by vertical structures
- the hours of illumination
- a timetable for implementation and removal of the lighting

The lighting for that Phase thereafter shall be implemented in accordance with the approved scheme and removed from the site in accordance with the agreed timetable included within the Management Plan.

REASON: In the interests of the visual amenities of the area and to mitigate the impact of the development

22. Prior to the commencement of any works to each compound full details of the:
- a) site compound structures including offices, welfare cabins, hoardings and fences for each compound;
 - b) the management of compounds to ensure that the proposed mitigation measures are managed and maintained throughout the duration of the construction contract.

shall be submitted to and approved in writing by the Local Planning Authority.

The structures on each compound shall be designed to take account of the high landscape and visual sensitivity of the compounds rural location.

The construction and ongoing management of the compounds thereafter shall be undertaken in accordance with the approved details. REASON: In the interests of the visual amenities of the area

23. All the materials used for temporary access tracks and parking areas shall be surfaced with locally sourced stone. Where practicable, these areas should be oversewn with grasses to create a locally typical farm track type appearance.

REASON: In the interests of the visual appearance of the area and to further aid the assimilation of the development in the landscape.

24. All access tracks required for the establishment, construction and commissioning phases should be removed upon completion of the works and the land reinstated to its former appearance prior to the completion of the development hereby approved.

REASON: in the interests of the visual appearance of the area

25. When not in use, the 45m high crane should be lowered to the minimum height achievable.

REASON: in the interests of the visual appearance of the area and to minimise its effects on views and landscape tranquillity.

26. Prior to the construction of the permanent raised chambers full details of the hardstanding associated with each chamber shall be submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation that the extent of hardstanding has been kept to a minimum with alternative solutions (such as locally sourced aggregate seeded with appropriate native wildflowers) have been incorporated where possible. Thereafter the chambers shall be constructed in accordance with the approved details.

REASON: in the interests of the visual amenities of the area and to mitigate the long term impact of the development

27. Prior to the commencement of each Phase of the development hereby approved a Construction Environmental Management Plan (CEMP) for that Phase shall be submitted and approved in writing by the Local Planning Authority. The approved CEMP shall be implemented in full. The CEMP shall include (inter alia):
- A Construction Method Statement to supplement the Construction Traffic Management Plan
 - Proposals for pre-commencement repeat surveys for protected and priority species and priority habitats to be undertaken prior to the commencement of any works, and throughout the construction programme, which shall inform the need for precautionary working methods, licences and exemptions;
 - Details of all licences, consents and exemptions that will be in place prior to commencement of works;
 - Details of responsible persons and organisations, including lines of communication;
 - Proposals for supervision of works, licensable mitigation measures and precautionary working methods by an appropriately qualified, experienced and licensed Ecological Clerk of Works;
 - Necessary training and/or briefing of site operatives on ecological matters and required working methods and procedures to ensure compliance with legislation and planning obligations;
 - Measures that will be taken to ensure compliance with relevant parts of BS42020 - Biodiversity Code of practice for planning and development;
 - An ecological constraints plan to be issued to the contractor, including (inter alia):
 - Identification of biodiversity protection zones and exclusion zones around sensitive habitats and species;
 - Known locations of protected and priority species and their habitat;
 - Tree root protection areas;
 - Locations of demarcated working areas;
 - Precautionary working method statements for the avoidance of ecological impacts during all stages of the works, including:
 - Prevention of any breach of wildlife protection legislation;
 - Procedures to be followed if the presence of protected species is detected or suspected at any stage before or during the works;
 - Measures to prevent impacts on protected and priority species and their habitats;

- Measures to protect priority and protected species from the impacts of habitat severance throughout the project;
- Maintenance of bat flight paths throughout all phases of the works;
- Measures to ensure compliance with the Eels Regulations;
- Roadkill prevention measures to be implemented along all construction traffic routes;
- Measures to prevent animals from becoming trapped;
- Timing and other measures to prevent any impact on nesting birds;
- Measures to prevent disturbance of breeding and wintering birds during all phases of the proposed works;
- Measures to prevent disturbance of sensitive species and habitats as a result of lighting, noise, vibration, vehicle movements, storage of materials or other causes;
- Protection of retained habitats;
- Exclusion zones around designated sites, irreplaceable habitats and habitats of principal importance.
- Protection of watercourses during the works;
- Measures to avoid impacts on hydrology and water quality;
- Measures to minimise soil compaction;
- Measures to prevent soil stripping in the vicinity of sensitive habitats.
- Tree protection measures in accordance with BS5837 (2012);
- Protection of ancient/veteran/aged trees;
- Measures to maintain habitat connectivity throughout the works;
- Demarcation of the working area and installation of barriers and warning signs to protect retained habitats;
- Protection of Statutory designated sites, functionally linked land and associated species populations during the works;
- Protection of non-statutory designated sites and associated species populations during the works;
- Measures to be implemented during decommissioning of temporary structures and features;

- Measures to eradicate and prevent the spread of invasive non-native species;
- Biosecurity measures to be implemented;
- Measures to prevent detrimental ingress/egress of water to/from sensitive habitats.
- Pollution and sediment control measures.
 - A work programme, demonstrating that works will be timed to minimise ecological impacts;
 - Monitoring, reporting and review of proposed measures throughout all phases of the works.

REASON: To mitigate the ecological impacts of the development

28. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the submitted flood risk assessment and outline drainage strategies:

Bowland Section

1. Document name: Proposed Bowland Section Environmental Statement Volume 2 Chapter 8: Flood Risk, Reference: LCC_RVBC-BO-ES-008 Rev:0, Dated: June 2021, Prepared by: Jacobs.
2. Document name: Proposed Bowland Section Environmental Statement Volume 4 Appendix 8.1: Flood Risk Assessment, Reference: LCC_RVBC-BO-TA-008-001, Rev: 0, Dated: June 2021, Prepared by: Jacobs.
3. Document name: Volume 6 Proposed Ribble Crossing Appendix 8.1: Flood Risk Assessment, Reference: LCC_RVBC-BO-RC-TA-008-001, Rev: 0, Dated: June 2021, Prepared by: Jacobs.

The measures shall be fully implemented in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems

- 29 A final, detailed surface water sustainable drainage scheme for each Phase of the development shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of that Phase.

The sustainable drainage scheme shall be based upon the submitted flood risk assessment and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly.

The detailed sustainable drainage scheme shall include, as a minimum: a) Final sustainable drainage plans, appropriately labelled to include:

- i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels.
- ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary.
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate.
- iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.
- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building.
- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary.
- vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components.

b) A full set of sustainable drainage flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an additional 40% allowance for climate change.

(Marl Hill Section: Surface water run-off must not exceed the green field run off rates mentioned in Volume 6 Proposed Ribble Crossing Appendix 8.1: Flood Risk Assessment, Volume 6 Proposed Ribble Crossing Chapter 8: Flood Risk, Proposed Marl Hill Section Environmental Statement Volume 2 Chapter 8: Flood Risk, Proposed Marl Hill Section Environmental Statement Volume 4 Appendix 8.1: Flood Risk Assessment)

(Bowland Section: Surface water run-off must not exceed the green field run off rates mentioned in Proposed 4 Bowland Section Environmental Statement Volume 2 Chapter 8: Flood Risk, Proposed Bowland Section Environmental Statement Volume 4 Appendix 8.1 and Volume 6 Proposed Ribble Crossing Appendix 8.1: Flood Risk Assessment).

The scheme shall be implemented in accordance with the approved details prior to the compounds becoming operational.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems

30. No development shall commence for each Phase of the development hereby approved until details of how surface water and pollution prevention will be managed during each Phase of the development have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance

The development shall be constructed in accordance with the approved details.

Reasons:

1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere;
2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

- 31 Prior to the operation of each Phase of the development a Verification Report and Operation and Maintenance Plan for the lifetime of the development in relation to each compound, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework

32. Prior to the commencement of any of the enabling works a Stakeholder and Customer Communications Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include clear objectives and processes on how the work will be delivered to mitigate impacts of the development to the communities. The Plan shall be kept continually under review during the lifetime of the development to ensure it is reactive to matters affecting the communities at that time. Communications thereafter shall be co-ordinated by the community liaison officer in accordance with the approved plan.

REASON: The development hereby approved will impact on the local communities and clear communication is needed throughout all aspects of the development

33. HIGHWAY CONDITIONS
Routing Strategy

For the agreed 'Initial 9-month construction period' the routing of construction site traffic to/from the site must be restricted to the routes set out below (road numbers shown in brackets):

a) A59, Pimlico Link Road (A671), Pimlico Link Road (U22930), West Bradford Road (C579), (hereafter referred to as "Route 1a")

b) A59, Pimlico Link Road (A671), Chatburn Road (A671), Well Terrace (B6478), Waddington Road (B6478), Clitheroe Road (B6478), The Square (B6478), West Bradford Road (C571), Slaidburn Road (B6478), Hallgate Hill (B6478), for vehicles less than 3.5m in height (hereafter referred to as "Route 1b");

c) A59, Pimlico Link Road (A671), Chatburn Road (C580), Clitheroe Road (C580), Crow Trees Brow (C580), Ribble Lane (C581), Grindleton Road (C581), Grindleton Road (C571), Waddington Road (C571), West Bradford Road (C571), Slaidburn Road (B6478), Hallgate Hill (B6478), for vehicles greater than 3.5m in height (hereafter referred to as "Route 1c"); and

d) Hallgate Hill (B6478), Chapel Lane (U4903), Newton Road (C568), (hereafter referred to as "Route 1d") (through Newton in Bowland)

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

34. For the agreed 'Main Project Stage' the routing of construction site traffic to/from the site must be restricted to the routes set out below (road numbers shown in brackets):

a) A59, Pimlico Link Road (A671), Pimlico Link Road (U22930), West Bradford Road (C579), (hereafter referred to as "Route 2a");

b) West Bradford Road (C571), (hereafter referred to as "Route 2b"); and

c) Slaidburn Road (B6478), Hallgate Hill (B6478), Newton Road (C568), (hereafter referred to as "Route 2c").

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

35. For the 'Initial 9-month construction period' during school term times no HGV movements, associated with the development hereby permitted, will be permitted along Route 1b (as defined in Condition 33) during the following hours:

-08:00 to 09:00 (Monday to Friday)

-14:00 to 15:00 (Wednesday)

-15:15 to 16:15 (Monday to Friday, excluding Wednesday)

For the avoidance of doubt during school holidays the above restrictions will not be applicable.

As the development progresses any proposed changes to the above hours shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved hours.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

36. For the 'Initial 9-month construction period' during school term times no HGV movements, associated with the development hereby approved, will be permitted along Route 1c (as defined in Condition 33) during the following hours:

-08:15 to 09:15 (Monday to Friday)

-15:00 to 16:00 (Monday to Friday)

For the avoidance of doubt during school holidays the above restrictions will not be applicable.

As the development progresses any proposed changes to the above hours shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved hours.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

37. For the 'Initial 9-month construction period' during school term times no HGV movements, associated with the development hereby approved, will be permitted along Route 1d (as defined in Condition 33) during the following hours:

-08:00 to 09:00 (Monday to Friday)

-15:15 to 16:15 (Monday to Friday)

For the avoidance of doubt no HGV movements are permitted along Route 1c (as defined in Condition 33) during school holidays and weekends.

As the development progresses any proposed changes to the above hours shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved hours.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

38. The maximum number of HGV movements permitted to and from the development hereby approved, along Route 1b (as defined in Condition 33) in any time period will not exceed the permitted levels set out below:

a)The average number of HGVs using this corridor, in any projected forthcoming year in line with their latest programme, shall be no more than 30 in each direction in any one working day (total 60 two-way movements);

b)Notwithstanding (a) above, no more than 45 HGVs shall use this corridor in each direction in any one working day (total 90 two-way movements); and

c)The average number of HGVs using this corridor, in any working day, shall be no more than 5 in each direction in any one working hour (total 10 two-way movements).

As the development progresses any proposed changes to the above permitted levels shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved volumes.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

39. The maximum number of HGV movements permitted to and from the development hereby approved, along Route 1c (as defined in Condition 33) in any time period will not exceed the permitted levels set out below:

a)The average number of HGVs using this corridor, in any projected forthcoming year in line with their latest programme, shall be no more than 2 in each direction in any one working day (total 4 two-way movements);

b)Notwithstanding (a) above, no more than 7 HGVs shall use this corridor in each direction in any one working day (total 14 two-way movements); and

c)The average number of HGVs using this corridor, in any working day, shall be no more than 1 in each direction in any one working hour (total 2 two-way movements).

As the development progresses any proposed changes to the above permitted levels shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved volumes.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

40. The maximum number of HGV movements permitted to and from the development hereby approved, along Route 1d (as defined in Condition 33) in any time period will not exceed the permitted levels set out below:

a)No more than 1 convoy (consisting of 2 HGVs and 1 escort vehicle) shall use this corridor in each direction in any one working day (total 2 two-way convoys); and

b)HGVs to use this corridor for no more than 2 days in any week (between Monday and Friday).

As the development progresses any proposed changes to the above permitted levels shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved volumes.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

41. For the 'Main Project Stage', during school term times, no HGV movements, associated with the development hereby approved, will be permitted along Route 2b (as defined in Condition 34) during the following hours:

-08:15 to 09:15 (Monday to Friday)
-15:00 to 16:00 (Monday to Friday)

For the avoidance of doubt during school holidays the above restrictions will not be applicable.

As the development progresses any proposed changes to the above hours shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved hours.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

42. The maximum number of HGV movements permitted to and from the development hereby approved, along Route 2b (as defined in Condition 34) in any time period will not exceed the permitted levels set out below:

a)The average number of HGVs using this corridor, in any projected forthcoming year in line with their latest programme, shall be no more than 36 in each direction in any one working day (total 72 two-way movements);

b)Notwithstanding (a) above, no more than 60 HGVs shall use this corridor in each direction in any one working day (total 120 two-way movements);

c)The average number of HGVs using this corridor, in any working day, shall be no more than 6 in each direction in any one working hour (total 12 two-way movements); and

As the development progresses any proposed changes to the above permitted levels shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved volumes.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

43. The maximum number of HGV movements permitted to and from the development hereby approved, along Route 2c (as defined in Condition 34) in any time period will not exceed the permitted levels set out below:

a) The average number of HGVs using this corridor, in any projected forthcoming year in line with their latest programme, shall be no more than 75 in each direction in any one working day (total 150 two-way movements);

b) Notwithstanding (a) above, no more than 125 HGVs shall use this corridor in each direction in any one working day (total 250 two-way movements);

c) The average number of HGVs using this corridor, in any working day, shall be no more than 13 in each direction in any one working hour (total 26 two-way movements); and

As the development progresses any proposed changes to the above permitted levels shall be submitted to and approved in writing by the Local Planning Authority supported by the necessary monitoring and evidence to support the proposed changes. Thereafter the HGV movements, associated with the development hereby permitted, shall adhere to the approved volumes.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

44. Prior to the commencement of each Phase of the development a written scheme for the installation and operation of continuous monitoring equipment to monitor detailed highway usage (such as classification, speeds and numbers) during the project and record the number of HARP vehicles and other vehicles on the permitted routes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the precise locations for the installation of the equipment, the dates which the equipment will be installed and the duration of time that the equipment will be in situ. Thereafter the approved scheme shall be implemented and operated in accordance with the approved details.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

45. A detailed record shall be maintained by either the contractor or developer of ALL vehicle movements along the permitted routes, through use of equipment as specified under the previous condition. Such records shall contain the vehicle classification, the time, date, speed and direction of movement.

The record shall be made available in report form for the inspection by the Local Highway Authority or their appointed representative on request. The record shall be retained for the whole duration of the project, including remediation post project, and kept available for inspection. This record shall be made available within 10 working days of request.

Annual progress reports shall be submitted to the Local Planning Authority, summarising 12 months of data and alignment with programme on each 12-month anniversary of the date of this planning permission.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

46. A detailed record shall be maintained by either the contractor or developer of ALL vehicle movements into and out of the site. Such records shall contain the vehicle classification, vehicle registration number, the time, date and route of the movement and driver, for all vehicles (HGVs and LGVs), and including vehicle unladen and maximum laden weight for HGVs. The record shall be made available in report form for the inspection by the Local Highway Authority or their appointed representative on request.

The record shall be retained for the whole duration of the project, including remediation post project, and kept available for inspection. This record shall be made available within 10 working days of request.

Annual progress reports shall be submitted to the Local Planning Authority, summarising 12 months of data and alignment with programme on each 12-month anniversary of the date of this planning permission.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction

47. Prior to the commencement of the first Phase of the development hereby approved an improvement scheme for the site accesses and the defined off-site highway works shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a programme of implementation for each scheme. These works comprise:
- Newton-in Bowland Compound Site Access (north) off Newton Road (preliminary design shown in drawing RVBC-BO-APP-004-11_01 Revision D0);
 - Hodder Crossing Haul Road Access (south) off Newton Road (preliminary design shown in drawing RVBC-BO-APP-004-11_01 Revision D0);
 - Hodder Crossing Haul Road Access (west) off B6478 Hallgate Hill (preliminary design shown in drawing RVBC-BO-APP-004-11_02 Revision D0);
 - Bonstone Compound Site Access (west) off B6478 Slaidburn Road (preliminary design shown in drawing RVBC-MH-APP-004-11_01 Revision D0);
 - Braddup Compound Site Access (west) off B6478 Slaidburn Road (preliminary design shown in drawing RVBC-MH-APP-004-11_02 Revision D0);
 - Ribble Crossing Haul Road Access (south) off West Bradford Road (preliminary design shown in drawing B27070CQ-JAC-XX-DR-C-TR4_VS-1011 Revision P01.1); - Ribble Crossing Haul Road Access (west) off West Bradford Road (preliminary design shown in drawing B27070CQ-JAC-XX-DR-C-TR4_VS-1010 Revision P01.2); - Signing strategy along all public highway to be used by construction traffic;
 - Road Marking and Signing Scheme review at the A59 / Pimlico Link Road junction identifying any necessary works having regard to significant increase in HGVs; - Widening scheme at the Pimlico Link Road / Chatburn Road roundabout with enhanced provision for pedestrians and cyclists;
 - Widening scheme at the A671/B6478 (Clitheroe Centre) roundabout;
 - Temporary holding/waiting area south of the village of Waddington;
 - Speed reduction scheme (with appropriate gateway measures) to 20mph through the village of Waddington (preliminary design shown in drawing B27070CQ-JAC-XX-DR-C-TR4_WV-1110 Revision P02);
 - A review of the speed limits through the villages of Chatburn, Grindleton, West Bradford and Newton-in-Bowland, and where required speed reduction schemes (with appropriate gateway measures) to 20mph;
 - Traffic scheme on West Bradford Road and B6478 Slaidburn Road (preliminary design shown in drawing B27070CQ-JAC-XX-DR-C-TR4_WV-1112 Revision P02) that includes an initial signing and lining scheme as Phase 1 and a regulated approach as Phase 2;
 - Signing strategy at all pinch points along the routes to be used by construction vehicles that includes slow signs and that highlights that the narrow roads will be used by HGVs;
 - Road widening scheme identifying locations where carriageway is required to be widened.
 - Improvement scheme for existing passing place areas proposed to be used that satisfy the needs of HGVs entering, waiting and exiting safely, and including resurfacing of the place;
 - Traffic scheme with sign posted local safe waiting areas, within or at approaches to the village of Newton-in-Bowland; and
 - Speed reduction scheme along the B6478 Slaidburn Road, B6478 Hallgate Hill and Newton Road (including the Waddington Fell Quarry access), with appropriate signing and speed enforcement strategy (including CCTV / mobile cameras).

Thereafter the road improvements shall be implemented in accordance with the approved details and in accordance with the approved program of works. A copy of the Section 278 Agreement shall be submitted to the Local Planning Authority on its completion.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

48. Prior to the commencement of each Phase of development hereby permitted details of project information boards, to be displayed on the highway, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- The content of the information boards which shall include the duration and progress of the project, remaining works and anticipated vehicles.
 - The location of the boards which should be sited within the villages and areas that will be used by construction vehicles.

Thereafter the boards shall be erected prior to the commencement of the phase of the development which the board relates to

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

49. Prior to the commencement of the first Phase of the development hereby approved a scheme for the marshalling areas, including a timetable for implementation and removal, to be used for construction delivery vehicles, the holding areas during movement restriction periods and marshalling areas when convoys are used (preliminary are shown in drawing 80061155-01-UU-TR3-XX-DR-C-00045 Revision P01.1), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the marshalling area shall be constructed and made available for use in accordance with the agreed details and timetable. The marshalling area shall be removed at the end of the project in accordance with the approved timetable.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction

50. Prior to the commencement of the first Phase of the development hereby approved a scheme for a park and ride area for construction personnel (preliminary are shown in drawing 80061155-01-UU-TR3-XX-DR-C-00045 Revision P01.1), including a timetable for implementation and removal, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the park and ride area shall be constructed and made available for use in accordance with the agreed details and timetable. The park and ride area shall be removed at the end of the project in accordance with the approved timetable.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

51. Prior to the commencement of each Phase of the development hereby approved a scheme for conducting road condition surveys (relating to the routes identified within conditions 33 and 34) to assess the condition of the highways to be used by vehicles (also including undulations in the carriageway, depressions, cracking of the road surface and stability of kerbing and ironware), along the full local corridor route to be used by construction vehicles associated with the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

The Road Condition Surveys scheme shall include provision for:

- a. An initial road condition monitoring survey, recording any deterioration within or adjacent to the adopted highway and listing locations, type and extent of deterioration and any necessary remediation works including a timetable for implementing the identified remediation. Thereafter the remediation works shall be undertaken in accordance with the approved timetable.
- b. Road condition monitoring surveys to be undertaken visually, on a weekly basis, recording any deterioration within or adjacent to the adopted highway and listing necessary remediation works, for the full duration of the project, including site remediation.
- c. Road condition monitoring video surveys to be undertaken, on a monthly basis where in close proximity to buildings, a 3 monthly basis on the remaining routes, and when informed by the community, recording any deterioration within or adjacent to the adopted highway and listing locations, type and extent of deterioration and necessary remediation works, for the full duration of the project, including site remediation.

Thereafter the roads shall be surveyed in accordance with the approved details.

The results of the Road Condition Surveys, along with a timetable for implementing identified reasonable remediation works shall be submitted to the dedicated appointed officer at the Local Highway Authority within 5 working days of its collection for the weekly survey, 5 working days for the monthly video surveys and 20 working days for the 3 monthly video surveys. Upon agreement by the officer the agreed remediation shall be undertaken, based upon each survey, for the full duration of the project, including site remediation.

Prior to completion of each Phase of the development hereby approved, a final road condition survey to be undertaken and submitted to and approved in writing by the Local Planning Authority. The details shall list any deterioration as identified along with a timetable for remedying the identified areas of deterioration.

All records to be maintained until the completion of the project including any maintenance period beyond completion.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

52. Prior to the commencement of each Phase of the development hereby approved a scheme for conducting a verge and foliage survey, including a timetable for the survey(s), to assess the condition of the verge and foliage, along the full local corridor route to be used by construction vehicles (relating to the routes identified within conditions 33 and 34), shall be submitted to and approved in writing by the Local Planning Authority.

The verge and foliage Survey scheme shall include provision for:

- a. An initial verge and foliage survey, recording any overgrown verge or foliage adjacent to the adopted highway and listing locations, type and extent of cutting back required along with a timetable for implementing the cutting back. Thereafter the cutting back shall be undertaken in accordance with the approved details.
- b. The verge and foliage survey surveys to be undertaken on a 3 monthly basis (having regard to nesting season), recording any overgrown verge or foliage adjacent to the adopted highway and listing locations, type and extent of further cutting back required, for the full duration of the project, including site remediation.

Thereafter the routes shall be surveyed in accordance with the approved scheme along with a timetable for implementing identified works which shall be submitted to the dedicated appointed officer at the Local Highway Authority within 5 working days of its collection. Upon agreement by the officer the cutting back shall be undertaken, based upon each survey, for the full duration of the project, including site remediation.

Prior to completion of the development a final verge and foliage survey shall be undertaken, submitted to and approved in writing by the Local Planning Authority. The details shall list any deterioration as identified along with a timetable for remedying the identified areas of deterioration. Thereafter the areas of deterioration shall be remedied in accordance with the approved details.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

53. Prior to the commencement of each Phase of the development hereby approved a scheme for conducting a road marking and traffic calming scheme condition survey (relating to the routes identified within conditions 33 and 34), to assess the condition road marking and traffic calming, along the full local corridor route to be used by construction vehicles, shall be submitted to and approved in writing by the Local Planning Authority.

The road marking and traffic calming condition surveys scheme shall include provision for:

a. An initial road marking and traffic calming condition survey, recording any deterioration within or adjacent to the adopted highway and listing locations, type and extent of deterioration and renewal works including a timetable for undertaking the identified necessary renewal works. Thereafter the renewal works shall be undertaken in accordance with the approved details.

b. The road marking and traffic calming condition surveys to be undertaken, on a monthly basis where in close proximity to buildings, a 3 monthly basis on the remaining routes, and when informed by the community, recording any deterioration within or adjacent to the adopted highway and listing locations, type and extent of deterioration and renewal works for the full duration of the project, including site remediation;

Thereafter the routes shall be surveyed in accordance with the approved scheme along with a timetable for implementing necessary identified works which shall be submitted to the dedicated appointed officer at the Local Highway Authority within 5 working days of its collection. Upon agreement by the officer the identified works shall be undertaken, based upon each survey, for the full duration of the project, including site remediation.

Prior to completion of the development a final road marking and traffic calming condition survey shall to be undertaken, submitted to and approved in writing by the Local Planning Authority. The details shall list any deterioration as identified along with a timetable for remedying the identified areas of deterioration. Thereafter the identified areas of deterioration shall be remedied and maintained in accordance with the approved details.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

54. Prior to the commencement of each Phase of the development hereby approved a scheme for conducting a structural survey to assess the condition and loading capacity of all structures (including cattle grids and their substructures, culverts, bridges and retaining walls), along the full local corridor route to be used by construction vehicles (relating to the routes identified within conditions 33 and 34), shall be submitted to and approved in writing by the Local Planning Authority.

The structural survey scheme shall include provision for:

- a. An initial structural survey, recording any deterioration and loading capacity of the structures (with consideration of multiple and cyclic loading from all vehicles in a convoy), suitability and listing locations, type and extent of deterioration and remediation works including a timetable for implementing the identified remediation works, which shall thereafter be completed in accordance with the agreed details;
- b. The structural survey to be undertaken, on a monthly basis where in close proximity to buildings, a 3 monthly basis on the remaining routes, recording any deterioration and loading capacity of the structures (with consideration of multiple and cyclic loading from all vehicles in a convoy), suitability and listing locations, type and extent of deterioration and remediation works, for the full duration of the project including site remediation.

Thereafter the routes shall be surveyed in accordance with the approved scheme along with a timetable for implementing identified reasonable remediation works which shall be submitted to the dedicated appointed officer at the Local Highway Authority within 5 working days of its collection. Upon agreement by the officer the identified works shall be undertaken, based upon each survey, for the full duration of the project, including site remediation..

Prior to completion of the project, a final structural survey shall be undertaken submitted to and approved in writing by the Local Planning Authority. The details shall list any deterioration as identified along with a timetable for remedying the identified areas of deterioration. Thereafter the remediation shall be undertaken in accordance with the approved details and timetable.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

55. Prior to the commencement of each Phase of the development hereby approved a scheme for conducting an overrun and conflict survey, to assess the areas of verge overrun and the conflict of vehicles within the highway, along the full local corridor route to be used by construction vehicles, (relating to the routes identified within conditions 33 and 34) shall be submitted to and approved in writing by the Local Planning Authority.

The verge overrun and conflict survey scheme shall include provision for:

- a. An initial overrun and conflict survey, recording any locations of overrun of the verge or carriageway and areas where vehicles are in conflict, along or adjacent to the adopted highway, and listing locations, type and extent of overrun with mitigation works, including a timetable for implementing the identified mitigation. The mitigation thereafter shall be completed in accordance with the approved details.
- b. The overrun and conflict surveys to be undertaken on a monthly basis where in close proximity to buildings, a 3 monthly basis on the remaining routes, and when informed by the community, recording any locations of overrun of the verge or carriageway and areas where vehicles are in conflict, along or adjacent to the adopted highway, and listing locations, type and extent of overrun with mitigation works, for the full duration of the project, including site remediation.

Thereafter the routes shall be surveyed in accordance with the approved scheme and the results shall be submitted to the dedicated appointed officer at the Local Highway Authority within 5 working days of its collection, along with a timetable for implementing the identified works. Upon agreement by the officer the identified works shall be undertaken, based upon each survey, for the full duration of the project, including site remediation.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

56. Prior to the commencement of each Phase of the development hereby approved a scheme for conducting a parking review to assess the level of on street parking on the highway, along the full local corridor route to be used by construction vehicles (relating to the routes identified within conditions 33 and 34), shall be submitted to and approved in writing by the Local Planning Authority.

The parking review scheme shall include provision for:

a. An initial parking review, recording any locations of on street parking on the defined corridor, or in close proximity, on the public highway, listing locations and extent of parking and impact, and measures to overcome the issues, including a timetable for implementing the identified measures. The mitigation thereafter shall be completed in accordance with the approved details.

b. The Parking Reviews to be undertaken on a 3 monthly basis, recording any locations of on street parking on the defined corridor, or in close proximity, on the public highway, listing locations and extent of parking and impact, and measures to overcome the issues, for the full duration of the project, including site remediation, based upon each survey, for the full duration of the project, including site remediation.

Thereafter the routes shall be surveyed in accordance with the approved scheme and the results shall be submitted to the dedicated appointed officer at the Local Highway Authority within 5 working days of its collection, along with a timetable for implementing the identified works. Upon agreement by the officer the identified works shall be undertaken.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

57. Prior to commencement of works permitted by this approval, an updated Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The updated CTMP shall include:
- oThe latest works programme, to allow coordination and understanding of cumulative impact of other programmed works in the area;
 - oThe construction site traffic routes (see conditions 33 and 34) identified on a plan for each vehicle type (abnormal, HGV (including MGW), LGV and other motorised), supported by a detailed monitoring strategy and course of action/penalties to ensure that routing is adhered to by all vehicles associated with the development without exception;
 - oProvision for the management of vehicles i.e., escort vehicles;
 - oRestricted hours of HGV movements. Where a route passes a risk receptor (such as a school or a desire line to a school, play area and other public buildings) that no abnormal vehicle, HGV to pass that receptor during its times of high demand, unless otherwise agreed with the LPA in consultation with the LHA;
 - oConsideration for school drop off and pick up times, bus timetables, railway timetable (West Bradford Road Crossing), refuse collection times and routing, utility works (planned and emergency) and landowners adjoining the highway (maintenance and development works);
 - oUnspecified time restriction to movements dependant on Church services or other community events. Church/event organisers to provide a minimum of 1 week notice and each restriction to be agreed and time limited, unless traffic management is in place on route of HGVs;
 - oReview of bus stop usage and routes to bus stops;
 - oMaximum HGV movements on each route and course of action/penalties to ensure that the HGV caps are adhered to;
 - oScheme to monitor HGV movements along the routes including any required equipment;
 - oMonitoring reports that provide the previous months' movements to ensure HGV caps are not exceeded. Reports to be provided within 10 working days of the end of the month;
 - oList of further mitigation measures and that could be delivered if unforeseen events result in greater impacts for example, escorted convoys, motorcycle outriders, extension of works periods (overall duration of works not operating hours and use of Sundays);
 - oMonitoring of the traffic scheme through Waddington, and application of Phase 2 (regulated approach) if required;
 - oMonitoring (with parking accumulation per vehicle type in line with layout) of workforce numbers entering and exiting the sites (including their mode of travel to the site), and a strategy to support the workforce to use sustainable and shared modes (developer funded minibus);
 - oStorage of tipper trucks must be stored within the HARP compounds or at Waddington Fell Quarry;
 - oHGVs must not exceed 10mph through the village of Newton-in-Bowland and must be escorted through the village;
 - oIn locations where 2-way HGV movements cannot be accommodated/managed, the use of escort vehicles;
 - oNo development related vehicles to be waiting on the public highway, whether waiting for the site to open or waiting to access the site;
 - oA Construction Travel Plan for the development;
 - oA detailed Lighting Management Plan at all accesses and junctions;
 - oDetailed internal layout of all compounds;
 - oA detailed scheme for the maintenance of routes through all seasons, including excessive water (flooding), snow (clearance) and ice (gritting); and

Thereafter the development shall be undertaken in accordance with the approved CTMP

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

58. All site access, other infrastructure and off-site highway works must be reinstated to their pre-existing condition prior to completion of the project, in line with an agreed timetable. A timetable for reinstatement, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority 6 months prior to completion of the main works. Thereafter the reinstatement works shall be implemented in accordance with the approved details.

Reason: To ensure operation and safety of the local highway network post construction.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. Where a development involves any significant construction or related activities, we would recommend using a management and reporting system to minimise and track the fate of construction wastes, such as that set out in PAS402: 2013, or an appropriate equivalent assurance methodology. This should ensure that any waste contractors employed are suitably responsible in ensuring waste only goes to an appropriate disposal facility. Site Waste Management Plans (SWMP) are no longer a legal requirement, however, in terms of meeting the objectives of the waste hierarchy and your duty of care, they are a useful tool and considered to be best practice. The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here:https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69403/pb13530-waste-hierarchy-guidance.pdf
6. If materials that are potentially waste are to be used on-site, the applicant will need to ensure they can comply with the exclusion from the Waste Framework Directive (WFD) (article 2(1)(c)) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc?' in order for the material not to be considered as waste. Meeting these criteria will mean waste permitting requirements do not apply. Where the applicant cannot meet the criteria, they will be required to obtain the appropriate

Environmental Permit or exemption from us for waste storage, treatment, transfer, use or disposal. More information on the definition of waste can be found here:
<https://www.gov.uk/government/publications/legal-definition-of-waste-guidance>

7. The law requires anyone dealing with waste to keep it safe and make sure it's dealt with responsibly and only given to businesses authorised to take it. The code of practice can be found here: https://www.gov.uk/uploads/system/uploads/attachment_data/wasteduty-care-codepractice-2016.pdf
8. The code of practice applies to you if you produce, carry, keep, dispose of, treat, import or have control of waste in England or Wales. The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes. Waste must be classified using the correct code from Technical guidance WM3: waste classification. The guidance can be found here <https://www.gov.uk/government/publications/waste-classification-technical-guidance> It is a comprehensive reference manual for anyone involved in producing, managing and regulating waste.
9. More information on the Waste Framework Directive can be found here: <https://www.gov.uk/government/publications/environmental-permitting-guidance-the-waste-framework-directive>. More information on permitting <https://www.gov.uk/guidance/waste-environmental-permits>
10. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permissionFor further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.
11. Abstraction/dewatering activities
An abstraction licence is required for dewatering during all phases of the works when this is from a borehole, shaft or wellpoint system where >20m³/d of water is abstracted. The dewatering exemption for small scale engineering works does apply when abstracting <100m³/d for up to 6 months but only if this dewatering is from a sump or excavation. If this dewatering is within 250 metres of a spring, well or borehole that is used to supply water for any lawful use then the exemption volume is reduced to 50 m³/d.
12. Paragraph 201 details the dewatering required for the tunnel construction and states that additional details are in Appendix 7.8, however this appendix is not available. It is unclear

from the description as to whether the calculated inflows are going to be removed / dewatered and therefore potentially require an abstraction licence. The additional details referred to should be provided. The applicant will need to be aware that if volumes are found to be above the threshold, then an abstraction licence will be required.

13. Please be aware that there may be a delay of 6-8 months between applying for and receiving a licence and therefore a precautionary approach is recommended in case volumes are found to exceed those anticipated.

14. PLEASE NOTE the following from the LCC PROW team:

Ground level/drainage

Any changes in ground level or installation of drainage should ensure that surface water is not channelled towards or onto a public right of way either within the proposed development site or in close proximity - this is to ensure public rights of way are not exposed to potential flooding or future maintenance issues.

Landscaping

If the applicant intends landscaping they need to ensure that any trees or bushes are at least 3 metres away from a public right of way to prevent any health and safety issues and potential maintenance issues e.g. Overhanging branches or roots coming through the surface of the footpath concerned either within the proposed development or in close proximity.

Temporary closure

If works relating to the proposed application are likely to cause a health and safety risk to users of a public right of way a temporary closure order must be made and in effect prior to commencing those works. Applications should be made 4 weeks before commencement to avoid delay to the works.

Diversion

If a diversion is needed or intended the applicant needs to ensure that the diversion is in place prior to any work commencing on a public right of way. Any disturbance of the existing route, without the appropriate confirmed Diversion Order would be liable to enforcement action taken against the applicant.

Obstruction

A public right of way should not be used to store materials, vehicles or machinery and if found to do so would be deemed an obstruction and the applicant would be subject to enforcement proceedings to remove.

15. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given. The applicant must obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found at www.lancashire.gov.uk/flooding.

SOIL MANAGEMENT PLAN

16. The Soil Management Plan should include:
- a. Proposals for handling different types of topsoil and subsoil and the storage of soils and their management whilst in store (including organic soils where identified)
 - b. The method of assessing whether soils are in a suitably dry condition to be handled (ie dry and friable) and the avoidance of soil handling, trafficking and cultivation during the wetter winter period
 - c. A description of the proposed depths and soil types of the restored soil profiles; normally to an overall depth of 1.2m over an evenly graded overburden layer, with the overarching aim for BMV agricultural land to be returned to its original quality and all soils to be suitable for the planning end use
 - d. The effects on land drainage, agricultural access and water supplies, including other agricultural land in the vicinity
 - e. The impacts of the development on farm structure and viability, and on other established rural land use and interests, both during the site working period and following its reclamation
 - f. A detailed Restoration Plan illustrating the restored landform and the proposed after uses, together with details of surface features, water bodies and the availability of outfalls to accommodate future drainage requirements.

HIGHWAYS

17. PLEASE NOTE: A completed and executed s278 agreement with Lancashire County Council will be required. The agreement will:
- o Include the highway improvements identified within this consent!
 - o Include all matters within the adopted highway (including structures above, below or adjacent).
 - o Make provision for any highway deterioration as identified and reported.
 - o Define types of remediation work as "minor" and also as "more extensive".
 - o Provide for the carrying out of minor works within 5 working days from identification and within an agreed timeframe for more extensive works.
18. PLEASE NOTE: The required Construction Method Statement shall supplement the Construction Traffic Management Plan and provide for:
- i) the parking of vehicles of site operatives and visitors (within the curtilage of the site) and that no workforce vehicle is parked beyond the curtilage of the site; ii) location and manoeuvring requirements for loading and unloading of plant and materials;
 - iii) storage of plant and materials (site construction and operation);
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) locations and type of internal lighting with understanding of its illumination envelope; vi) location and type of wheel washing facilities. Wheel cleaning facilities shall remain available for use and maintained in full working order at all times during the project and shall be used by all vehicles leaving the site (excluding those vehicles only using the clean areas of the compound);
 - vii) all roads to be kept clean and swept on a regular basis for the full duration of the project;

- viii) a management plan/scheme to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- ix) a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- x) a management plan to identify potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction; and xi) a scheme to control noise during the construction and operation phase.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPENDIX 3
Form of Confirmatory Deed

Dated _____

- (1) RIBBLE VALLEY BOROUGH COUNCIL**
- (2) UNITED UTILITIES WATER LIMITED**

CONFIRMATORY DEED OF AGREEMENT

**relating to the Haweswater Aqueduct Resilience Programme Proposed
Bowland Section**



Pinsent Masons

THIS CONFIRMATORY DEED is made the _____ day of _____ 20[]

BETWEEN:-

- (1) **RIBBLE VALLEY BOROUGH COUNCIL** of Council Offices, Church Walk, Clitheroe BB7 2RA (the "**Council**"); and
- (2) **UNITED UTILITIES WATER LIMITED** (No 02366678) whose registered office is at Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3LP (the "**Developer**")

WHEREAS:-

- (A) This Confirmatory Deed relates to the Developer's land interest in and ownership of the freehold land registered under title number [] at the Land Registry and shown edged [red] on the plan annexed to this Confirmatory Deed (the "**Property**").
- (B) The Principal Deed contains planning obligations relating to the development of the Site (of which the Land is part) in accordance with the Planning Permission.
- (C) Paragraph 3 of Schedule 1 to the Principal Deed requires that if the Developer intends to deliver BNG on land outside of the Land that is bound by the Principal Deed pursuant to section 106 of the 1990 Act, it shall enter into a Confirmatory Deed with the Council so as to bind such land to the obligations, covenants and restrictions contained in the Principal Deed (insofar as remain to be performed and are relevant and applicable to the Property).
- (D) The Council is the local planning authority for the area within which the Land and the property are situated and by whom the obligations contained in the Principal Deed and this Confirmatory Deed are enforceable.
- (E) This Confirmatory Deed is required pursuant to Paragraph 3 of Schedule 1 to the Principal Deed for the purpose of ensuring that the agreements, covenants, undertakings and obligations contained in the Principal Deed (insofar as remain to be complied with and are relevant and applicable to the Property and its development in accordance with the Planning Permission) are binding on the Developer and the Property and are enforceable by the Council against the Developer and its successors in title.

1. INTERPRETATION

1.1 Save where provided otherwise words and expressions used in this Confirmatory Deed have the meaning assigned to them in the Principal Deed.

1.2 For the purposes of this Confirmatory Deed the following words and expressions have the following meanings:-

"Principal Deed" means the agreement dated *19 January 2024* made between the Council and the Developer pursuant to section 106 of the 1990 Act.

2. OPERATION OF THIS CONFIRMATORY DEED

2.1 This Confirmatory Deed is supplemental to the Principal Deed and is made pursuant to section 106 of the 1990 Act.

2.2 The obligations, covenants and undertakings contained within this Confirmatory Deed given to the Council are planning obligations for the purposes of section 106 of the 1990 Act and are enforceable by the Council against the Developer and its successors in title to the Site.

2.3 This Confirmatory Deed is executed by the Developer so as to bind and subject its interest in the Property to the obligations, covenants, agreements and other provisions contained in Schedule 1 of the Principal Deed insofar as relevant and applicable to the Site and its development in accordance with the Planning Permission.

2.4 The Developer agrees that as from the date hereof the Property shall become part of the BNG Land as defined under the Principal Deed and the obligations, covenants and undertakings in respect of the BNG Land in the Principal Deed shall be binding on the Property pursuant to section 106 of the 1990 Act as if the said obligations, covenants and undertakings in the Principal Deed were set out herein in full with the intent that, subject to Clause 6 below, the said obligations, covenants and undertakings shall be enforceable by the Council not only against the Developer but also against any successors in title to or assignees of the Developer and any person claiming through or under it an interest or estate in the Property as if the Developer had been an original covenanting party in respect of the Property when the Principal Deed was entered into.

3. **DEVELOPER'S OBLIGATIONS**

3.1 The Developer hereby covenants agrees and undertakes (for itself and its successors in title to the Land) that its interests in the Property shall henceforth be bound by the obligations, covenants, agreements and other provisions contained in the Principal Deed in respect of the BNG Land (insofar as remain to be performed and are relevant and applicable to the Property) as if such interests were acquired prior to the date the Principal Deed was entered into by the Council and the Developer.

4. **COUNCIL'S OBLIGATIONS**

4.1 The Council covenants with the Developer in respect of the Property to perform the obligations, covenants and undertakings on its part contained in the Principal Deed (insofar as remain to be performed and are relevant and applicable to the Property).

5. **REGISTRATION**

5.1 This Confirmatory Deed is a local land charge and shall be registered as such by the Council.

5.2 The Developer may at any time after all the obligations set out in the Principal Deed relevant to the Property have been performed or otherwise discharged apply to the Council to remove the entries from the local land charges register relating to this Confirmatory Deed against the Property.

6. **RELEASE**

6.1 The Developer will upon disposing of the whole of its interest in the Property or part of the Property be released from all obligations and covenants under this Confirmatory Deed in relation to the Property or the relevant part thereof (as the case may be) but without prejudice to the rights of the Council in relation to any antecedent breach of those obligations or covenants.

IN WITNESS whereof the parties have executed this Confirmatory Deed and delivered it on the day and year first above written.

THE COMMON SEAL of)
RIBBLE VALLEY BOROUGH COUNCIL)
was hereunto affixed to this Deed)
in the presence of:-)

Mayor

Chief Executive

EXECUTED as a deed)
by affixing the common seal of)
UNITED UTILITIES WATER LIMITED)
in the presence of:-)

Authorised Signatory

**ANNEX
PLAN**

APPENDIX 4
The Principal BIA



THE
ENVIRONMENT
PARTNERSHIP



HAWESWATER AQUEDUCT RESILIENCE PROGRAMME BOWLAND SECTION - RIBBLE VALLEY BOROUGH COUNCIL

BIODIVERSITY NET GAIN ASSESSMENT REF: RVBC-BO-APP-008_01

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Prepared for	United Utilities	
Prepared by	TEP - Warrington	
Document Ref	7478.04.005	

Author	Ian Holland
Date	January 2022
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1.0	04/05/21	IH	AP	For comment	Draft
1.1	14/05/21	IH	AP	For Comment following update	Draft
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2.0	06/09/21	IH	AP	Update to BNG 3.0	Superseded
3.0	31/01/22	IH	AP	Update to include highways works	For issue

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- Drawing 2 – G7478.04.14A Ribble Valley District Baseline Habitats
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Executive Summary

1. TEP was commissioned by United Utilities to undertake a Biodiversity Net Gain (BNG) assessment of the Haweswater Aqueduct Resilience Programme. This report covers the BNG assessment of land within the boundary of Ribble Valley Borough Council only.
2. Full details of the proposed Bowland Section, its location and supporting ecological information is found within Chapter 9 of the Environmental Statement.
3. The Biodiversity Net Gain exercise has been completed using the Natural England Biodiversity Metric 3.0 and has been completed with reference to the Biodiversity Net Gain Good Practice Principles for Development.
4. All habitats to be lost are to be re-instated to the same condition following completion of works with the exception of some small areas of new access track, hard standing and buildings which are required for the permanent maintenance and monitoring of the aqueduct. Habitat enhancement is proposed but is detailed separately within a report produced by WSP (REF: RVBC-BO-APP-008_02).
5. Based on an assessment of habitats to be lost and those to be reinstated to their current condition, and in the absence of habitat enhancement proposals, there is an overall biodiversity net loss of 10.40% for habitats and 36.60% for hedgerows.
6. This report should be read in conjunction with WSP report (REF: RVBC-BO-APP-008_02) for full details of final habitat losses and gains, once habitat enhancement proposals have been incorporated.

1.0 Introduction

Project Background

- 1.1 TEP was commissioned by United Utilities to undertake a Biodiversity Net Gain (BNG) assessment of the Haweswater Aqueduct Resilience Programme. This report covers the BNG assessment of land within the boundary of Ribble Valley Borough Council only (henceforth referred to as 'the site').
- 1.2 The section within the Ribble Valley Borough Council boundary includes the following areas:
 - Newton-in-Bowland Compound; and
 - Ribble Crossing.
- 1.3 Full details of the proposed Bowland Section can be found within the Environmental Statement for the project¹.
- 1.4 The site, as assessed within this document, covers an area of 23.87ha. This is based on the designs provided at the time of assessment. The site boundary is shown in both the pre and post development BNG maps provided within the drawings at the end of this report.
- 1.5 All habitats to be lost are to be re-instated to the same condition following completion of works with the exception of some small areas of new access track, hard standing and buildings which are required for the permanent maintenance and monitoring of the aqueduct. Habitat enhancement is proposed but is detailed separately within a report written by WSP (REF: RVBC-BO-APP-008_02).

Biodiversity Net Gain

- 1.6 Paragraph 174(d) of the revised NPPF (2021) states that "Planning polices and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity..." The Government 25-year Environment Plan states that government will "embed environmental net gain principle for development".
- 1.7 In July 2019, the government issued revised planning practice guidance (PPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.8 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that "tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved".
- 1.9 Biodiversity Net Gain is the end result of a process which is designed to ensure that there is an increase in biodiversity when the value of habitats prior to and post development are considered.

¹ Haweswater Aqueduct Resilience Programme - Terrestrial Ecology Chapter (ES Volume 4) Doc Ref: HBC_RBC_BMBC-HW-ES-009-01.
7478_04.005
Version 3.0

- 1.10 The process of BNG is designed to align with the mitigation hierarchy to ensure that firstly loss is avoided, secondly loss is minimised and thirdly lost habitats are restored or mitigated for on-site. Where this is not possible and as a last resort remaining losses must be compensated for off-site.
- 1.11 The impact on biodiversity within this site has been calculated using the Natural England Biodiversity Metric 3.0², which is discussed in detail within the methods section below. The metric provides a way to measure biodiversity loss and gain in a consistent and robust way. It can also predict the likely effectiveness of creating new or enhancing existing habitats.

Aims and Objectives

- 1.12 This report aims to:
- Set out the ecological surveys undertaken to establish a baseline position of biodiversity;
 - Provide a biodiversity impact assessment result of the site detailing whether the development will likely achieve net gain, net loss or no net loss of biodiversity; and
 - Detail the mitigation required to compensate for the impact of the development.

Relevant Legislation and Policy

- 1.13 Legislation and policies relevant to this report are shown in Chapter 9, Table 9A.1 of the ES chapter.

² Natural England (2010). The Biodiversity metric 3.0 Auditing and accounting for biodiversity. 2021

2.0 Methods

BNG Assessment

- 2.1 The Site has been assessed using Natural England Biodiversity Metric 3.0 in line with the user guide³ and technical supplement⁴ provided.
- 2.2 The Biodiversity Metric 3.0 is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.3 In order to calculate the change in biodiversity across the site a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, condition and connectivity. This information is then digitised and the resulting information fed into the Biodiversity Metric 3.0.
- 2.4 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines⁵ have been considered throughout this process as listed below:
- 1. Apply the mitigation hierarchy;
 - 2. Avoid losing biodiversity that cannot be offset by gains elsewhere;
 - 3. Be inclusive and equitable;
 - 4. Address risks;
 - 5. Make a measurable net gain contribution;
 - 6. Achieve the best outcomes for biodiversity;
 - 7. Be additional;
 - 8. Create a net gain legacy;
 - 9. Optimise sustainability;
 - 10. Be transparent.

Data Sources

- 2.5 The data used to inform the metric, as assessed within this document, have been informed by detailed site survey and a thorough desk-based assessment of habitats present and proposed.

³ STEPHEN PANKS A , NICK WHITE A , AMANDA NEWSOME A , JACK POTTER A , MATT HEYDON A , EDWARD MAYHEW A , MARIA ALVAREZ A , TRUDY RUSSELL A , SARAH J. SCOTT B , MAX HEAVER C , SARAH H. SCOTT C , JO TREWEEK D , BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – User Guide. Natural England.

⁴ STEPHEN PANKS A , NICK WHITE A , AMANDA NEWSOME A , JACK POTTER A , MATT HEYDON A , EDWARD MAYHEW A , MARIA ALVAREZ A , TRUDY RUSSELL A , SARAH J. SCOTT B , MAX HEAVER C , SARAH H. SCOTT C , JO TREWEEK D , BILL BUTCHER E and DAVE STONE A 2021. Biodiversity metric 3.0: Auditing and accounting for biodiversity – Technical supplement. Natural England.

⁵ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide;

- 2.6 Pre-development habitats which fall within or adjacent to the indicative Development Envelope were surveyed across the 2019 and 2020 season. Extended Phase 1 habitat survey methods were undertaken in line with JNCC⁶ and CIEEM Guidelines⁷. Full details of habitats across the site are found within the Phase 1 Habitat Appendix⁸
- 2.7 Condition assessment of the habitats present pre-development was undertaken by a suitably experienced ecologist. The condition assessments were calculated through consultation with the original habitat surveyor with reference to site and aerial photography and the guidance presented in the Biodiversity Metric 2.0 - Technical Supplement. Conditions calculated using Biodiversity Metric 2.0 have been directly transferred to Biodiversity Metric 3.0 for this assessment.
- 2.8 Phase 1 habitats were converted to UK Habitat classification code⁹ in line with the conversions provided in the 'Technical Data' button in the calculation tool of the Natural England Biodiversity Metric 3.0.
- 2.9 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk based assessment¹⁰ provides full details of all local policy and legislation covering the sites.
- 2.10 For the purpose of the BNG assessment particular reference has been paid to the relevant core strategy and other ecology specific policies. Consideration has also been given to the location of Lancaster's Biological Heritage Sites (BHS's) as well as county wide and nationally designated wildlife sites, specifically where they are referenced in local policy as providing important connectivity.
- 2.11 Those sites which fall within the green infrastructure policy, within a designated/locally protected wildlife site or sites which fall within other ecology specific local policy are awarded high strategic significance. Those which fall partially within these areas or are directly adjacent are awarded moderate strategic significance and those outside of these areas are awarded low strategic significance.
- 2.12 Post development calculations have been based on assessment of proposals provided by United Utilities. The post development proposals are shown within drawing G7478.04.015 at the end of this report.

Limitations and Assumptions

- 2.13 For the purpose of this assessment it is assumed that all habitats across the site will be subject to total loss during the development but will be reinstated following completion of works to an equal condition as measured during the baseline survey. The exceptions to this are any retained trees and some small areas of permanent loss which will form new permanent access roads, hard standing and buildings essential to the continued maintenance of the proposed aqueduct.

⁶ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

⁷ CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

⁸ HARP - Proposed Haslingden and Walmersley Section Phase 1 Habitat Appendix March 2021. Doc No:

HBC_RBC_BMBC-HW-TA-009-01-02, Rev 1.0

⁹ UK Habitat Classification: [ukhab - UK Habitat Classification](#) (Accessed 12/04/21)

¹⁰ HARP - Proposed Haslingden and Walmersley Section Deskbased Appendix, September 2020. Appendix 9A.1

Doc No: HBC_RBC_BMBC-HW-TA-009-01-01

Baseline Limitations and Assumptions

- 2.14 No limitations were encountered during the on-site extended Phase 1 habitat survey.
- 2.15 A variety of weather conditions were encountered during the survey work however none were adverse enough to impact negatively on the completion of the survey work.
- 2.16 Following discussion between site surveyor and the ecologist completing this report, where there was any doubt on a condition assessment criteria during the condition assessment a higher quality condition has been assumed.
- 2.17 The condition assessment for trees has been based on the tree categorisation within the Arboricultural assessment¹¹ for the site with those which are category A being given good condition, those which are category B moderate condition and those which are category C or U Poor condition.
- 2.18 For the purpose of this assessment where tree canopy cover is above other habitats, the area of tree canopy cover only has been counted and habitats beneath excluded. For tree groups and scattered trees the size of the canopy has been taken as the root protection area given within the Arboricultural assessment.
- 2.19 The Arboricultural assessment includes three tree categories; tree loss, retained trees and trees which may be lost but will be sought to be retained. For the purpose of this assessment a worst case scenario has been anticipated and all trees that may be lost have been included as a loss.
- 2.20 Data for this assessment was gathered prior to the release of Biodiversity Metric 3.0 in July 2021, therefore condition assessments for this metric were undertaken using the methodology set out in the Natural England Biodiversity Metric 2.0 and transferred as is to Biodiversity Metric 3.0. It is considered that although there may be some changes to condition if assessed under 3.0 this is likely to be very minor and will not significantly impact the final outcome.

Post-Development Limitations and Assumptions

- 2.21 It is assumed that all habitats to be lost can be reinstated in their current position and can be subject to suitable management to achieve a condition identical to that which was achieved pre-development.
- 2.22 It has been assumed that trees are to be replaced on a 3 to 1 basis. Newly planted trees have been given an assumed canopy cover of 1m². It is assumed that where a tree comes out it can be replaced in situ to match existing but any additional trees required to meet the 3:1 ratio would be picked up as part of off-site BNG proposals.
- 2.23 There is no on or off-site mitigation considered in this report above re-instatement of habitats lost to their current condition. Mitigation for habitat losses is considered separately within a report produced by WSP (REF: RVBC-BO-APP-008_02).

¹¹ Arboricultural Impact Assessment (ES Volume 4 Appendix 6.7) Doc Ref: HBC_RBC_BMBC-HW-TA-006-007.

3.0 Results

Biodiversity Impacts

Irreplaceable Habitats

- 3.1 Veteran trees and areas of Wetland - Fens (upland and lowland) are irreplaceable habitats which have been identified on site and cannot be compensated for within the biodiversity metric. Bespoke compensation for the loss of these habitats is provided within the Environmental Statement for the project.

Baseline

- 3.2 The baseline habitats drawing (TEP Ref: G7478.004.014A) illustrates the habitats present across the site. Tables 1-3 list the habitats present, their Phase 1 habitat code and reclassified UK Habitat classification (UK Hab) code with their associated conditions and also provides a summary of how this assessment was derived.
- 3.3 In some cases there is more than one line per habitat type. This reflects the lines in the BNG metric which are split out into those habitat types with different condition scores and strategic significance. For example there may be two areas of scrub, both which are of moderate condition, however one has high strategic significance and the other low. To identify each different area within the metric and be able to reference it to the table below, a separate column for the area has been included.
- 3.4 Drawing TEP Ref: G7478.004.014A also illustrates the location of the hedgerows. Tables 4-6 list the hedgerows present within the application area, their Phase 1 habitat code and reclassified UK Habitat classification code with their associated conditions and provides a summary of how this assessment was derived.
- 3.5 The comments box in the tables below offers further justification of the condition, based on the technical guidance document for the metric and also based on the surveyors own ecological knowledge. Relevant target notes (TN's) are provided where available however not all individual sections of each habitat had a TN conferred onto them. Further detailed information on the highways sections is available upon request.



Table 1: Baseline Habitats. UK Hab - Newton-in-Bowland Compound

UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Grassland - Modified grassland	Poor semi-improved grassland	0.02	<p>1. The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.</p> <p>2. The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e. as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation. NOT MET</p> <p>3. Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat. NOT MET</p> <p>4. Undesirable species and physical damage is below 5% cover. NOT MET</p> <p>5. Cover of bare ground not greater than 10% (including localised areas, for example, rabbit warrens).</p> <p>6. Cover of bracken less than 20% and cover of scrub and bramble less than 5%.</p>	Fairly Poor	Relevant TN's: N/A

¹² Natural England (2010). The Biodiversity Metric 2.0 Auditing and accounting for biodiversity. Technical Supplement. 2019



UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Grassland - Other lowland acid grassland	Semi-improved acid grassland	0.02	<p>1. The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.</p> <p>2. The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat (i.e. as described by either the Phase 1 Habitat Classification or the UK Habitat Classification), with species typical of the habitat representing a significant majority of the vegetation. NOT MET</p> <p>3. Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat. NOT MET</p> <p>4. Undesirable species and physical damage is below 5% cover.</p> <p>5. Cover of bare ground not greater than 10% (including localised areas, for example, rabbit warrens).</p> <p>6. Cover of bracken less than 20% and cover of scrub and bramble less than 5%. NOT MET</p>	Fairly poor	Relevant TN's: South of TR3, TN128 Small area of acid grassland adjacent to buildings in the north of site.

UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Grassland - Other lowland acid grassland	Semi-improved acid grassland	0.12	<ol style="list-style-type: none"> 1. The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site. 2. The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e. as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation. NOT MET 3. Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat. NOT MET 4. Undesirable species and physical damage is below 5% cover. 5. Cover of bare ground not greater than 10% (including localised areas, for example, rabbit warrens). 6. Cover of bracken less than 20% and cover of scrub and bramble less than 5%. 	moderate	Relevant TN's: TR3, TN134 An area of semi-improved acid grassland which is less intensively managed than the surrounding fields

UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Grassland - Other neutral grassland	Semi-improved neutral grassland	0.41	<ol style="list-style-type: none"> The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site. The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation. NOT MET Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat. NOT MET Undesirable species and physical damage is below 5% cover. Cover of bare ground not greater than 10% (including localised areas, for example, rabbit warrens). Cover of bracken less than 20% and cover of scrub and bramble less than 5%. 	moderate	Relevant TN's: TR3.TN154 Small area of semi-improved neutral grassland located to the north west of the River Hodder
Sparsely vegetated land - ruderal/ephemeral	Tall Ruderal	0.07	This habitat is not grass dominated so does not fall within the grassland habitat and does also not meet the criteria of Open Mosaic Habitat on Previously Developed Land (OMH). It is therefore assessed as ruderal habitat within the sparsely vegetated and rock habitat type. This ruderal habitat is dominated by undesirable species including nettle. It has low biodiversity value and therefore is assigned as being in poor condition.	poor	Relevant TN's: TR3.TN153 Nettle dominated tall ruderal habitat.
Urban - Developed land; sealed surface	Buildings and hard standing	0.41	No condition assessment is required	N/A - Other	Relevant TN's: N/A An existing area of hard standing and buildings. No condition assessment required



UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Urban - Vacant/derelict land/ bare ground	Bare ground	0.07	<p>1. Known history of disturbance at the site or evidence that soil has been removed or severely modified by previous use(s) of the site. Extraneous materials/substrates such as industrial spoil may have been added which in turn has led to a low nutrient environment.</p> <p>2. The site contains some vegetation. This will comprise of early successional communities consisting mainly of stress-tolerant species (e.g. indicative of low nutrient status or drought). Early successional communities are composed of (a) annuals, or (b) mosses/liverworts, or (c) lichens, or (d) ruderals, or (e) inundation species, or (f) open grassland, or (g) flower-rich grassland, or (h) heathland. NOT MET</p> <p>3. The site contains unvegetated, loose bare substrate and pools may be present and desirable.</p> <p>4. The site shows spatial variation, forming a mosaic of one or more of the early successional communities (a)-(h) above plus bare substrate or pools. NOT MET</p>	poor	Relevant TN's: N/A



UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Wetland - Fens (upland and lowland)	Fen	0.53	<ol style="list-style-type: none"> 1. There is no artificial drainage, which would include ditches that are now revegetated and streams that have been depend and widened. 2. The water level and its management should result in surface water throughout the year. 3. Cover of undesirable species (common nettle, docks, creeping/spear thistles, common ragwort and Indian (Himalayan) balsam) should be less than 10%. 4. Cover of scrub should be less than 10%. 5. Cover of bare ground should be less than 10%. 6. No more than 25% of the fen area should have a continuous cover of litter (i.e. dead vegetation). 7. On bogs sphagnum moss cover should be between 40% - 100%. Heathers and cottongrasses should be at least frequent. Cover of dwarf shrubs between 20% and 75% (except when bogmosses (Sphagnum) or other wetland indicators are dominant), with at least two dwarf shrub species frequent. 8. Flowering cottongrass plants frequent in spring (where present), or flowering heather plants at least frequent in autumn (where present). 9. Reedbed vegetation should include at least 60% common reeds. 	Good	Relevant TN's: TR3, TN103 Species-rich spring and fen habitat.

UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Wetland - Fens (Upland and lowland)	Fen	0.1	<ol style="list-style-type: none"> 1. There is no artificial drainage, which would include ditches that are now revegetated and streams that have been depend and widened. NOT MET 2. The water level and its management should result in surface water throughout the year. 3. Cover of undesirable species (common nettle, docks, creeping/spear thistles, common ragwort and Indian (Himalayan) balsam) should be less than 10%. 4. Cover of scrub should be less than 10%. 5. Cover of bare ground should be less than 10%. 6. No more than 25% of the fen area should have a continuous cover of litter (i.e. dead vegetation). 7. On bogs sphagnum moss cover should be between 40% - 100%. Heathers and cottongrasses should be at least frequent. Cover of dwarf shrubs between 20% and 75% (except when bogmosses (Sphagnum) or other wetland indicators are dominant), with at least two dwarf shrub species frequent. 8. Flowering cottongrass plants frequent in spring (where present), or flowering heather plants at least frequent in autumn (where present). 9. Reedbed vegetation should include at least 60% common reeds. 	moderate	Relevant TN's: TR3, TN149 Area of wet ground that is irrigated by spring water flow from upslope and located within a permanent pasture on the edge of the River Hodder floodplain. Includes areas of fen and purple moor-grass mosaic.



UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Woodland and forest - Other woodland; broadleaved	Broadleaved plantation woodland	0.02	<ol style="list-style-type: none"> 1. This should be an area of trees with complete canopy cover. 2. Native species are dominant. Non-native and invasive species account for less than 10% of the vegetation cover. 3. A diverse age and height structure of the trees. NOT MET 4. Free from damage [Bark stripping; Browse line; Damage shoot tips] (in the last five years) from stock or wild mammals with less than 20% of vegetation being browsed. 5. There should be evidence of successful (i.e. not browsed off before it gets well established) tree regeneration such as seedlings, saplings and young trees. NOT MET 6. Standing and fallen dead wood of over 20 cm diameter are present including fallen large dead branches/stems and stumps. NOT MET 7. Wetland habitat if they exist within the wood has little sign of drainage or channel straightening. 8. The area is protected from damage by agricultural and other adjacent operations. 9. There should be no evidence of inappropriate management (e.g. deep ruts, animal poaching or compaction). 10. Invasive non-native plants are below 5% (see list below). 11. No signs of significant nutrient enrichment present. 	fairly poor	Relevant TN's: TR3.TN155 Broadleaved plantation woodland with largely absent understorey. The ground flora is dominated by grasses.

UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Woodland and forest - Other woodland; mixed	Mixed plantation woodland	0.03	<ol style="list-style-type: none"> 1. This should be an area of trees with complete canopy cover. NOT MET 2. Native species are dominant. Non-native and invasive species account for less than 10% of the vegetation cover. 3. A diverse age and height structure of the trees. 4. Free from damage [Bark stripping; Browse line; Damage shoot tips] (in the last five years) from stock or wild mammals with less than 20% of vegetation being browsed. 5. There should be evidence of successful (i.e. not browsed off before it gets well established) tree regeneration such as seedlings, saplings and young trees. 6. Standing and fallen dead wood of over 20 cm diameter are present including fallen large dead branches/stems and stumps. NOT MET 7. Wetland habitat if they exist within the wood has little sign of drainage or channel straightening. 8. The area is protected from damage by agricultural and other adjacent operations. 9. There should be no evidence of inappropriate management (e.g. deep ruts, animal poaching or compaction). 10. Invasive non-native plants are below 5% (see list below). 11. No signs of significant nutrient enrichment present. 	moderate	Relevant TN's: TR3.TN133 A mixed plantation woodland on a steep north-facing embankment slope of the River Hodder
Woodland and forest - Other woodland; broadleaved	Scattered trees	0.27	As described in the assumptions section the condition of scattered trees and groups of trees across the site has been taken directly from the tree category grade as provided within the Arboricultural report.	good	Category A trees within the Arboricultural report.
Woodland and forest - Other woodland; broadleaved	Scattered trees	0.2	As described in the assumptions section the condition of scattered trees and groups of trees across the site has been taken directly from the tree category grade as provided within the Arboricultural report.	moderate	Category B trees within the Arboricultural report.



UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹²	Associated Condition	Comments
Woodland and forest - Other woodland; broadleaved	Scattered trees	1.29	As described in the assumptions section the condition of scattered trees and groups of trees across the site has been taken directly from the tree category grade as provided within the Arboricultural report.	moderate	Category B trees within the Arboricultural report.
Woodland and forest - Other woodland; broadleaved	Scattered trees	0.09	As described in the assumptions section the condition of scattered trees and groups of trees across the site has been taken directly from the tree category grade as provided within the Arboricultural report.	poor	Category C/U trees within the Arboricultural report.
Woodland and forest - Other woodland; broadleaved	Scattered trees	0.63	As described in the assumptions section the condition of scattered trees and groups of trees across the site has been taken directly from the tree category grade as provided within the Arboricultural report.	poor	Category C/U trees within the Arboricultural report.

Table 2 - Baseline Habitats, UK Hab - Ribble Crossing

UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹³	Associated Condition	Comments
Grassland - Other neutral grassland	Semi-improved neutral grassland	0.16	<p>1. The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site. NOT MET</p> <p>2. The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation.</p> <p>3. Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat. NOT MET</p> <p>4. Undesirable species and physical damage is below 5% cover.</p> <p>5. Cover of bare ground not greater than 10% (including localised areas, for example, rabbit warrens).</p> <p>6. Cover of bracken less than 20% and cover of scrub and bramble less than 5%.</p>	Moderate	<p>Relevant TN's: TN4</p> <p>Stream edge with no distinct aquatic or marginal vegetation but grassy sward along embankment comprising coarse, unmanaged grasses with tall ruderal species</p>



UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹³	Associated Condition	Comments
Grassland - Modified grassland	Improved grassland	28.44	<ol style="list-style-type: none"> 1. The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site. NOT MET 2. The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation. NOT MET 3. Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat. NOT MET 4. Undesirable species and physical damage is below 5% cover. NOT MET 5. Cover of bare ground not greater than 10% (including localised areas, for example, rabbit warrens). 6. Cover of bracken less than 20% and cover of scrub and bramble less than 5%. 	poor	Relevant TN's: TN1 Improved grassland fields, grazed short by sheep at the time of survey

UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹³	Associated Condition	Comments
Heathland and shrub - Blackthorn scrub	Dense continuous scrub	0.06	<p>2. There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be 100% cover). NOT MET</p> <p>3. There is a good age range – a mixture of seedlings, saplings, young shrubs and mature shrubs. NOT MET</p> <p>4. Pernicious weeds and invasive species make up less than 5% of the ground cover.</p> <p>5. The scrub has a well-developed edge with un-grazed tall herbs. NOT MET</p> <p>6. There are many clearings and glades within the scrub.</p>	Moderate	Relevant TN's: N/A
Heathland and shrub - Blackthorn scrub	Dense continuous scrub	0.16	<p>2. There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be 100% cover).</p> <p>3. There is a good age range – a mixture of seedlings, saplings, young shrubs and mature shrubs. NOT MET</p> <p>4. Pernicious weeds and invasive species make up less than 5% of the ground cover.</p> <p>5. The scrub has a well-developed edge with un-grazed tall herbs.</p> <p>6. There are many clearings and glades within the scrub. NOT MET</p>	Poor	Relevant TN's: TN9 Thicket of dense blackthorn scrub which has encroached from the outgrown hedge to the south.



UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹³	Associated Condition	Comments
Sparsely vegetated land - ruderal/ephemeral	Bare ground and tall ruderal mosaic	0.1	<p>This habitat is not grass dominated so does not fall within the grassland habitat and does also not meet the criteria of Open Mosaic Habitat on Previously Developed Land (OMH). It is therefore assessed as ruderal habitat within the sparsely vegetated and rock habitat type.</p> <p>This ruderal habitat is dominated by undesirable species such as nettle. It has low biodiversity value and therefore is assigned as being in poor condition.</p>	poor	Relevant TN's: N/A Species poor ruderal habitat with presence of undesirable species more than 10%.
Urban - Developed land; sealed surface	Buildings and hard standing	0.11	No condition assessment required.	N/A - Other	Relevant TN's: N/A An existing area of hard standing and buildings. No condition assessment required



UK Hab Type	Associated Phase 1 Code	Area (ha)	Condition assessment (as assessed under Biodiversity Metric 2.0) ¹³	Associated Condition	Comments
Urban - Vacant/derelict land/bareground	Bare ground	0.1	<p>1. Known history of disturbance at the site or evidence that soil has been removed or severely modified by previous use(s) of the site. Extraneous materials/substrates such as industrial spoil may have been added which in turn has led to a low nutrient environment. NOT MET</p> <p>2. The site contains some vegetation. This will comprise of early successional communities consisting mainly of stress-tolerant species (e.g. indicative of low nutrient status or drought). Early successional communities are composed of (a) annuals, or (b) mosses/liverworts, or (c) lichens, or (d) ruderals, or (e) inundation species, or (f) open grassland, or (g) flower-rich grassland, or (h) heathland.</p> <p>3. The site contains unvegetated, loose bare substrate and pools may be present and desirable. NOT MET</p> <p>4. The site shows spatial variation, forming a mosaic of one or more of the early successional communities (a)-(h) above plus bare substrate or pools. NOT MET</p>	poor	Relevant TN's: N/A Area of bare ground present in the west of site, forming part of an access track.
Woodland and forest - Other woodland; broadleaved	Scattered trees	0.03	Scattered trees - No condition assessment required	moderate	Category B trees within the Arboricultural report.
Woodland and forest - Other woodland; broadleaved	Scattered trees	0.07	Scattered trees - No condition assessment required	poor	Category C/U trees within the Arboricultural report.

Table 3: Baseline Habitats, UK Hab - Highways



UK Hab Type	Associated Phase 1 Code	Area (ha)	Associated Condition
Modified grassland	Poor semi-improved grassland	0.1	Poor
Other neutral grassland	Semi-improved neutral grassland	0.03	Good
Other neutral grassland	Semi-improved neutral grassland	0.11	Moderate
Other neutral grassland	Semi-improved neutral grassland	0.07	Poor
Other neutral grassland	Semi-improved neutral grassland	0.02	Poor
Upland acid grassland	Semi-improved acid grassland	0.05	Moderate
Upland acid grassland	Semi-improved acid grassland	0.01	Poor
Gorse scrub	Dense/continuous scrub	0.02	Poor
Upland Heathland	Wet dwarf shrub heath	0.01	Moderate
Developed land; sealed surface	Hardstanding	0.24	N/A - Other
Purple moor grass and rush pastures	Marsh/marshy grassland	0.01	Poor
Purple moor grass and rush pastures	Marsh/marshy grassland	0.03	Moderate
Other coniferous woodland	Plantation coniferous woodland	0.01	Poor

Table 4: Baseline Habitats - Hedgerows - Newton in Bowland Compound

UKHab Type	Associated Phase 1 Code	Hedgerow No	Condition assessment (as assessed under Biodiversity Metric 2.0)	Associated Condition
Native Species Rich Hedgerow with Trees	Native Species-rich Hedge and Trees	TR3.H31	<p>A1. Height: >1.5 m average along length</p> <p>A2. Width: >1.5 m average along length</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees')</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least)</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	good
Native Hedgerow	Species-poor intact Hedge	TR3.H32	<p>A1. Height: >1.5 m average along length</p> <p>A2. Width: >1.5 m average along length</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees') NOT MET</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least)</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	good



UKHab Type	Associated Phase 1 Code	Hedgerow No	Condition assessment (as assessed under Biodiversity Metric 2.0)	Associated Condition
Native Hedgerow	Species-poor Intact Hedge	TR3.H35	<p>A1. Height: >1.5 m average along length</p> <p>A2. Width: >1.5 m average along length NOT MET</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees') NOT MET</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m NOT MET</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least)</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground NOT MET</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	poor
Native Species-rich Hedgerow	Native Species-rich Intact Hedge	TR4.HH9	<p>A1. Height: >1.5 m average along length</p> <p>A2. Width: >1.5 m average along length NOT MET</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees') NOT MET</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m NOT MET</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least)</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	Moderate

Table 5: Baseline Habitats - Hedgerows and lines of trees - Ribble Crossing

UKHab Type	Associated Phase 1 Code	Hedgerow No	Condition assessment (as assessed under Biodiversity Metric 2.0)	Associated Condition
Native Species Rich Hedgerow with trees - Associated with bank or ditch	Native Species-rich Hedge with trees and ditch	TR4.WBH2	<p>A1. Height: >1.5 m average along length</p> <p>A2. Width: >1.5 m average along length NOT MET</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees')</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least) NOT MET</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground NOT MET</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species NOT MET</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	moderate



UKHab Type	Associated Phase 1 Code	Hedgerow No	Condition assessment (as assessed under Biodiversity Metric 2.0)	Associated Condition
Native Species Rich Hedgerow - Associated with bank or ditch	Native species-rich intact hedge and ditch	TR4.WBH4	<p>A1. Height: >1.5 m average along length NOT MET</p> <p>A2. Width: >1.5 m average along length NOT MET</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees')</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m NOT MET</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least) NOT MET</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground NOT MET</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species NOT MET</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	poor
Native Species Rich Hedgerow - Associated with bank or ditch	Native species-rich intact hedge and ditch	TR4.WBH1	<p>A1. Height: >1.5 m average along length</p> <p>A2. Width: >1.5 m average along length</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees')</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least) NOT MET</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species NOT MET</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	good



UKHab Type	Associated Phase 1 Code	Hedgerow No	Condition assessment (as assessed under Biodiversity Metric 2.0)	Associated Condition
Native Species Rich Hedgerow - Associated with bank or ditch	Native species-rich intact hedge and ditch	TR4.WBH5	<p>A1. Height: >1.5 m average along length NOT MET</p> <p>A2. Width: >1.5 m average along length</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees')</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least)</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground NOT MET</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	good
Native Hedgerow with trees - Associated with bank or ditch	Native species-rich intact hedge with trees and ditch	TR4.WBH3	<p>A1. Height: >1.5 m average along length NOT MET</p> <p>A2. Width: >1.5 m average along length NOT MET</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees')</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least) NOT MET</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground NOT MET</p> <p>D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</p>	poor

UKHab Type	Associated Phase 1 Code	Hedgerow No	Condition assessment (as assessed under Biodiversity Metric 2.0)	Associated Condition
Native Hedgerow - Associated with bank or ditch	Native species-rich intact hedge and ditch	RC.H10	<p>A1. Height: >1.5 m average along length NOT MET</p> <p>A2. Width: >1.5 m average along length NOT MET</p> <p>B1. Gap – hedge base: Gap between ground and base of canopy 90% of length (unless 'line of trees')</p> <p>B2. Gap - hedge canopy continuity: Gaps make up <10% of total length and no canopy gaps >5m NOT MET</p> <p>C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least) NOT MET</p> <p>C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground NOT MET</p> <p>D1. Invasive and neophyte species; >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species</p> <p>D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities NOT MET</p>	poor
Line of Trees	Scattered trees	RC.H5	N/A - Trees with continuous canopy	moderate
Line of Trees	Scattered trees	RC.H16	N/A - Mature trees with continuous canopy	good
Line of Trees	Scattered trees	RC.H1	N/A - Trees with continuous canopy	moderate

Table 6: Baseline Habitats - Hedgerows and lines of trees - Highways

UKHab Type	Associated Phase 1 Code	Hedgerow No	Associated Condition
Native Hedgerow	Native species-poor intact hedge	TR4.HH2	Good
Native Species Rich Hedgerow	Native species-rich intact hedge	TR4.HH13	Good



UKHab Type	Associated Phase 1 Code	Hedgerow No	Associated Condition
Native Species Rich Hedgerow	Native species-rich intact hedge	TR4.HH14	Good
Native Species Rich Hedgerow	Native species-rich intact hedge	TR4.HH21	Moderate
Native Species Rich Hedgerow	Native species-rich intact hedge	TR4.HH7	Good
Native Species Rich Hedgerow with Trees	Native species-rich hedge and trees	TR4.HH18	Good

Post-development Biodiversity

- 3.6 The areas of Wetland - Fens (upland and lowland) identified in Table 1 above are an irreplaceable habitat and cannot be compensated for within the biodiversity metric. Bespoke compensation for the loss of these habitats is provided within the Environmental Statement for the project.
- 3.7 As shown in the BNG metric all other habitats to be lost will be reinstated to the same condition they achieved during the baseline assessment. The exceptions to this are any retained trees and some small areas of permanent loss which will form new permanent access roads, hard standing and buildings essential to the continued maintenance of the proposed aqueduct.
- 3.8 An Ecological Management Plan will be committed to, which will provide detailed prescriptions for ongoing management of existing and new habitats. Measures will be detailed of how habitats can be reinstated to their current level and the required management practices to maintain this.

Overall Biodiversity Change

- 3.9 The results of the assessment are set out below. The calculator provides baseline units for the habitats, hedgerows and trees, with the total net unit change and total net percentage change post development.
- 3.10 The baseline habitat units for the site are 128.60. Following development, the habitat units on-site will be 115.22. Baseline hedgerow units are 21.42. Following development, the hedgerow units on-site will be 13.58.
- 3.11 The completed metric is presented as a separate document. A summary of the total net change is provided in Figure 1 below.

On-site baseline	<i>Habitat units</i>	128.60
	<i>Hedgerow units</i>	21.42
	<i>River units</i>	0.00
On-site post-intervention <small>(including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	115.22
	<i>Hedgerow units</i>	13.58
	<i>River units</i>	0.00
On-site net % change <small>(including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-10.40%
	<i>Hedgerow units</i>	-36.60%
	<i>River units</i>	0.00%
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention <small>(including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-13.38
	<i>Hedgerow units</i>	-7.84
	<i>River units</i>	0.00
Total on-site net % change plus off-site surplus <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-10.40%
	<i>Hedgerow units</i>	-36.60%
	<i>River units</i>	0.00%

Figure 1: BNG Headline Results Summary Table

- 3.12 As can be seen in the above figure there is a biodiversity net habitat unit loss of 13.38 habitat units which equates to an overall biodiversity net loss of 10.40%.
- 3.13 Hedgerow unit losses will be 7.84 units equating to an overall biodiversity net loss of 36.60%.

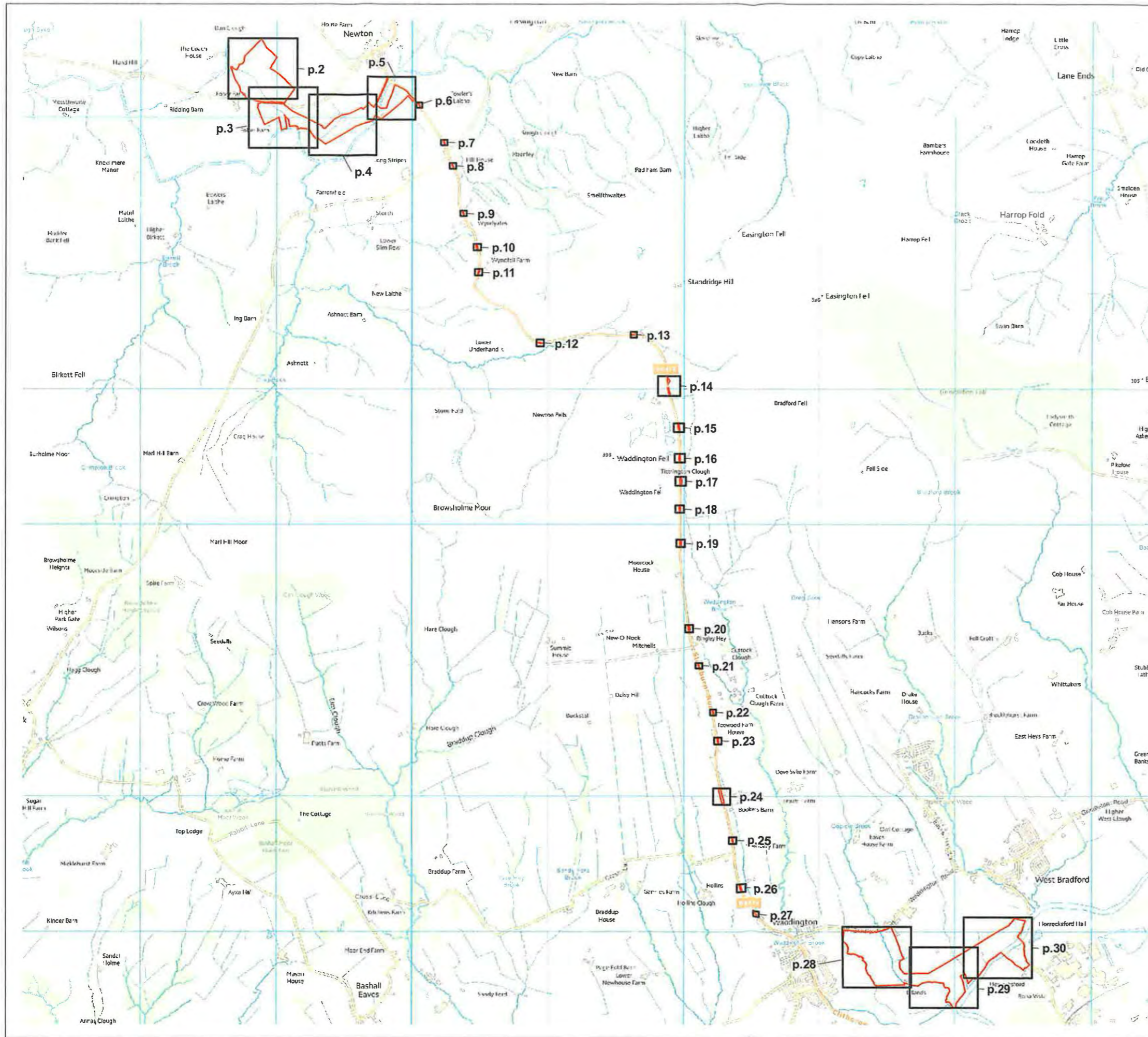
4.0 Conclusions

- 4.1 There is an overall biodiversity net loss of 10.40% for habitats and 36.60% for hedgerows from the development. Under the current requirements of National Planning Policy Framework (NPPF) a development must achieve net gain. NPPF does not state what percentage net gain must be achieved.
- 4.2 The draft Environment Bill includes a requirement for 10% net gain on all developments, however, this is yet to be passed through Parliament.
- 4.3 It is understood this document is to be considered by the Greater Manchester Ecology unit (GMEU) whose latest guidance¹⁴ requires all new development to aim to:
- Deliver net gains in biodiversity using the Biodiversity Metric 3.0 to demonstrate the gain and contributing to Local Plans and local biodiversity and green infrastructure plans, strategies and policies; and
 - Describe how they have met the requirements set by the Biodiversity Net Gain Good Practice Principles as part of any planning application.
- 4.4 The losses in this report reflect those within the Ribble Valley Borough Council area only. This report does not take account of the mitigation to be created off site and therefore, as a stand-alone document, does not accurately reflect the change in biodiversity across the site. This document should be read in conjunction with WSP document (REF: RVBC-BO-APP-008_02) which details the proposed mitigation measures and provides a final change in biodiversity score.
- 4.5 Currently the habitat trading rules have not been satisfied. However this metric does not take account of any proposed mitigation, which is discussed separately in WSP document (REF: RVBC-BO -APP-008_02) and will seek to abide by trading rules were possible.

¹⁴ GMCA Biodiversity Net Gain Guidance for Greater Manchester February 2021, WSP, Footprint Ecology.

DRAWINGS

- Drawing 1 – G7478.04.13B Ribble Valley District Compound Overview**
- Drawing 2 – G7478.04.14A Ribble Valley District Baseline Habitats**
- Drawing 3 – G7478.04.15B Ribble Valley District Post Development Habitats**



KEY

- Compound and highway boundary
- Page and page number

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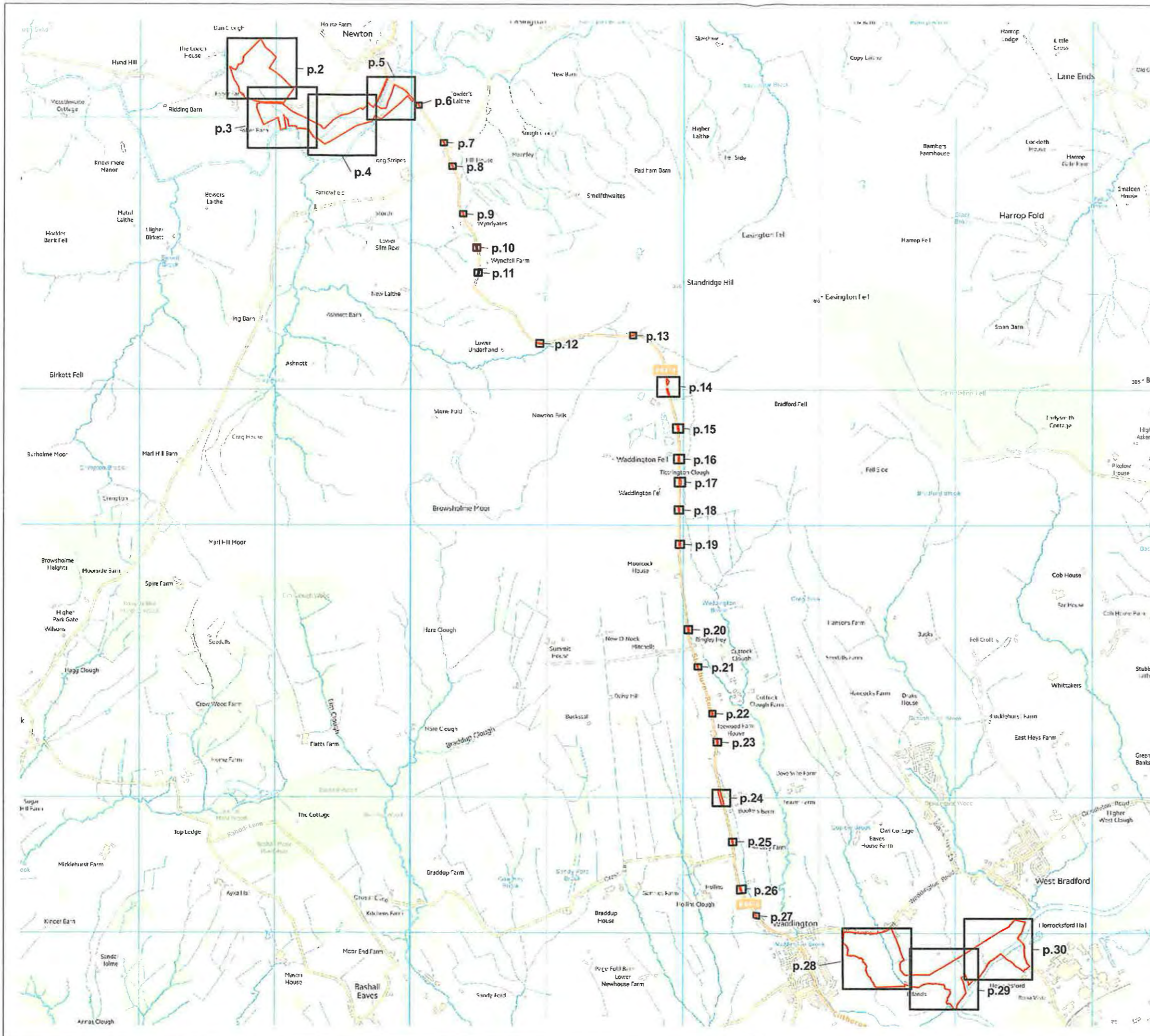
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Title
Ribble Valley District - Post Development Habitats Overview - Bowland Section



Drawing Number
G7478.04.014.1A

Sheet 1 of 30

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JO	AH	IH	1:28,000 @ A3	01/02/2022



KEY

-  Compound and highway boundary
-  Page and page number

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





Title
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Drawing Number
G7478.04.014.1A

Sheet 1 of 30

Drawn	Checked	Approved	Scale	Date
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- KEY**
-  Compound and highway boundary
 - UK Habitat Classification**
 -  Lowland fens
 -  Other lowland acid grassland
 -  Modified grassland
 -  Developed land/sealed surface
 -  Other woodland - broadleaved

Note:
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Title:
**Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section**

Drawing Number G7478.04.014.2A				Sheet 2 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:1,600 @ A3	Date 01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other lowland acid grassland

Other neutral grassland

Modified grassland

Developed land/sealed surface

Vacant/derelict land/bare ground

Other woodland - broadleaved

Other woodland - mixed

Native hedgerow

Native species rich hedgerow with trees

Note:

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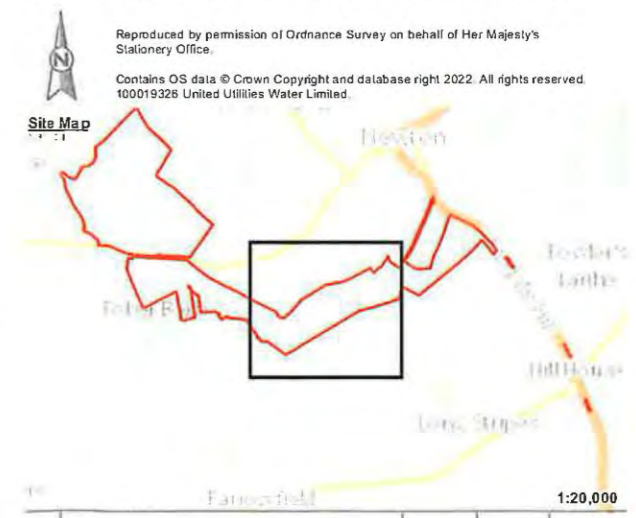
Title
Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section

Drawing Number G7478.04.014.3A				Sheet 3 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:1,600 @ A3	Date 01/02/2022



- KEY**
- Compound and highway boundary
 - UK Habitat Classification**
 - Lowland fens
 - Other neutral grassland
 - Modified grassland
 - River
 - Ruderal/Ephemeral
 - Developed land/sealed surface
 - Vacant/derelict land/bare ground
 - Other woodland - broadleaved
 - Native hedgerow

Note:
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Title
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Newton-in-Bowland Compound - Bowland Section**

Drawing Number G7478.04.014.4A				Sheet 4 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:1,600 @ A3	Date 01/02/2022



- KEY**
- Compound and highway boundary
 - UK Habitat Classification**
 - Other neutral grassland
 - Modified grassland
 - River
 - Ruderal/Ephemeral
 - Developed land/sealed surface
 - Vacant/derelict land/bare ground
 - Other woodland - broadleaved
 - Native species rich hedgerow

Note:
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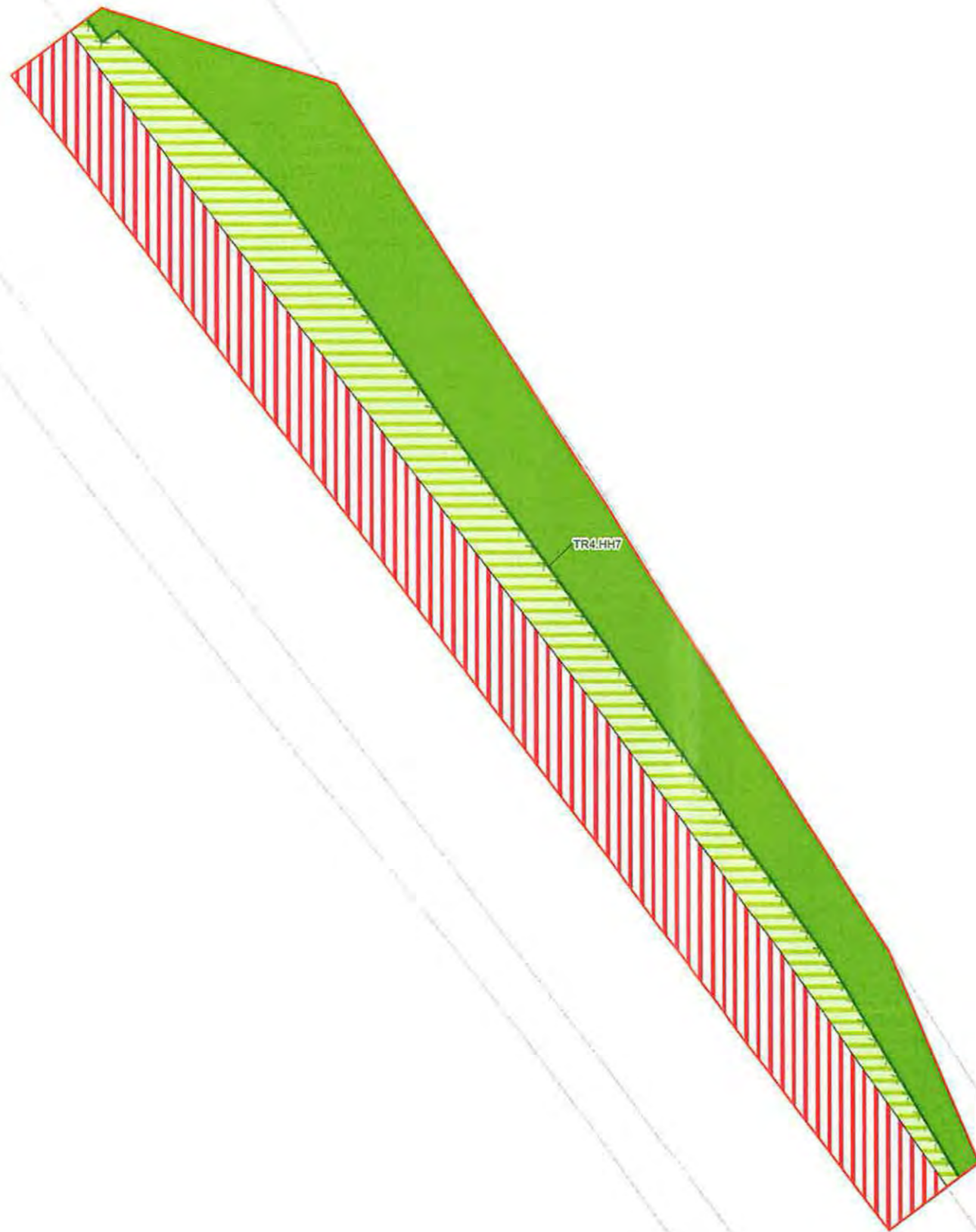
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Newton-in-Bowland Compound - Bowland Section

Drawing Number G7478.04.014.5A			Sheet 5 of 30	
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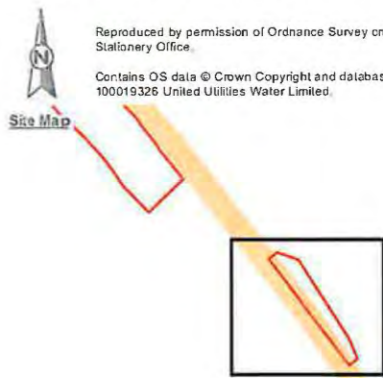
KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

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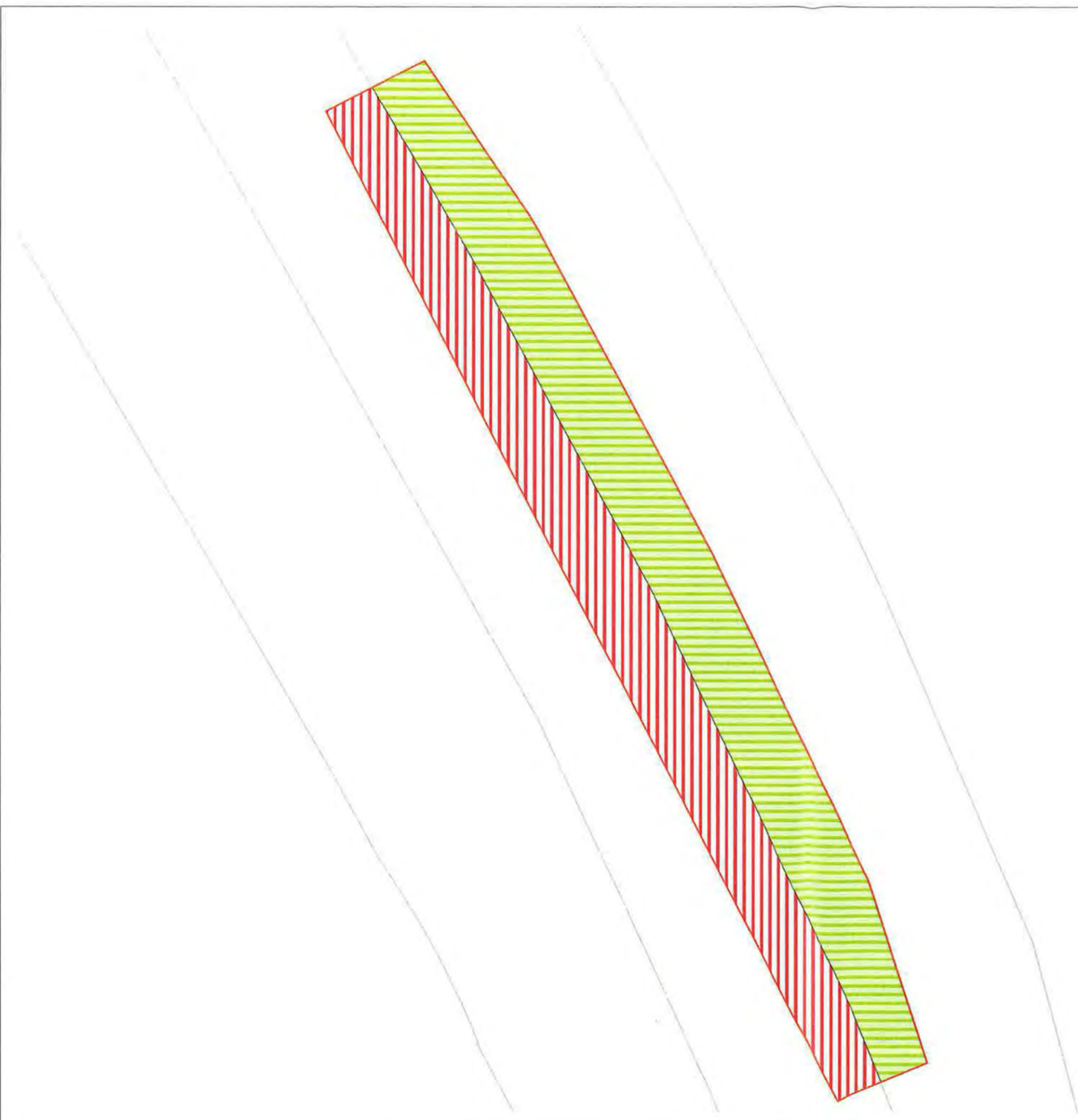
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 Highways - Bowland Section

Drawing Number
G7478.04.014.6A Sheet 6 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface

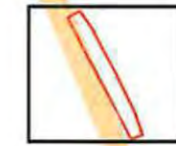
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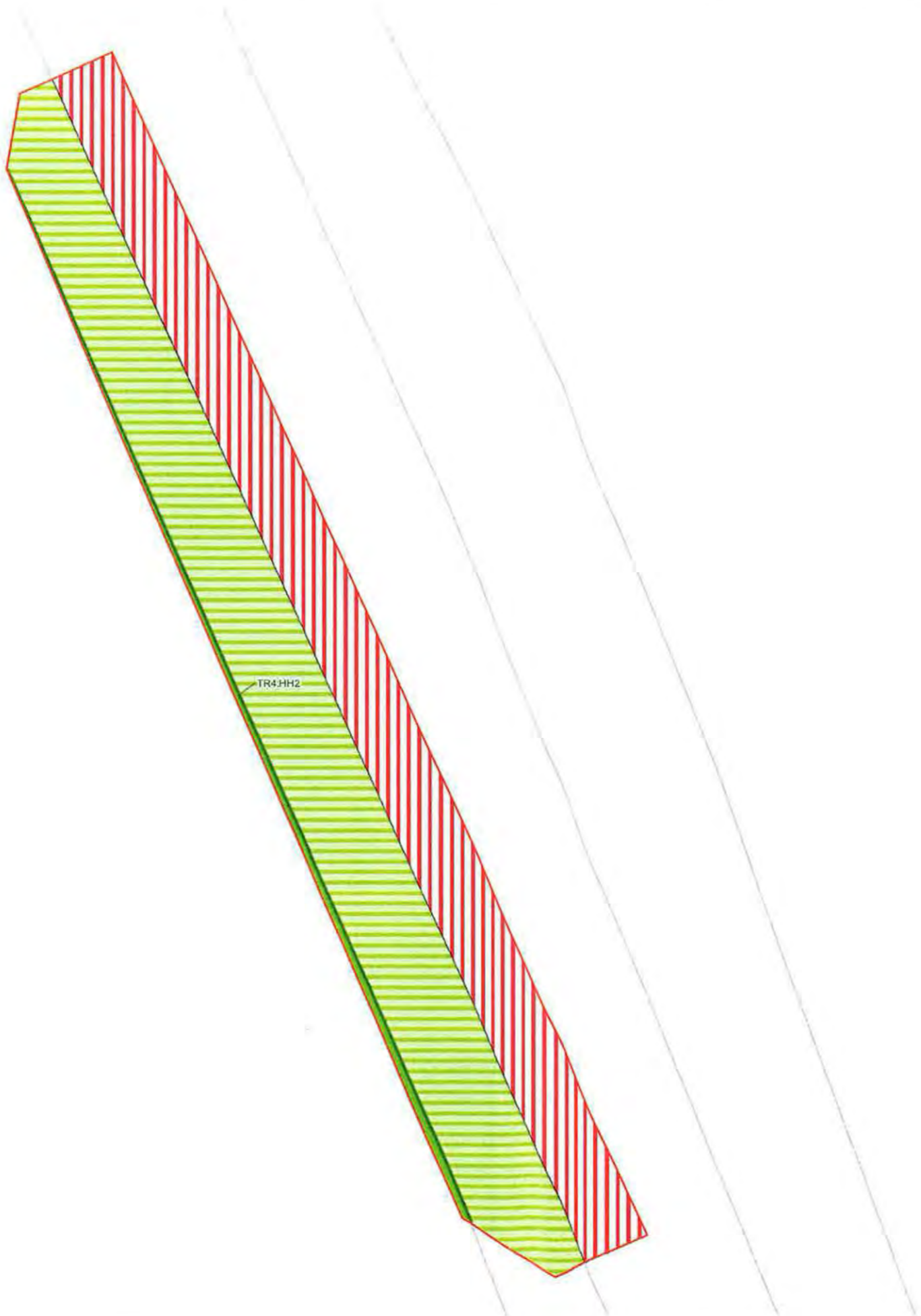
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Drawing Number
G7478.04.014.7A Sheet 7 of 30

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JO	AH	IH	1:150 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other neutral grassland

Modified grassland

Developed land/sealed surface

Native hedgerow

Note:

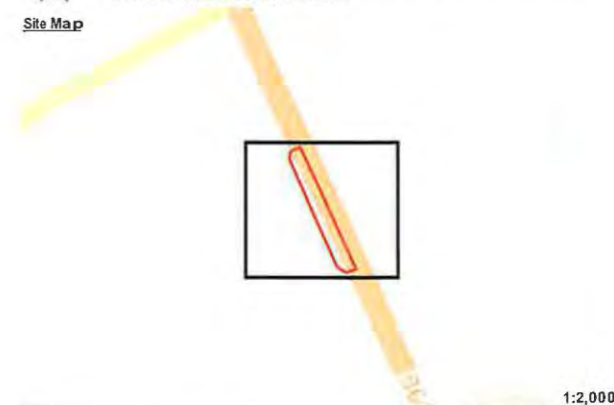
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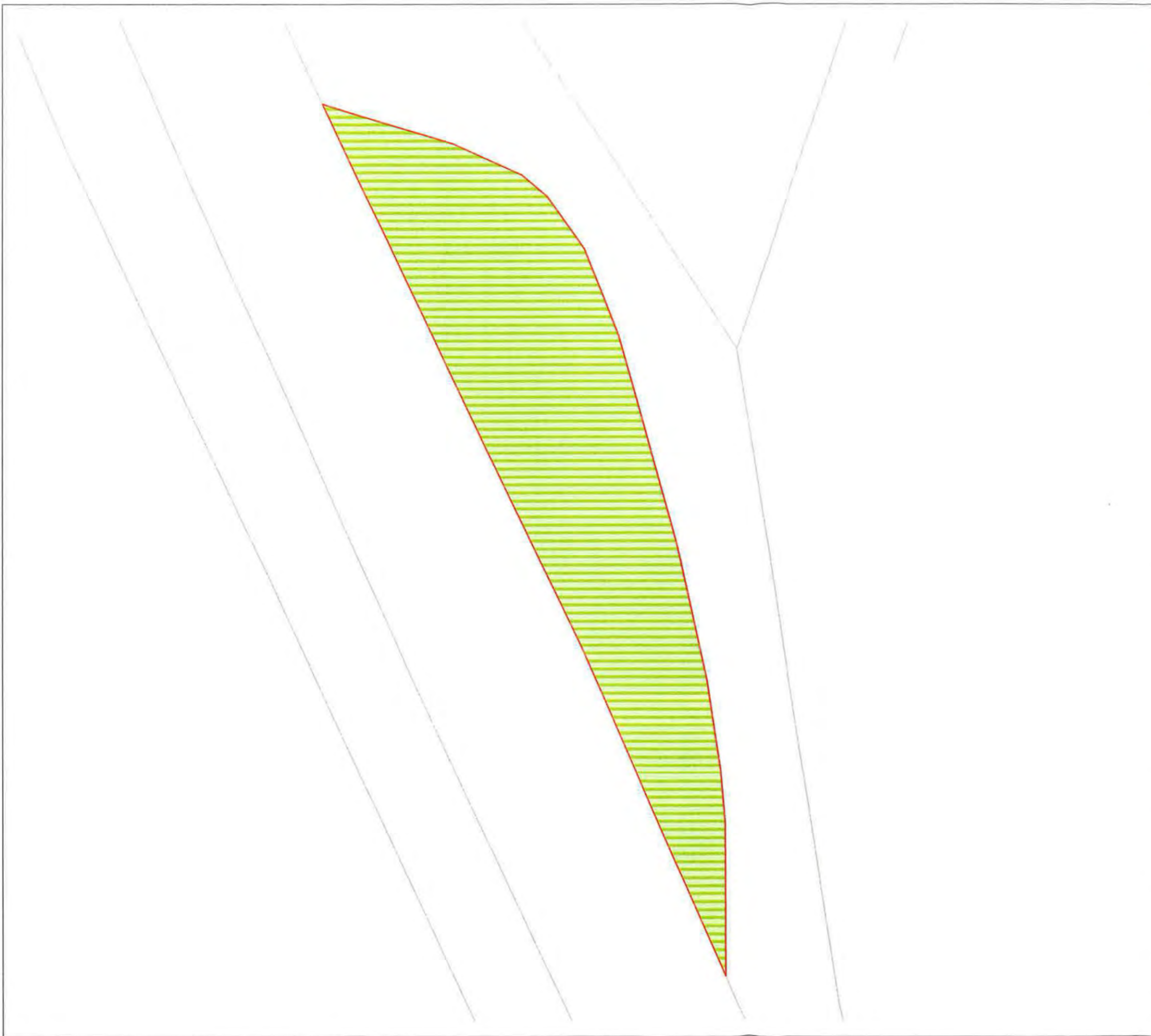
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G7478.04.014.8A

Sheet 8 of 30

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JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland

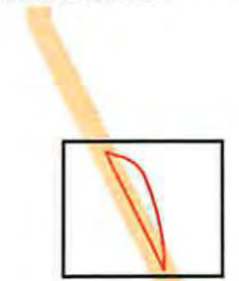
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Drawing Number
G7478.04.014.9A Sheet 9 of 30

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JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

Note:

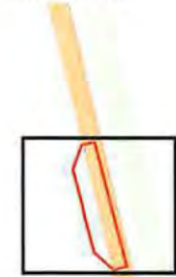
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Drawing Number
G7478.04.014.10A

Sheet 10 of 30

Drawn	Checked	Approved	Scale	Date
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KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

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Highways - Bowland Section

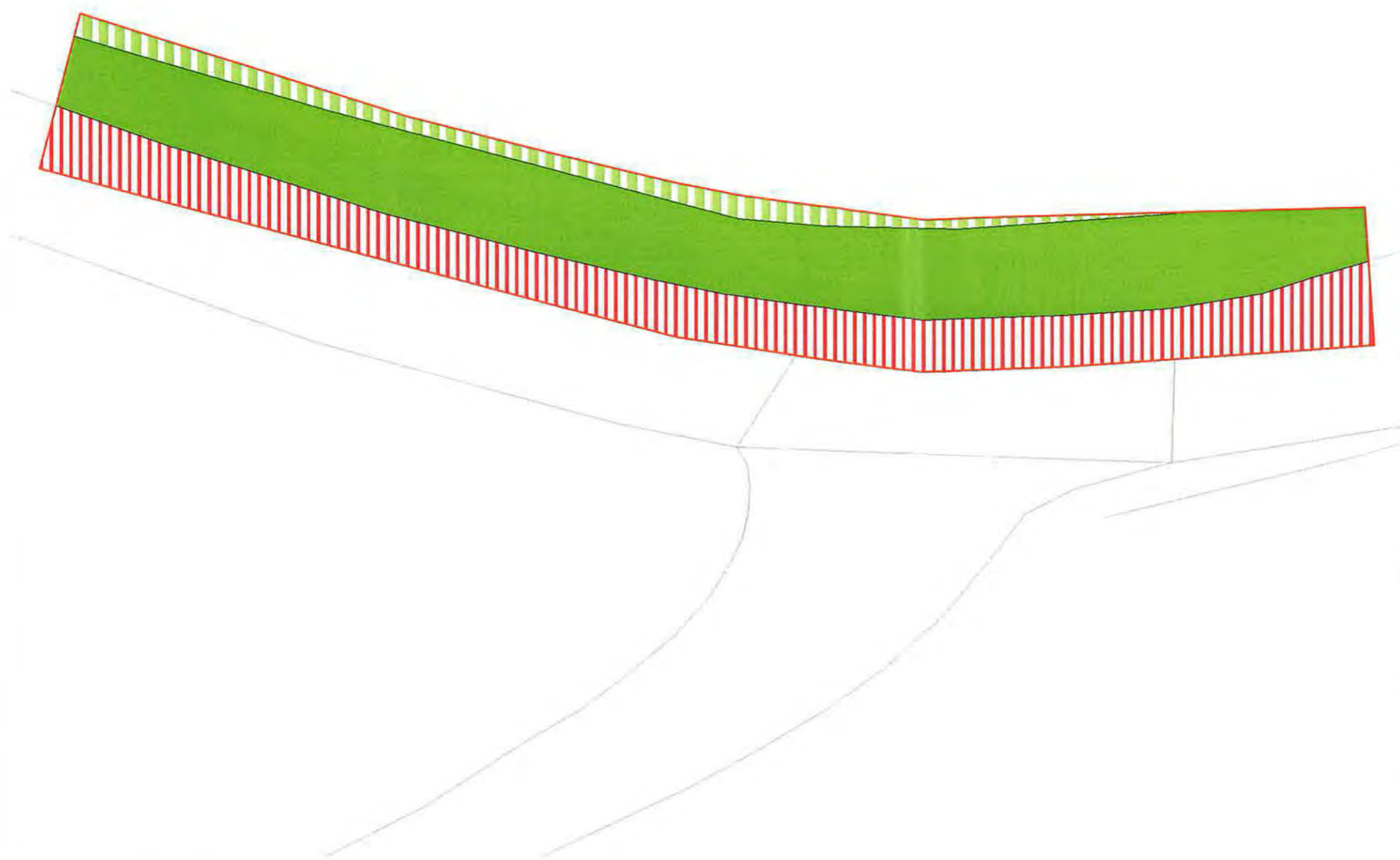
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Sheet 11 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:180 @ A3	01/02/2022

KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Upland acid grassland
-  Modified grassland
-  Developed land/sealed surface



Note:

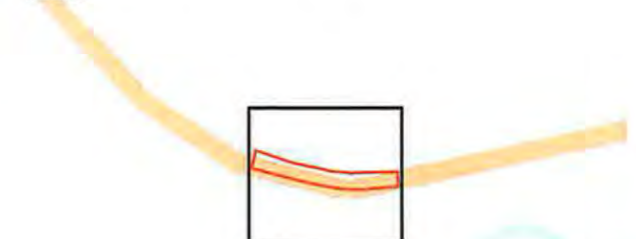
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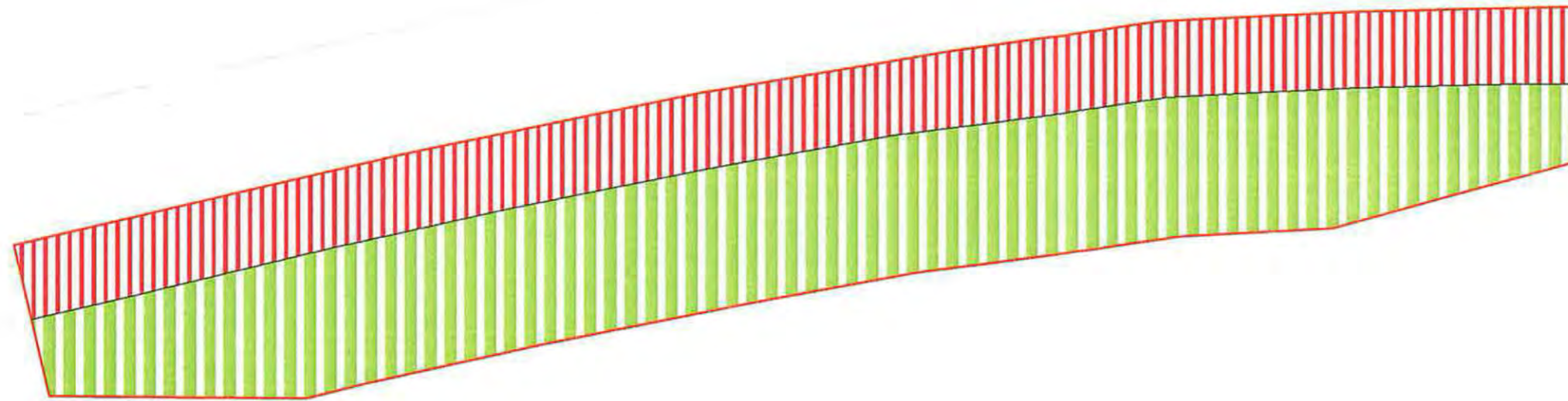
KEY

 Compound and highway boundary

UK Habitat Classification

 Upland acid grassland

 Developed land/sealed surface



Note:

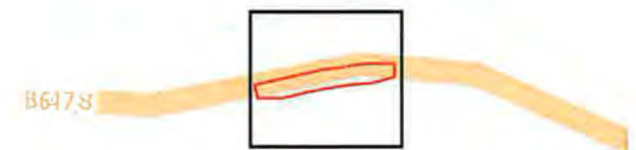
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Highways - Bowland Section

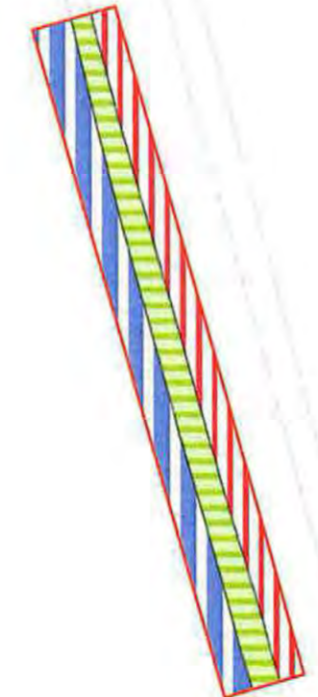
Drawing Number
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Sheet 13 of 30

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KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Upland heathland
-  Developed land/sealed surface



Note:

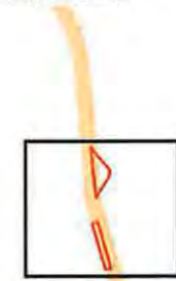
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Highways - Bowland Section







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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:550 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Purple moor grass and rush pastures
-  Upland acid grassland
-  Other neutral grassland
-  Upland heathland
-  Developed land/sealed surface

Note:

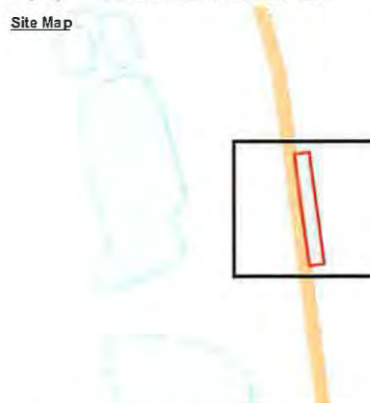
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Highways - Bowland Section




Drawing Number
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KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface

Note:

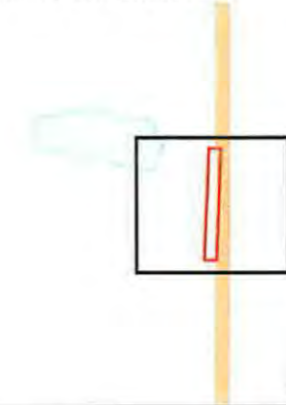
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Highways - Bowland Section

Drawing Number
G7478.04.014.16A Sheet 16 of 30

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KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Purple moor grass and rush pastures
-  Upland acid grassland
-  Other neutral grassland
-  Developed land/sealed surface

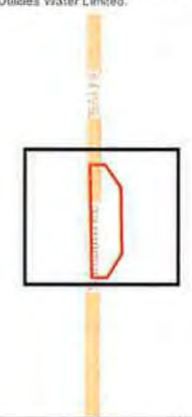
Note:

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A	Inclusion of Highways Works	JO	IH	01/02/2022



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Title
**Ribble Valley District - Post Development Habitats
 Highways - Bowland Section**

Drawing Number G7478.04.014.17A	Sheet 17 of 30
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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:250 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Upland heathland
-  Developed land/sealed surface

Note:

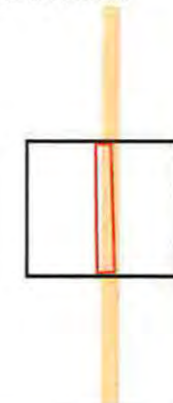
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Highways - Bowland Section





Drawing Number
G7478.04.014.18A

Sheet 18 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:200 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Purple moor grass and rush pastures
-  Other neutral grassland
-  Developed land/sealed surface

Note:

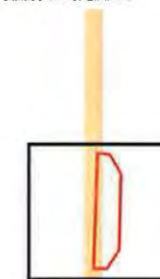
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.014.19A Sheet 19 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:200 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Gorse scrub
-  Developed land/sealed surface

Note:

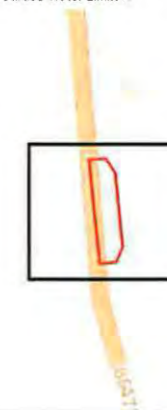
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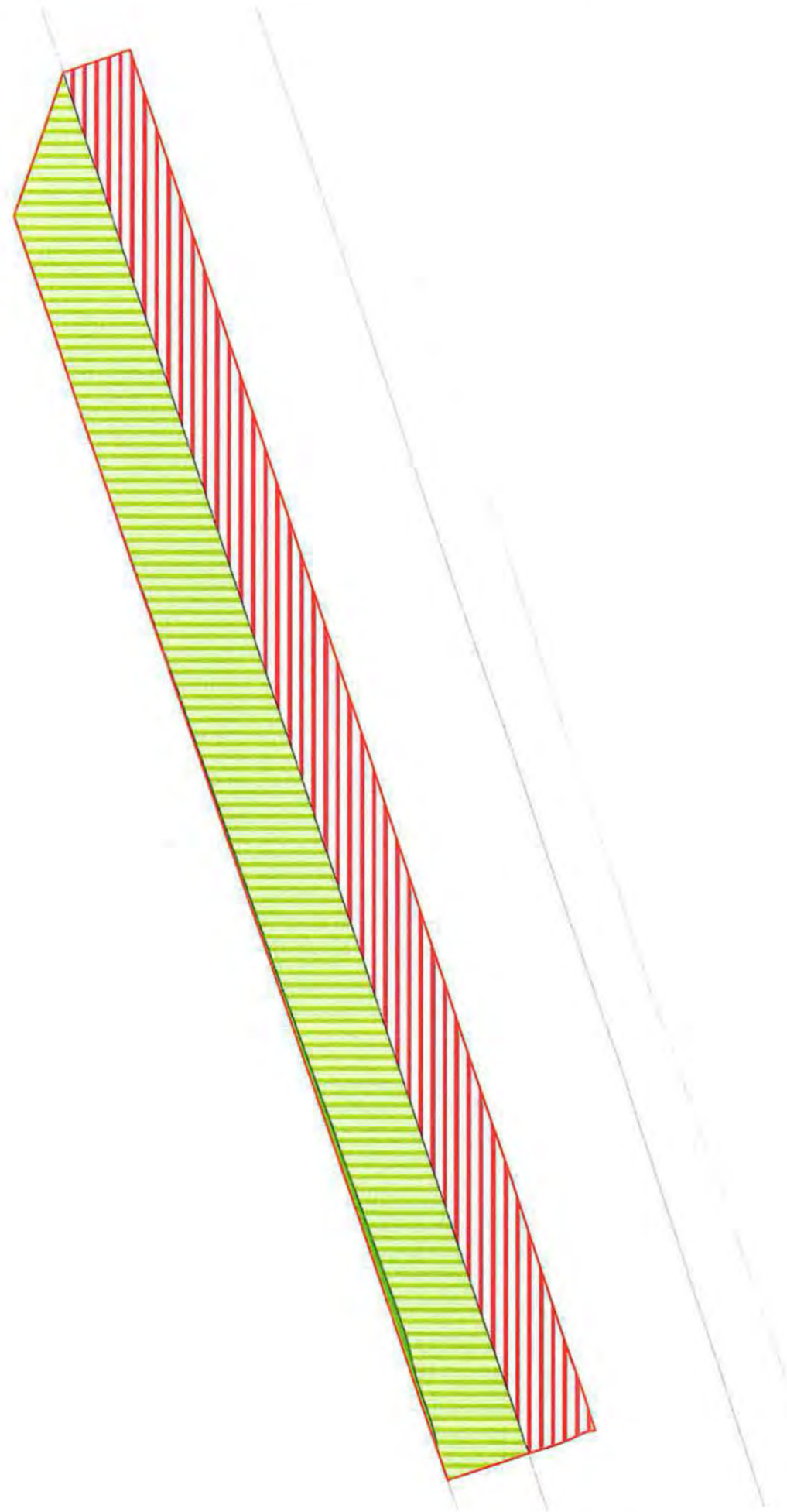
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.014.20A Sheet 20 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:200 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface

Note:

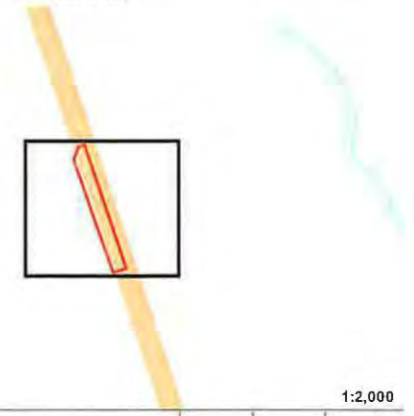
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Title
 Ribble Valley District - Post Development Habitats
 Highways - Bowland Section

Drawing Number
 G7478.04.014.21A Sheet 21 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:160 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

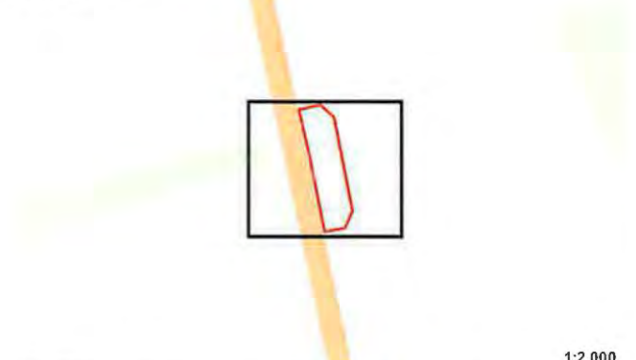
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Title
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Drawing Number G7478.04.014.22A	Sheet 22 of 30
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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:160 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other neutral grassland

Modified grassland

Developed land/sealed surface

Native species rich hedgerow

Note:

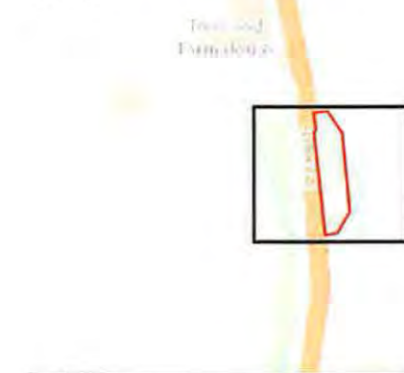
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Title
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Highways - Bowland Section

Drawing Number
G7478.04.014.23A Sheet 23 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:190 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other neutral grassland

Modified grassland

Developed land/sealed surface

Native species rich hedgerow

Native species rich hedgerow with trees

Note:

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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.014.24A Sheet 24 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:450 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other neutral grassland

Developed land/sealed surface

Native species rich hedgerow

Note:

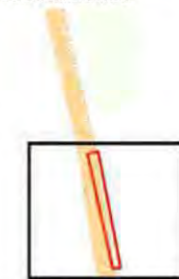
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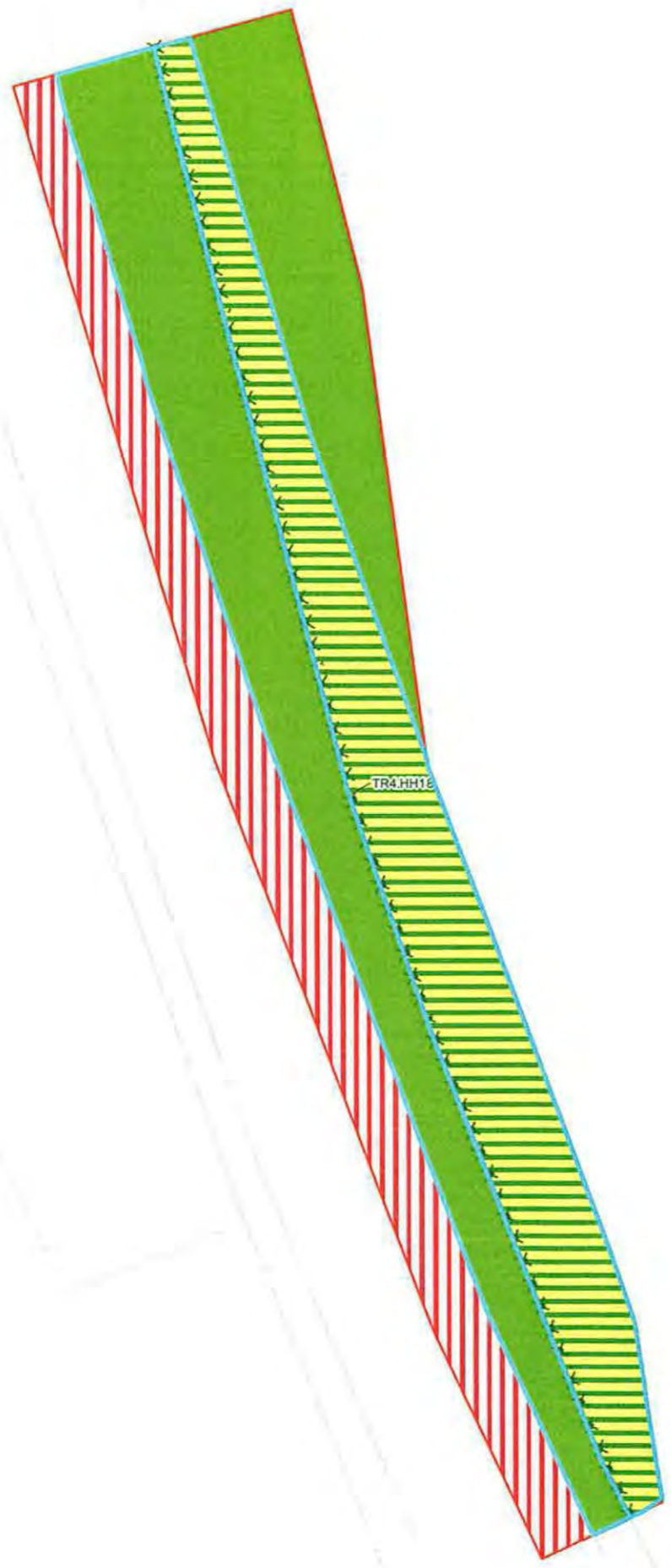
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.014.25A

Sheet 25 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:190 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Modified grassland

Developed land/sealed surface

Other coniferous woodland

Native species rich hedgerow with trees

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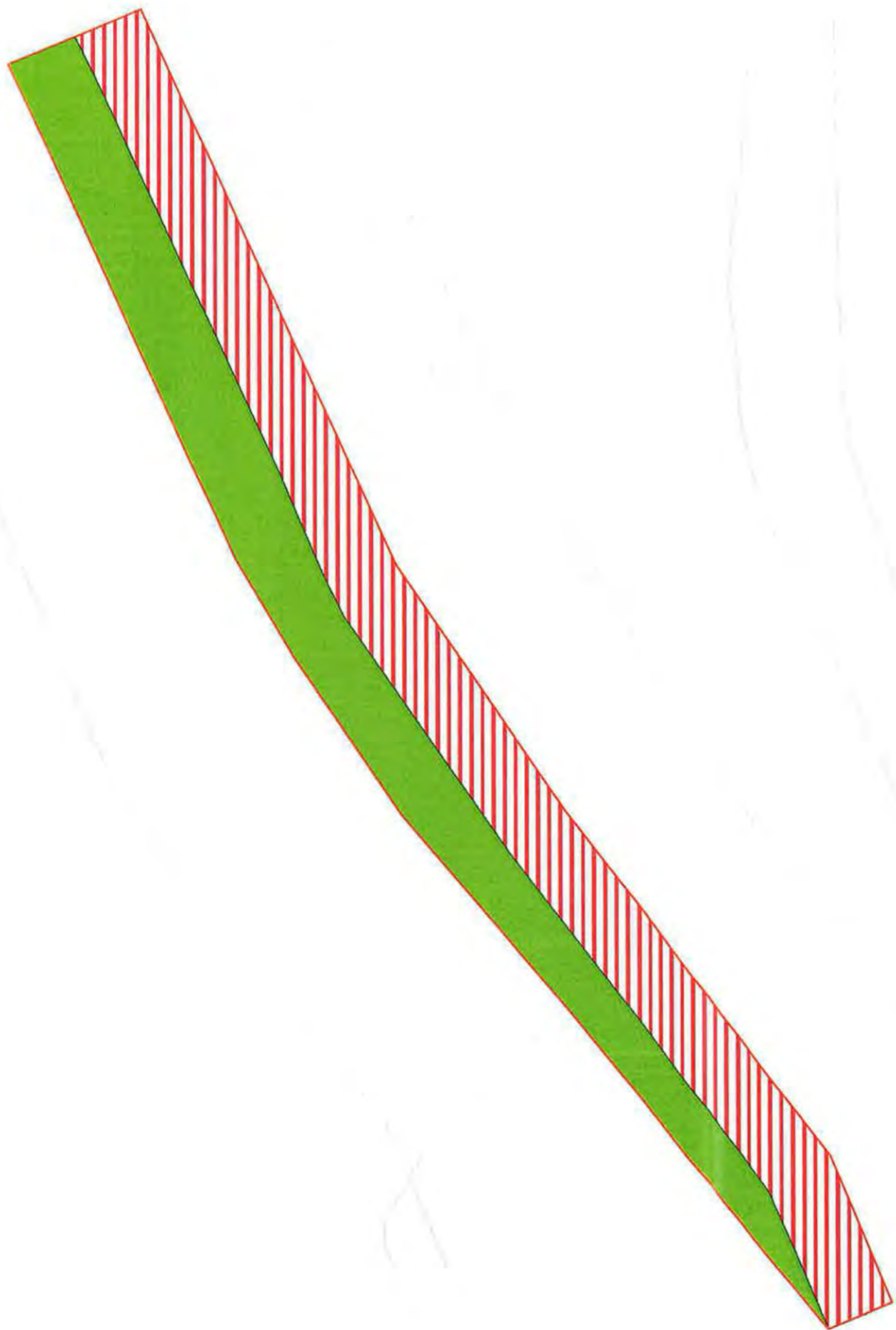
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section


Drawing Number
G7478.04.014.26A

Sheet 26 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:220 @ A3	01/02/2022




KEY

 Compound and highway boundary

UK Habitat Classification

 Modified grassland

 Developed land/sealed surface

Note:

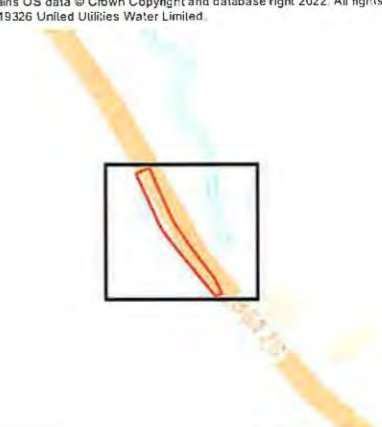
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Title:
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 Highways - Bowland Section

Drawing Number: G7478.04.014.27A Sheet 27 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Blackthorn scrub
-  Modified grassland
-  Developed land/sealed surface
-  Vacant/derelict land/bare ground
-  Other woodland - broadleaved
-  Native species rich hedgerow associated with bank or ditch

Note:

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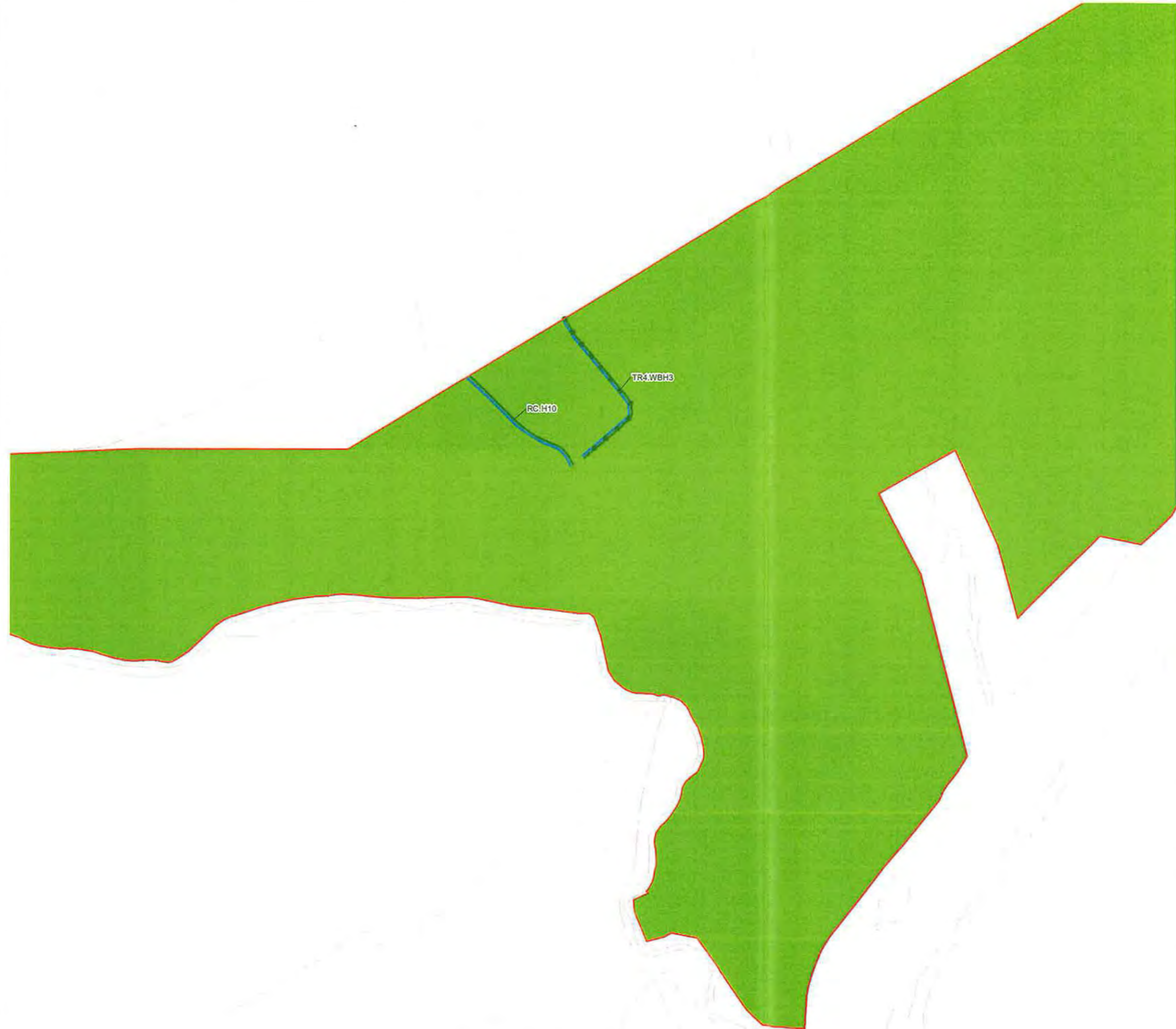
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Title
 Ribble Valley District - Post Development Habitats
 Ribble Crossing - Bowland Section

Drawing Number
 G7478.04.014.28A Sheet 28 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,700 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Modified grassland

River

Native hedgerow associated with bank or ditch

Native hedgerow with trees associated with bank or ditch

Note:

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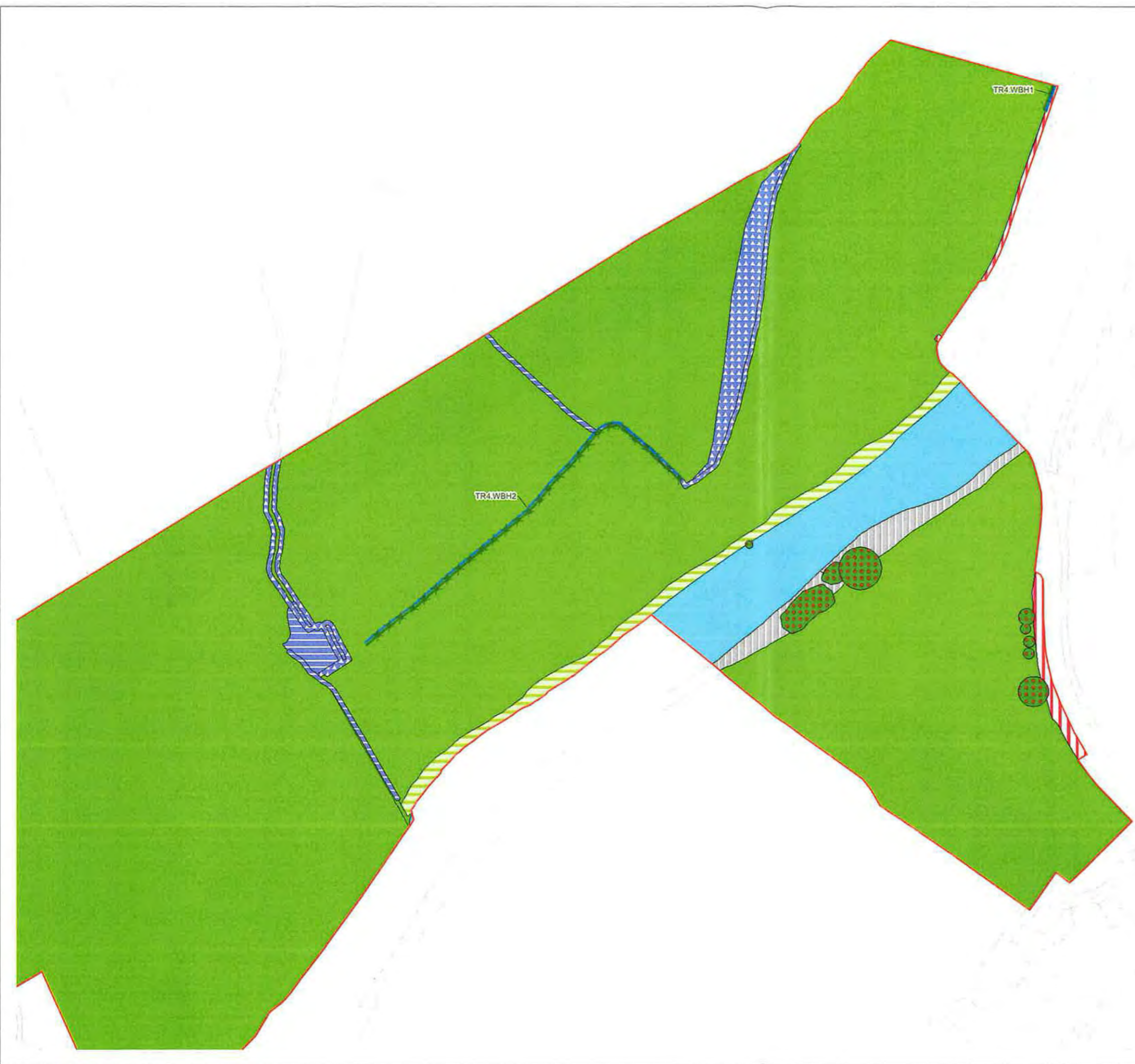
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Title
**Ribble Valley District - Post Development Habitats
Ribble Crossing - Bowland Section**

Drawing Number
G7478.04.014.29A Sheet 29 of 30


Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,700 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Blackthorn scrub
-  Other neutral grassland
-  Modified grassland
-  Mixed scrub
-  River
-  Ruderal/Ephemeral
-  Developed land/sealed surface
-  Other woodland - broadleaved
-  Native species rich hedgerow and trees associated with bank or ditch
-  Native species rich hedgerow associated with bank or ditch

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**Ribble Valley District - Post Development Habitats
Ribble Crossing - Bowland Section**

Drawing Number
G7478.04.014.30A Sheet 30 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,700 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Lowland fens
-  Other lowland acid grassland
-  Modified grassland
-  Developed land/sealed surface
-  Other woodland - broadleaved

Note:

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Title
Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section

Drawing Number
G7478.04.014.2A Sheet 2 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,600 @ A3	01/02/2022



- KEY**
- Compound and highway boundary
 - UK Habitat Classification**
 - Other lowland acid grassland
 - Other neutral grassland
 - Modified grassland
 - Developed land/sealed surface
 - Vacant/derelict land/bare ground
 - Other woodland - broadleaved
 - Other woodland - mixed
 - Native hedgerow
 - Native species rich hedgerow with trees

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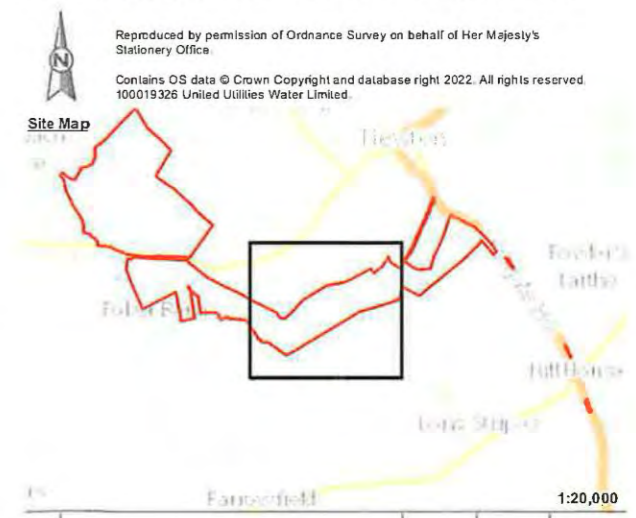
Title: Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section

Drawing Number G7478.04.014.3A				Sheet 3 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:1,600 @ A3	Date 01/02/2022



- KEY**
- Compound and highway boundary
 - UK Habitat Classification**
 - Lowland fens
 - Other neutral grassland
 - Modified grassland
 - River
 - Ruderal/Ephemeral
 - Developed land/sealed surface
 - Vacant/derelict land/bare ground
 - Other woodland - broadleaved
 - Native hedgerow

Note:
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Title
Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section

Drawing Number G7478.04.014.4A				Sheet 4 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:1,600 @ A3	Date 01/02/2022



- KEY**
- Compound and highway boundary
 - UK Habitat Classification**
 - Other neutral grassland
 - Modified grassland
 - River
 - Ruderal/Ephemeral
 - Developed land/sealed surface
 - Vacant/derelict land/bare ground
 - Other woodland - broadleaved
 - Native species rich hedgerow

Note:
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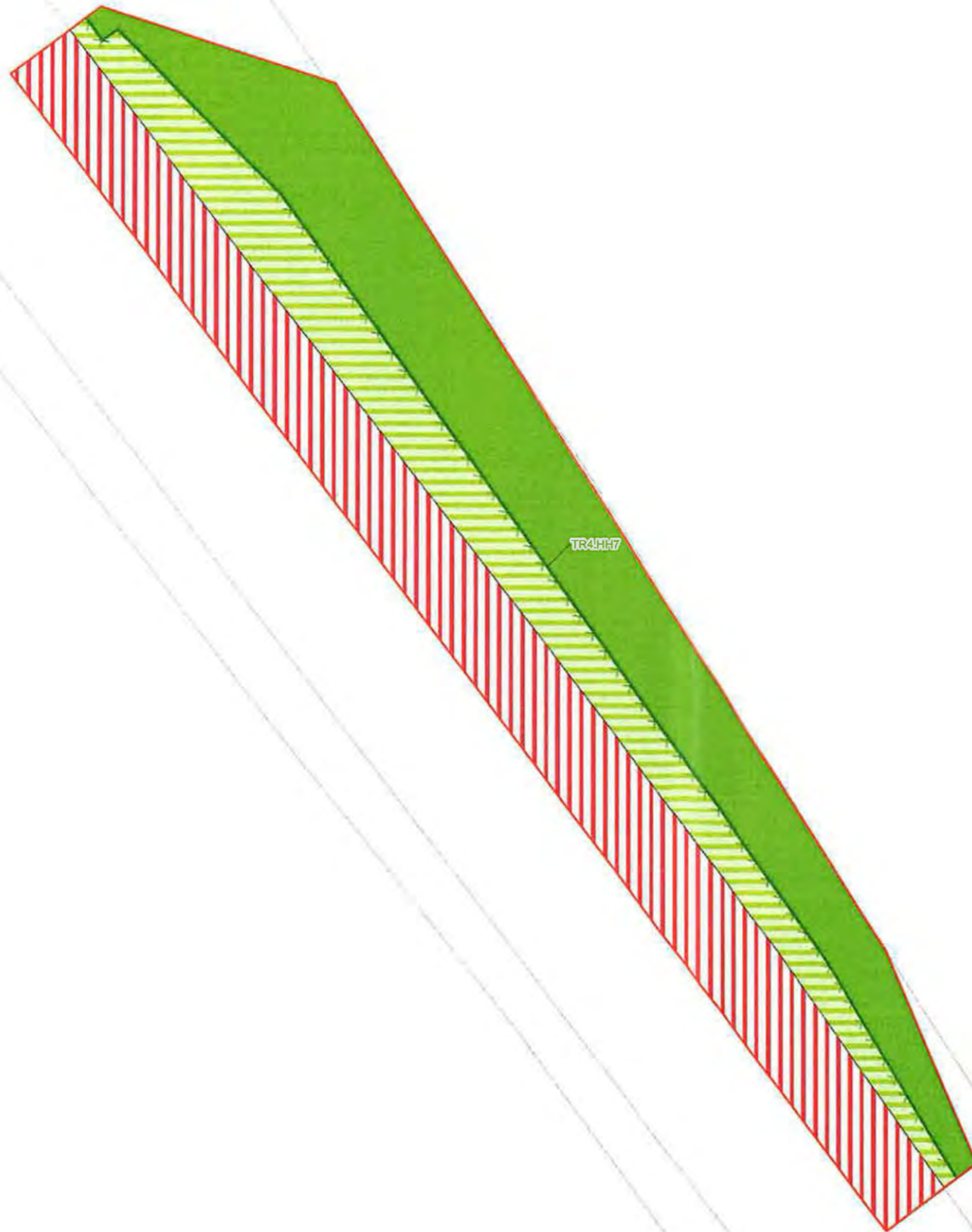
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Title
**Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section**

Drawing Number G7478.04.014.5A			Sheet 5 of 30	
Drawn JO	Checked AH	Approved IH	Scale 1:1,200 @ A3	Date 01/02/2022




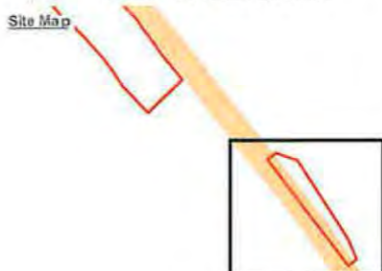
KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

Note:

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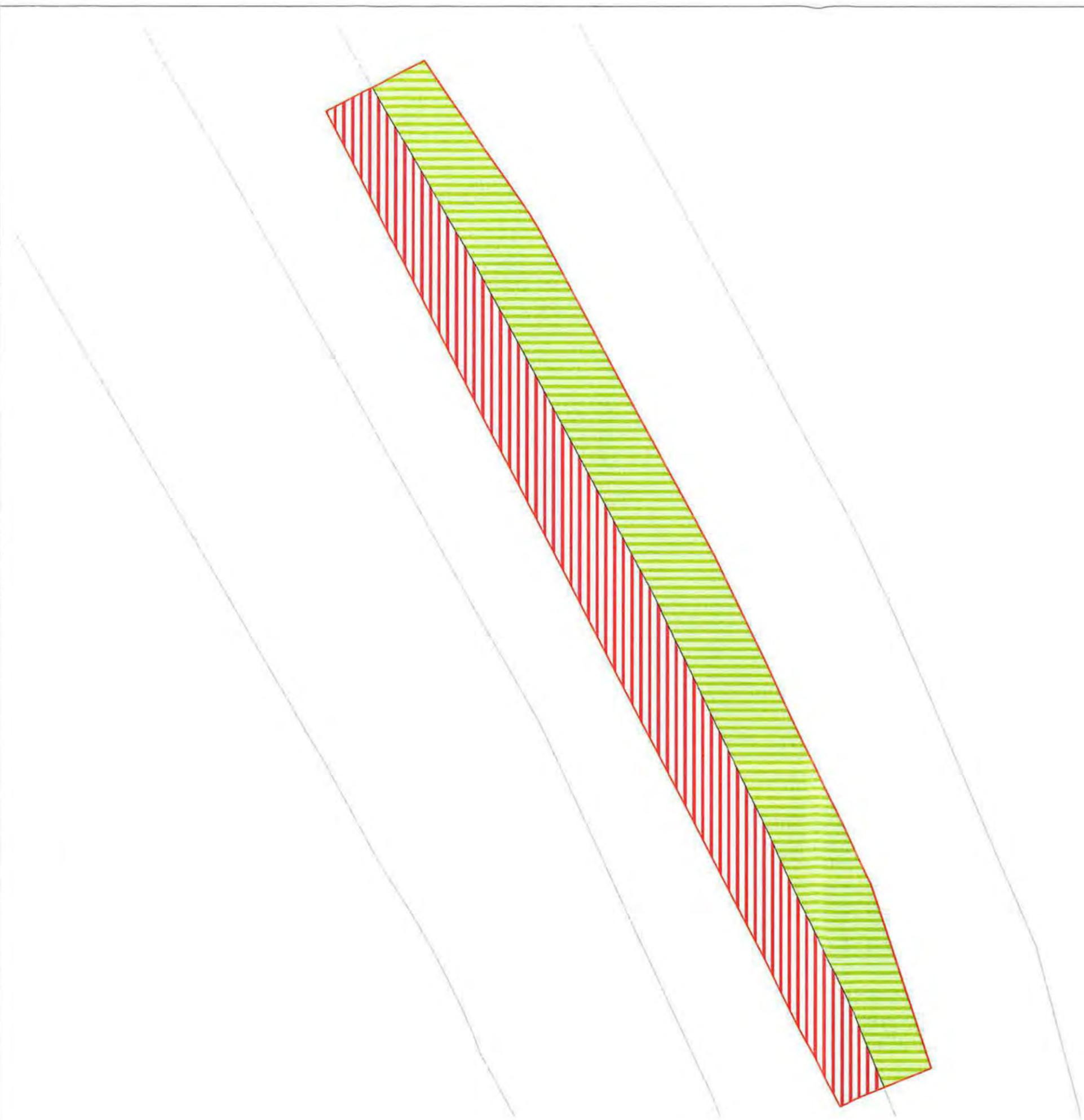
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.014.6A
Sheet 6 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface

Note:

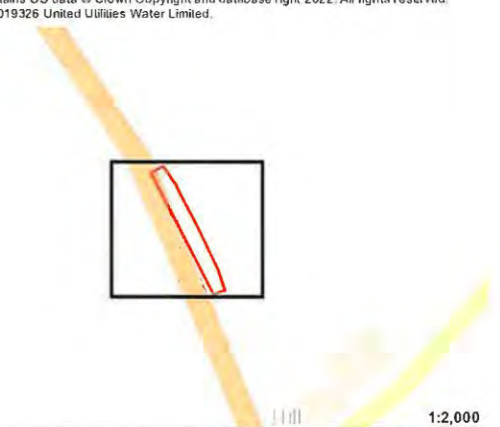
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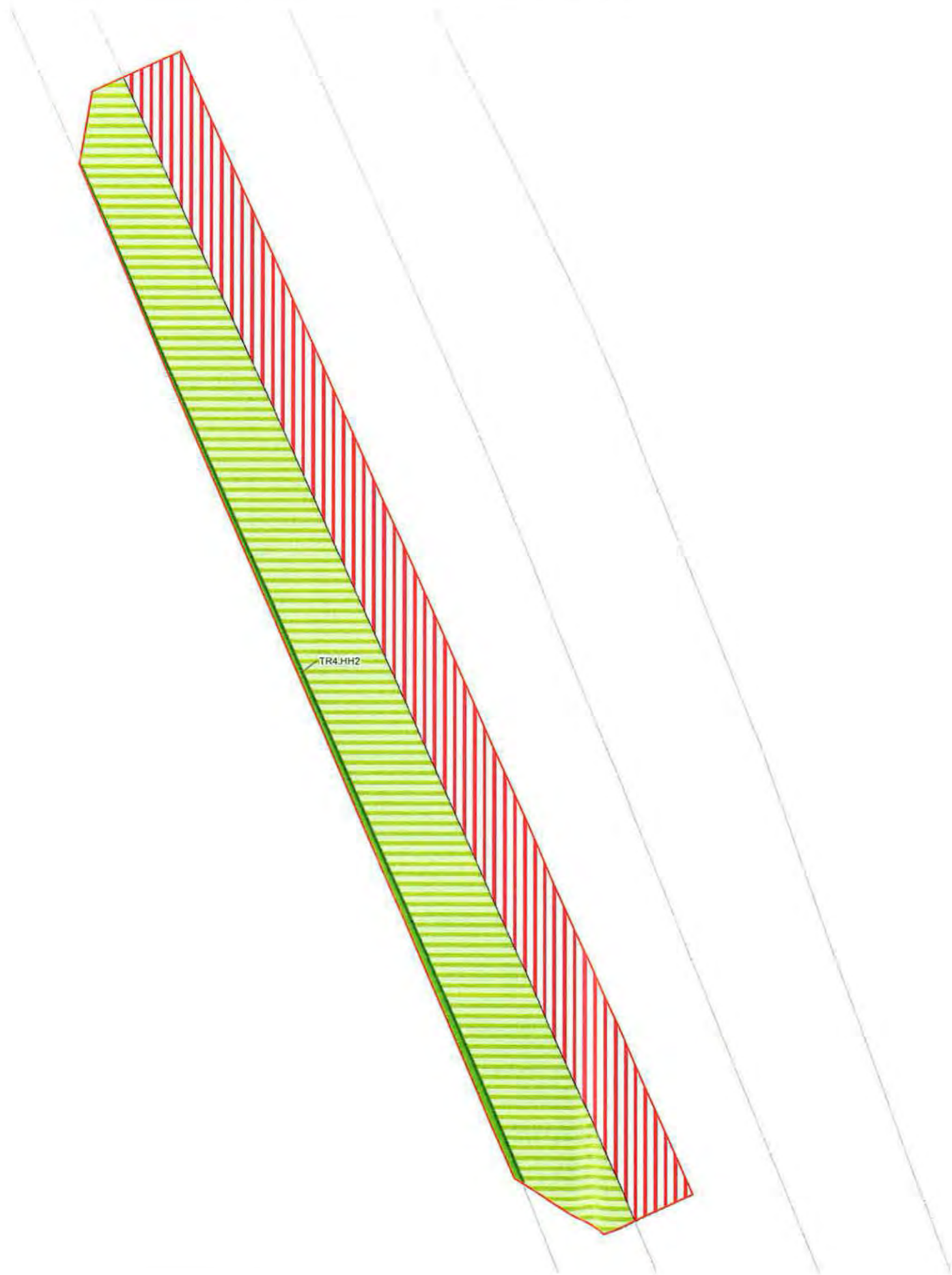
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Title
**Ribble Valley District - Post Development Habitats
Highways - Bowland Section**

Drawing Number
G7478.04.014.7A Sheet 7 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native hedgerow

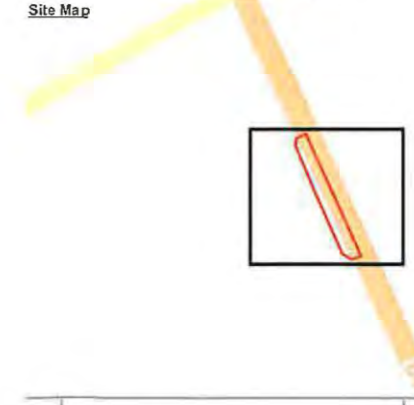
Note:

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A	Inclusion of Highways Works	JO	IH	01/02/2022

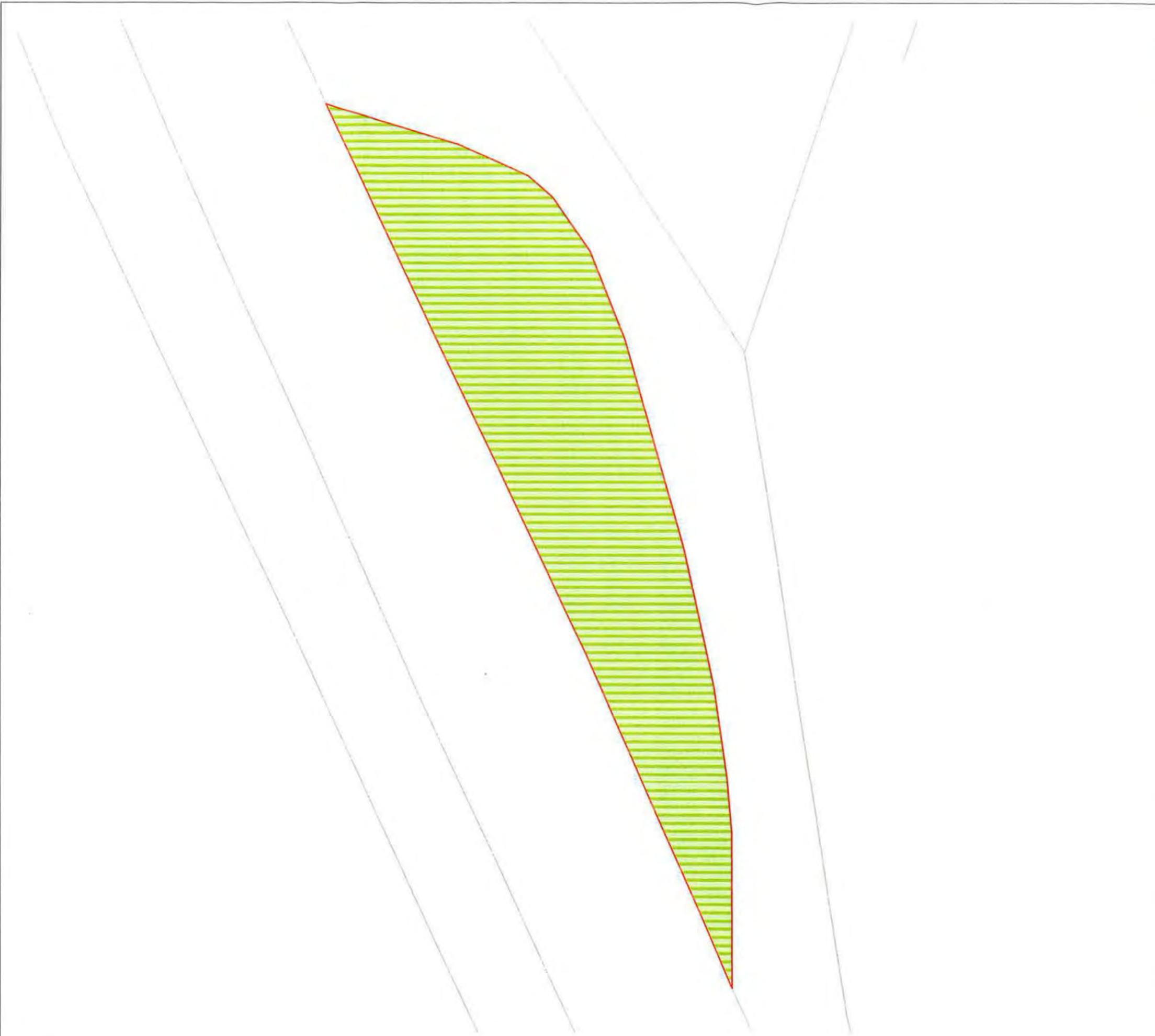


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

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Title
Ribble Valley District - Post Development Habitats
 Highways - Bowland Section

Drawing Number G7478.04.014.8A				Sheet 8 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:150 @ A3	Date 01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland

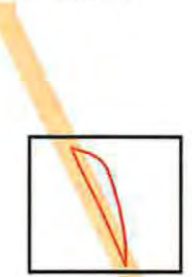
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Title:
**Ribble Valley District - Post Development Habitats
 Highways - Bowland Section**

Drawing Number: **G7478.04.014.9A** Sheet 9 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

Note:

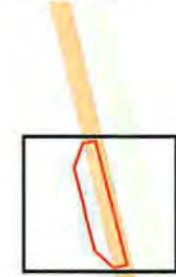
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Title
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Highways - Bowland Section**

Drawing Number
G7478.04.014.10A

Sheet 10 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:180 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other neutral grassland

Developed land/sealed surface

Native species rich hedgerow

Note:

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Title
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Highways - Bowland Section

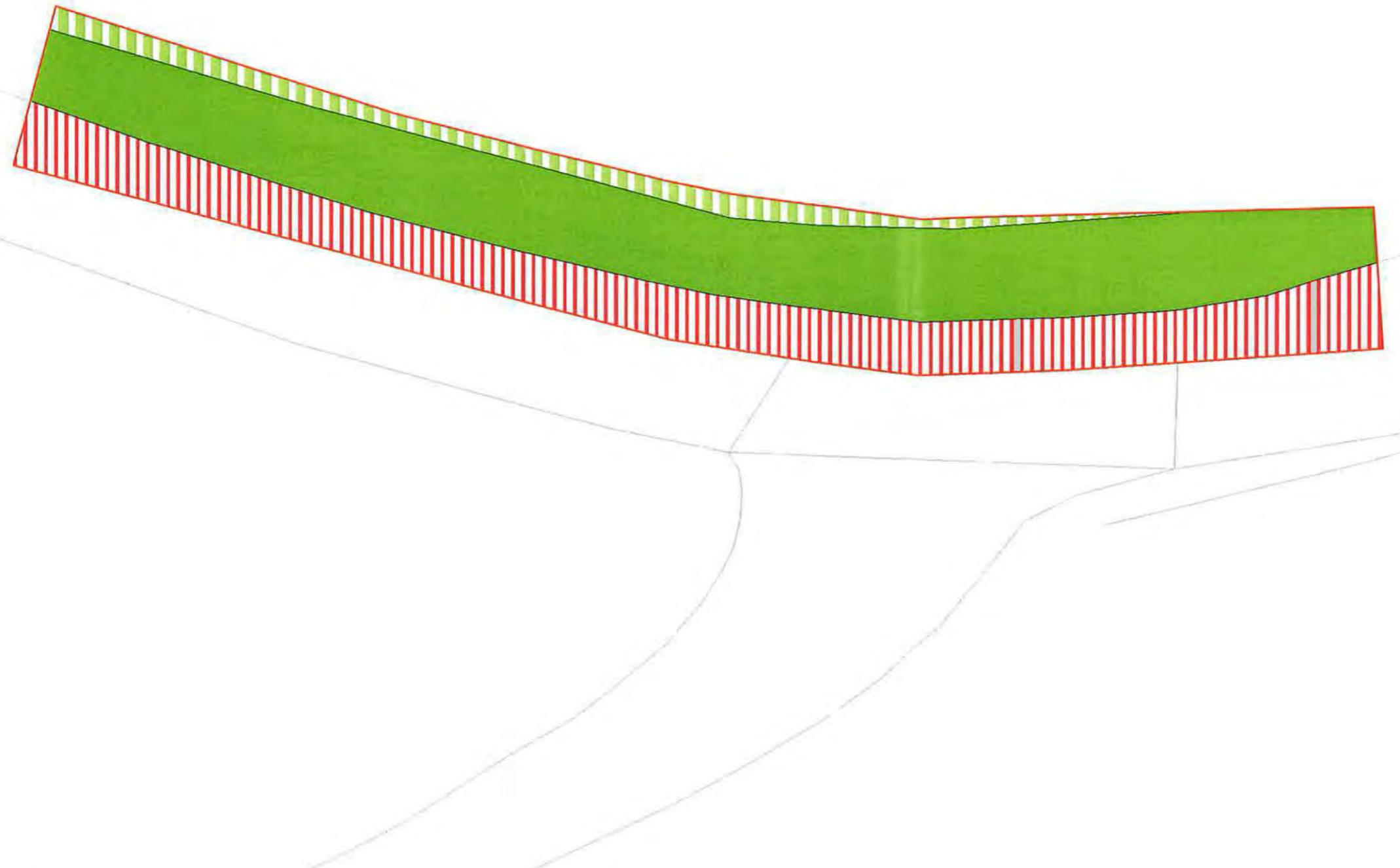
Drawing Number
G7478.04.014.11A

Sheet 11 of 30


Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:180 @ A3	01/02/2022

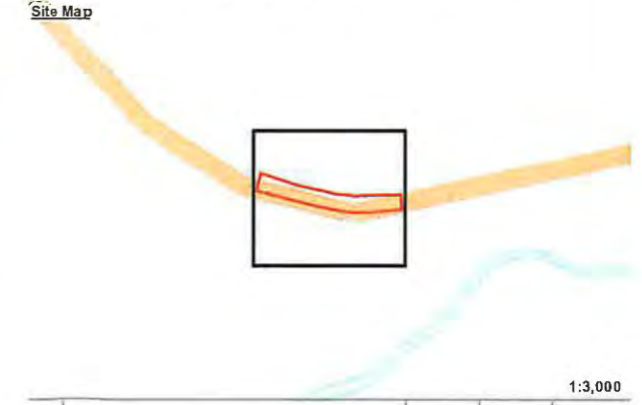
KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Upland acid grassland
-  Modified grassland
-  Developed land/sealed surface



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Title
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Highways - Bowland Section**


Drawing Number
G7478.04.014.12A Sheet 12 of 30


Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:180 @ A3	01/02/2022

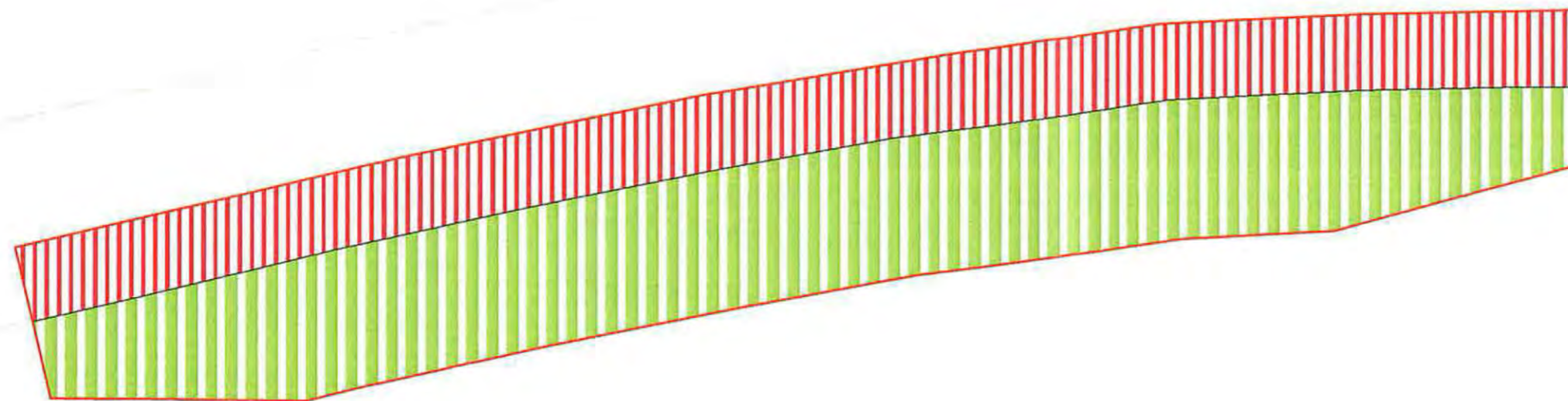
KEY

 Compound and highway boundary

UK Habitat Classification

 Upland acid grassland

 Developed land/sealed surface



Note:

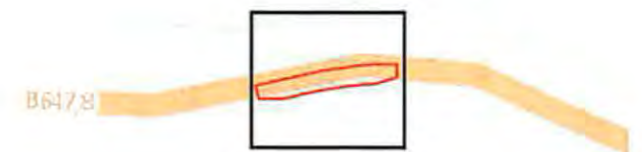
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Drawing Number
G7478.04.014.13A

Sheet 13 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022

KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Upland heathland
-  Developed land/sealed surface

Note:

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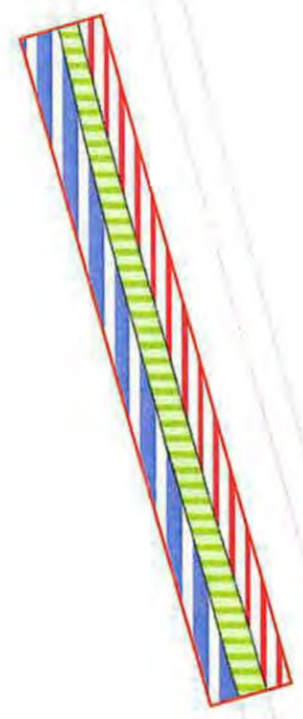
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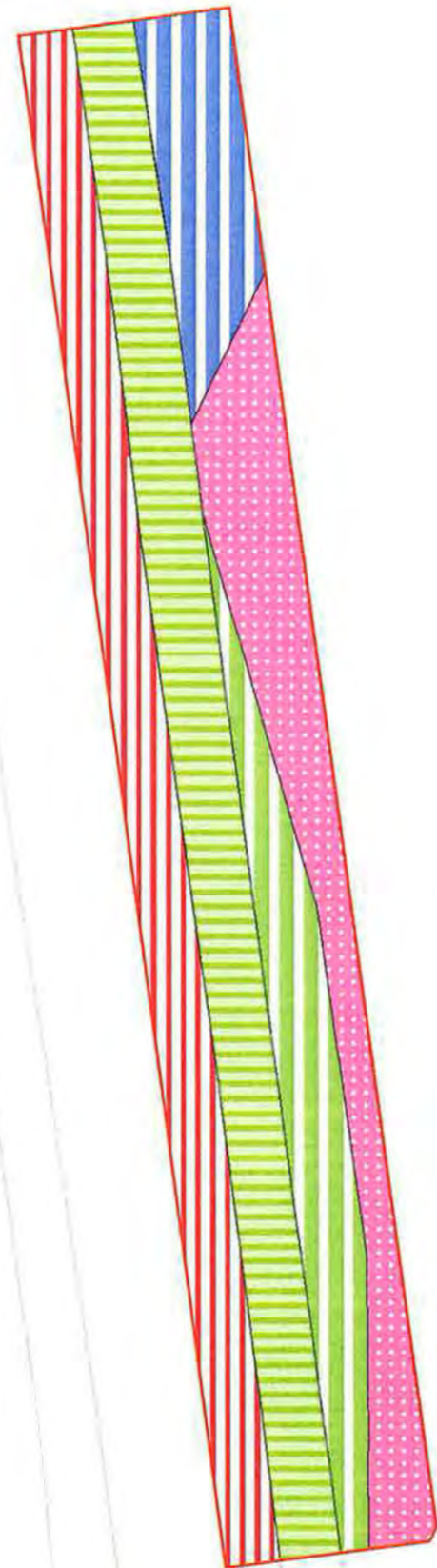
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 Highways - Bowland Section**







Drawing Number
G7478.04.014.14A Sheet 14 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:550 @ A3	01/02/2022





KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Purple moor grass and rush pastures
-  Upland acid grassland
-  Other neutral grassland
-  Upland heathland
-  Developed land/sealed surface

Note:

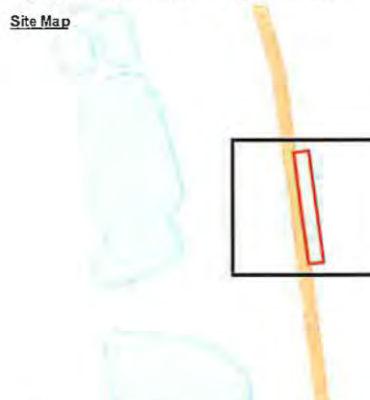
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Highways - Bowland Section




Drawing Number
G7478.04.014.15A

Sheet 15 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:250 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface

Note:

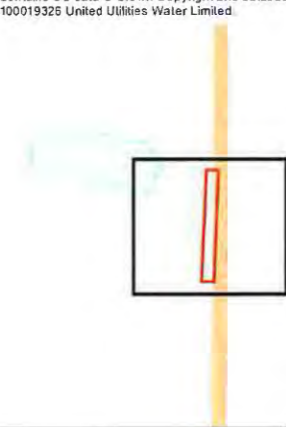
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Title
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Highways - Bowland Section**

Drawing Number
G7478.04.014.16A Sheet 16 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:250 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Purple moor grass and rush pastures

Upland acid grassland

Other neutral grassland

Developed land/sealed surface

Note:

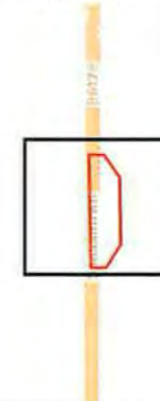
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Drawing Number
G7478.04.014.17A

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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:250 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Upland heathland
-  Developed land/sealed surface

Note:

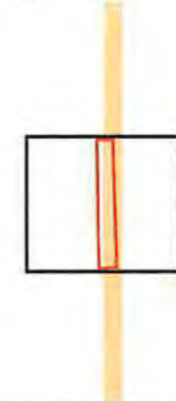
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Drawing Number
G7478.04.014.18A

Sheet 18 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:200 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Purple moor grass and rush pastures
-  Other neutral grassland
-  Developed land/sealed surface

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Highways - Bowland Section





Drawing Number
G7478.04.014.19A

Sheet 19 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:200 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Gorse scrub
-  Developed land/sealed surface

Note:

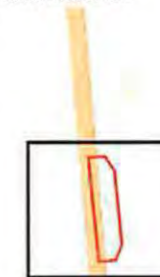
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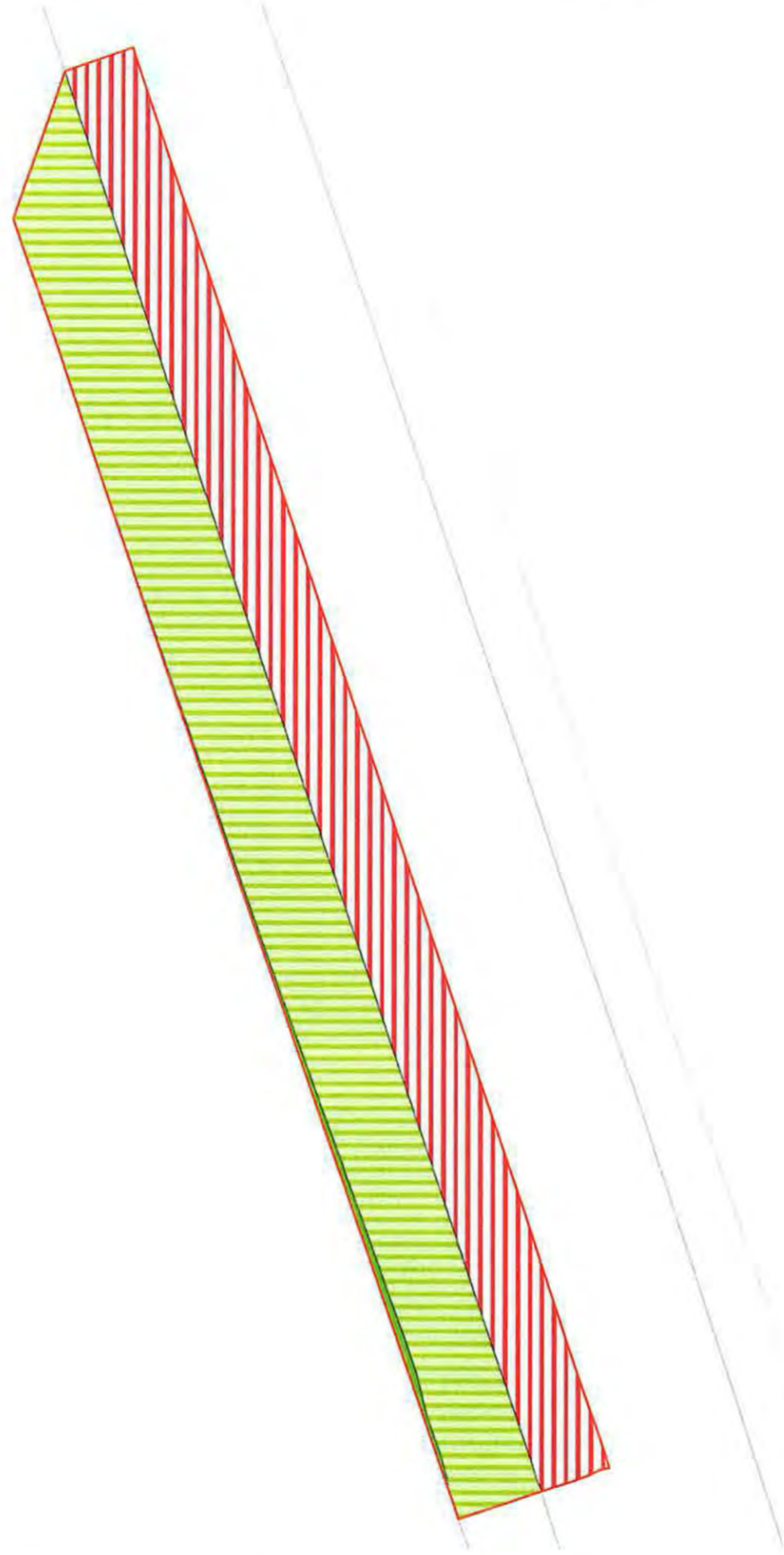
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Title
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Highways - Bowland Section

Drawing Number G7478.04.014.20A	Sheet 20 of 30
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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:200 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface

Note:

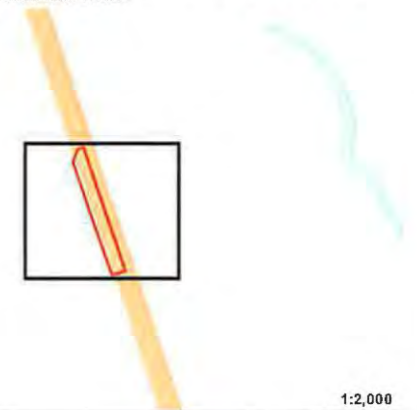
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Highways - Bowland Section**

Drawing Number
G7478.04.014.21A Sheet 21 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:160 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

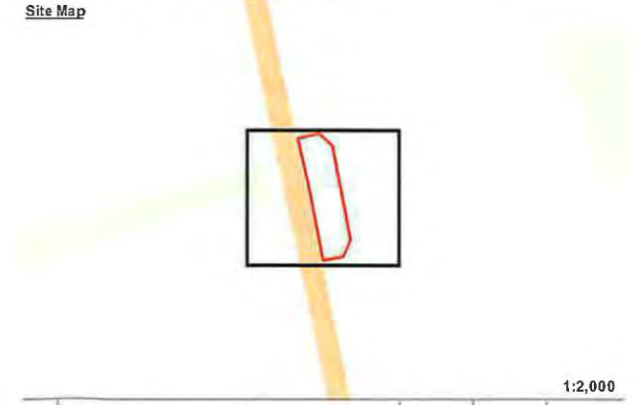
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Title
 Ribble Valley District - Post Development Habitats
 Highways - Bowland Section

Drawing Number
 G7478.04.014.22A Sheet 22 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:160 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

Note:

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Title
 Ribble Valley District - Post Development Habitats
 Highways - Bowland Section

Drawing Number
 G7478.04.014.23A Sheet 23 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:190 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow
-  Native species rich hedgerow with trees

Note:

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**Ribble Valley District - Post Development Habitats
 Highways - Bowland Section**

Drawing Number G7478.04.014.24A	Sheet 24 of 30
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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:450 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other neutral grassland

Developed land/sealed surface

Native species rich hedgerow

Note:

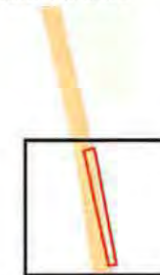
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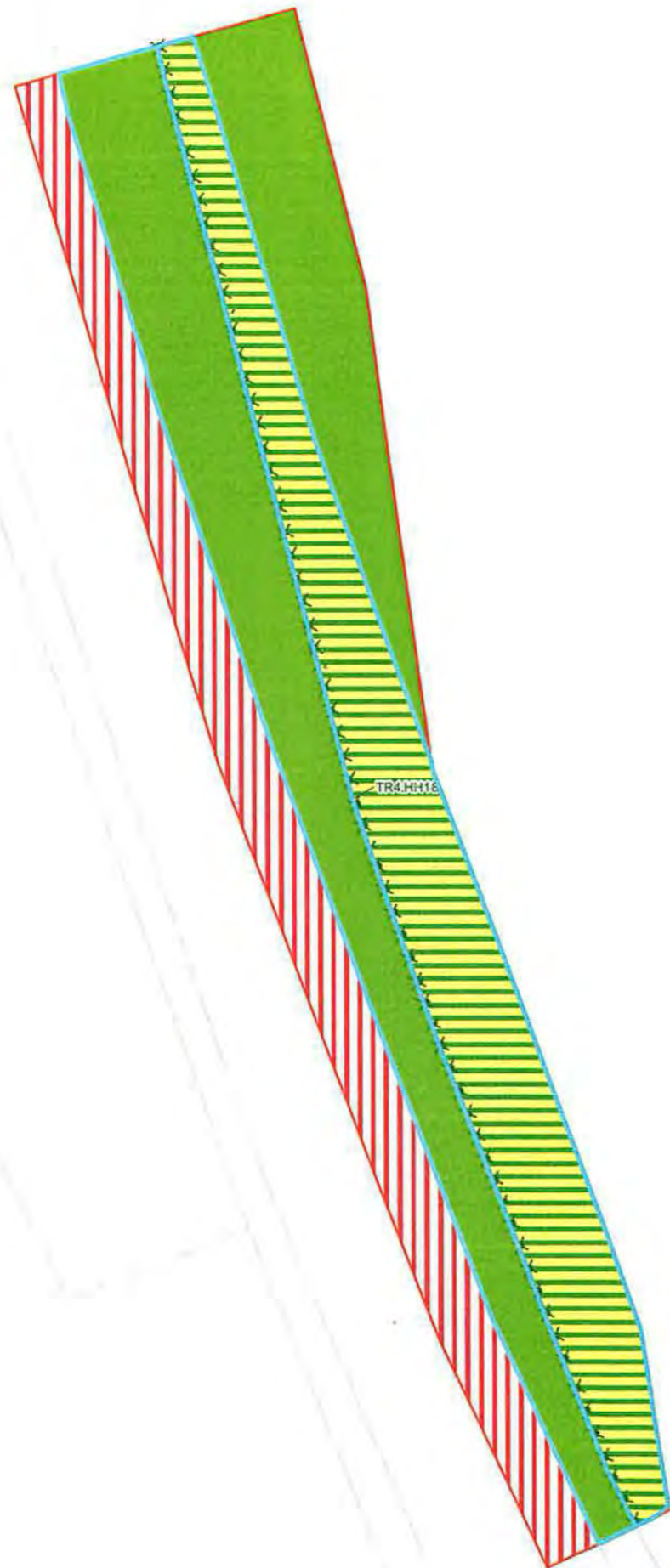
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Title
**Ribble Valley District - Post Development Habitats
Highways - Bowland Section**

Drawing Number
G7478.04.014.25A Sheet 25 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:190 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Modified grassland

Developed land/sealed surface

Other coniferous woodland

Native species rich hedgerow with trees

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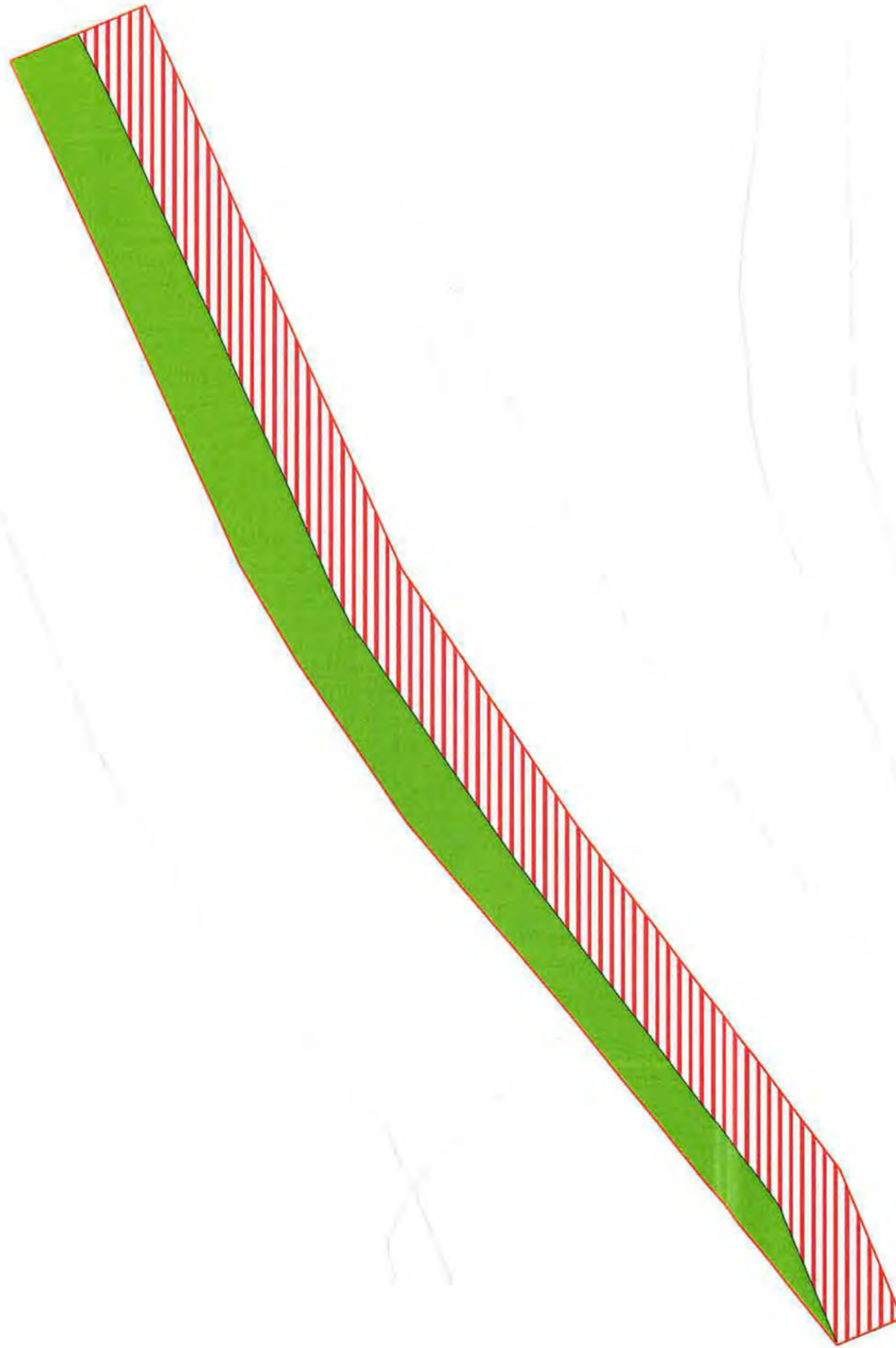
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section



Drawing Number
G7478.04.014.26A

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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:220 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Modified grassland
-  Developed land/sealed surface

Note:

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Drawing Number
G7478.04.014.27A Sheet 27 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

- Compound and highway boundary
- UK Habitat Classification**
- Blackthorn scrub
- Modified grassland
- Developed land/sealed surface
- Vacant/derelict land/bare ground
- Other woodland - broadleaved
- Native species rich hedgerow associated with bank or ditch

Note:
The locations of habitats and habitat features are indicative.

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Rev	Description	Drawn	Approved	Date
A	Inclusion of Highways Works	JO	IH	01/02/2022

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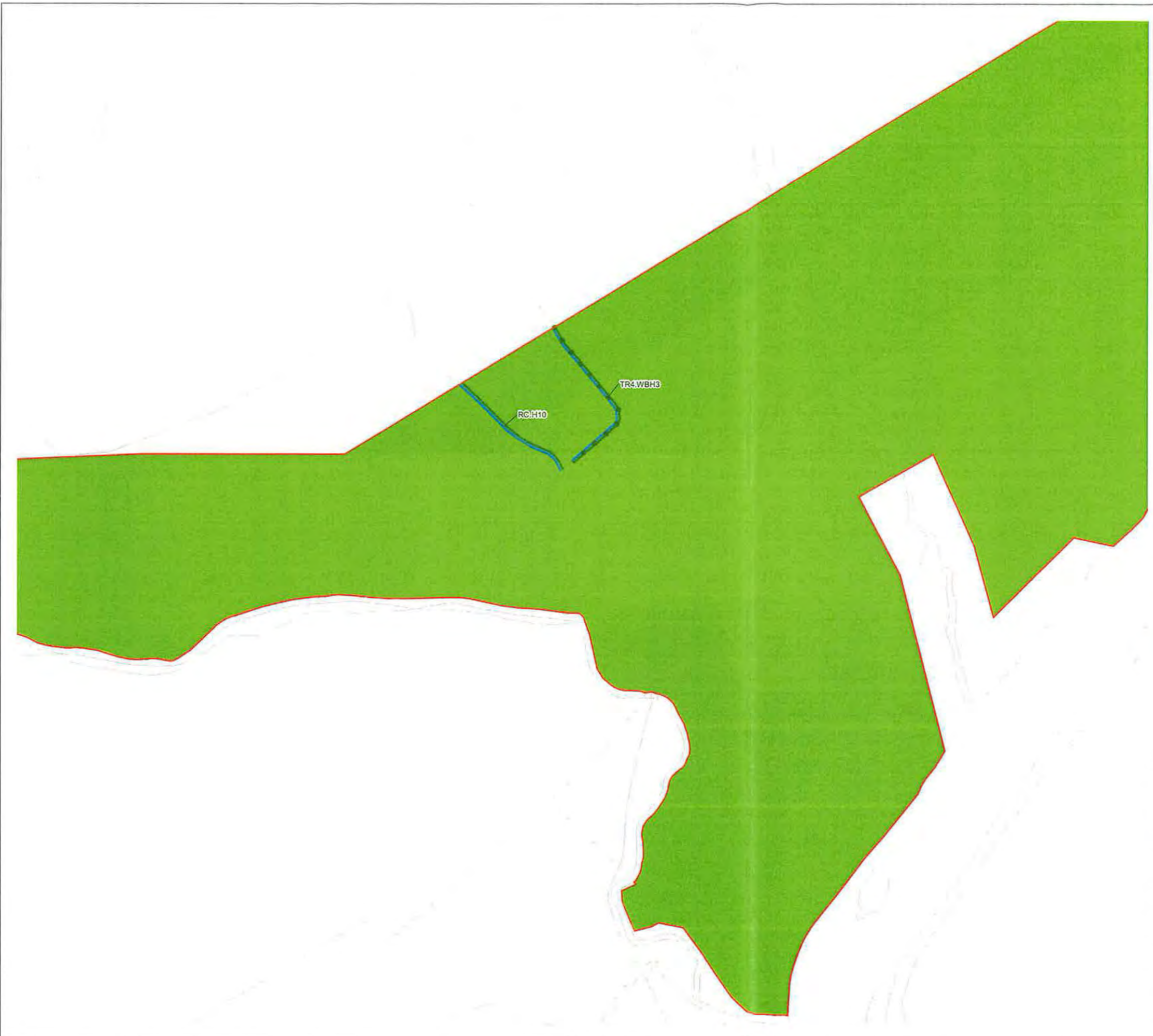
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Project
**Haweswater Aqueduct Resilience Programme
Biodiversity Net Gain**

Title
**Ribble Valley District - Post Development Habitats
Ribble Crossing - Bowland Section**


Drawing Number
G7478.04.014.28A Sheet 28 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,700 @ A3	01/02/2022



- KEY**
-  Compound and highway boundary
 - UK Habitat Classification**
 -  Modified grassland
 -  River
 -  Native hedgerow associated with bank or ditch
 -  Native hedgerow with trees associated with bank or ditch

Note:
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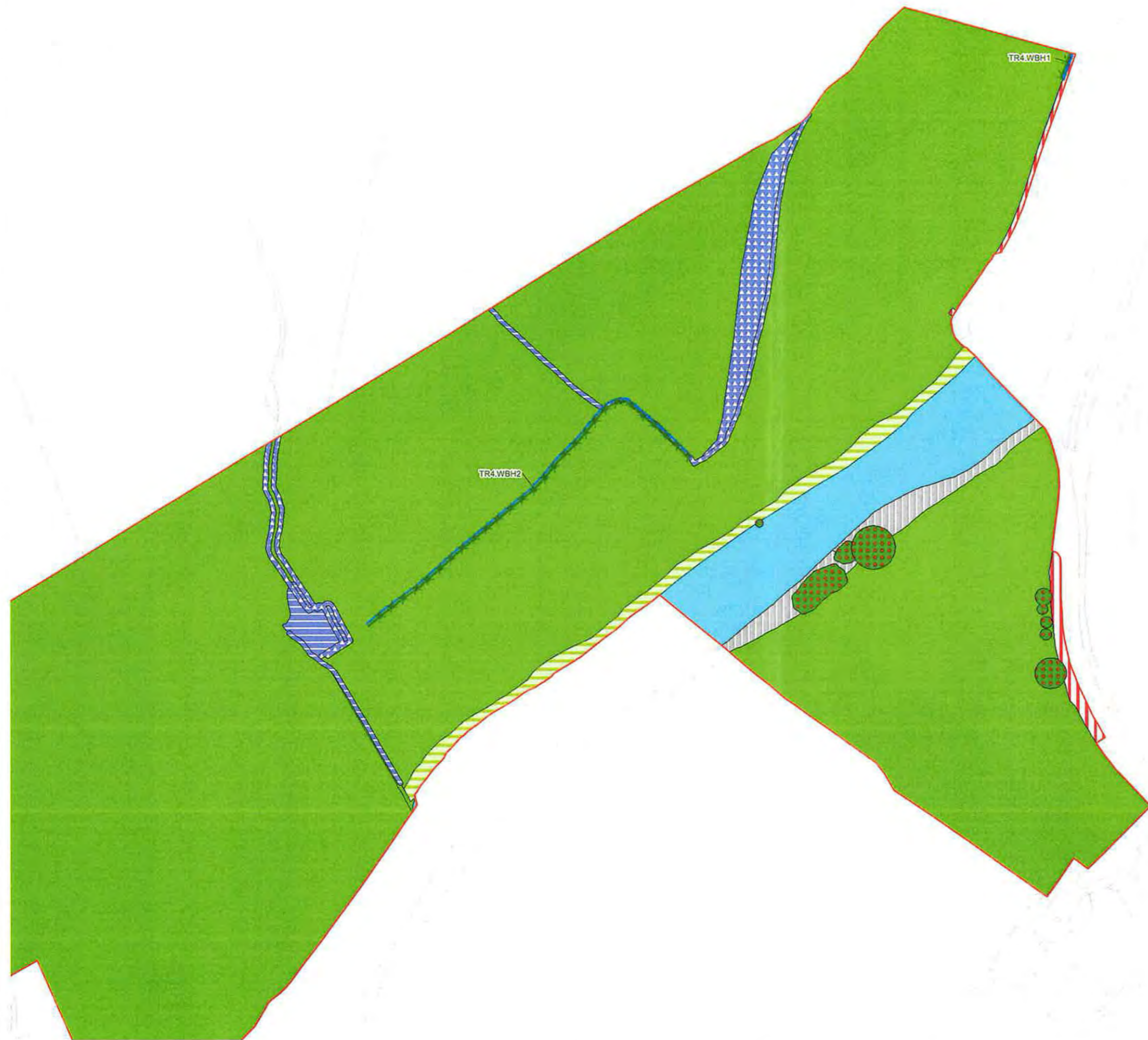
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A	Inclusion of Highways Works	JO	IH	01/02/2022

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Biodiversity Net Gain**

Title
**Ribble Valley District - Post Development Habitats
Ribble Crossing - Bowland Section**

Drawing Number G7478.04.014.29A				Sheet 29 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:1,700 @ A3	Date 01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Blackthorn scrub

Other neutral grassland

Modified grassland

Mixed scrub

River

Ruderal/Ephemeral

Developed land/sealed surface

Other woodland - broadleaved

Native species rich hedgerow and trees associated with bank or ditch

Native species rich hedgerow associated with bank or ditch

Note:

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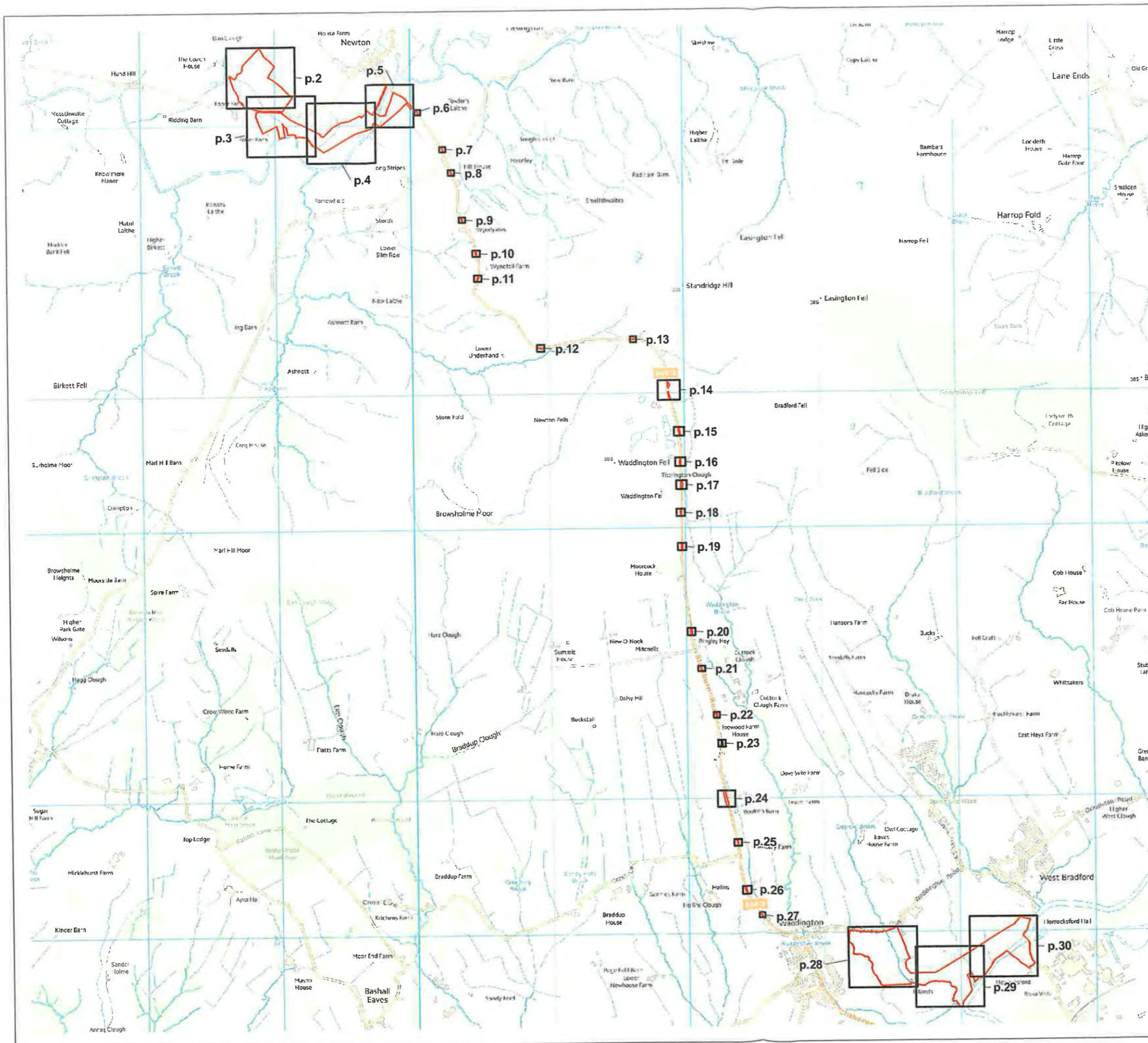
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Title
Ribble Valley District - Post Development Habitats
Ribble Crossing - Bowland Section

Drawing Number
G7478.04.014.30A Sheet 30 of 30

Drawn	Checked	Approved	Scale	Date
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KEY

- Compound and highway boundary
- Page and page number

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Title
Ribble Valley District - Post Development Habitats
Overview - Bowland Section

Drawing Number
G7478.04.015.1B

Sheet 1 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:28,000 @ A3	01/02/2022



KEY

Compound and highway boundary

Permanent loss of habitat

UK Habitat Classification

Lowland fens

Other lowland acid grassland

Modified grassland

Developed land/sealed surface

Other woodland - broadleaved

Note:

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Title
Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section

Drawing Number
G7478.04.015.2B Sheet 2 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,600 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other lowland acid grassland

Other neutral grassland

Modified grassland

Developed land/sealed surface

Vacant/derelict land/bare ground

Other woodland - broadleaved

Other woodland - mixed

Native hedgerow

Native species rich hedgerow with trees

Note:

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Title
**Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section**

Drawing Number G7478.04.015.3B				Sheet 3 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:1,600 @ A3	Date 01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Lowland fens
-  Other neutral grassland
-  Modified grassland
-  River
-  Ruderal/Ephemeral
-  Developed land/sealed surface
-  Vacant/derelict land/bare ground
-  Other woodland - broadleaved
-  Native hedgerow

Note:

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A	Included Ribble Crossing	JO	IH	14/05/2021



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Title
Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section

Drawing Number	Sheet 4 of 30
G7478.04.015.4B	

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,600 @ A3	01/02/2022



- KEY**
-  Compound and highway boundary
 - UK Habitat Classification**
 -  Other neutral grassland
 -  Modified grassland
 -  River
 -  Ruderal/Ephemeral
 -  Developed land/sealed surface
 -  Vacant/derelict land/bare ground
 -  Other woodland - broadleaved
 -  Native species rich hedgerow

Note:
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A	Included Ribble Crossing	JO	IH	14/05/2021

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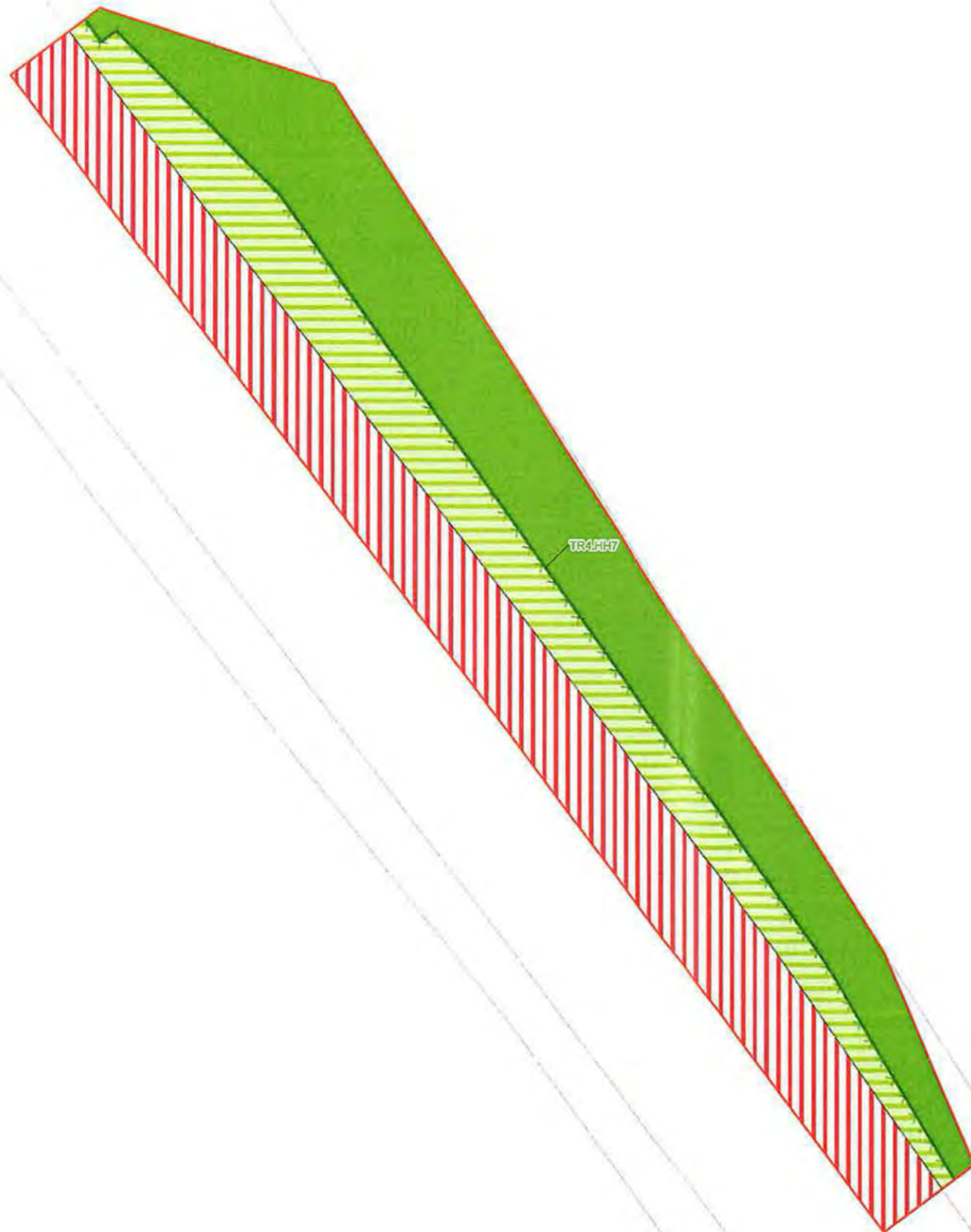
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Title
**Ribble Valley District - Post Development Habitats
Newton-in-Bowland Compound - Bowland Section**

Drawing Number
G7478.04.015.5B Sheet 5 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,200 @ A3	01/02/2022



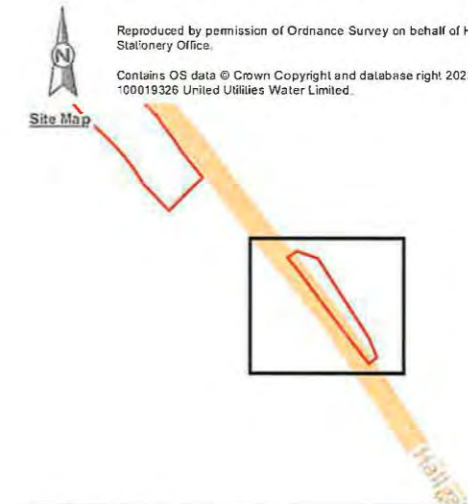
KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

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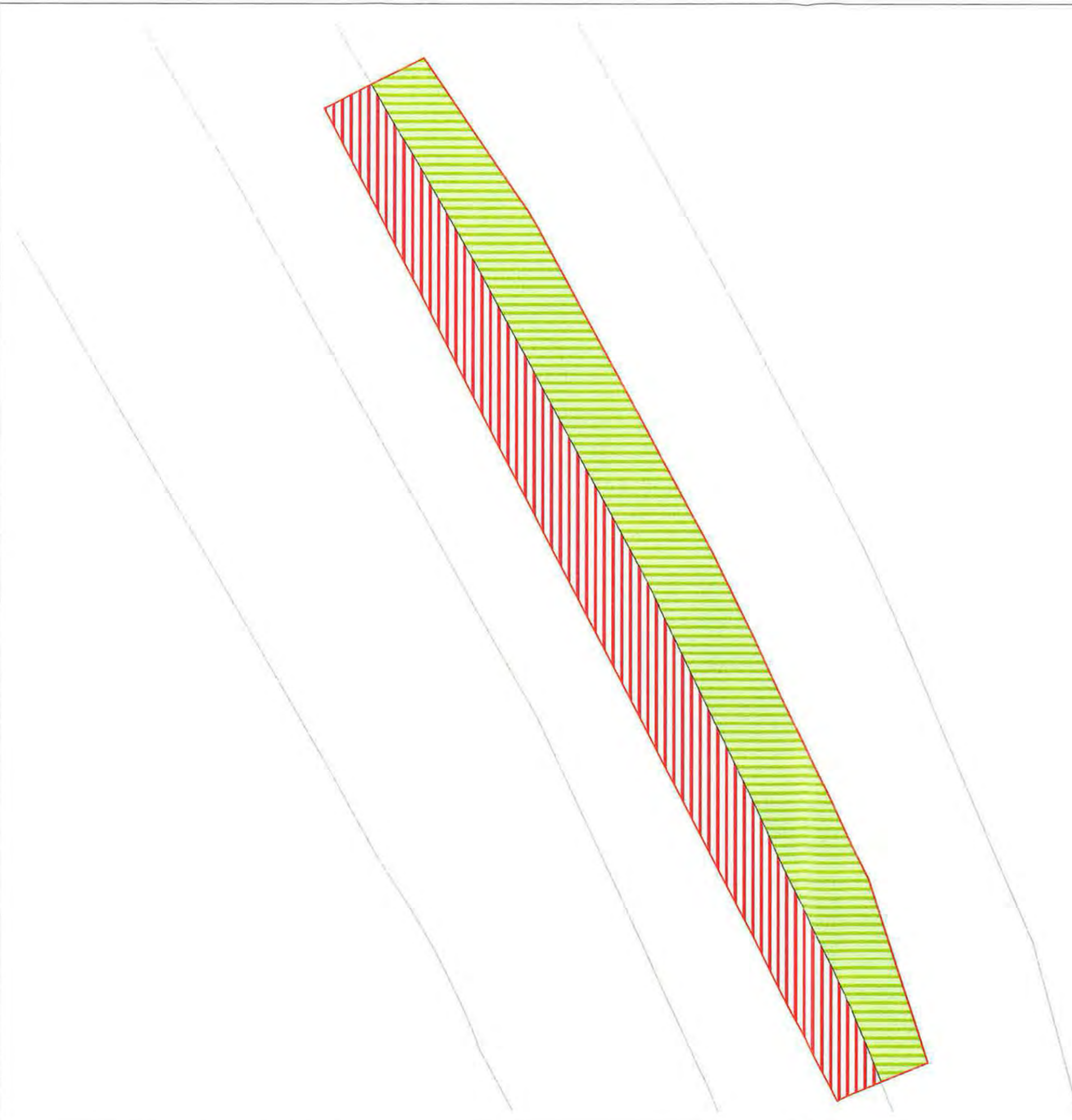
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.015.6B Sheet 6 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface

Note:

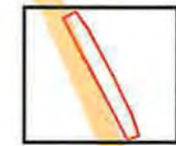
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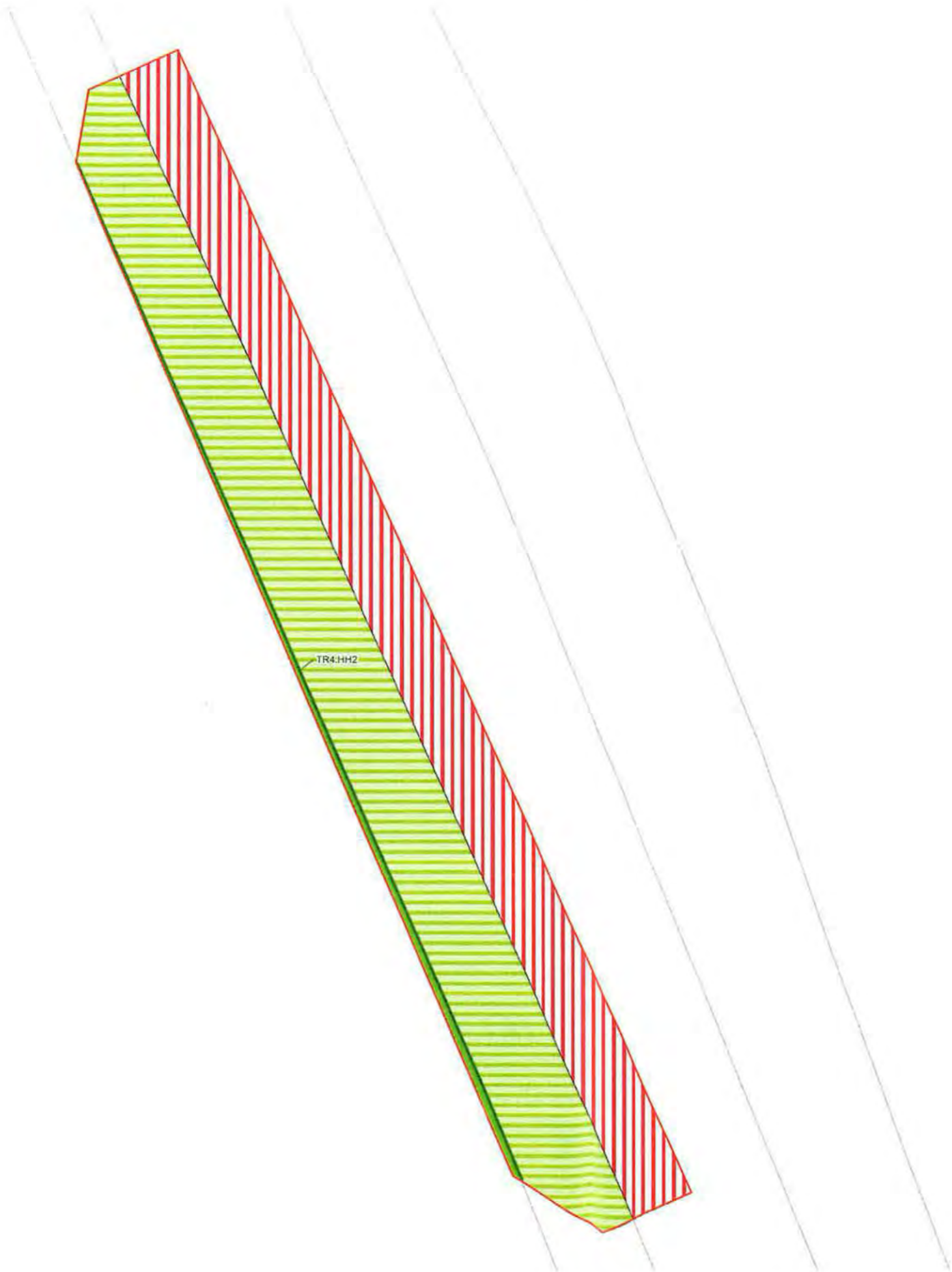
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section






Drawing Number
G7478.04.015.7B

Sheet 7 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native hedgerow

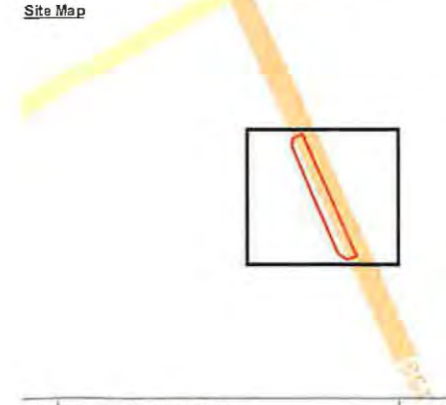
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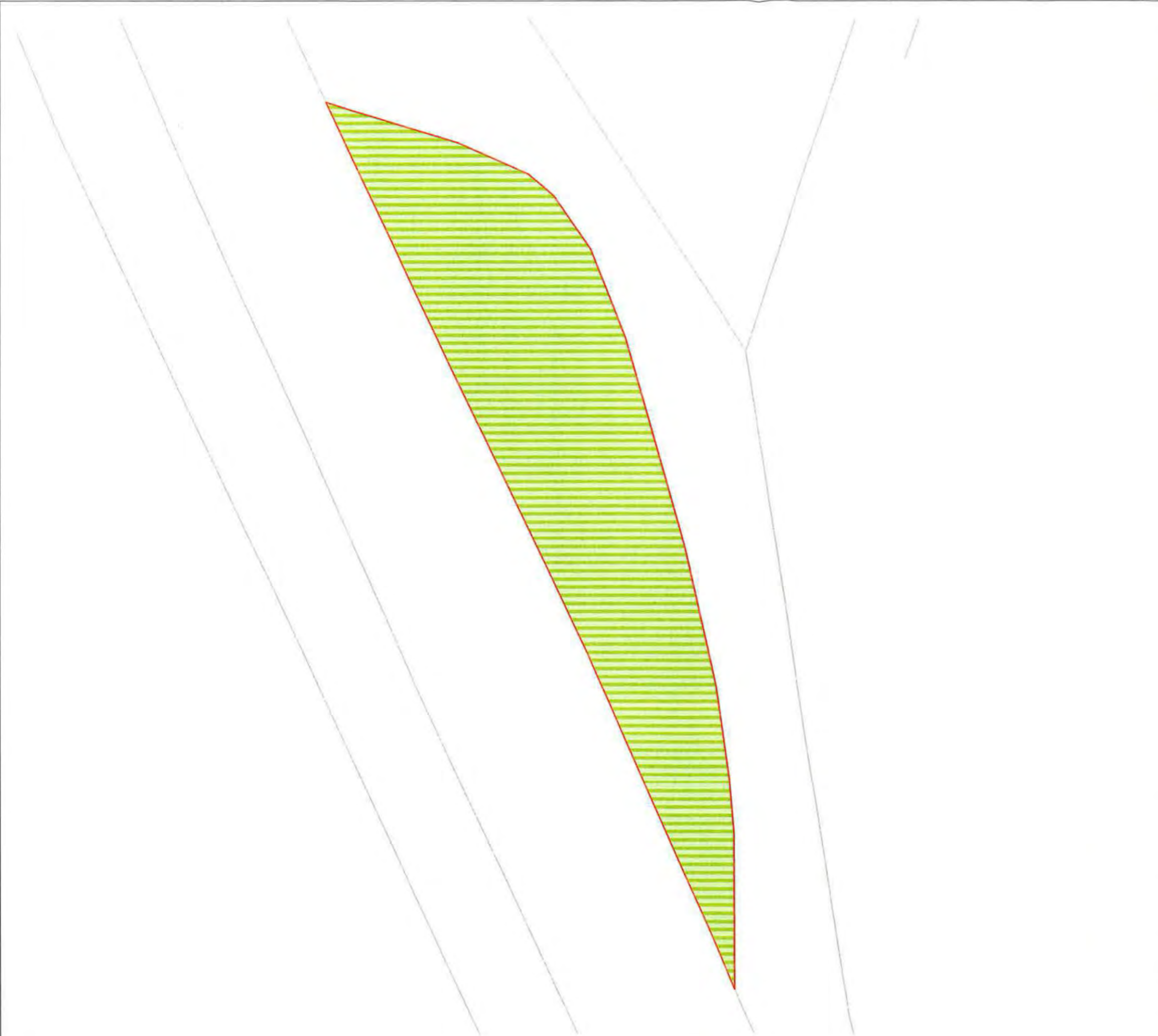
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.015.8B Sheet 8 of 30


Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

 Compound and highway boundary

UK Habitat Classification

 Other neutral grassland

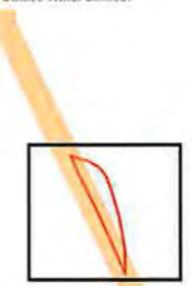
Note:

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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.015.9B

Sheet 9 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

Note:

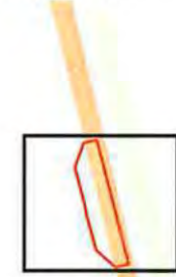
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Title
**Ribble Valley District - Post Development Habitats
Highways - Bowland Section**

Drawing Number G7478.04.015.10B	Sheet 10 of 30
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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:180 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

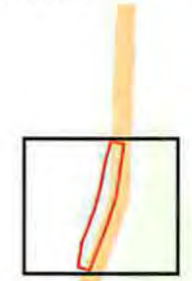
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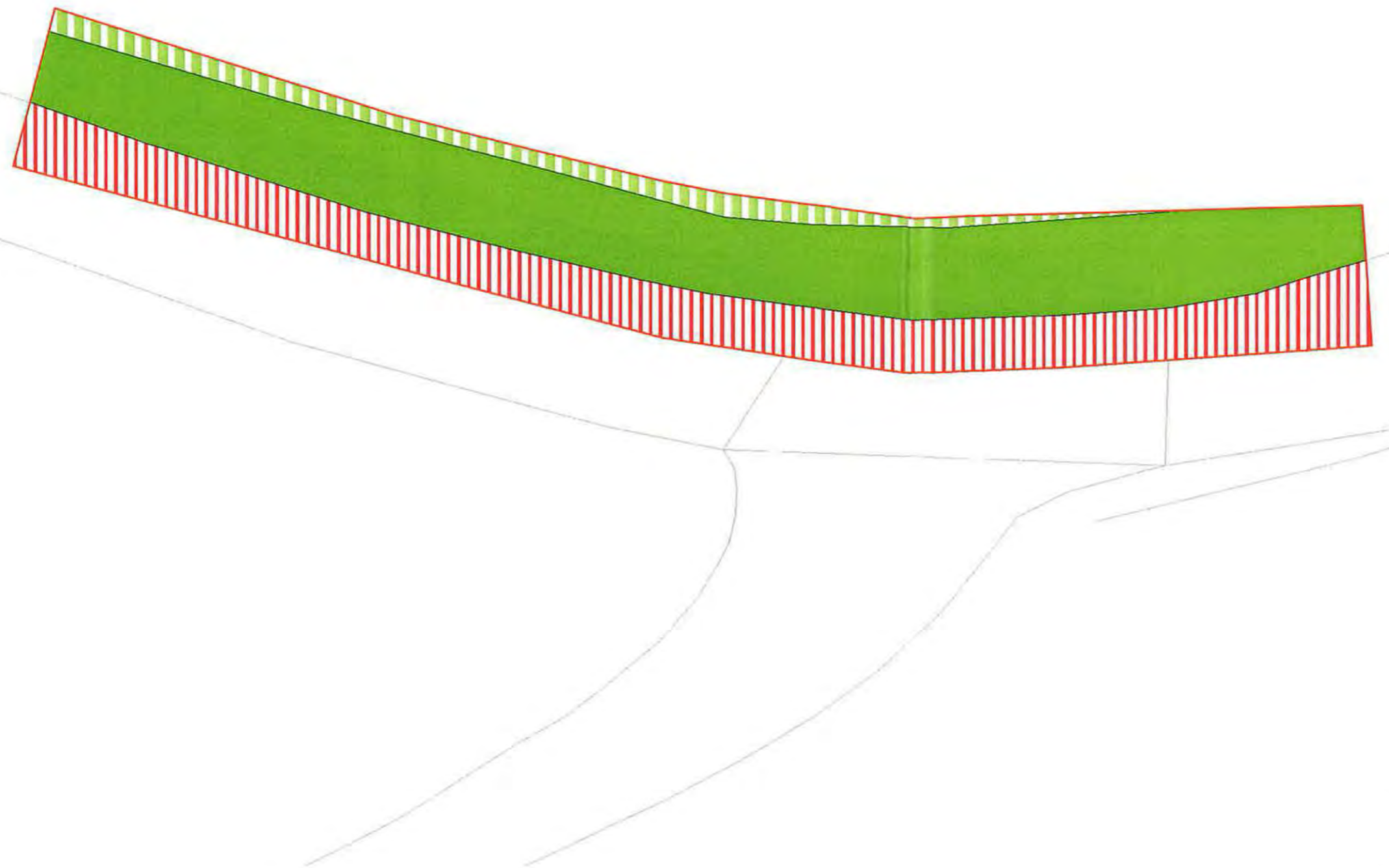
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Title
Ribble Valley District - Post Development Habitats
 Highways - Bowland Section

Drawing Number G7478.04.015.11B				Sheet 11 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:180 @ A3	Date 01/02/2022

KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Upland acid grassland
-  Modified grassland
-  Developed land/sealed surface



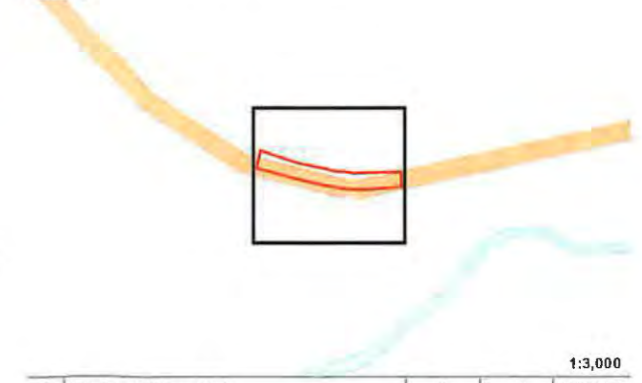
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Title
Ribble Valley District - Post Development Habitats
 Highways - Bowland Section


Drawing Number
G7478.04.015.12B Sheet 12 of 30


Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:180 @ A3	01/02/2022

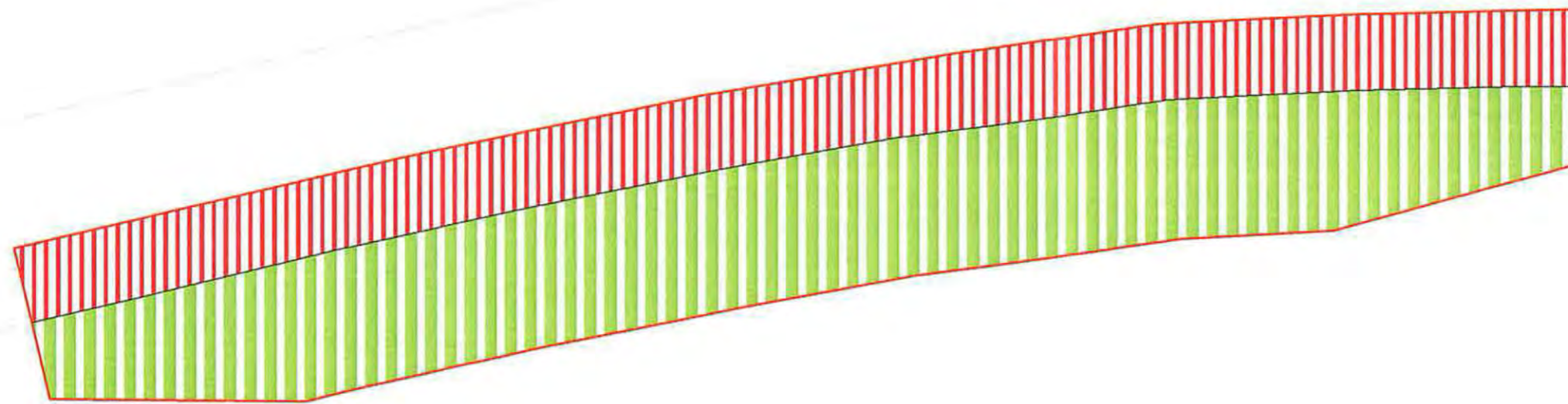
KEY

 Compound and highway boundary

UK Habitat Classification

 Upland acid grassland

 Developed land/sealed surface



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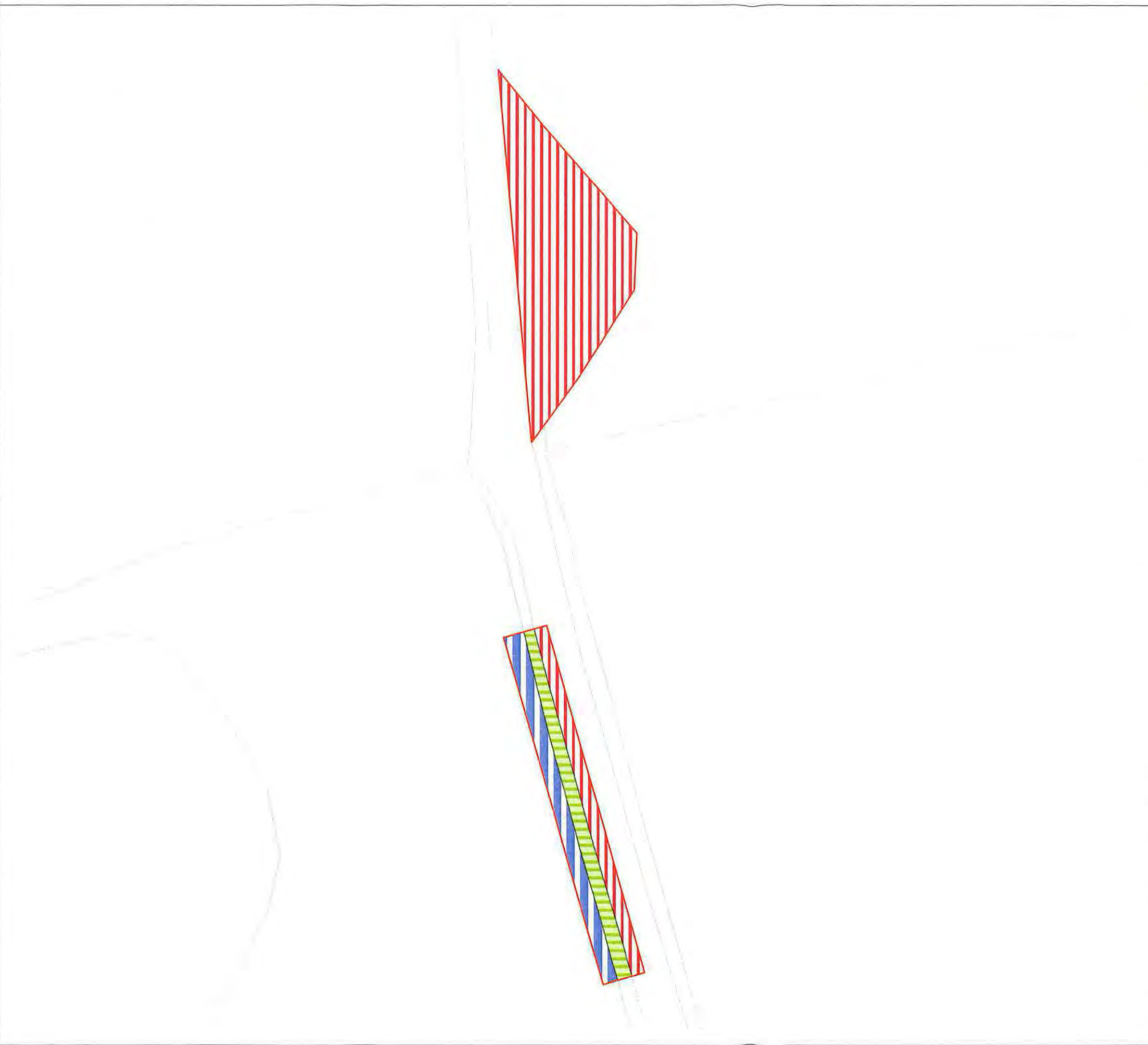
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section


Drawing Number
G7478.04.015.13B

Sheet 13 of 30


Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:150 @ A3	01/02/2022




KEY

 Compound and highway boundary

UK Habitat Classification

 Other neutral grassland

 Upland heathland

 Developed land/sealed surface

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Title
**Ribble Valley District - Post Development Habitats
Highways - Bowland Section**

Drawing Number G7478.04.015.14B	Sheet 14 of 30
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Drawn JO	Checked AH	Approved IH	Scale 1:550 @ A3	Date 01/02/2022
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KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Purple moor grass and rush pastures
-  Upland acid grassland
-  Other neutral grassland
-  Upland heathland
-  Developed land/sealed surface

Note:

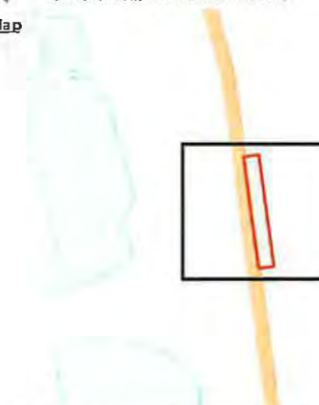
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.015.15B


Sheet 15 of 30


Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:250 @ A3	01/02/2022

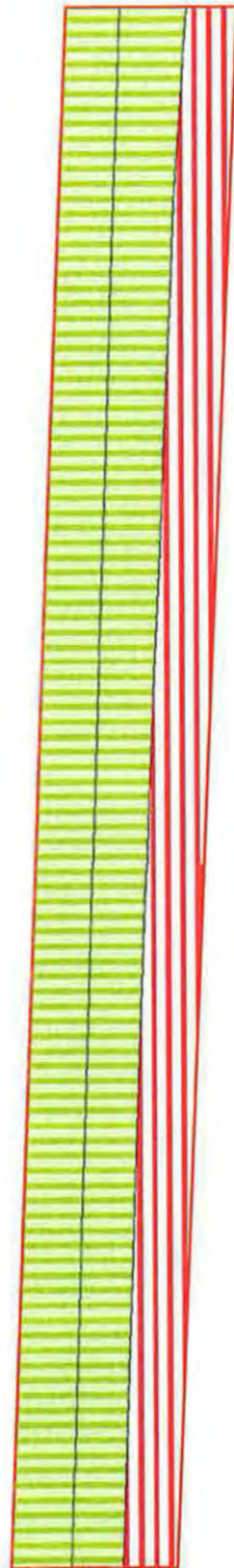
KEY

 Compound and highway boundary

UK Habitat Classification

 Other neutral grassland

 Developed land/sealed surface



Note:

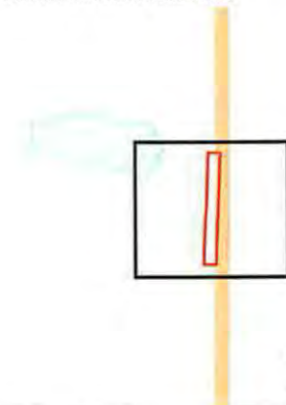
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Title
**Ribble Valley District - Post Development Habitats
Highways - Bowland Section**

Drawing Number
G7478.04.015.16B Sheet 16 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:250 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Purple moor grass and rush pastures
-  Upland acid grassland
-  Other neutral grassland
-  Developed land/sealed surface

Note:

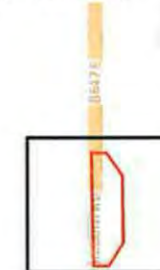
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Highways - Bowland Section

Drawing Number
G7478.04.015.17B Sheet 17 of 30


Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:250 @ A3	01/02/2022




KEY

 Compound and highway boundary

UK Habitat Classification

 Other neutral grassland

 Upland heathland

 Developed land/sealed surface

Note:

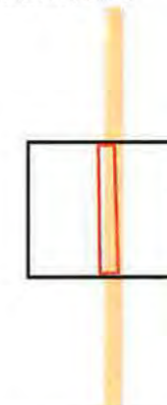
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Highways - Bowland Section





Drawing Number
G7478.04.015.18B

Sheet 18 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:200 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Purple moor grass and rush pastures
-  Other neutral grassland
-  Developed land/sealed surface

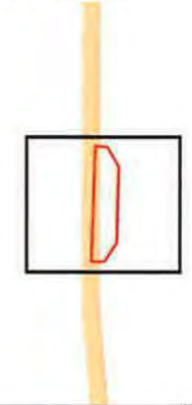
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Title
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 Highways - Bowland Section

Drawing Number G7478.04.015.19B				Sheet 19 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:200 @ A3	Date 01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Gorse scrub
-  Developed land/sealed surface

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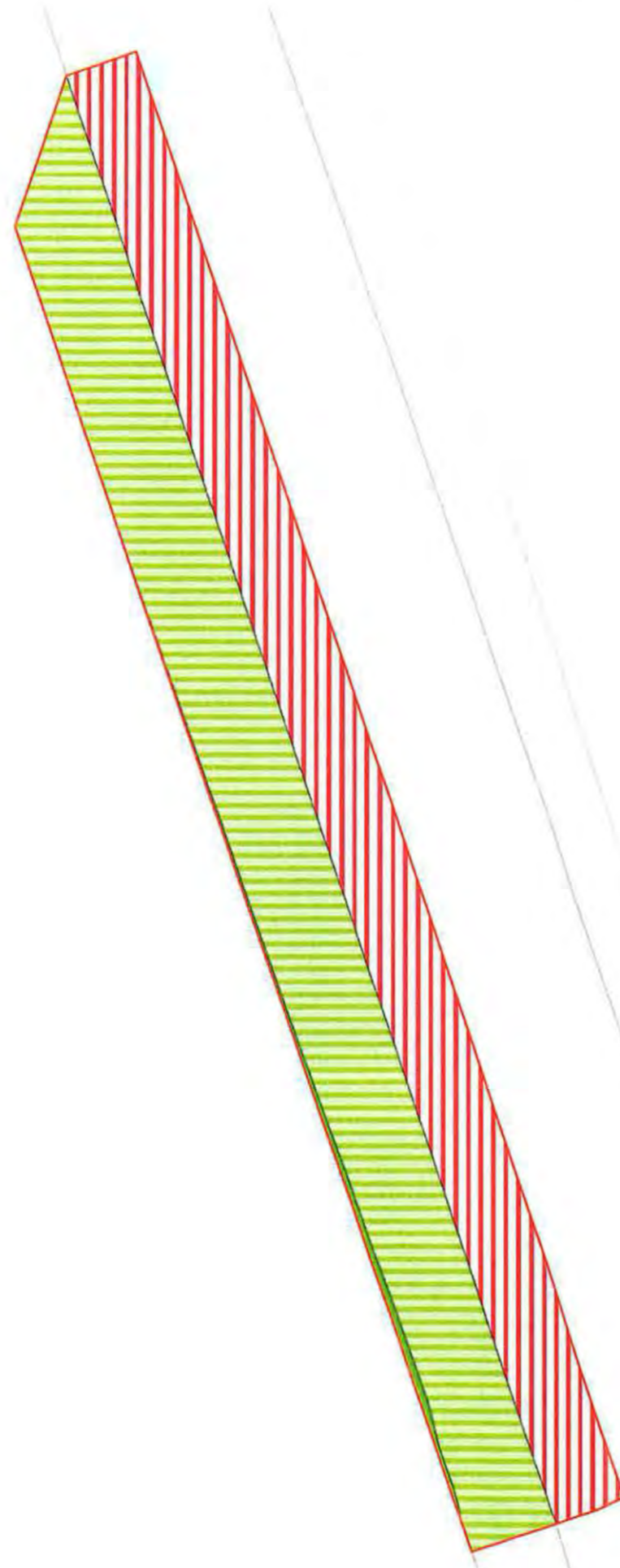
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Drawing Number
G7478.04.015.20B Sheet 20 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:200 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface

Note:

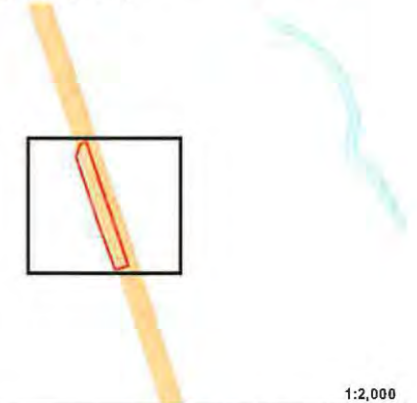
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Drawing Number
G7478.04.015.21B

Sheet 21 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:160 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

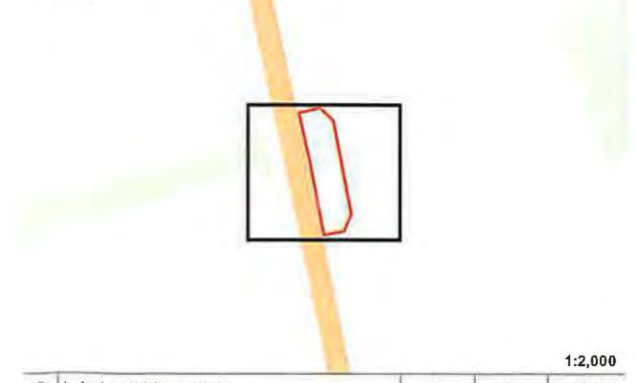
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Title
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Drawing Number G7478.04.015.22B				Sheet 22 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:160 @ A3	Date 01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Modified grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

Note:

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 Highways - Bowland Section

Drawing Number
 G7478.04.015.23B

Sheet 23 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:190 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Other neutral grassland

Modified grassland

Developed land/sealed surface

Native species rich hedgerow

Native species rich hedgerow with trees

Note:

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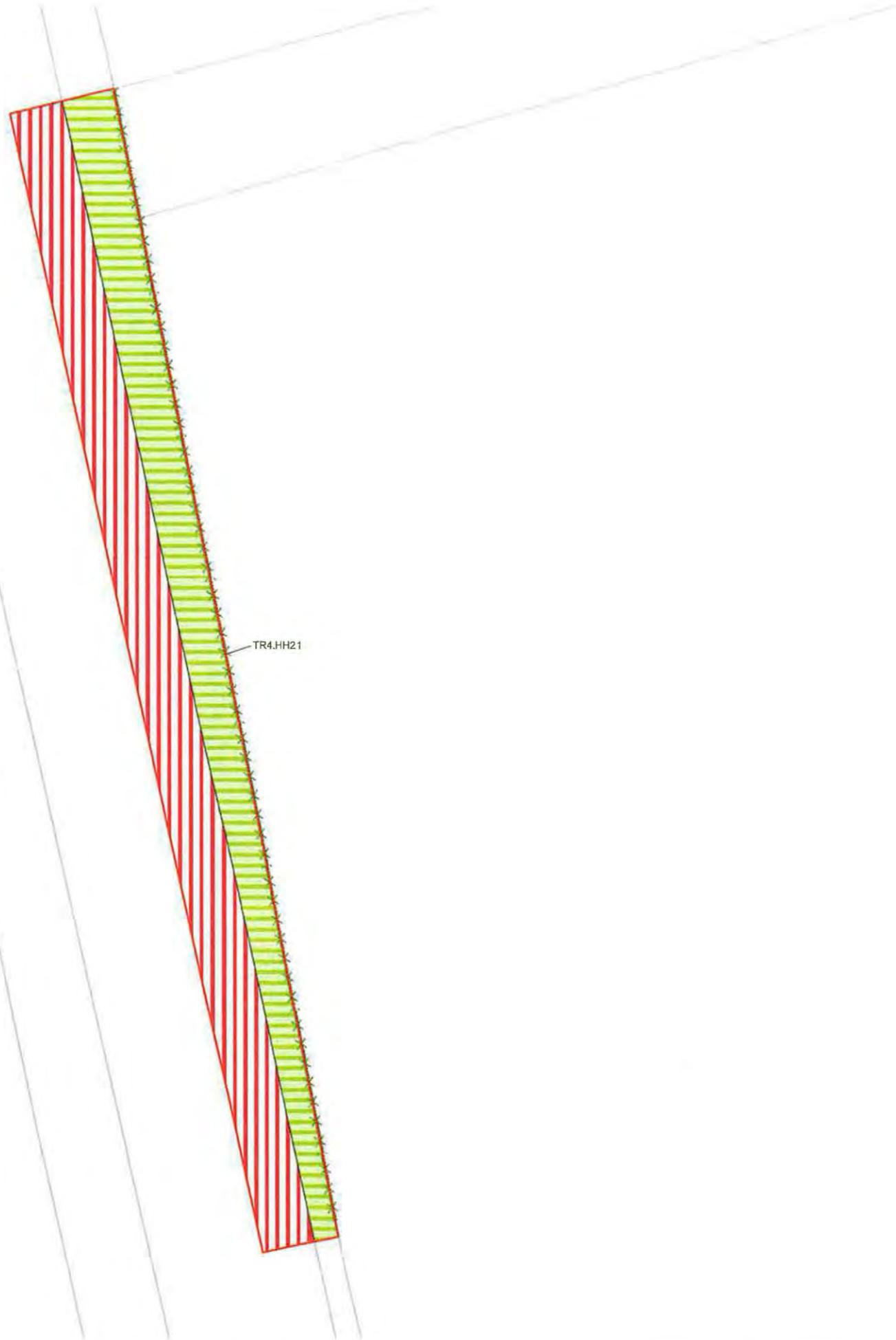
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Highways - Bowland Section**

Drawing Number
G7478.04.015.24B Sheet 24 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:450 @ A3	01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Other neutral grassland
-  Developed land/sealed surface
-  Native species rich hedgerow

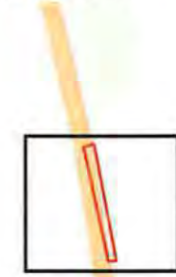
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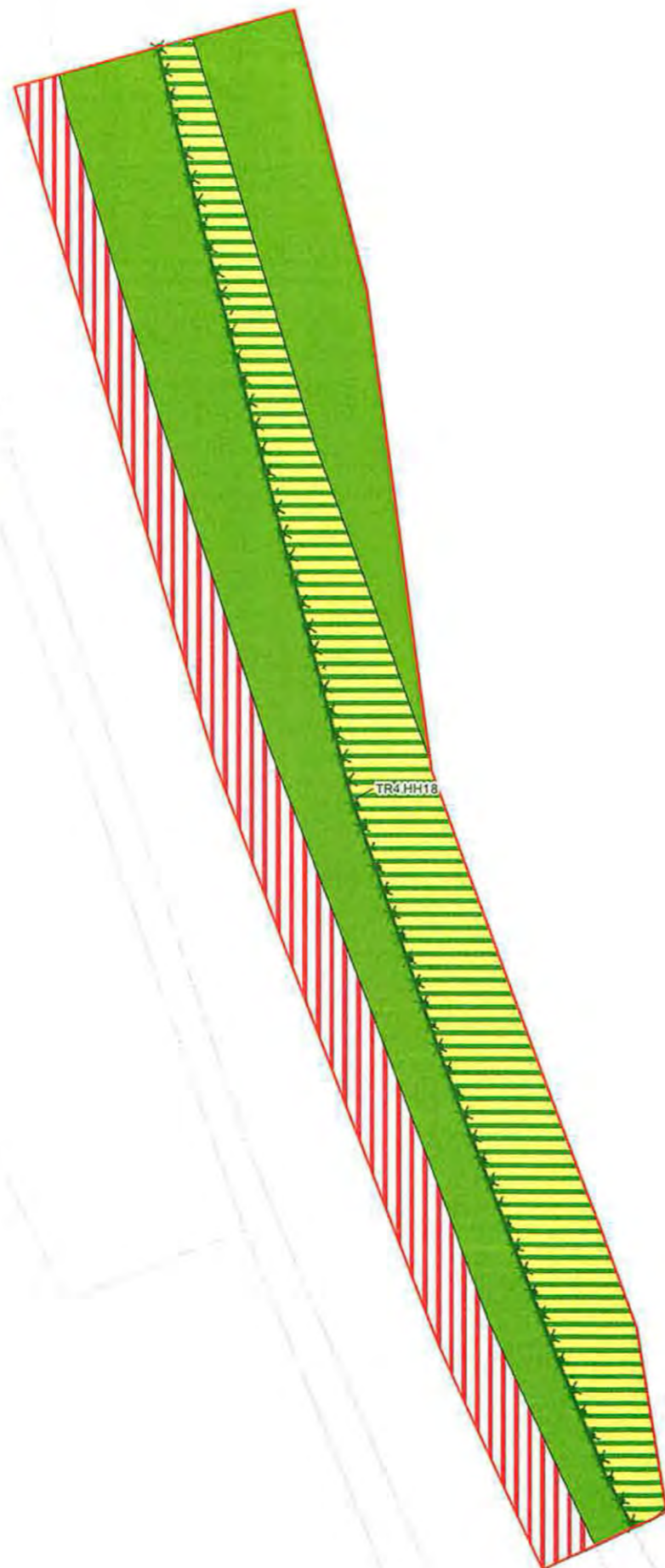
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Title
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Highways - Bowland Section

Drawing Number G7478.04.015.25B	Sheet 25 of 30
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Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:190 @ A3	01/02/2022



KEY

Compound and highway boundary

UK Habitat Classification

Modified grassland

Developed land/sealed surface

Other coniferous woodland

Native species rich hedgerow with trees

Note:

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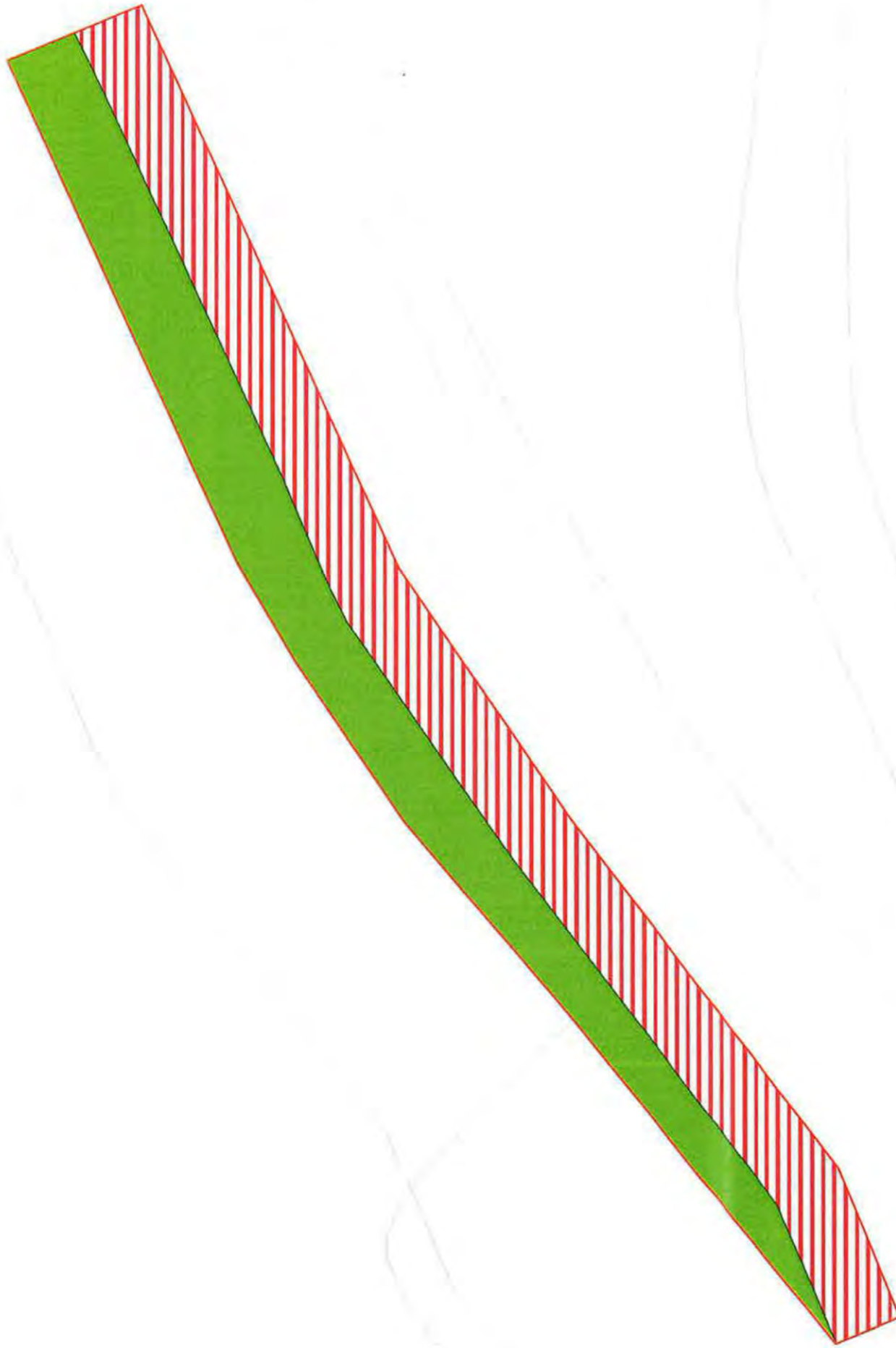
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Title
Ribble Valley District - Post Development Habitats
Highways - Bowland Section

Drawing Number
G7478.04.015.26B

Sheet 26 of 30

Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:220 @ A3	01/02/2022



KEY

Compound and highway boundary

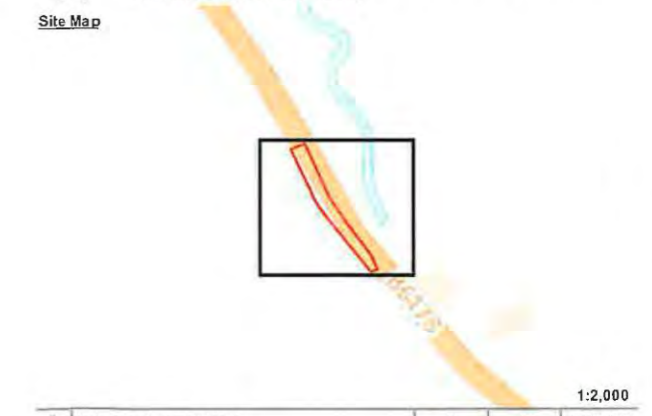
UK Habitat Classification

Modified grassland

Developed land/sealed surface

Note:
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Highways - Bowland Section

Drawing Number G7478.04.015.27B				Sheet 27 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:150 @ A3	Date 01/02/2022



KEY

-  Compound and highway boundary
- UK Habitat Classification**
-  Blackthorn scrub
-  Modified grassland
-  Developed land/sealed surface
-  Vacant/derelict land/bare ground
-  Other woodland - broadleaved
-  Native species rich hedgerow associated with bank or ditch

Note:

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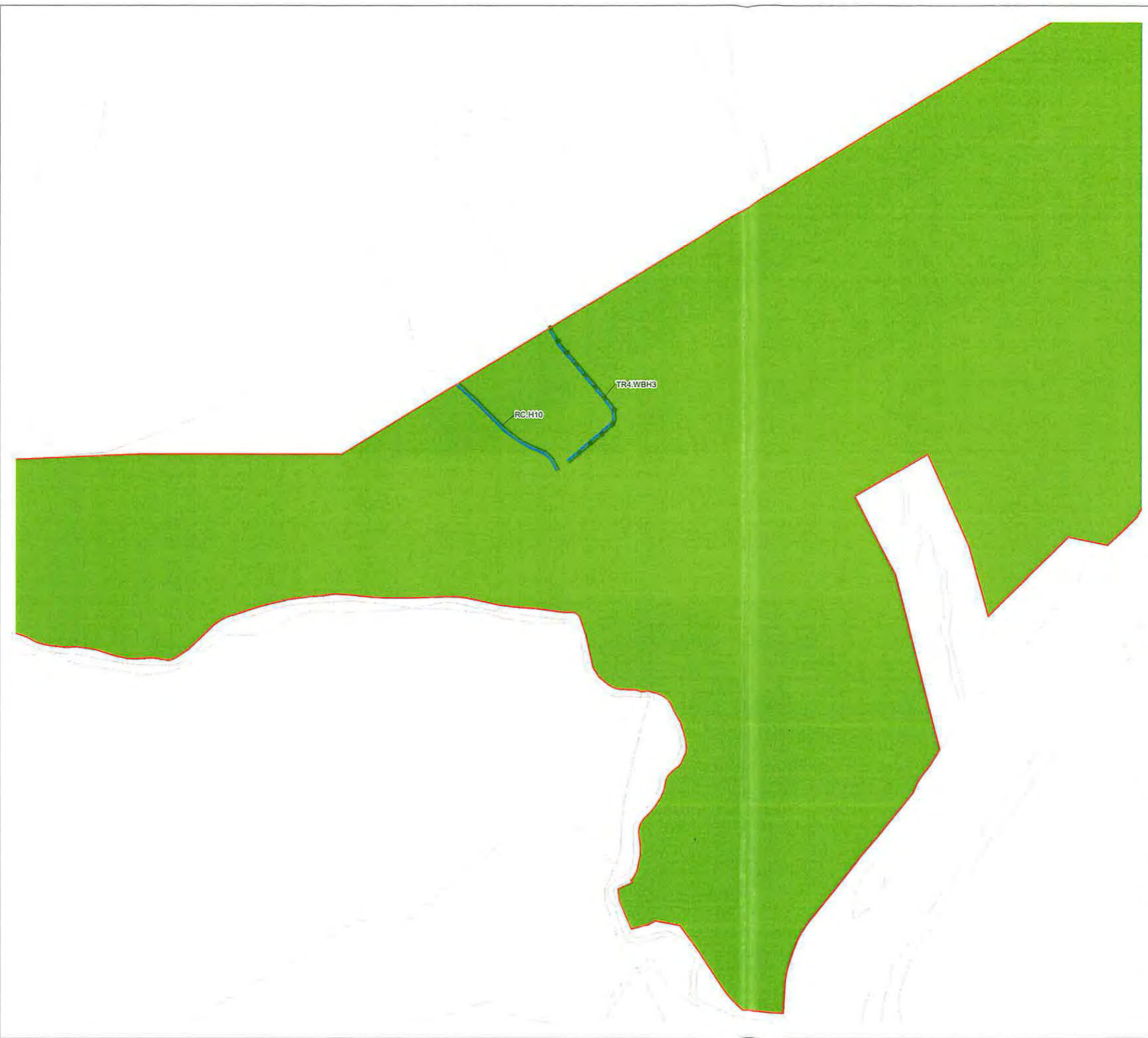
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Title
Ribble Valley District - Post Development Habitats
Ribble Crossing - Bowland Section


Drawing Number
G7478.04.015.28B Sheet 28 of 30

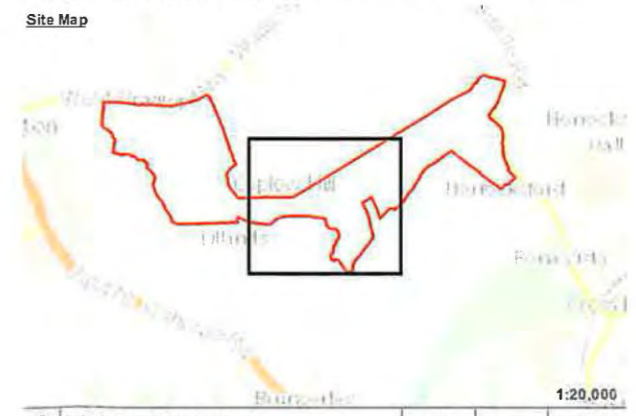
Drawn	Checked	Approved	Scale	Date
JO	AH	IH	1:1,700 @ A3	01/02/2022



- KEY**
-  Compound and highway boundary
 - UK Habitat Classification**
 -  Modified grassland
 -  River
 -  Native hedgerow associated with bank or ditch
 -  Native hedgerow with trees associated with bank or ditch

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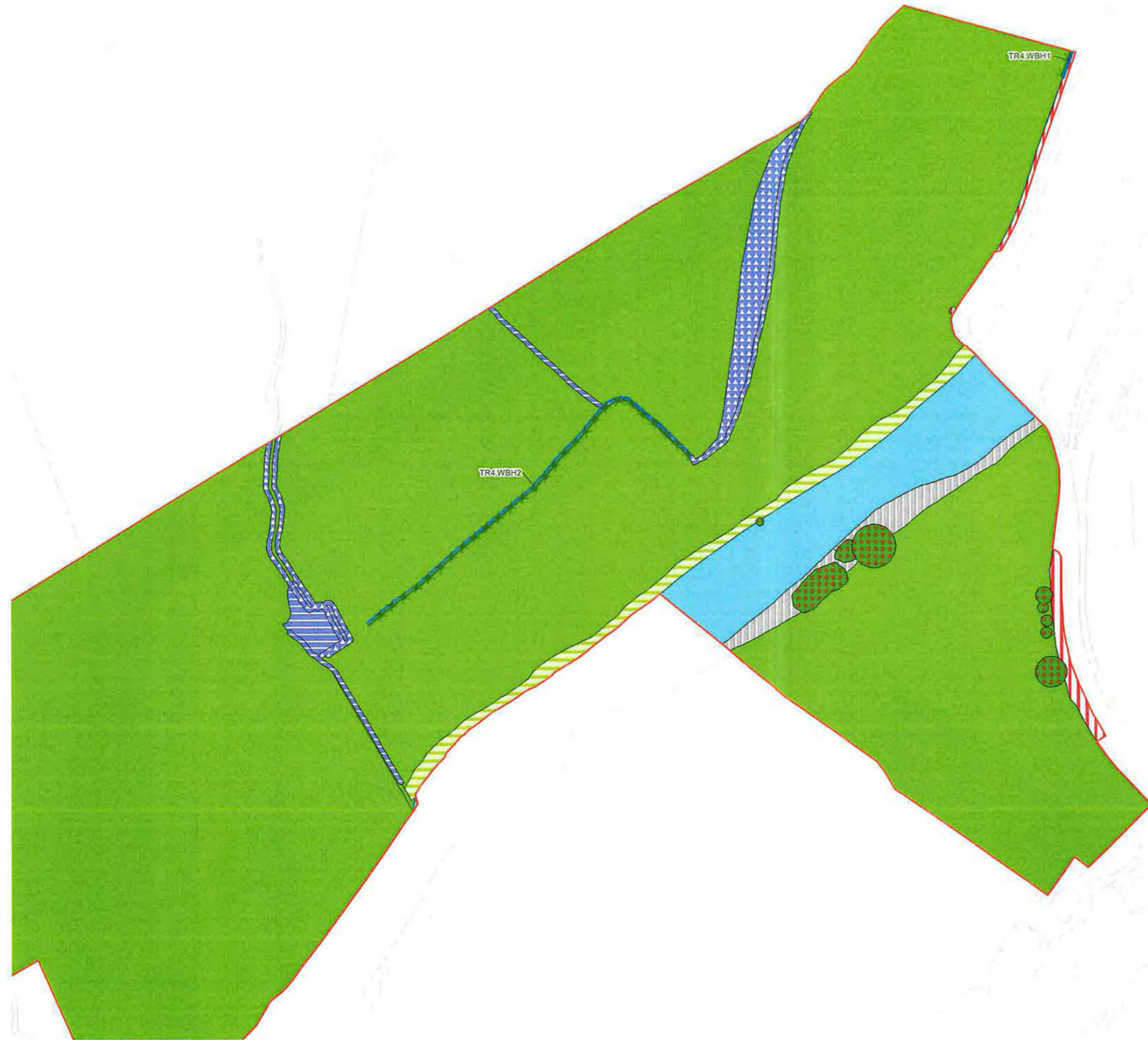
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Ribble Crossing - Bowland Section**

Drawing Number G7478.04.015.29B				Sheet 29 of 30
Drawn JO	Checked AH	Approved IH	Scale 1:1,700 @ A3	Date 01/02/2022



- KEY**
- Compound and highway boundary
 - UK Habitat Classification**
 - Blackthorn scrub
 - Other neutral grassland
 - Modified grassland
 - Mixed scrub
 - River
 - Ruderal/Ephemeral
 - Developed land/sealed surface
 - Other woodland - broadleaved
 - Native species rich hedgerow and trees associated with bank or ditch
 - Native species rich hedgerow associated with bank or ditch

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Ribble Crossing - Bowland Section**

Drawing Number G7478.04.015.30B				Sheet 30 of 30
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