

From: [Planning](#)
To: [Stephen Kilmartin](#)
Subject: FW: FAO Stephen Kilmartin App 3/2023/0739 Land off Elker Lane Billington - Ecology Response
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From: [REDACTED]
Sent: 15 September 2024 19:08
To: Planning <planning@ribblevalley.gov.uk>
Subject: FAO Stephen Kilmartin App 3/2023/0739 Land off Elker Lane Billington - Ecology Response

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Dear Stephen

**App 3/2023/0739 Development of a Class C2 Continuing Care Retirement Community
Land off Elker Lane Billington**

Thank you for consulting the Ecology Unit on the above planning application.

The application site is dominated by species-poor agricultural grassland of limited ecological value. The proposals will not affect any designated sites or notable habitats, and are considered unlikely to affect any specially protected or priority species.

I would accept that the development could achieve a required 10% Net Gain in Biodiversity as measured by the Biodiversity Metric for area-based habitats and hedgerows. However, the proposals will affect small watercourses, and therefore must also achieve a Net Gain in watercourse Biodiversity Units. Proposals have been put forward for how these watercourse gains could be achieved, but it is understood that these enhancements have not yet been fully secured because parts of the watercourse are technically outside of the application site.

I would advise –

- That on-site habitat creation could be regarded as significant in Biodiversity Net Gain terms because of the creation of species-rich grassland and because of the numbers of new trees to be planted. The on-site habitat creation, long-term management and monitoring should therefore be secured by establishing a relevant S106 agreement. Full details of the landscaping proposals and details of long-term landscape management and monitoring should be required to be provided in the form of a Habitat Management and Monitoring Plan, provided as part of the Biodiversity Gain

Plan. The Biodiversity Gain Plan will be required to be provided as part of the statutory Biodiversity Gain Condition which will apply to this application.

- There is a reasonable level of confidence that the required Biodiversity Unit uplift for watercourses could be achieved. The details of this uplift could therefore be provided in the required Biodiversity Gain Plan. As off-site BNG provision, the enhancement of the watercourses must be secured through an S106 agreement.

Example templates for Biodiversity Net Gain Conditions and S106 Agreements can be found at [PAS Biodiversity Net Gain \(BNG\) Legal Agreement and Planning Condition Templates | Local Government Association](#)

Yours

Derek Richardson

Derek Richardson

Principal Ecologist

Planning

Investment, Development and Housing

Place

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