

Biodiversity Net Gain Report

**Bowland Wild Boar Park,
Chipping,
Ribble Valley,
Lancashire,
PR3 2HB**

Provided for:

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Summary

A desk study and habitat survey were carried out in February 2024 and June 2024, to inform a Biodiversity Net Gain assessment of the proposed development site.

Clearance of part of the proposed development site had already taken place at the time of the February ecology visit. The BNG work element therefore forms part of an application for retrospective planning permission.

The Environment Act 2021 requires that any subsequent biodiversity change calculation for the site will have to consider habitat values before the site was cleared. Under these circumstances, the guidance is to use the pre-degradation habitat type as the site's baseline.

The following broad habitat types were present on the proposed development site at the time of the BNG assessment:

- Mixed plantation
- Car Parking and other hard standing

Prior to the part-clearance of the proposed development site, the proposed development site was covered in mixed plantation woodland.

Prior to part-clearance of the proposed development site, the site did not support any irreplaceable habitats. Following part-clearance of the proposed development site, the site still does not support any irreplaceable habitats.

The development proposal comprises the erection and use of 5 tipis as a wedding venue, with associated toilet block and the creation of hardstanding.

The statutory Biodiversity Metric was used to calculate the pre- and post-development value of the proposed development site. This assessment report should be read in conjunction with the Metric spreadsheet.

Biodiversity Net Gain will be achieved by on-site and off-site measures.

The Bowland Wild Boar Park Metric calculation shows that the trading rules have been met.

At the time of report preparation, the scheme expects to deliver 12.93% Biodiversity Net Gain.

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App 2 - Map of baseline habitats

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1 Introduction

- 1.1** Biodiversity Net Gain (BNG) is an approach to development that attempts to leave biodiversity in a better state than before development. Where a development will have an impact on biodiversity, BNG requires developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected.
- 1.2** In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This is referred to as Biodiversity Net Gain in Planning Practice Guidance, to distinguish it from other or more general biodiversity gains.
- 1.3** Under the statutory framework for biodiversity net gain, every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through on-site biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.
- 1.4** This report has been produced on behalf of Simply Native Ltd as part of the information required for a proposed development.
- 1.5** Ecology Services UK Limited was commissioned in May 2024 to carry out a Biodiversity Net Gain assessment and to produce a report.
- 1.6** The development proposal comprises the erection and use of 5no. tipis as a wedding venue, with associated toilet block and the creation of hardstanding.
- 1.7** The information contained within this report comprises:
 - The methodology used for the BNG assessment
 - The baseline conditions of the proposed development site
 - A brief description of the proposed design
 - The BNG metric output
- 1.8** This report complies with national best practice guidance as outlined in:

Chartered Institute of Ecology and Environmental Management (2021),
Biodiversity Net Gain Report and Audit Templates. CIEEM, Winchester, UK.

1.9 Policy and legislation

Policy and Legislation	Purpose	Relevance to proposed development site (PDS)
National		
Environment Act 2021	Provides a framework of environmental protection following UK's exit from EU. Includes measures on nature protection, water quality, clean air and other environmental protections. Includes a target to halt the decline of nature by 2030, and mandates Biodiversity Net Gain (BNG) for developments.	BNG is mandatory under schedule 7a of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developments should comply with principles of BNG.
National Planning Policy Framework (revised 2021)	Sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.	Developments should contribute to and enhance the natural and local environment by protecting and enhancing biodiversity and geodiversity
Local		
There is a Local Nature Recovery Strategy map (LNRS) for Lancashire, but there is currently no Local Nature Recovery Strategy or map (LNRS) for Ribble Valley.		
Ribble Valley Local Development Framework – Latest version May 2022	<p>The Local Development Framework (LDF) provides the basis for planning decisions in the Ribble Valley and sets the pattern for development and investment over the coming years.</p> <p>The LDF represents the Council approach towards shaping future sustainable development in the Borough. The LDF covers both strategic land allocations and wider development management policies that are important when deciding planning applications.</p>	The LDF reflect the current evidence base, and includes Environmental baselines such as SSSIs, Biological Heritage Sites, RIGS, Biodiversity, and quality of life indicators.

Policy and Legislation	Purpose	Relevance to proposed development site (PDS)
Local		
Forest of Bowland Area of Outstanding Natural Beauty Management Plan 2019 – 2024 ** Note that from November 2023, AONBs are referred to as National Landscapes. The term National Landscape is therefore used from this point in this report.	The purpose of the National Landscape Management Plan is to provide a positive and pro-active management framework for the National Landscape Partnership; highlighting the special qualities of the designated area, the importance of the relevant landscape features and identifying those features which are vulnerable to change. The Plan also seeks to outline an integrated vision for the future of the National Landscape; alongside objectives and actions for delivery by the National Landscape Partnership, based on a high level of shared aspirations for the area.	The proposed development site lies wholly within the National Landscape.

Table 1 – Policy and legislation

The proposed development site lies within the Forest of Bowland National Landscape.

There are no other statutory sites located within or adjacent to the proposed development site.

The east border of the proposed development site lies adjacent to Swaney Holme Wood & New Ground Wood Biological Heritage Site (BHS). The BHS is also an ancient woodland, included within the Ancient Woodland Inventory for Lancashire.

Lancashire County Council are developing a strategy and have completed a step 1 map (Lancashire’s Local Nature Recovery Strategy):

<https://www.lancashire.gov.uk/council/strategies-policies-plans/environmental/local-nature-recovery-strategy/>

1.10 Assessment of Strategic Significance

In order to make an assessment of strategic significance for the development at Bowland Wild Boar Park (i.e. the local significance of the habitat based on its location and the habitat type), the step 1 map referred to in section 1.9 above was used.

The overall assessment of Strategic Significance is judged as **medium**. In the current guidance (Statutory Biodiversity Metric User Guidance – February 2024), **medium** is where the location is ecologically desirable, but not in the local strategy.

In line with the Statutory Biodiversity Metric User Guidance (February 2024), following a judgement of medium, further information is required in relation to three points:

1. *Explain how the habitat type is ecologically important within a specific location*

This is demonstrated by the context of the habitat within the wider landscape. In particular, proximity and connection of habitats on the development site to habitats in the wider landscape (including woodland in the adjacent Biological Heritage Site) is a key influence on a number of species. Examples of species which have a high dependence on the proposed development site and its surroundings include bats, brown hare and a suite of woodland and scrub birds including treecreeper, garden warbler, coal tit, willow warbler and chiffchaff.

2. *Demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations*

This is demonstrated by connections between the plantation habitat on the proposed development site and habitats within the wider landscape, in particular the woodland in the adjacent Biological Heritage Site, which is known to support a range of nesting birds and roosting bats.

3. *Use professional judgement*

Professional judgement has been used to make the assessment of strategic significance. This is demonstrated by the use of an evidence-based rationale to support the decision regarding the assessment of strategic significance. Information for evidence-based rationale is presented throughout this Biodiversity Net Gain Report (for example, sections 1.9, 2.2, 2.3 and 3.2).

Evidence for professional judgement is also demonstrated by applying techniques to gather, interrogate and present information appropriate to the task in hand. The evidence for this is in sections 2 to 6 of this report.

1.11 Personnel

Surveys and the BNG assessment were carried out by Pat Waring and Janette Gazzard from Ecology Services UK Ltd.

Pat is a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over 26 years, including over 19 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations and Local Planning Authorities, as well as the delivery of professional ecological training courses at a national level.

Pat has recognised and extensive experience and knowledge of ecological survey, design and undertaking of monitoring and condition assessment, and also impact assessment techniques; this includes surveys and assessment methods in respect of Biodiversity Net Gain.

Janette is a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over 20 years' experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills including habitat surveys, design and undertaking of monitoring and condition assessment, and also impact assessment techniques; this includes surveys and assessment methods in respect of Biodiversity Net Gain.

Pat and Janette have undertaken professional training in the following areas:

- UK Habitat classification
- Designing for Biodiversity Net Gain
- Statutory Biodiversity Metric for Mandatory Biodiversity Net Gain in England
- Mandatory Biodiversity Net Gain: The Policy
- Biodiversity Net Gain for watercourses
- CIEEM Statutory Biodiversity Metric

1.11 Advisory note

The information in this report represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule, survey findings in relation to habitats can generally be relied on for the season in which surveys took place. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

Within the Environment Act 2021, which sets out the biodiversity gain condition for development, measures are included that allow planning authorities to recognise any habitat degradation since 30th January 2020, and to take the earlier habitat state as the baseline for the purposes of biodiversity net gain. In order to ascertain the habitats present and their condition on 30th January 2020, aerial imagery or data sets from that time could be used. 30th January 2020 is the relevant date as it was the day the Bill entered Parliament.

2 Objectives and methodology

2.1 General background

The brief for this work was to carry out a Biodiversity Net Gain assessment in relation to a proposed development site at Bowland Wild Boar Park, Chipping in the Ribble Valley, Lancashire.

Information gathering involved a desk-based study and site surveys.

2.2 Desk-based study

The following sources were consulted as part of the desk-based study:

Source	Data
Ribble Valley Borough Council Local Development Framework https://www.ribblevalley.gov.uk/local-development-framework/local-development-framework-ldf	Provides the basis for planning decisions in the Ribble Valley. Includes environmental baselines such as SSSIs, Biological Heritage Sites, RIGS, Biodiversity, and quality of life indicators.
Lancashire County Council (Lancashire's Local Nature Recovery Strategy): step 1 map https://www.lancashire.gov.uk/council/strategies-policies-plans/environmental/local-nature-recovery-strategy/	An interactive map of the most valuable existing areas for nature, as well as specific proposals for creating or improving habitat for nature and wider environmental goals.
MAGIC map website (https://magic.defra.gov.uk/)	Statutorily designated sites, important habitats and features
Google Earth Pro https://www.google.com/intl/en_uk/earth/about/versions/#earth-pro	Historical imagery
Mario mapping website of Lancashire County Council http://mario.lancashire.gov.uk/agsmario/	Old maps of Lancashire, including the area of the proposed development site
ESUK Ltd (2020) <i>Preliminary Ecological Appraisal Report</i> . Bowland Wild Boar Park	Findings of ecological surveys and assessment.
ESUK Ltd (2023) <i>Preliminary Ecological Appraisal Report</i> . Bowland Wild Boar Park	Findings of ecological surveys and assessment.

Table 2 – sources for desk-based study

A general search was also made of other online resources, to check for any relevant information regarding the search area.

In order to make a judgement about the baseline prior to any clearance of vegetation, the following resources were reviewed:

- Historical imagery from Google Earth Pro (plantation was present up to 2022 and signs of vegetation clearance are visible from 2023)
- 1:25 000 Ordnance Survey map (latest version dated 2018)
- Previous ecology surveys undertaken by Ecology Services UK Ltd (2020 and 2023)

2.3 Field-based surveys

The following surveys were undertaken relevant to the BNG assessment.

Survey	Date	Surveyors
Daytime walkover survey	26/2/2024	Pat Waring and Janette Gazzard
Daytime walkover survey	4/6/2024	Pat Waring and Janette Gazzard

Table 3 – List of field-based surveys and dates

2.3.1 Field survey

All habitat types were mapped and classified according to the UK Habitat Classification.

The terrestrial habitats listed within the DEFRA Statutory Biodiversity Metric are based on the UK Habitat Classification (UKHab).

2.3.2 Condition assessment

In cases where proposed development sites are not subject to disturbance or clearance prior to the Biodiversity Net Gain process, condition assessments are undertaken as a standard part of that process.

There are special provisions for establishing the pre-development biodiversity value of onsite habitat when loss or impact to habitats (or ‘degradation’) has occurred. This is in order to discourage the deliberate degradation of existing on-site habitats to reduce the pre-development biodiversity value.

In the case of the proposed development at Bowland Wild Boar Park, the site has been subject to disturbance and part-clearance. Under these circumstances, BNG guidance requires that the pre-degradation habitat type is used as the site’s baseline. BNG guidance also requires that a precautionary approach is used when assigning condition scores, and that a higher condition score should be assigned in the absence of contrary evidence. The data entered into the Bowland Wild Boar Park Metric reflects this guidance.

2.3.3 *Statutory biodiversity metric calculation*

For BNG, biodiversity is measured in standardised biodiversity units.

The statutory biodiversity metric was used to measure the biodiversity value of habitats by calculating the number of biodiversity units.

The metric was used to:

- Calculate the baseline biodiversity value of the proposed development site
- Calculate the biodiversity value of the proposed site layout
- Identify the extent to which the proposed site layout delivers the minimum statutory 10% gain

2.4 **Limitations**

2.4.1 *Habitat Survey*

Inevitably with any ecological survey it cannot be guaranteed to detect all species and individuals, and surveys cannot be fully representative of all conditions. In this case, given the size and accessibility of the proposed development site, it was concluded that the baseline surveys provide a robust data set on which to carry out the BNG assessment. None of the limitations are considered likely to have materially affected the conclusions of this BNG assessment.

It is recognised that limiting the survey period to February and June does not take account of plant growth through the whole of the growing season, or the period over which above-ground plant material is visible. It is possible that a number of flowering vascular plant species would not have been evident during the surveys.

2.4.2 *General*

This report is based on the proposed development plans provided (please refer to appendix 3). Changes to the proposed development plans will require the statutory biodiversity metric calculation to be updated accordingly.

3 Baseline conditions of the proposed development site

As per BNG guidance, this section of the report describes the proposed development site without considering any of the development activities or areas affected by clearance of vegetation.

The central point of the proposed development site area is approximately SD 64976 45114.

The proposed development site, which is approximately 0.96 hectares in size, lies within the Bowland Wild Boar Park. Prior to development activities, the development site comprised a former open field, planted with broadleaved and coniferous trees approximately 20 years ago.

The proposed development site is bounded by the following features:

North – mixed tree plantation

South – car park

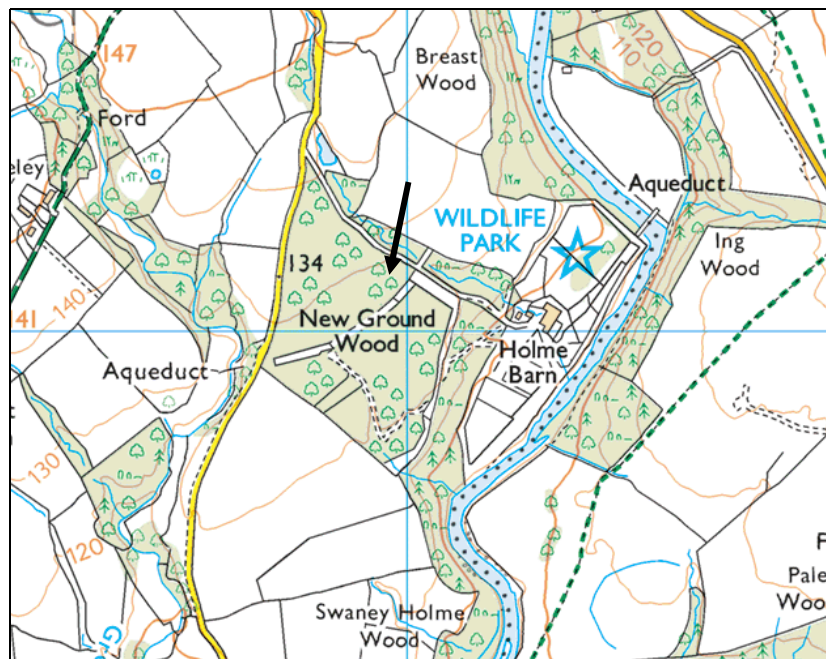
East – Woodland (Swaney Holme Wood & New Ground Wood Biological Heritage Site)

West – mixed tree plantation

The proposed development site supports a limited range of habitats which are described below in Section 3.2.

The wider surroundings are dominated by broadleaved woodland, an area with glamping pods and holiday lodges, hedgerows, open grassland managed as livestock shelters and as agricultural fields, and the River Hodder.

Connecting features in the landscape include ancient broadleaved woodlands, plantation woodlands, tree belts and hedgerows.



Map 1 - 1:25 000 map of site and context - location shown by black arrow



Image 1 – Oblique aerial view showing proposed development site, habitats and immediate surroundings. June 2024



Image 2 – Wide oblique aerial view showing context of proposed development site. Wider landscape features shown include mixed plantation, broadleaved woodland, semi-improved and marshy grassland and rush pasture. June 2024

3.1 Presence and condition assessment of sites and features designated for ecological reasons

The proposed development site lies within the Forest of Bowland National Landscape.

There are no other statutory sites located within or adjacent to the proposed development site.

The east border of the proposed development site lies adjacent to Swaney Holme Wood & New Ground Wood Biological Heritage Site (BHS). The BHS is also an ancient woodland, included within the Ancient Woodland Inventory for Lancashire.

3.2 Presence and condition assessment of habitats

Plantation

The development site is within an existing area of plantation woodland; some broadleaved and coniferous trees have been retained and an unknown number of trees (estimated to be around 20 years old) have been removed.

Tree species present include ash *Fraxinus excelsior*, oak *Quercus sp.*, Sitka spruce *Picea sitchensis*, European larch *Larix decidua*, Mountain ash *Sorbus aucuparia*, Silver birch *Betula pendula* and willow *Salix sp.* There is no understorey and the ground cover is dominated by grasses including Yorkshire fog *Holcus lanatus*, creeping soft grass *Holcus mollis* and cocksfoot *Dactylis glomerata*. There is a thick thatch of litter indicating at most, light grazing has occurred, prior to the development work. Soft rush *Juncus effusus*, nettle *Urtica dioica* and broad-leaved dock *Rumex obtusifolius* are locally dominant, along with bracken *Pteridium aquilinum*.

The plantation has potential for use by a range of nesting bird species, and supports foraging by bat species. Brown hare have been observed sheltering within the plantation.

UK Habitat Classification – *with other woodland, mixed*

Existing area of habitat – 0.0636 ha

Condition assessment – *Good (as per BNG guidance regarding pre-degradation habitat type)*



Image 3 – proposed development site infrastructure, immediately adjacent to mixed plantation. June 2024



Image 4 – open area of plantation, to north of proposed development site. February 2024

Developed sealed surface

There is an existing hardstanding car parking area to the south east and an existing access track leading into the Bowland Wild Boar Park from Little Bowland Road to the north.

UK Habitat Classification – *u1b6 other developed land*

Existing area of habitat – 0.0321 ha

Condition assessment – *not applicable*

4 Proposed design

At the time of surveys and the BNG assessment, a number of works had been undertaken at the proposed development site. New stone chipping pathways had been installed, as well as a toilet block, metal containers and tipis.



Image 5 – pathway laid from car park to area with decking and tipis. February 2024



Image 6 – hard standing created within plantation. February 2024



Image 7 – site infrastructure immediately adjacent to mixed plantation. June 2024

The proposed general arrangement plan (UG_2490_LAN_GA_DRW_101) dated 16th April 2024 is included in Appendix 3 of this report.

An application will be made for retrospective planning permission for the erection and use of 5 tipis as a wedding venue, with associated toilet block and the creation of hardstanding.

The proposed design therefore includes the following elements:

- Areas of retained plantation
- Stone chipping pathways
- A large decking platform
- Five tipis
- Two metal storage containers
- Lighting fixtures
- Timber structures

The appropriate elements above are captured in the Biodiversity Metric calculation tool.

5 BNG habitat summary

Broad Habitat	Habitat Type	Area (hectares)	Total habitat units
Woodland and forest	Other woodland; mixed	0.636	8.40
Urban	Developed land; sealed surface	0.321	0.00
Total		0.96	8.4

Table 4 - showing existing habitats and baseline Biodiversity value prior to development works

The post development habitats include retained plantation woodland (0.493ha) with an additional area of hardstanding created (0.143ha).

There is currently no habitat creation or enhancement proposed within the red line boundary.

The information above, which is taken directly from the Bowland Wild Boar Park Metric calculation, shows that the proposed development will lead to an overall loss of biodiversity value; this equates to loss of 1.89 biodiversity units.

In order to achieve no net loss, and to ensure at least 10% gain (as required as part of Mandatory Biodiversity Net Gain in England), further biodiversity provision will therefore be required.

It is proposed that Biodiversity Net Gain will be achieved by off-site measures only. The measures are itemised in the Bowland Wild Boar Park Metric calculation and, for clarity, off-site measures are shown in appendix 4 of this report.

The proposed measure is enhancement of 1 hectare of mixed plantation to the north of the proposed development site

6 BNG metric results

Headline results

Wild Boar Park Tipi Wedding Venue Develop		Return to results menu	
Headline Results			
Scroll down for final results			
On-site baseline	Habitat units	8.40	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	6.51	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Habitat units	-1.89	-22.48%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
On-site net gain is less than target set			
Off-site baseline	Habitat units	4.40	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	7.37	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units & percentage)</small>	Habitat units	2.97	67.58%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	1.09	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

Final results

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	1.09
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	12.93%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes	

Detailed results

Wild Boar Park Tipi Wedding Venue Development			
Detailed Results			
Return to results menu			
Summary Figures			
Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	Habitat units		1.09
	Hedgerow units		0.00
	Watercourse units		0.00
Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	Habitat units		12.93%
	Hedgerow units		0.00%
	Watercourse units		0.00%
Combined habitat retention and enhancement			
	Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	1.96	0.00	0.00
Total on-site and off-site baseline units	12.80	0.00	0.00
Total on-site and off-site baseline area / length retained	0.81	0.00	0.00
Total on-site and off-site baseline units retained	6.51	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	1.00	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	4.40	0.00	0.00
Total on-site and off-site baseline area / length lost	0.14	0.00	0.00
Total on-site and off-site baseline units lost	1.89	0.00	0.00

The Metric calculation tool is provided as a separate excel spreadsheet:

Bowland_Wildboar_Park_Metric_June_2024_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_02.24

The spreadsheet should be referred to alongside this Biodiversity Net Gain report.

The metric calculation shows that the trading rules have been met.

At the time of report preparation, the scheme expects to deliver 12.93% Biodiversity Net Gain.

Biodiversity Net Gain Report

Bowland Wild Boar Park, Chipping, Ribble Valley, Lancashire, PR3 2HB

Appendices

Appendices

App 1 – Existing site plan and location plan

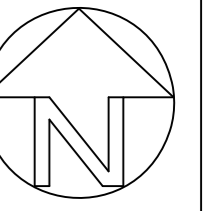
App 2 - Map of baseline habitats

App 3 – Proposed general arrangement plan (UG_2490_LAN_GA_DRW_101) dated 16th April 2024





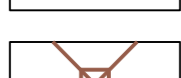
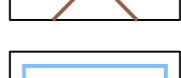
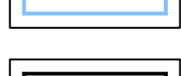
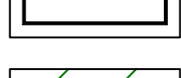



App 4 – Map of proposed BNG provision

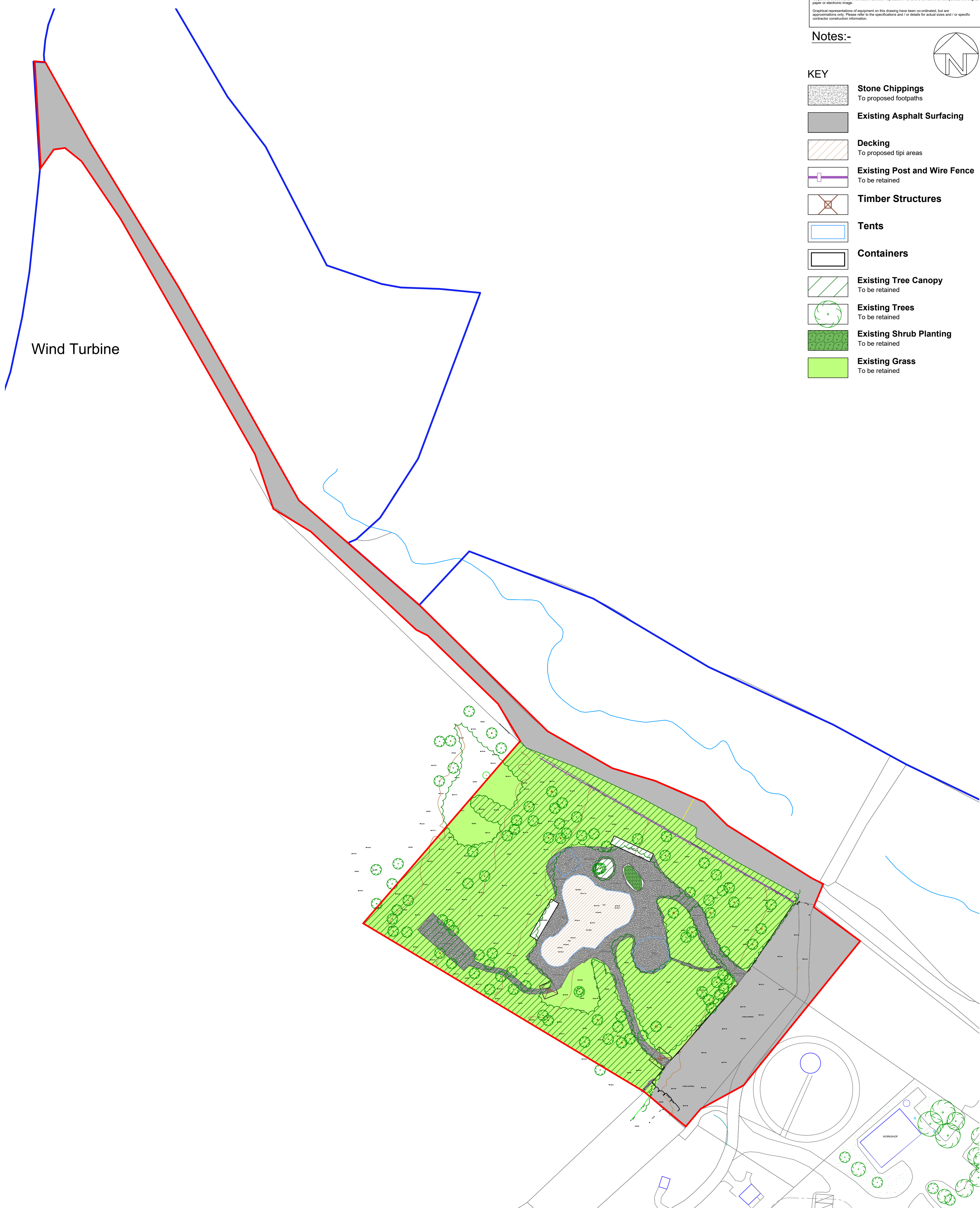
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Notes:-



KEY

-  **Stone Chippings**
To proposed footpaths
-  **Existing Asphalt Surfacing**
-  **Decking**
To proposed tipi areas
-  **Existing Post and Wire Fence**
To be retained
-  **Timber Structures**
-  **Tents**
-  **Containers**
-  **Existing Tree Canopy**
To be retained
-  **Existing Trees**
To be retained
-  **Existing Shrub Planting**
To be retained
-  **Existing Grass**
To be retained

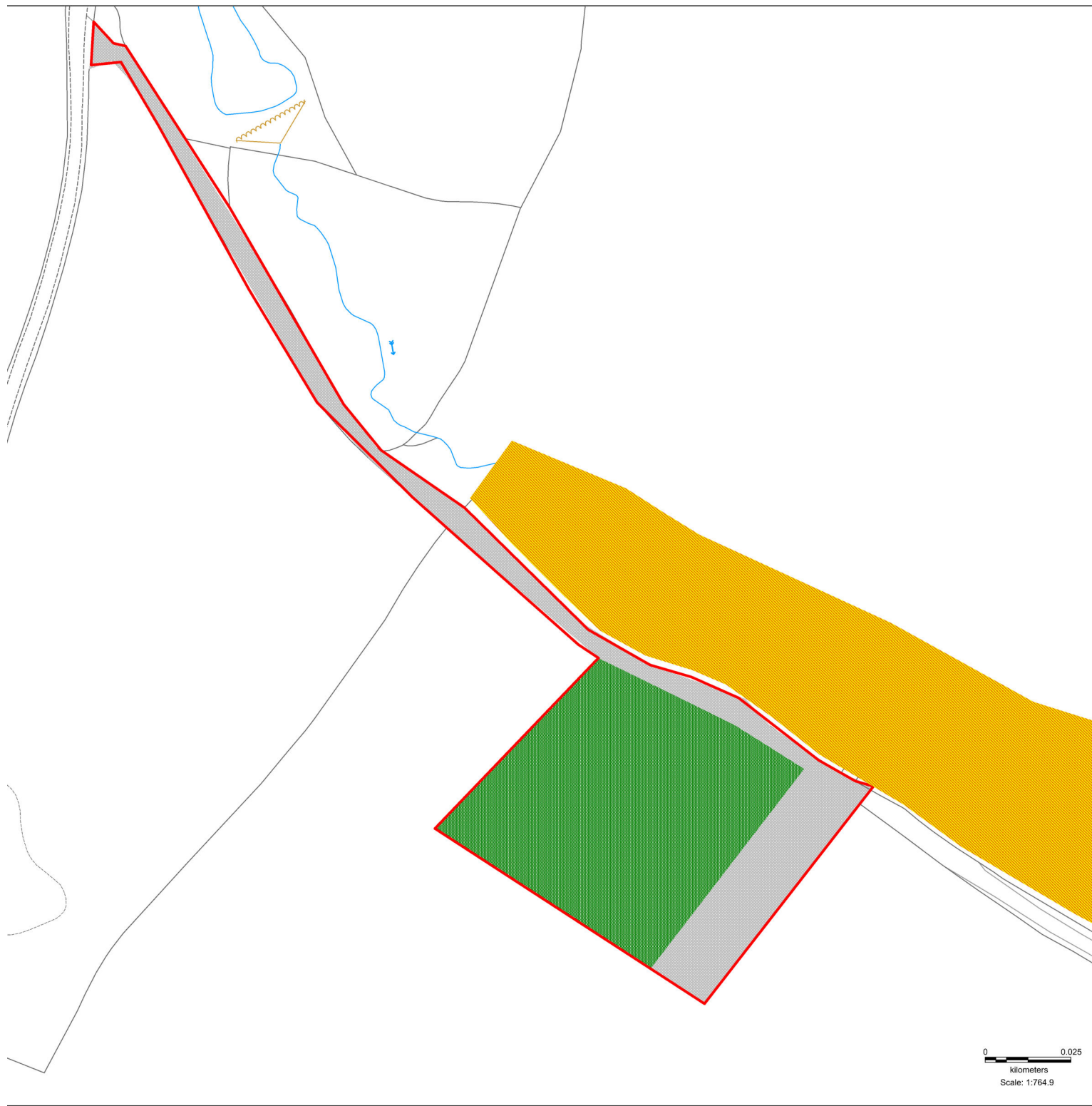


P02	23/05/24	Layout Updated	TH	IG
P01	16/04/24	First Issue	IG	SA
REV.	DATE	DESCRIPTION	DRAWN	CHK'D





Client:	Project:	Drawn:	Checked:	Approved:	Date:
BOWLAND TIPIS	BOWLAND WILD BOAR PARK	IG	SA	ME	23/05/24
Issue:	Title:	Dwg No:	Scale @ A1:	Revision:	
PLANNING	GENERAL ARRANGEMENT	UG_2490_LAN_GA_DRW_101	1:500	P02	



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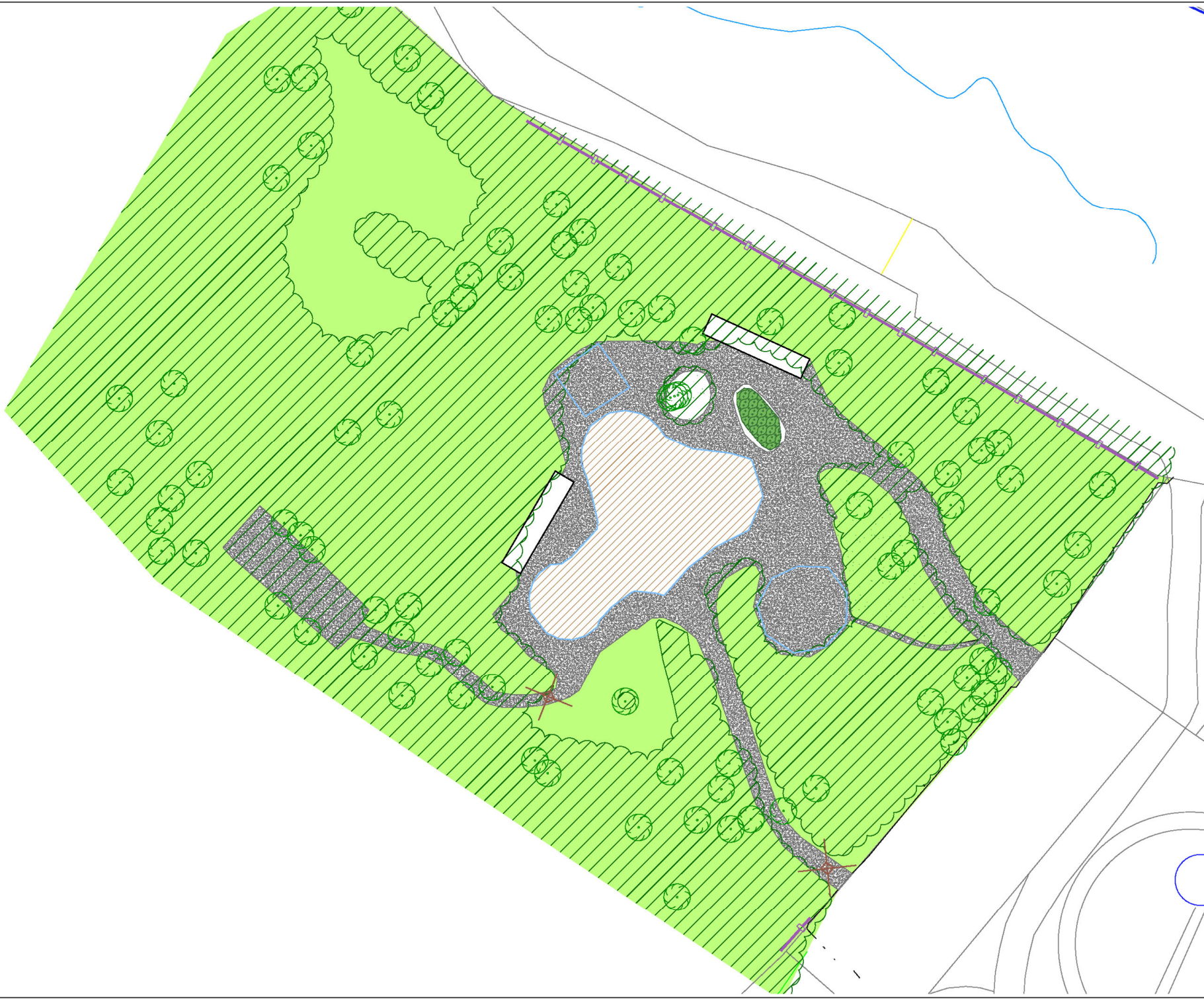
Appendix 2: Map of Existing Habitats at Bowland Wild Boar Park

- Key to Map**
-  Red Line Boundary
 -  Mixed Plantation Woodland
 -  Hardstanding
 -  BHS Boundary

Map compiled 2nd June 2024





0 0.025
kilometers
Scale: 1:764.9



Do not scale this drawing printed or electronic version.
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Notes:-

- KEY**
-  **Stone Chippings**
To proposed footpaths
 -  **Decking**
To proposed tipi areas
 -  **Existing Post and Wire Fence**
To be retained
 -  **Timber Structures**
To be retained
 -  **Tents**
To be retained
 -  **Containers**
To be retained
 -  **Existing Tree Canopy**
To be retained
 -  **Existing Trees**
To be retained
 -  **Existing Shrub Planting**
To be retained
 -  **Existing Grass**
To be retained



Proj	16/04/24	First Issue - Planning	IG	SA
REV	DATE	DESCRIPTION	DRAWN	CHECKED



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Client:	BOWLAND TIPIS		
Project:	BOWLAND WILD BOAR PARK		
Title:	GENERAL ARRANGEMENT		
Issue:	PLANNING		
Drawn:	IG	Checked: SA	Approved: ME
Project:	UG2490	Scale @ A1: 1:200	Date: 16/04/24
Drawn by:	UG_2490_LAN_GA_DRW_101	Revision:	P01

Legend

Bowland Wild Boar Park
Map showing Tipi Wedding Venue (red) and proposed compensation area/off-site Biodiversity Net Gain (yellow)
Red area = 0.64ha (excludes access track)
Yellow area = 1.0ha



Google Earth

