

TREES AND ECOLOGY

Horrocksford Hall Farmhouse – Change of Use
Planning Application.

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Document History

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BNG Assessment Horrocksford Hall Farm

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Introduction

Application site

This report provides a consideration of trees and ecology impacts associated with the application for change of use at Horrocksford Hall Farmhouse, and the surrounding areas of unvegetated gardens and hard standings.

Objectives

The objectives of this assessment are to determine if any there are any impacts to trees and ecology within the development site.

Proposals

The proposal is to convert the vacant farmhouse into dedicated office space for Ribble Rivers Trust, and to use a surrounding hard standing for parking.

Site Location and Description

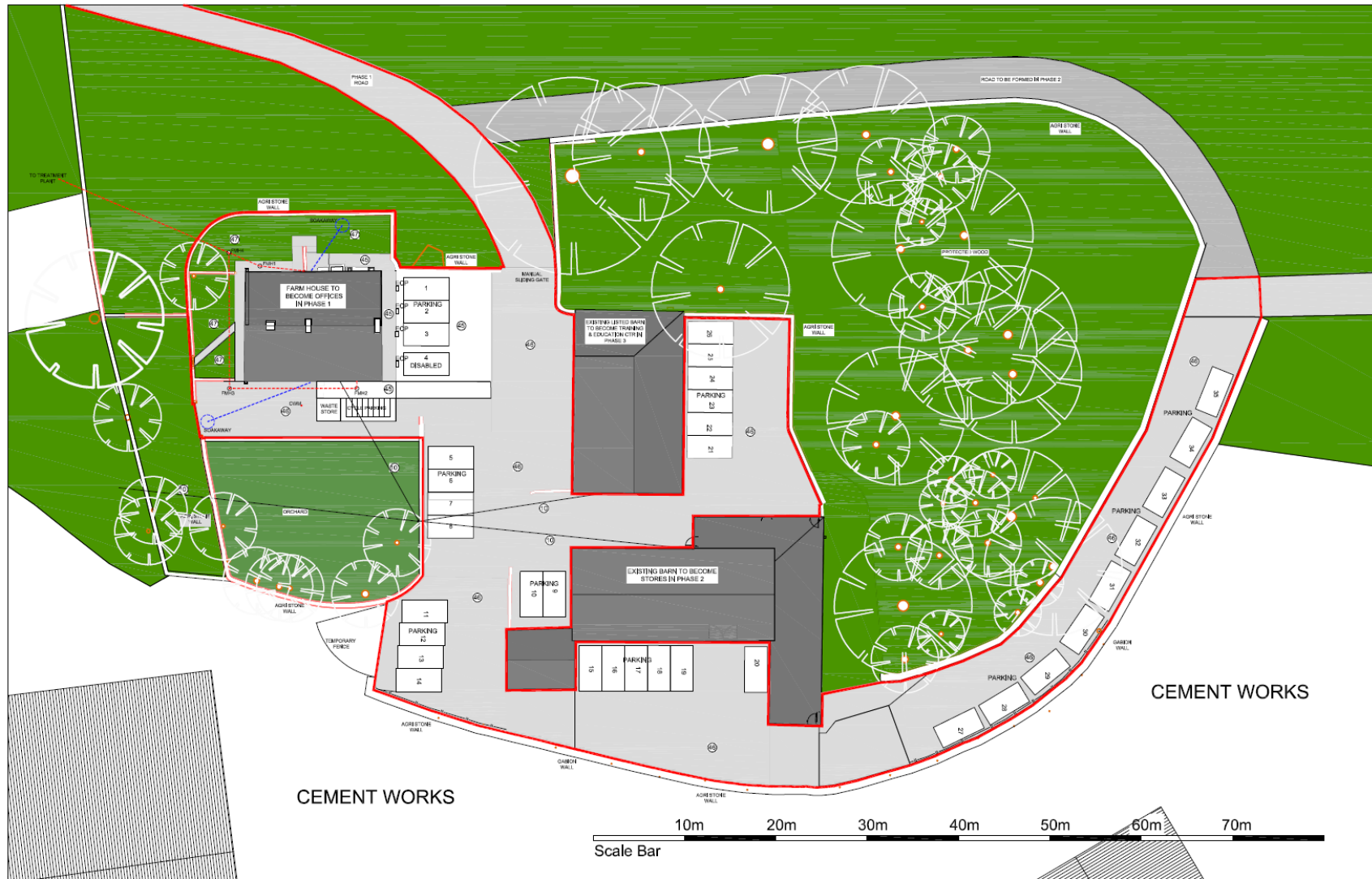
Site Location

It is located immediately adjacent to Ribblesdale Cement works (to the South East) and screening woodlands of the works (to the North and South), and grassland (to the west). The site looks over the Ribble Valley towards West Bradford, Clitheroe.

Site Description

The building is a vacant farmhouse that can no longer be used for residential purposes. It is surrounded by farmyard, with an orchard to the rear of the property (outside the development boundary), and a small area of mature woodland combined with more recent woodland planting for screening purposes (also outside of the development boundary). There are small areas of unvegetated gardens, with a single tree to the West and Northwest of the development site.

Site Plan



SITE PLAN

SCALE 1:500

Trees and Woodland Impact

There is only one tree within the development boundary, as shown in Figure 9.

There are significant trees adjacent to the development. As shown in drawing 1200-D002(P3).

An assessment of the proposed works, and potential impact was undertaken to determine whether a detailed arboricultural survey was required, if so what level, and what protection measures would be required.

The proposed works only involve changes to the Farmhouse, the access route to carry out these works will be via the access road that has existing planning permission. As such there will be no impact on any of the surrounding trees, or the single individual tree in the Farmhouse Garden.

As such no further surveys were deemed necessary.

Ecology Impact

Protected Sites

The proposed development is located at Horrocksford Hall Farm, West Bradford Road, BB7 4QF, and general maintenance to the exterior of the Farmhouse associated with a change of use from residential to offices..

A review of local environmental constraints identifies that the nearest protected site is The River Ribble, designated as a Biological Heritage Site located approximately 240 metres from the development site.

The following designations and distances from the site are:

- Local Geological Diversity Site (Bashall Brook) – 300 metres
- Local Nature Reserve (Cross Hill Quarry) – 340 metres
- Site of Special Scientific Interest (Coplowl Quarry) – 640 metres
- National Landscape (Forest of Bowland) – 700 metres

In accordance with guidance from Natural England and the local planning authority, the potential for impact on designated sites has been considered. The development site lies outside any statutory buffer zones or Impact Risk Zones (IRZs) requiring further consultation, and there is no direct hydrological connectivity or shared habitat corridor with the protected site.

The proposed development is of a small scale and does not involve processes likely to result in significant emissions, increased visitor pressure, or pollution risks. As such, it

is not anticipated that there will be any adverse impact on the notified features of the protected site.

On this basis, it is concluded that the proposed development is unlikely to have any significant impact on nearby designated nature conservation sites, and further ecological assessment or formal Habitats Regulations Assessment is not considered necessary at this stage.

Within the Development Site

As identified in the BNG Assessment, there is no loss or change to any of the habitat types on site. The intended use of the building will have no impact on the wider habitats within the area.

The external proposed works are general maintenance in nature, and as such there will be no changes that give rise to impact on any species. As such no further detailed surveys have been conducted.

Surrounding Areas

The change of use will give rise to much wider benefits in the adjacent land which will be leased by Ribble Rivers Trust, who intend to create a mosaic of habitats, including species rich meadows, hedgerows, woodland and wetland areas. Although outside of the development site, this work is intrinsically linked, and an indicative map of the proposals is included below.

