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From: Derek Richardson [REDACTED]
Sent: 17 September 2025 13:36
To: Planning
Subject: Planning Application 3/2025/0645 Lords Farm Hellifield Road Bolton-by-Bowland - Ecology Unit Response

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Ribble Valley Council

Application 3/2025/0645 Construction of a steel-framed building for sheep housing and sheep handling pens including new stone access track and hardstanding, Lords Farm Hellifield Road Bolton-by-Bowland

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

I would raise no overall objections to the proposals on Ecology grounds.

I would accept that the development could achieve an overall gain in biodiversity on-site of at least 10% through the enhancement of grassland and new tree planting.

Since the biodiversity gains could be regarded as significant, I would advise that they should be secured for 30 years by means of a Condition or an S106 agreement.

A detailed Landscape Plan and a long-term Habitat Management and Monitoring Plan must be required to be prepared, in addition to, or as part of, the Biodiversity Gain Plan which will need to be provided in order to discharge the statutory Biodiversity Gain Condition which will apply to any permission granted to the application. If an S106 is used to secure the gains, this could be prepared/agreed at condition discharge stage.

Yours

Derek Richardson

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