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- Protected species survey & licensing
- Habitat survey
- Habitat creation & management
- Arboricultural survey & impact assessment
- Invasive species survey & control
- Management plans

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Client: BAE Systems

Date: 3rd July 2025

Dear Tim Potter (Wilson Mason LLP),

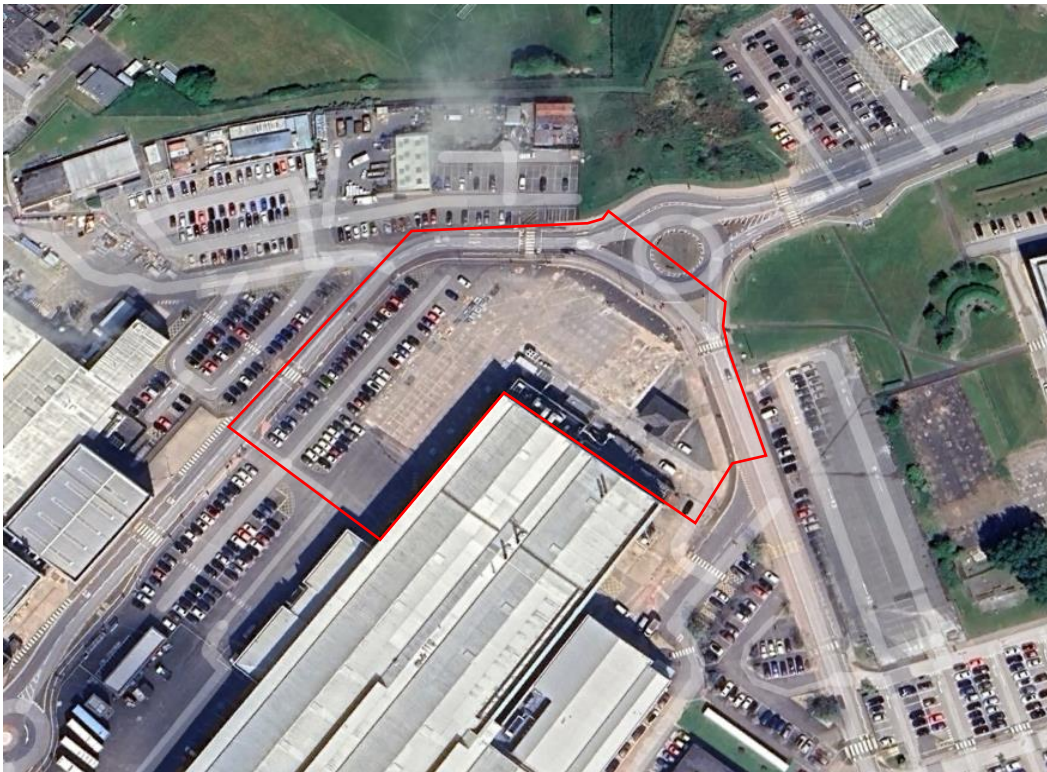
Re: Ecological Assessment: BAE Samlesbury - Modular Office - 7348

PENNINE ecological have been commissioned to undertake an ecological assessment of the site.

The proposal includes the construction of a new modular office building on the existing CEB Building plot. The building is required to house 540 people; the building is anticipated to be 3 storeys and around 5,400 m² gross internal area.

A walkover of the site was undertaken on 30/06/2025. The sites grid reference is SD 6234 3144, and the location is shown below;

Figure 1: Aerial Image of site subject to survey.



Survey Findings

Habitats

The site is entirely developed land (UKHabs codes u1b5 buildings and u1b6 developed land; sealed surfaces). There are no habitats of any value within the site.

Bats

The electrical substation located within the site will be unaffected by the proposals. The building is generally in good condition with no suitable features for bats recorded. Additionally, the building is noisy which is likely to deter use of the building by roosting bats.

The site has no foraging or commuting value for bats and is heavily lit.

Impacts on bats from the proposal can be discounted.

Great Crested Newts

There are three ponds located within 250m of the site. Pond 1 is located 134m west of the site, Pond 2 is 135m south of the site and Pond 3 is 177m west of the site.

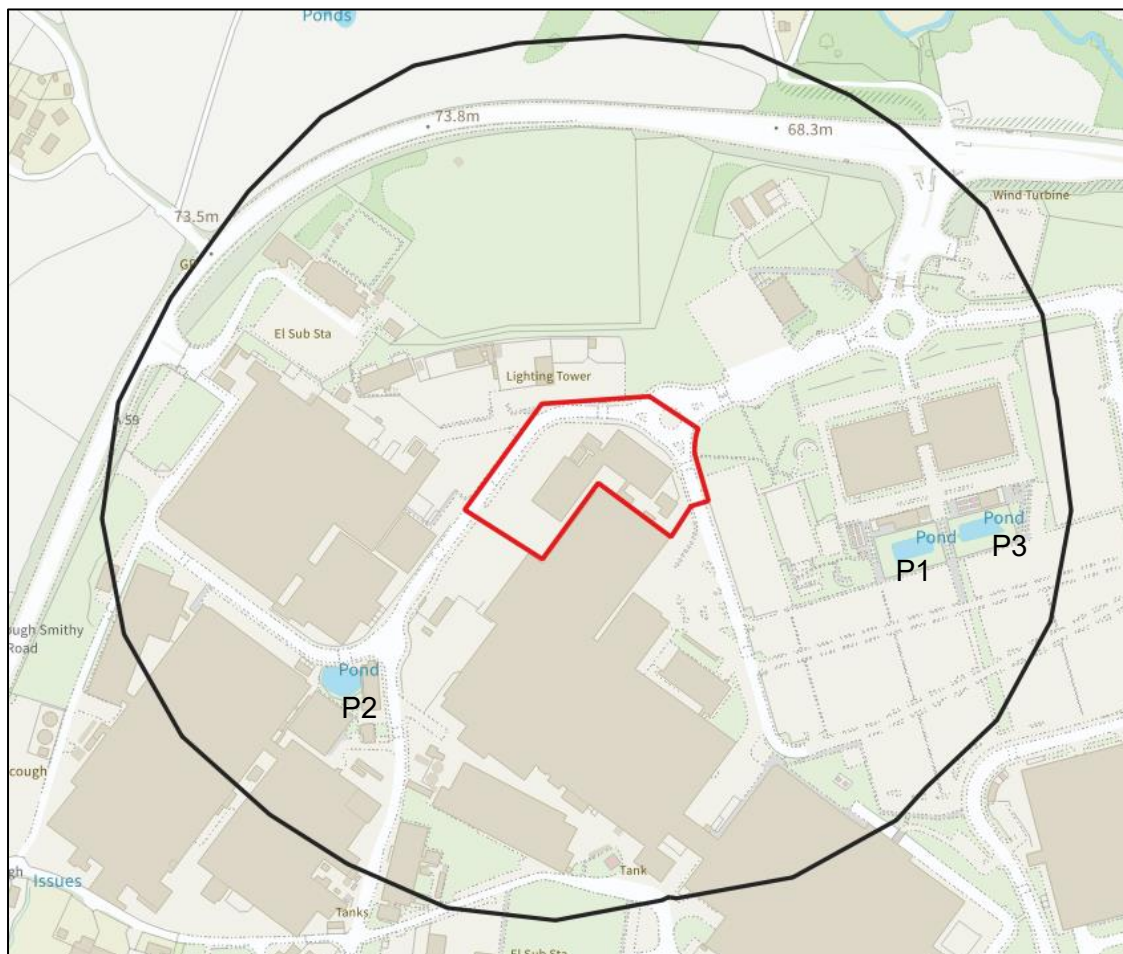
Ponds 1 and 3 are balancing ponds and known to have fish within. Pond 2 is a former marl pit which is inundated with fish. A few summers ago, the pond was found to be so densely populated with fish that a large number had to be removed from the pond for welfare reasons. The pond is considered to be highly unsuitable for GCN.

The ponds are separated from the site by roads and hard surfaces which, although not considered a barrier to dispersal, are very hostile for amphibian species and likely to be a significant deterrent for amphibian movement towards the site.

Additionally the proposal site comprises entirely hard standing surfaces and has no terrestrial value for amphibian species including GCN. Therefore the presence of GCN within the site can be discounted.



Figure 2: Ponds within 250m of the proposal site



Other Protected and Notable Species

No evidence of any protected or notable species was recorded within the site. The site is considered highly unlikely to support any species of note.

Recommendations

Habitats

As per the exemptions set out in 'paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990' and the 'Biodiversity Gain Requirements (Exemptions) Regulations 2024', the application would be exempt on the following grounds:

- **Development subject to the de minimis exemption.** Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows

No further surveys or assessments are required.

Bats

The electrical substation is considered to possess no bat roost potential and will be unaffected by the proposals.

No additional surveys or assessments are required in relation to bats.

Great Crested Newts

The site has no ecological value for GCN.

No additional surveys or assessments are required in relation to GCN.

Other Protected and Notable Species

There are no constraints relating to any other protected or notable species.

No additional surveys or assessments are required.

If you require clarification on any issue, please don't hesitate to get in touch.

Yours faithfully

Patrick Leatham

Patrick Leatham BSc (Hons), MCIEEM

