

From: [REDACTED]
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To: Planning
Subject: App 3/2025/0861 Burnhouse Farm Back Lane Slaidburn - Ecology Unit Response

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Ribble Valley Council

App 3/2025/0861 Proposed construction of No.3 camping lodges and a utility hut including associated hardstanding and landscaping, Burnhouse Farm Back Lane Slaidburn

Thank you for consulting the Ecology Unit on the above planning application. I have the following comments –

- The application site is within 1km of the Bowland Fells Special Protection Area and Site of Special Scientific Interest. However, given the relatively small scale of the development and the type of development planned I would consider that the proposals will not have any significant effects on the overall integrity of these designated sites.
- The development will result in losses to a small area of mixed woodland, but compensation for habitat losses is proposed through new tree planting and other habitat enhancements.
- The main preliminary ecological assessment of the site appears to have been undertaken in December-January, which is not an optimal time of year for undertaking habitat surveys. However, the habitat surveys carried out for the biodiversity metric calculations were undertaken earlier in the year. Given the timing of these surveys, the overall character of the habitats involved, and the limited scale of the planned development, I am willing to accept the overall findings of the ecology surveys that the site is unlikely to support any specially protected or rare species. But taking a precautionary approach I would advise that a Construction Environmental Method Statement is required to be prepared and implemented by Condition, giving details of measures to be taken during the course of any site clearance, groundworks or construction works to avoid any harm to wildlife.
- There are some small discrepancies between the baseline habitats recorded on the site in the biodiversity metric and the baseline habitats recorded in the preliminary ecological appraisal (PEA); the metric has described the whole application site as mixed woodland, while the PEA has also recorded smaller areas of scrub and grassland habitats. Given that habitat types present other than woodland represent small areas not as directly affected by the development as the woodland, I would not regard these discrepancies to be significant, but I would advise that the statutory Biodiversity Gain Condition will apply to any permission which may be granted to the application, to require the pre-commencement submission of a final, comprehensive Biodiversity Gain Plan (BGP). As part of the BGP a final, comprehensive Biodiversity Metric will be required describing impacts on habitats in full. I would accept that the required biodiversity gain could be delivered on-site through new habitat creation and

habitat enhancement. A 30-year Habitat Management and Monitoring Plan should also be required by Condition. Since the on-site habitat provision would be significant the implementation of this Plan will also need to be secured by an S106 agreement or by Condition


- The site would benefit from additional Biodiversity Enhancements for species not included in the Biodiversity Metric, for example the introduction of bird nesting and bat roosting boxes. I would advise that a Biodiversity Enhancement Plan (Species) is also required to be prepared and implemented by Condition.

Yours

Derek Richardson

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