

From: [REDACTED]
Sent: 26 January 2026 08:06
To: Planning
Subject: App 3/2025/0984 Coxes Farm Stoneygate Lane Ribchester PR3 2ZS - Ecology Unit Response

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Ribble Valley Council

App 3/2025/0984 Erection of a timber-framed agricultural building with stable and additional hardstanding, Coxes Farm Stoneygate Lane Ribchester PR3 2ZS

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

I'm not entirely clear from the plans provided as to whether any of the hedgerow along Stoneygate Lane will need to be removed for additional access to the new buildings. If part of the hedgerow does need to be removed then compensation will need to be offered for this habitat loss, and the biodiversity net gain metric will need to be amended. But if existing access points are to be used, and no hedgerow lengths removed, then I would raise no objections to the proposals on Ecology grounds. Confirmation on this point would be useful.

Biodiversity Net Gain

Assuming that there are no hedgerow losses, I would accept that the required biodiversity gain could be achieved on-site through new tree planting. I would advise that –

- The statutory Biodiversity Gain Condition will need to be applied to any permission granted to the application, to require the submission of a final Biodiversity Gain Plan (BGP). The BGP should include details of the on-site tree planting (e.g. species, size of trees to be planted, future maintenance etc.). The implementation of the BGP and long-term establishment of the trees should also be secured by Condition.

Yours

Derek Richardson

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