

1st December 2025

To whom it may concern,

Biodiversity Statement for the Proposed Development Activities at Winkley Hall Farm, Whalley Road, Clitheroe, BB7 9PN.

Ecology Services Limited was commissioned by Winkley Hall Farm Ltd in October 2025, to complete a site visit and produce a Biodiversity Statement in relation to Winkley Hall Farm, Whalley Road, Clitheroe, BB7 9PN National Grid Reference (NGR) SD 70912 38421. The proposed development, involves the re-development of two existing farm buildings within the site (Main Barn and Barn 2) into residential properties and gardens/landscaping. To facilitate the re-development the demolition of existing farm buildings is required, with the retention and conversion of two stone barns (Main barn and Barn 2). The plans for which are shown on Figure 1.

The site visit was undertaken on 20th October 2025 by Senior Consultant Ecologist Miss C. Wood MSc BSc Hons, ACIEEM. The aim of the site visit was to establish the requirement of Biodiversity Net Gain at the site, or whether the proposed development falls under one of the exemptions.

Site Description and Context

The development site is approximately 0.27 ha hectares and houses farm buildings including stone barns and agricultural sheds, with hard standing concrete and cobbled farmyard. See Appendix 1 for photographs of the site.

The wider farm site comprises of further farm buildings including a stone barn, in use as an office along with a pond and scattered trees/scrub.

The site lies 3km to the north west of the town of Whalley. The wider farm is bounded by an area of woodland located to the west and the River Hodder to the east, with agricultural land to the north and south.

It is confirmed that no habitat degradation has taken place within the red line boundary since January 2020.

Irreplaceable Habitat

No irreplaceable habitats are present within the site.

Biodiversity Net Gain Requirement

The proposed development will include the demolition of existing farm buildings to facilitate access, parking and gardens for the proposed residential properties. All of the proposals are within hardstanding areas either of the existing buildings or farmyard areas. There are no habitats present within the red line boundary. Habitats are present adjacent to the red line boundary, but these will not be impacted by the proposed development.

Therefore;

- the development does not impact on any onsite priority habitat;
- the existing site would be classified as developed land: sealed surface which has a biodiversity value of zero under the statutory biodiversity metric; and
- there are no other onsite habitats.

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The proposed development is considered to be below the threshold for Biodiversity Net Gain as required under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) for the following reasons:

- **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, and 5 metres of linear habitats such as hedgerows¹.

The proposed development is therefore exempt from mandatory Biodiversity Net Gain.

The proposed development will incorporate planting of fourteen trees, hedgerows, lawns and wildflower grassland as shown on Figure 2 Proposed Landscape Scheme, which will result in an enhancement to the site and net gain in biodiversity.

If you require any further information or have any questions please do not hesitate to get in contact.

This report has been produced by Senior Consultant Ecologist Miss C. Wood MSc, BSc Hons, ACIEEM.

¹ [Biodiversity net gain - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain)

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Figure 1: Proposed Site Plan

1-2 Church Row Chambers | **Longton** | Preston | **Lancashire** PR4 5PN.

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revision	date	note
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Figure 2: Proposed Landscape Scheme

1-2 Church Row Chambers | **Longton** | Preston | **Lancashire** PR4 5PN.

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REF NO.	TREES	Common name	Size in cm	Notes
T1	Acer campestre	Field Maple	10-12	R.B, standard form
T2	Betula pendula	Silver Birch	12-14	R.B, standard form
T3	Carpinus betulus	Hornbeam	16-18	R.B, standard form
T4	Crataegus monogyna	Hawthorn	12-14	R.B, standard form
T5	Sorbus aria	Whitebeam	16-18	R.B, standard form
T6	Alnus glutinosa	Alder	12-14	R.B, standard form
T7	Salix alba	Willow	12-14	R.B, standard form
T8	Tilia cordata	Lime	14-16	R.B, standard form
T9	Malus sylvestris	Crab Apple	10-12	R.B, standard form
T10	Populus tremula	Aspen	14-16	R.B, standard form
T11	Fagus sylvatica 'Fastigiata'	Fastigate Beech	16-18	R.B, standard form
T12	Acer campestre 'Streetwise'	Fastigate Field Maple	10-12	R.B, standard form
T13	Prunus avium	Bird Cherry	16-18	R.B, standard form
T14	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam	12-14	R.B, standard form

NOTES:

Preparation of Ground Flora Areas
Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.
Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site.
Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
Existing scrub and weed layer to be removed from site or chopped up to be incorporated during cultivation.
Move soil around site to create required levels. Levels to be agreed on site.
Control of 'weeds' by repeated applications of a herbicide (e.g. glyphosate) over the growing season and/or repeated cultivation to exhaust weeds (following).
Unwanted vegetation can be cut back and removed from site or chopped up to be incorporated during cultivation.

Seed bed cultivation:
Cultivate the soil to 150mm depth to alleviate compaction, then rake or harrow and roll to produce a fairly fine, firm surface.
Finished seedbed should be firm enough to walk on without leaving impressions and be free of obstructions (e.g. large stones or bricks), and from deep ruts or ridges, due to future moving requirements.
Use 'stale seedbed technique' to address issue with annual weeds whose seeds will remain in the soil after clearance - i.e. once seedbed has been prepared, delay sowing seed mixture until after flush of weed seed germination has been killed (by spraying or shallow cultivation). Seedbed is now 'stale' and has a reduced weed seed burden.
Note: Soil cultivation around established trees and hedges can be very damaging to tree and shrub roots - only surface treatments are safe here.

Sowing:
Seed sowing in August - September or March-April following preparation as set out above.
Seed Mix to be sown at a rate of 2-5g/m² to allow an extended period of establishment with room for both fast growing grasses and slower germinating flower seeds.

Protection of Ground Flora areas:
Once seeded, all reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas ground flora during cultivation, seeding or establishment.

Seed bed cultivation:
All areas to be seeded are to be cultivated to create a well broken seed bed, forming a minimum tilth of 25mm which crumbles easily. Stones larger than 70mm in any dimension are to be picked and disposed of in a suitable manner.
All cultivation works are to be undertaken in late summer prior to the seed being sown.
If necessary, the cultivated subsoil should be sprayed with a suitable non-selective herbicide to control emerging weeds prior to seeding.

Preparation of Planting Beds
Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.
Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site.
Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
Remove any existing weed growth.
Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
All site preparation, planting and maintenance to comply with BS 4429.

Topsoil
All topsoil to be of good quality in accordance with BS 3882:2015. Depth for planting beds 450mm minimum, and for turf 150mm minimum.

Plants/Trees General
To be materially undamaged, sturdy, healthy and vigorous in condition.
To be of good shape without elongated shoots and characteristic of the species.
To be grown in a suitable environment in order to be fully hardy.
To be free from pests, discoloration, weeds and physiological disorders.
Budded or grafted plants to be bottom worked.
All trees, hedging, shrubs and plants to comply with BS 3036 specification for nursery stock.
Species will be true to name and of British origin/provenance where appropriate.
Do not substitute species, variety and form, or reduce the specified number/density of plants without prior agreement.
Note: sizes shown are minimum.
Read with drawings and reports by Arboricultural Consultant.
Do not plant within rainshadow under a roof overhang.
All planting to be watered as required immediately after planting.
All new trees to be positioned in accordance with the requirements of Table A.1, BS5837:2012.
All new turf to be fine quality e.g. Festival by AllTurf or equivalent and laid in accordance with BS 3906:1998 + A1:2013.
Any works to existing trees to be carried out in accordance with the guidance set out in BS3906:2010.

Mulch
At completion carefully spread a general purpose mulch - prepared in accordance with PAS 100 - to an even depth of 5cm to all ornamental planted areas (sample supplier Green Tech Tel: 01423 332100)

Native Hedges and Woodland Planting
Native hedging and woodland whip plants to be protected from rabbits using rabbit guards.
To be kept free of weeds during establishment using secured mulch matting.
Bare root plants to be notch planted to depth of root collar in accordance with BS4428.
Container grown plants to be planted to depth of original root collar in accordance with BS4428.
All plants planted into mulch mats to be planted with appropriate long release fertiliser pellets (e.g. Camocote Tel: 01282 873333), applied in accordance with the manufacturer's recommendations and directions.
Selective thinning for long term management to be undertaken every 5 to 7 years until woodland structure attained.

Tree Stakes
Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie. Stake to be firm in ground, position stake at time of planting.

SCHEDULE OF IMPLEMENTATION

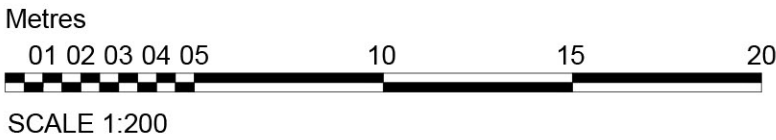
The landscape works shall be carried out within 12 months from the date when building works are complete.
Bare root and rootballed stock to be planted within the winter planting season (October to March).
Seeding to be undertaken in Spring.
Trees and large stock plants to be planted first.

These seasons are subject to variation and timing should be clarified prior to planting in accordance with advice from the Horticultural Trades Association Tel: 0118 9303132

ORNAMENTAL SHRUBS	Size in cm	Root Condition
		Pot size (C)
SHRUBS AND HERBACEOUS		
Achillea millefolium	40-60cm	10L
Aster var	40-60cm	5L
Bergenia cordifolia	30-40cm	5L
Euonymus alatas 'Compacta'	30-40cm	10L
Euonymus 'Gaiety'	30-40cm	10L
Geranium x oxonianum 'Wargrave Pink'	30-40cm	5L
Heuchera villosa 'Palace Purple'	30-40cm	5L
Hydrangea arborescens 'Annabelle'	60-80cm	10L
Lavandula angustifolia 'Hidcote'	30-40cm	10L
Liriope muscari	30-40cm	5L
Polystichum aculeatum	30-40cm	5L
Persicaria affinis	30-40cm	5L
Pennisetum alopecuroides 'Little Bunny'	40-60cm	5L
Polystichum polyblepharum	30-40cm	5L
Tiarella cordifolia	30-40cm	5L
Sedum spectabile	30-40cm	5L
Sarcococca hookeriana	30-40cm	5L
Skimmia japonica 'Rubella'	40-60cm	10L
Skimmia x confusa 'Kew Green'	40-60cm	10L
Spirea japonica 'Goldflame'	40-60cm	10L
Stachys byzantia	30-40cm	5L
Viburnum davidii	40-60cm	10L
Viburnum tinus 'Eve Price'	60-80cm	10L

KEY & NOTES

- Existing Trees to be Retained
- Proposed Deciduous Trees - See schedule
- Proposed Coniferous Trees - 1.5-2m high feathered Pinus sylvestris R.B
- Proposed Mixed Native Hedge 1.5m high, B.R. (Corylus avellana 25%, Crataegus monogyna 40%, Prunus spinosa 10%, Rosa rugosa 25%) planted 5 p per lin/m
- Proposed Low Yew Hedging max 0.7m high, planted 4no. per lin/m
- Proposed Shrub and Herbaceous Planting - See indicative schedule
- Lawn
- Wildflower Meadow Mix - 'Butterfly and Bee' Wildflower Seeds by Boston Seeds or similar approved
- Longer Grass
- Proposed 1.2m high, black powder coated metal Estate Railing
- Proposed Loose Gravel 10-20mm, 'Moonstone' or similar in Stabilising Grid
- Reclaimed Yard Cobbles (on site) Relaid
- Sawn and Tumbled Sandstone Setts, Zahra Beige Washed Drivesetts 150x RL to Parking Bays with 'Grey Mist' 200 x 100 Sandstone setts to centre, by All Green or similar approved.
- Sawn and Tumbled Sett Paving to Key Pedestrian Routes - 'Chartwell Stackers' 50x200mm x 40mm thick by All Green or similar approved
- Sawn Sandstone Paving - Zahra Beige 600 x 900 x 30mm thick by All Green or similar approved
- Existing Hardstanding
- Existing Stone Wall
- Proposed Oak Framed Car Port over designated bays for the Main Barn (Roofing to compliment the barn)



Appendix 1: Photographs



Photo 1: (29.10.2025) Main barn northern elevation



Photo 2: Main barn south western elevation



Photo 3: Main barn eastern elevation with existing agricultural building to be demolished



Photo 4: Main barn western elevation



Photo 5: Existing agricultural buildings to south of Main barn to be demolished



Photo 6: Existing farm yard to north of Main barn



Photo 7: Barn 2 southern and eastern elevations



Photo 8: Barn 2 outbuilding. Existing agricultural building to rear to be demolished.



Photo 9: Northern and eastern elevations of Barn 2



Photo 10: Northern elevation of Barn 2. Office building to right and existing agricultural building in distance to be demolished.



Photo 11: Western elevation of existing agricultural building to be demolished and pond.



Photo 12: Existing agricultural building to be demolished.