

Preliminary Ecological Appraisal

Survey site:

Edisford Playing Pitches, Edisford Road, Clitheroe BB7 3LA

Client:

Adam Allen

Survey date:

20th January 2026

Project:

This report is prepared to inform a planning application with the Ribble Valley Borough Council. The proposal is described as:

3G football pitch with access pathway to car park

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025.](#)

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
The survey site is centred on National Grid Reference SD 72878 41297 and has an area of approximately 1.3ha. The site comprises an area of grassland used as a playing field, with tree and scrub lined boundaries. It is situated in the town of Clitheroe, Ribble Valley. There are scattered trees within the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have a residential character to the south and an agricultural landscape to the north and west, with several small copses and woodland swathes in close proximity to the site. Water bodies can be found nearby, such as the River Ribble ~200m northwest, Bashall Brook ~300m northwest and Pendleton Brook ~850m south. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. This report should be read in conjunction with the following documents: Tree Survey Report – Edisford Playing Pitches, Clitheroe, BB7 3LA – v1 (Arbtech Consulting Ltd.,2026)					
Survey Details					
The site survey was undertaken by Lizzie Hill BSc (Hons) MSc, Graduate Ecologist (Accredited Agent on Bat Class 2 Licence Number: 2025-85397-CL18-BAT to undertake Level 1 bat survey work).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
20/01/2026	9	71	80	25	None
Executive Summary					
Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain. Bats A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Other protected species Precautionary working measures will be followed to ensure that nesting birds, amphibians, otters, water voles, badgers and hedgehogs are not harmed by the works. In the unlikely event that a protected animal is found during construction, all works must stop and a suitably qualified ecologist must be contacted.					

Survey limitations
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. The PEA survey was completed outside of the optimal survey period (May to September) limiting the identification of ground flora species, however, an adequate judgement could be made from the vegetation visible therefore it is not considered to be a significant limitation.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, pond map in appendix 3, proposal plan in appendix 4 and photos in appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site also contains scattered trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>g4 – Modified grassland</u> The majority of the site comprises modified grassland (Fig 1). The grassland is frequently mown and has a uniform short sward height (<10cm). Large sections of the grassland are used for playing sports and there is evident physical damage to sections of grass which are frequently utilised. The outer edges of the grassland are less frequently mown and have a longer sward height

	(<20cm) Species present include: perennial rye <i>Lolium perenne</i> (D), lesser celandine <i>Ficaria verna</i> (F), creeping buttercup <i>Ranunculus repens</i> (F), cock's foot <i>Dactylis glomerata</i> (O), common daisy <i>Bellis perennis</i> (O). This habitat was subject to a condition assessment using the Grassland habitat type: Grassland – Modified grassland habitat condition sheet. The results are detailed below: A. There are less than 6-8 vascular plant species per m². B. Sward height is uniform. C. Presence of scrub accounts for <20% of total area. D. Physical damage is evident in >5%. E. Cover of bare ground is <10%. F. Cover of bracken is <20%. G. There is an absence of invasive non-native species. It is considered that the modified grassland is classified as poor condition. <u>h3h – Mixed scrub</u> There is a strip of mixed scrub along the southern boundary in front of scattered trees (Fig 2). Species present include: holly <i>Ilex aquifolium</i> (F), hawthorn <i>Crataegus monogyna</i> (F), hazel <i>Corylus avellana</i> (F), ash <i>Fraxinus excelsior</i> (F), ivy <i>Hedera helix</i> (F), bramble <i>Rubus fruticosus</i> (O). This habitat was subject to a condition assessment using the Scrub habitat type: Heathland and scrub – Mixed scrub habitat condition sheet. The results are detailed below: A. The parcel represents a good example of its habitat type. B. Seedlings and saplings are absent. C. There is an absence of invasive species. D. There is no well-developed edge between the habitat and adjacent habitats. E. There are no clearings within the scrub. It is considered that the mixed scrub is classified as poor condition. <u>h3h/g4 -32 - Scattered tree</u> There are 9 Individual trees are located along the northern development boundary on the modified grassland and along the southern development boundary behind the mixed scrub (Fig 3). There is also standing deadwood located along the northern development boundary (Fig 4). Trees were condition assessed individually, Diameter at Breast Height (DBH) refers to small sized trees of DBH between 7.5cm and 29.9cm, medium sized trees of DBH between 30cm and 59.9cm, large trees of DBH between 60cm and 90cm, and very large trees of DBH >90cm as follows:
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Condition Assessment (assessed using the 'Individual Trees' habitat type condition assessment sheet):

A. The tree is a native species.

B. Predominately continuous tree canopy, with gaps in canopy cover making up <10% of total area and no individual gap >5m wide; individual trees automatically pass this criterion.

C. The tree is considered mature.

D. There is little or no evidence of adverse anthropogenic impact on tree health so that trees retain >75% of expected canopy for their age range and height.

E. Natural ecological niches for vertebrates and invertebrates are present.

F. More than 20% of the tree canopy area is oversailing vegetation beneath.

Tree ID	Species	DBH (~cm)	Age	Features	Arboricultural report comments	Corresponding arb report ID
T1	Sycamore	~85	Mature		Stem bifurcates at 2m.	1T
T2	Sycamore	~80	Mature		Stem bifurcates at 3m.	2T
T3	Sycamore	~80	Mature		Historically removed branches, no greater than 150mm in diameter, between 5-7m in all directions. Some wounds forming cavities, depth unknown. Multiple dead branches no greater 80mm in south crown, 7m high.	3T
T4	Sycamore	~101	Mature		Cavity at base of tree on southeast side, 300 x 400 mm opening. Probe inserted into decayed wood 150mm deep up the stem and 200mm deep into the stem. Historically removed branches, no greater than 150mm in diameter, between 2-8m in all directions. Missing bark present on west side of stem, 4-6m high. Small fungal fruiting bodies present in areas of missing bark, unable to ID from ground level. Deadwood no greater than 80mm in diameter scattered in crown.	4T
T5	Sycamore	~80	Mature	Standing deadwood with wounds and		N/A

					knotholes on NE and NW aspects		
	T6	Common Alder	~30	Early mature		Located along boundary line. All measurements estimated as inaccessible. Ivy present from base to 7m. Stem diameter estimated due to ivy. Structural condition unknown due to ivy.	7T
	T7	Common Ash	~31	Early mature		Located along boundary line. All measurements estimated as inaccessible. Ivy present from base to 7m. Stem diameter estimated due to ivy. Structural condition unknown due to ivy.	9T
	T8	Common Ash	~30	Mature		Located along boundary line. All measurements estimated as inaccessible. Ivy present from base to 8m. Stem diameter estimated due to ivy. Structural condition unknown due to ivy.	10T
	T9	Hawthorn	~12	Semi mature		Multi-stem from base. No significant features observed.	13T
	T10	Common Ash	~60	Mature		Ivy present from base to 4m. Stem diameter estimated due to ivy. No significant features observed.	14T
	<u>Condition criteria for individual trees are below:</u>						

	Criterion	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10
	A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	D	✓	✓				✓	✓	✓	✓	✓
	E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	F										
	Condition	G	G	M	M	M	G	G	G	G	G
	Good	Passes 5 or 6 criteria									
	Moderate	Passes 3 or 4 criteria									
	Poor	Passes 2 or fewer criteria									
	Local notable habitats										
	There are several Priority habitats situated within 2km of the site boundary. These are as follows: - Deciduous Woodland ~200m northwest. - Ancient Woodland ~200m northwest.										
Due to the surrounding urban infrastructure, there is no direct connectivity between the site and nearby notable habitats.											

Foreseen Impacts	On-site habitats The proposed development will result in the loss of ~0.7ha of modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
Recommendations	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy.

	biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There is one statutory sites within 2km of the site, as detailed below: - Forest of Bowland Area of Natural Beauty (AONB) located ~1.7km northwest: - o <i>Designated for: a third of the AONB is moorland, making up the wild open spaces that are so characteristic and a unique quality of the area; the moors are an important breeding ground for upland birds; there are notable wildflower meadows, woodlands and geological features; much of the natural beauty is related to the wild and 'untouched' nature of the landscape - itself a result of hundreds, if not thousands of years of human activity; the landscape has been been formed out of a close relationship between people and nature, from the dry stone walls, hedgerows and barns to the open moors and grazed fields.</i> The site lies within the impact risk zone for Hodder River Section Site of Special Scientific Interest (SSSI). Statutory designated sites (within 10km) No national network sites (SAC, SPA, Ramsar) are located within 10km. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Lancashire Environmental Records Network.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Hodder River Section SSSI. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required.

	Statutory and non-statutory designated sites None required.																
Invasive / Non-native species																	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.																
<i>Foreseen Impacts</i>	None foreseen.																
<i>Recommendations</i>	No further surveys but remain vigilant.																
Invertebrates																	
<i>Summary of Survey Findings</i>	The habitats present on-site, including modified grassland, scrub and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.																
<i>Foreseen Impacts</i>	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.																
<i>Recommendations</i>	No further surveys.																
Bats																	
<i>Summary of Survey Findings</i>	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 3 EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2020-49793-EPS-MIT</td><td>Soprano Pipistrelle</td><td>~0.6km southwest</td><td>Damage to a breeding place Damage to a resting place Destruction of a resting place</td></tr><tr><td>2014-6395-EPS-MIT</td><td>Common pipistrelle</td><td>~1.1km southeast</td><td>Destruction of a resting place</td></tr><tr><td>2014-6395-EPS-MIT-1</td><td>Common Pipistrelle</td><td>~1.1km southeast</td><td>Destruction of a resting place</td></tr></table> There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2020-49793-EPS-MIT	Soprano Pipistrelle	~0.6km southwest	Damage to a breeding place Damage to a resting place Destruction of a resting place	2014-6395-EPS-MIT	Common pipistrelle	~1.1km southeast	Destruction of a resting place	2014-6395-EPS-MIT-1	Common Pipistrelle	~1.1km southeast	Destruction of a resting place
EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence														
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2014-6395-EPS-MIT-1	Common Pipistrelle	~1.1km southeast	Destruction of a resting place														

	Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of modified grassland, scrub and scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the trees on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. The nearby woodland swathes have connectivity to the River Ribble. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. Roosting habitat The trees on site are not being impacted by the development and therefore they were not assessed for their suitability for roosting bats.
<i>Foreseen Impacts</i>	Roosting habitat All trees will be retained and therefore no impacts to roosting bats are anticipated. Foraging and commuting habitat The proposed development will result in the loss of small areas of ~0.7ha of modified grassland but given the low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat None required. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting
Birds	
<i>Summary of Survey Findings</i>	Trees/vegetation No evidence of nesting birds was identified within the trees and scrub on site however, the areas of scrub along the southern boundary and all trees within the development boundary offer nesting opportunities and nest-building resources for birds. Barn owls

	The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Trees/vegetation The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Trees/vegetation Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries will provide additional nesting habitat for birds e.g. Schwegler 1B Nest Boxes Schwegler 2H Robin Boxes Woodstone Nest Box Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
Reptiles	

<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Given the management regime employed on the modified grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat. However, the scrub along the southern development boundary and scattered trees provide sheltering and hibernation opportunities for reptiles. In any case, the scrub and scattered trees are to be retained. Wider landscape The nearby River Ribble, Bashall Brook, Pendleton Brook and woodland swathes are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These nearby habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted but reptiles are unlikely to commute on to site from these more suitable habitats.
<i>Foreseen Impacts</i>	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m)

	Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of three ponds within 500m: <table><tr><th>Pond ID</th><th>Distance from site</th><th>Suitably connected?</th><th>If no, barrier to dispersal</th></tr><tr><td>P1</td><td>~315m southeast</td><td>No</td><td>High kerbs</td></tr><tr><td>P2</td><td>~260m south</td><td>Yes</td><td></td></tr><tr><td>P3</td><td>~320m south</td><td>Yes</td><td></td></tr></table> A pond map showing approximate pond locations is provided in Appendix 3. Terrestrial habitat suitability Habitats present on site were assessed for their potential to support amphibians by providing foraging, refuge, and commuting opportunities. The areas of scrub along the southern site boundary offer elevated value for amphibians, providing suitable terrestrial habitat with dense vegetation that supports shelter. A large area of the site comprises frequently managed and utilised modified grassland, which is of limited suitability to amphibians due to a lack of structural diversity. However, the site retains good connectivity to suitable habitats in the wider landscape via trees, hedgerow and woodland swathes. The presence of amphibians on site cannot be ruled out, although it is likely to be limited to low numbers within peripheral scrub.	Pond ID	Distance from site	Suitably connected?	If no, barrier to dispersal	P1	~315m southeast	No	High kerbs	P2	~260m south	Yes		P3	~320m south	Yes	
Pond ID	Distance from site	Suitably connected?	If no, barrier to dispersal														
P1	~315m southeast	No	High kerbs														
P2	~260m south	Yes															
P3	~320m south	Yes															
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of ~0.7ha of grassland. If great crested newts are present within the pond ~260m to the north of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score, which states: Offence Highly Unlikely (see table below). <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr></table>	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0										
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score															
Great crested newt breeding pond(s)	No effect	0															

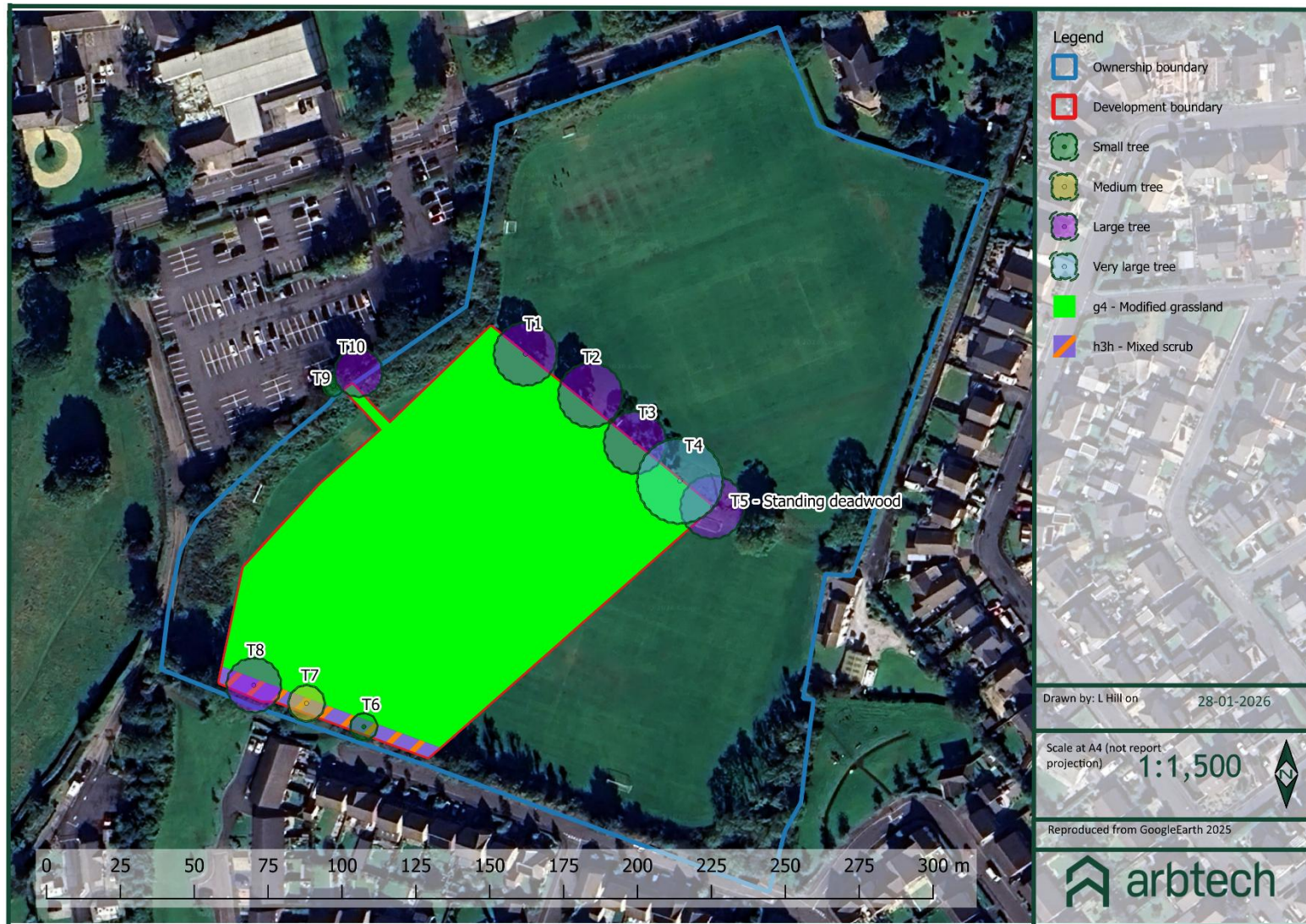
	Land within 100m of any breeding pond(s)	No effect	0	
	Land 100-250m from any breeding pond(s)	No effect	0	
	Land >250m from any breeding pond(s)	0.5 - 1 ha lost or damaged	0.03	
	Individual great crested newts	No effect	0	
			Maximum:	0.03
	Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY	
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.			
Badger				
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat.			
Foreseen Impacts	No works will be undertaken within 30m of a badger sett. Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.			

<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. Otters The nearby River Ribble ~200m northwest Bashall Brook ~300m northwest and Pendleton Brook ~850m south, likely provide suitable foraging and commuting opportunities for otters. However, the lack of riparian vegetation within the site offers few foraging resources. Otters could be present for transient periods when commuting and foraging as the site benefits from habitat connectivity via tree and scrub-lined field boundaries which may facilitate movement between the brooks and the river in the wider landscape. Water Voles The nearby river and brooks are likely unsuitable for water voles due to the presence of fast water flow; however the banks may provide foraging options and they may be present in the ponds within the wider landscape. However, water voles are unlikely to migrate from the more suitable habitat available in the wider landscape onto site due to the low value of habitats present on site, lack of riparian vegetation on site and the distance from the ponds to the site.
<i>Foreseen Impacts</i>	Otters The proposed development will not result in the loss of any riparian habitats and no works will be undertaken within 8m of the watercourse (as per Environment Agency regulations). Construction activities could result in the death or injury of otters, if present for transient periods. Water voles No works will be undertaken within 5m of the top of the banks of the watercourse. Construction activities could result in the death or injury of water voles, if present for transient periods.
<i>Recommendations</i>	None required.

	Owing to the nature of the proposed development and the low potential for impacts to riparian mammals, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which otters could use. - Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that an otter holt or evidence of water vole is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies outside of the known current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The modified grassland and scrub onsite provides limited foraging and commuting opportunities for hedgehogs, with hedgerow habitat nearby.
<i>Foreseen Impacts</i>	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Creation of brash piles or installation of hedgehog houses in shady areas.
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Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Pond Map



Appendix 4: Proposed plan

Modified grassland	
Photograph	Description
	Figure 1: Modified grassland dominates the site
Mixed scrub	
Photograph	Description
	Figure 2: Mixed scrub along the southern boundary
Scattered trees	
Photograph	Description

		Figure 3: Example of scattered trees on site	
Standing deadwood			
Photograph		Description	
		Figure 4: Standing deadwood (T5)	

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