



# Preliminary Ecological Appraisal Report

## Pimlico Industrial Area, Clitheroe – Phase B

### Johnson Matthey

Pimlico Industrial Area  
West Bradford Road  
Clitheroe  
BB7 4QB

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SLR Project No.: 440.021346.00001

Client Reference No: HF2580

26 May 2026

Revision: 02

## Revision Record

| Revision | Date          | Prepared By  | Checked By       | Authorised By |
|----------|---------------|--------------|------------------|---------------|
| 01       | 10 April 2026 | Taylor Clare | Christina Hewitt | Jake Smith    |
| 02       | 26 May 2026   | Taylor Clare | Jake Smith       | Jake Smith    |

## Basis of Report

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## Executive Summary

A Preliminary Ecological Appraisal (PEA) has been undertaken in support of the proposed construction of a new Engineering Stores building, Contractor Village and new Main Control Room at Johnson Matthey, Clitheroe. The project will be split across three areas within the wider Johnson Matthey Clitheroe site, located off Pimlico Link Road, Pimlico, Clitheroe, BB7 4QB, (centred on approximate National Grid Reference (NGR): SD 74613 43098). This report relates to one of the three working areas, specifically the location of the proposed Contractor Village (centred on approximately NGR: SD 74537 43089), hereafter referred to as 'the Site' in this report. A separate PEA has been undertaken in reference to the proposed Main Control Room and Engineering Stores Building developments.

The Site is predominantly urban, comprised hard-standing habitat such as roads, loading bays and a carpark. Publicly available aerial imagery shows the surrounding landscape is also a mosaic of urban and natural habitats, with the village of Pimlico immediately east of the Site, with some areas of grassland and woodland lying to the south, before the town of Clitheroe. To the immediate north of the site lie additional areas of woodland and grassland, whilst the River Ribble flows to the east, approximately 220m from the Site boundary.

This report assesses the potential for direct and indirect ecological impacts to occur, within the context of the scope of the PEA, and is based upon the red line boundary provided to SLR Consulting Ltd (SLR) by Johnston Matthey in February 2026.

The broad habitats recorded on Site are as follows: artificial, unvegetated, unsealed surface and modified grassland.

The following additional survey work is considered necessary to inform mitigation measures:

- A pre-construction invasive non-native species survey.

The avoidance of night-time working and a wildlife-friendly sensitive lighting strategy is also recommended to minimise impacts on nocturnal wildlife such as bats.



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## 1.0 Introduction

A Preliminary Ecological Appraisal (PEA) has been undertaken to inform the proposed construction of a new Engineering Stores building, Contractor Village and Control Room at Johnson Matthey, Clitheroe. The project will be split across three areas within the wider Johnson Matthey Clitheroe site, located off Pimlico Link Road, Pimlico, Clitheroe, BB7 4QB, (centred on approximate National Grid Reference (NGR): SD 74613 43098). This report relates to one of the three working areas, specifically the location of the proposed Contractor Village (centred on approximately NGR: SD 74537 43089), hereafter referred to as 'the Site' in this report. A separate PEA has been undertaken in reference to the proposed Main Control Room and Engineering Stores Building developments.

This PEA report has been written to advise Johnson Matthey of any ecological constraints and opportunities to inform its design options, the need for further surveys, and likely mitigation requirements, and has been produced with reference to current guidelines for UK Habitat Classification V2.0<sup>1</sup>, Guidelines for Preliminary Ecological Appraisal<sup>2</sup> and Biodiversity – Code of Practice for Planning and Development<sup>3</sup>. On its own, this PEA will not meet planning authority requirements in respect of biodiversity policy and implications for protected species; it is therefore not appropriate to use it as the sole source of ecological information when submitting a planning application.

### 1.1 Site Description

The proposed Site boundaries can be seen in Figure 1 (Site Location Plan). It is located approximately 1.15km north of the town of Clitheroe, Lancashire, and occupies an area of approximately 0.11ha.

The Site is entirely urban in nature, comprised of buildings, other hard-standing habitat such as roads, loading bays and a carpark. Following amendments to the Site red-line boundary, a small parcel of modified grassland, which was originally due to be impacted by the development, no longer lies within the boundary. Publicly available aerial imagery shows the surrounding landscape is a mosaic of urban and natural habitats, with the village of Pimlico immediately east of the Site, with some areas of grassland and woodland lying to the south, before the town of Clitheroe. To the immediate north of the Site lie additional areas of woodland and grassland, whilst the River Ribble flows to the east, approximately 220m from the Site boundary.

### 1.2 Details of the Proposed Development

It is understood that two full planning applications will be submitted for a proposed works at Johnson Matthey site at Pimlico Industrial Area, Clitheroe. The first planning application will cover two of the three working areas, providing a new Engineering Stores building and Control Room (centred on approximate National Grid References (NGRs): SD 74493 43161 and SD 74560 43186 respectively). These working areas, covered by the first planning application and within a separate PEA, are not referred to within the remainder of this report. The second planning application will cover the proposed works providing a block of temporary offices in the southern-most working area (centred on approximate National Grid Reference (NGR): SD 74536 43090). This working area is hereafter referred to as 'the Site' within the remainder of this report.

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<sup>1</sup> UKHab Ltd (2023) UK Habitat Classification Version 2.0. Available at <https://www.ukhab.org>

<sup>2</sup> CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

<sup>3</sup> British Standards Institute (2013) *Biodiversity – Code of Practice for Planning and Development*. BS 42020:2013.



### 1.3 Purpose of this Report

This report presents the findings of the Preliminary Ecological Appraisal. The report seeks to:

- establish baseline conditions and determine the importance of ecological features present (or those that could be present), as far as is possible;
- to identify potential ecological constraints to the proposed development and make initial recommendations to avoid potentially significant effects on important ecological features, where possible;
- to identify potential requirements for mitigation, where possible, including mitigation measures that will be required and those that may be required (depending on results of further surveys or final scheme design);
- to establish any requirements for more detailed surveys; and
- to identify opportunities for biodiversity enhancements as part of the project.

### 1.4 Evidence of Technical Competence and Experience

The survey was undertaken by SLR Ecologist Taylor Clare, MSc, BSc (Hons). Taylor is a Qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM), is FISC Level 3 and has over one years' experience as a professional ecologist, during which he has undertaken numerous ecological assessments including PEAs.

This report was authored by Taylor Clare, MSc, BSc (Hons) and has been subject to Quality Assurance review as per SLR's policies by Jake Smith MSc BSc (Hons), Principal Ecologist with SLR. Christina is an Associate member of CIEEM (ACIEEM) and has over nine years' experience as a professional ecologist.

The final verification review of the report was undertaken by Jake Smith, BSc (Hons), MSC, Principal Ecologist with 9 years' experience in consultancy and Associate member of CIEEM. He has ample experience preparing and overseeing assessments for multiple projects, including small and large projects, in the UK.

### 1.5 Validity of Data

According to CIEEM advice<sup>4</sup>, survey data are valid for a period of 12 to 18 months from the date of the survey. The report highlights any circumstances where data may be valid for less than 18 months. Between 18 months and 3 years a professional ecologist will need to undertake a site visit and may also be required to update desk study information (effectively 'refreshing' the PEA) and then review the validity of the report.

### 1.6 Relevant Legislation and Policy

Relevant national legislation<sup>5</sup> and policy can be found in Appendix A.

The Site lies within Ribble Valley Borough Council Local Planning Authority (LPA) and is subject to the current Ribble Valley Borough Council Local Plan<sup>6</sup>. Relevant policies to the development and this PEA include the following:

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<sup>4</sup> Chartered Institute of Ecology and Environmental Management (2019), Advice Note on the Lifespan of Ecological Reports & Surveys. CIEEM, Winchester, Hampshire.

<sup>5</sup> SLR is not a legal practice, and the summary is provided as a reference only.

<sup>6</sup> <https://www.ribblevalley.gov.uk/downloads/file/1700/adopted-core-strategy>



## **KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.”

## **KEY STATEMENT EN1: GREEN BELT**

*“The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.”*

## **KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE**

*“The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.*

*Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce the area's carbon footprint whilst also recognising its exceptional environmental and landscape context.*

*In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.*

*New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.*

*All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.*

*Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of*



*preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.*

*On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved."*

#### **KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY**

*"The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.*

*Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.*

*These sites are as follows:*

- *Sites of Special Scientific Interest (SSSIs)*
- *Local Nature Reserves (LNRs)*
- *Local Biological Heritage sites (CBHs)*
- *Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)*
- *Local Geodiversity Heritage Sites*
- *Ancient Woodlands*
- *Lancashire Biodiversity Action Plan priority habitats and species*
- *European Directive on Protected Species and Habitats - Annex 1 Habitats and Annex II Species; and*
- *Habitats and Species of Principal Importance in England*

*With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.*

*For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits."*

#### **POLICY DME1: PROTECTING TREES AND WOODLANDS**

*"There will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management safeguards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the Borough. The Council encourages successional tree planting to ensure tree cover is maintained into the future.*

*Where applications are likely to have a substantial effect on tree cover, the Borough Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that*



*could be influenced by the proposed development and any tree on neighbouring land that is also likely to be within influencing distance and could also include other relevant information such as stem diameter and crown spread.*

*The Borough Council will ensure that:*

- 1. The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.*
- 2. That a detailed tree protection plan is submitted with appropriate levels of detail.*
- 3. Site-specific tree protection planning conditions are attached to planning permissions.*

### **Tree Preservation Orders**

*The Borough Council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The Council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British standards.*

### **Ancient Woodlands**

*Development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the Borough Council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.*

### **Veteran And Ancient Trees**

*The Borough Council will take measures through appropriate planning conditions, legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long-term survivability.*

### **Hedgerows**

*The Borough Council will use the Hedgerow Regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.*

### **Felling Licences**

*When consulted on felling licence applications, the Council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland."*

## **POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION**

*"Development proposals will be refused which significantly harm important landscape or landscape features including:*

- Traditional stone walls.*
- Ponds.*
- Characteristic herb rich meadows and pastures.*
- Woodlands.*
- Copses.*



- *Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).*
- *Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.*
- *Upland landscapes and associated habitats such as blanket bog; and*
- *Botanically rich roadside verges (that are worthy of protection)."*

### **POLICY DME3: SITE AND SPECIES PROTECTION AND CONSERVATION**

*Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:*

- *Wildlife species protected by law*
- *SSSIs*
- *Priority habitats or species identified in the Lancashire Biodiversity Action Plan (BAP)*
- *Local Nature Reserves (LNRs)*
- *County Biological Heritage Sites (BHSSs)*
- *Special Areas of Conservation (SACs)*
- *Special Protected Areas (SPAs)*
- *Any acknowledged nature conservation value of sites or species.*

*Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.*

*With regard to sites designated under European Legislation the authority will follow the relevant processes as defined within the Habitats Regulations 2010. Development will not be permitted unless either it is established that it is not likely to have a significant effect on any Ramsar site or Natura 2000 Site (including Special Protection Areas, potential Special Protection Areas, Special Areas of Conservation, candidate Special Areas of Conservation), either alone or in combination with other projects, or it is ascertained, following appropriate assessment, that it will not adversely affect the integrity of any Ramsar site or Natura 2000 site. The Habitats Regulations include provision for development which may cause an adverse effect on integrity to be allowed under exceptional circumstances. These include where there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated and appropriate compensatory measures are implemented. In terms of the protection of the soil resource and high quality agricultural land development and land management practices should seek to avoid soil erosion; avoid contamination of land and promote restoration, protect the peat resource and recognise the importance of peat in particular for its carbon sequestration value, water quality improvements for both drinking water and biodiversity, reduction of local flood risk and reduction of moorland wildfire risk. The important link between soil quality, the natural environment and the landscape should be recognised."*



## 2.0 Methodology

### 2.1 Baseline Data Collection

#### 2.1.1 Desk Study

An ecological desk study was undertaken in March 2026. The desk study involved the collation and review of contextual information such as designated sites and past records of protected and priority species occurring within the potential zone of influence (Zoi). The Zone of Influence (Zoi) for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries. The Zoi is likely to vary depending on the feature, habitat or species of interest, and / or the connectivity of the Site.

In the light of the scope of the project, the search areas are sufficient to cover the potential Zoi of the project in relation to designated sites, habitats and species.

The desk study included a search using the Multi-Agency Geographic Information for the Countryside (MAGIC)<sup>7</sup> website, for national statutory designated sites, priority habitats, ancient woodland and Development Licences (formerly European protected species licence (EPSL)) applications within 2km of the Site, and international statutory protected sites within 5km.

An ecological data search was also conducted by Lancashire Environment Record Network (LERN), for non-statutory designated sites and records of protected, priority, notable and invasive species records within 2km of the Site.

#### 2.1.2 Field Survey(s)

Whilst not a full botanical or protected species survey, the method of survey set out below enables experienced ecologists to obtain an understanding of the ecology of a site such that it is possible either:

- To confirm the conservation significance of the Site and assess the potential for impacts on habitats/species likely to represent a material consideration in planning terms; or
- To establish the scope and extent of any additional specialist ecological surveys that will be required before such confirmation can be made.

##### 2.1.2.1 Habitat Survey

A UK Habitat Classification (UKHab) survey<sup>1</sup> of the Site, was undertaken by Taylor Clare on 26<sup>th</sup> March 2026. The minimum mapping unit (MMU) used was 25m<sup>2</sup> or 5m length. Notable habitats, or changes in habitat composition, that were smaller than the MMU were recorded as Target Notes. Urban linear features (if present) were not mapped. The results of the survey are shown on Figure 2 (UKHab Survey Results Plan).

UKHab is a comprehensive classification system for the UK that has been developed to benefit from changes in habitat categorisation and recording analysis in recent decades. The system comprises a principal hierarchy (the Primary Habitats) which include broad habitats and priority habitats, along with non-hierarchical Secondary codes. Habitat nomenclature and definitions have been designed to remain as close to existing systems as possible in

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<sup>7</sup> [Magic Map Application](#)



order that data can be collected, analysed, and translated without ambiguity. Vegetation composition is expressed according to the DAFOR<sup>8</sup> system.

### 2.1.2.2 Preliminary Bat Roost Assessment of Buildings

An external Preliminary Roost Assessment (PRA) of the buildings within the Site was undertaken by an experienced SLR ecologist. Appendix B provides the full results of the PRA.

The aim of the PRA survey was to assess the suitability of the buildings to support roosting bats, identify any evidence of roosting bats and determine whether there is a requirement for further surveys.

Any features determined to be suitable for roosting bats and the overall condition of the buildings were noted. Field signs such as droppings, feeding remains and dead or living bats were also recorded.

Equipment used for the PRA included a torch and binoculars.

The buildings were categorised using the assessment criteria the 4th ed. of the Bat Conservation Trust (BCT) Guidelines<sup>9</sup> as set out below:

- **High:** Structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitats. These structures have the potential to support high conservation status roosts e.g. maternity or class cool/stable hibernation site;
- **Moderate:** Structure with one or more potential roost sites that could be used by of bats due to their size, shelter, protection, conditions, and surrounding habitats, but unlikely to support a roost of high conservation concern;
- **Low:** Structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation);
- **Negligible:** No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion;
- **None:** No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

### 2.1.2.3 Protected and Notable Species Walkover

Undertaken concurrently with the habitat survey above, the Site plus the surrounding 30m buffer (where access allowed) was subject to preliminary checks and surveys for notable, protected or rare species of flora or fauna. In addition, the presence of Invasive Non-Native Species (INNS) listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA), or Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS) was recorded during the survey.

<sup>8</sup> D = dominant, A = abundant, F = frequent, O = occasional, R = Rare

<sup>9</sup> Collins, J (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition), The Bat Conservation Trust, London.



The preliminary view as to whether protected species might occur on the Site is based on the suitability of habitat, the known distribution of relevant species in the local area, and any signs of the relevant species. It is also based on a “snapshot” of the conditions prevailing at the time of survey. It does not constitute a full and definitive survey of any protected species group.

### **2.1.3 Limitations**

#### **2.1.3.1 Desk Study**

Desk study data is unlikely to be exhaustive, especially in respect of species, and is intended mainly to set a context for the study. It is therefore possible that important habitats or protected species not identified during the data search do in fact occur within the vicinity of the site. Interpretation of maps and aerial photography has been conducted in good faith, using recent imagery, but it has not been possible to verify the accuracy of any statements relating to land use and habitat context outside of the field study area.

#### **2.1.3.2 Field Survey(s)**

Ecological surveys are limited by factors that affect the presence of plants and animals such as time of year, weather, migration patterns and behaviour. The survey was undertaken in March 2026, outside of the optimal botanical survey season (April to September). As such, some plant species may not have been visible, or identifiable. However, this report is not designed, nor is it required, to present a complete inventory of flora/fauna, and given the nature of the habitats present onsite, all habitats could be confidently classified at the time of the survey. As such, the timing of the UKHab Survey is not thought to pose a significant limitation to the validity of this report.

## **2.2 Evaluation Approach**

The ecological evaluation approach used in this report is based on Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland (“CIEEM guidelines”) <sup>10</sup>.

### **2.2.1 Important Ecological Features**

Ecological features can be important for a variety of reasons and the rationale used to identify them is explained in the text. Importance may relate, for example, to the quality or extent of the site or habitats therein; habitat and/ or species rarity; the extent to which such habitats and/or species are threatened throughout their range, or to their rate of decline.

#### **2.2.1.1 Determining Importance**

The importance of an ecological feature should be considered within a defined geographical context. The following frame of reference has been used in this case, relying on known/ published accounts of distribution and rarity where available, and professional experience:

- International;
- National (i.e. England);
- Regional (i.e. North-west England);
- County (i.e. Lancashire); and
- Local (i.e. within circa 5km).

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<sup>10</sup> CIEEM. (2018, updated 2022) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (version 1.2)*. Winchester: CIEEM.



The above frame of reference is applied to the ecological features identified during the desk study and surveys to inform this report.

The value of habitats has been measured against published selection criteria where available. Examples of relevant criteria include: descriptions of habitats listed on Annex 1 of the Habitats Directive; descriptions of habitats of principal importance for biodiversity under Section 41 of Natural Environment and Rural Communities (NERC) Act 2006; BHS Selection Criteria<sup>11</sup>; and Habitat Action Plans (HAPs) contained within Local Nature Recovery Strategy<sup>12</sup>.

In assigning a level of value to a species, it is necessary to consider its distribution and status, including a consideration of trends based on available historical records. Reference has therefore been made to published lists and criteria where available. Examples of relevant lists and criteria include: species of European conservation importance (as listed on Annexes II, IV and V of the Habitats Directive or Annex 1 of the Birds Directive); species of principal importance for biodiversity under Section 41 of the NERC Act 2006 and Birds of Conservation Concern (BoCC)<sup>13</sup>.

For the purposes of this report, ecological features of Local importance or greater and/or subject to legal protection have been subject to detailed assessment. Effects on other ecological features are considered unlikely to be significant in legal or policy terms.

## 3.0 Results

The results of the desk and field survey are reported below, along with a description of the baseline conditions at the Site and surrounding area.

### 3.1 Designated Sites

#### 3.1.1 International Statutory Designated Sites

The MAGIC search returned no results of international statutory designated sites within 5km of the Site.

#### 3.1.2 National Statutory Designated Sites

A search of MAGIC identified four national statutory designated sites within 2km of the Site, namely Coplow Quarry Site of Scientific Interest (SSSI), Salthill and Bellmanpark Quarries SSSI, Cross Hill Quarry Local Nature Reserve (LNR) and Salthill Quarry LNR. These designations are detailed in Table 3-1 below and shown in Figure 4 (Statutory Designations).

The Site also falls within a SSSI Impact Risk Zone (IRZ)<sup>14</sup> of a nearby SSSI. However, as the proposed development does not meet the criteria for '*Air Pollution: Livestock & poultry units with a floorspace > 500m<sup>2</sup>, slurry lagoons > 750m<sup>2</sup> & manure stores > 3500 tonnes*' or '*Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion*'<sup>15</sup>, its is

<sup>11</sup> [https://www.lancashire.gov.uk/media/958687/bhs\\_guidelines\\_for\\_site\\_selection\\_oct-2024.pdf](https://www.lancashire.gov.uk/media/958687/bhs_guidelines_for_site_selection_oct-2024.pdf)

<sup>12</sup> <https://www.lancashire.gov.uk/media/968197/lancashire-local-nature-recovery-strategy.pdf>

<sup>13</sup> Stanbury, A., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D., and Win I. 2021. The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. *British Birds* 114: 723-747.

<sup>14</sup> IRZs are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to terrestrial SSSIs posed by development proposals. They define zones around each SSSI which reflect the sensitivities of the features for which the site is notified and indicate the types of development proposal which could potentially have adverse impacts and need further consideration.

<sup>15</sup> [https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000&notes=&location=358314,411419%20%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000&notes=&location=358314,411419%20%20(IRZ%20polygon%20centre))



considered unlikely to have significant impacts on this SSSI and no consultation with Natural England is considered necessary.

### 3.1.3 Non-Statutory Designated Sites

LERN returned records of thirteen BHSs within 2km of the Site. These sites are detailed in Table 3-1 below.

**Table 3-1: Summary of Designated Sites within 2km of the Site**

| Site                                                                                   | Distance from Site | Features for Designation <sup>11 *</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Designated Sites                                                             |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Coplow Quarry SSSI                                                                     | 320m east          | This designation is designated for geological purposes only, as it contains the best-known exposures of a series of limestone layers, known as the Lower Coplow Knoll Series.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Salthill and Bellmanpark Quarries SSSI & Salthill Quarry LNR                           | 785m south-east    | Both the SSSI and LNR designations at this site are designated primarily for geological purposes, as the site is the type locality for the fossiliferous Salthill Bank Beds (Chadian) and the Salthill Cap Beds (Arundian) of the Clitheroe Limestone Complex.<br><br>However, the site is also known to support a diverse array of tolerant plant species, including bee orchid <i>Ophrys apifera</i> , carline thistle <i>Carlina vulgaris</i> , milkwort <i>Polygala vulgaris</i> , autumn gentian <i>Gentianella amarella</i> and cowslips <i>Primula veris</i> . Notable butterfly and bird populations are also present. |
| Cross Hill Quarry LNR                                                                  | 115m north-west    | Although designated for geological purposes, this site provides a good example of natural change on a man-made site and has since become an exceptional refuge for wildlife. Of particular note are the parcels of flower-rich grasslands, hawthorn scrub and woodland present.                                                                                                                                                                                                                                                                                                                                                |
| Non-statutory Designated Sites                                                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Cross Hill Quarry BHS                                                                  | 115m north-west    | The site comprises of the disused Cross Hill limestone quarries and the adjoining Brungerley Park and supports a mosaic of semi-natural habitats including limestone grassland, scrub and woodland. The site includes Cross Hill Quarry Local Nature Reserve and is known to support a diverse array of flora as well as a population of Daubenton's bat <i>Myotis daubentonii</i> and pipistrelle <i>Pipistrellus spp.</i>                                                                                                                                                                                                    |
| River Ribble from London Road Bridge Preston, in West, to County Boundary, in East BHS | 230m north-west    | The site comprises the River Ribble and associated semi-natural habitats from the county boundary at Paythorne (NGR: SD856836) downstream to London Road Bridge, Walton-le-Dale, Preston (NGR: SD553287). Collectively, the river and its associated habitats support a rich assemblage of flora and fauna, including notable populations of Atlantic salmon <i>Salmo salar</i> , sea trout <i>Salmo trutta</i> , otter <i>Lutra lutra</i> and water vole <i>Arvicola amphibius</i> and breeding birds.                                                                                                                        |
| Coplow Quarry and Pimlico Road Grasslands BHS                                          | 320m east          | The site comprises of areas of species-rich, semi-natural calcareous grassland and developing scrub at Coplow Quarry and supports a diverse array of flora.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



| Site                                  | Distance from Site | Features for Designation <sup>11 *</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dog House Wood BHS                    | 720m south-west    | The site comprises a small semi-natural wood situated on a steep south facing river cliff above the River Ribble near Brungerley Bridge and contains a diverse array of flora associated with mature woodlands.                                                                                                                                                                                                                                                                                                                                                                                            |
| Salthill Quarry BHS                   | 780m south-east    | The site comprises of a mosaic of habitats including limestone grassland, scrub and developing woodland surrounding a former limestone quarry which has been developed as an industrial estate. The site is within the Salthill & Bellmanpark Quarries Geological SSSI and includes much of the Salthill Quarry Local Nature Reserve. The main areas of interest are the exposed outcrops and stony ground which have been colonised by a diverse flora, as well as a notable population of breeding birds including a number of LBAP species.                                                             |
| Boy Bank BHS                          | 920m south-west    | The site comprises a small, semi-natural woodland known as Boy Bank Wood and a contiguous area of species-rich grassland. The Site is designated in support of the woodland and grassland floral communities present.                                                                                                                                                                                                                                                                                                                                                                                      |
| Waddington Brickworks Old Working BHS | 940m north-west    | The site comprises of old workings colonised by species-rich, semi-natural neutral grassland and used as pasture. The topography is undulating with dry grassy mounds and a low lying, damp, central basin area and supports a diverse array of flora.                                                                                                                                                                                                                                                                                                                                                     |
| Bellman Farm Marsh BHS                | 960m east          | The site comprises the land adjoining Pimlico Brook from near Pimlico Link Road to the wet fields associated with Bellman Farm. The habitats onsite support notable fen floral communities, as well as attracting mallard <i>Anas platyrhynchos</i> , teal <i>Anas crecca</i> , snipe <i>Gallinago gallinago</i> and water rail <i>Rallus aquaticus</i> with lesser whitethroat <i>Curruca curruca</i> , sedge warbler <i>Acrocephalus schoenobaenus</i> and reed bunting <i>Emberiza schoeniclus</i> present through the summer. The site is considered an important moult and roost site for passerines. |
| Sherburn Wood BHS                     | 1.15km south-west  | The site comprises a long band of semi-natural woodland on a south facing river cliff above a sweeping curve of the River Ribble and contains a diverse array of flora associated with mature woodlands.                                                                                                                                                                                                                                                                                                                                                                                                   |
| Clitheroe Castle Knoll BHS            | 1.35km south       | The site consists of several rock outcrops and steep sloping areas of limestone grassland, scrub and developing woodland below Clitheroe Castle. The Site is designated in support of its floral diversity, associated with calcareous and inland rock habitats.                                                                                                                                                                                                                                                                                                                                           |
| Bellman Park Quarry BHS               | 1.44km east        | Bellman Park Quarry is cut into one of a series of limestone hills and is a link in a chain of calcareous habitats and features between Clitheroe and Downham. The Site is designated in support of the diverse array of flora present, largely associated with its calcareous habitats. Common frog <i>Rana temporaria</i> , palmate newt <i>Lissotriton helveticus</i> and brown hare <i>Lepus europaeus</i> have also been observed on the site.                                                                                                                                                        |
| Drakehouse Wood BHS                   | 1.60km north       | The site comprises ancient, semi-natural woodland occupying the steep valley sides adjoining Drakehouse and Brocklehurst Brooks, approximately 3km north of Clitheroe. The wood is listed in the <i>Lancashire Inventory of Ancient Woodland (Provisional)</i> , (English Nature, 1994), and is designated in support of the ancient woodland flora present.                                                                                                                                                                                                                                               |



| Site               | Distance from Site | Features for Designation <sup>11 *</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Primrose Lodge BHS | 1.84km south       | The site comprises the lodge for the former Primrose Print Works, created by the damming of Mearley Brook, and adjacent semi-natural broadleaved woodland. The site supports the largest known colony of green figwort <i>Scrophularia umbrosa</i> , a nationally scarce species in the Ribble Valley. The Site is designated in support of the wet woodland habitat and floral communities present, as well as a notable breeding bird population. Signs of water vole activity have also been recorded on site. |

Given the close proximity of the Cross Hill Quarry BHS and River Ribble from London Road Bridge Preston, in West, to County Boundary, in East BHS to the Site, there is the potential for the works to indirectly impact upon their notable bat and breeding bird populations through noise and light disturbance during the construction stage. Although no suitable habitats for the species will be lost under current proposals, impacts upon these designations, and their designated features, are subject to further assessment due to the potential for indirect impacts. Given their distance from the Site, and the nature of their designated features, no impacts upon any other Non-Statutory Designated Site, nor any Statutory Designated Sites, are anticipated, and as such, these designations have been excluded from further assessment.

## 3.2 Habitats

### 3.2.1 Desk Study

A search of MAGIC and the LERN data search returned a number of priority habitats within 2km of the Site, as per Table 3-22 below.

**Table 3-2: Summary of Priority Habitats within 2km of the Site**

| Habitat                            | Number of areas of habitat | Distance and direction of nearest from Site |
|------------------------------------|----------------------------|---------------------------------------------|
| Deciduous woodland                 | 124                        | 30m west                                    |
| Lowland fens                       | 8                          | 230m south                                  |
| Lowland calcareous grassland       | 5                          | 1.18km south-east                           |
| Purple moor-grass and rush pasture | 1                          | 1.25km east                                 |

The MAGIC search also returned results of twelve areas of Ancient Woodland within 2km of the Site. These results are summarised in Table 3-3 below.

**Table 3-3: Summary of Ancient Woodland within 2km of the Site**

| Name / Location | Woodland Type                     | Area (ha) | Distance and direction from Site |
|-----------------|-----------------------------------|-----------|----------------------------------|
| -               | Ancient and Semi-Natural Woodland | 0.36      | 120m west                        |



| Name / Location  | Woodland Type                     | Area (ha) | Distance and direction from Site |
|------------------|-----------------------------------|-----------|----------------------------------|
| -                | Ancient and Semi-Natural Woodland | 0.19      | 230m west                        |
| Dog House Wood   | Ancient and Semi-Natural Woodland | 1.08      | 720m south-west                  |
| -                | Ancient and Semi-Natural Woodland | 0.59      | 810m south-west                  |
| Hall Wood        | Ancient Replanted Woodland        | 2.22      | 920m south-west                  |
| Boy Bank Wood    | Ancient and Semi-Natural Woodland | 0.94      | 920m south-west                  |
| Cragg Wood       | Ancient and Semi-Natural Woodland | 0.45      | 1.12km south-west                |
| Old Spring Wood  | Ancient and Semi-Natural Woodland | 2.00      | 1.15km south-west                |
| Sherburn Wood    | Ancient and Semi-Natural Woodland | 1.82      | 1.15km south-west                |
| Drake House Wood | Ancient & Semi-Natural Woodland   | 16.87     | 1.6km north                      |
| -                | Ancient Replanted Woodland        | 0.44      | 1.7km north-east                 |
| -                | Ancient and Semi-Natural Woodland | 0.27      | 1.94km north-west                |

### 3.2.2 Field Survey

Descriptions of the habitats within, and adjacent to the Site red-line boundary (RLB) are provided with photographs in Sections 3.2.2.1 – 3.2.2.4, and the location and extent of habitats are shown in Figure 2 (UKHab Survey Results Plan). A summary of the habitats is presented in Table 3-4 below.

**Table 3-4: Summary of the Habitats Identified within the Site**

| Baseline Habitat (UKHab code[s])              | Baseline Condition | Approximate Extent        |
|-----------------------------------------------|--------------------|---------------------------|
| Area Habitats (m <sup>2</sup> )               |                    |                           |
| Artificial, unvegetated, unsealed surface u1c | N/A                | 1020                      |
| Modified grassland g4                         | Poor               | No longer lies within RLB |
| <b>Total</b>                                  |                    | <b>1020</b>               |



### 3.2.2.1 Modified grassland (g4)

**B1** – A narrow strip of modified grassland was originally identified running along the eastern boundary of the Site. However, following amendments to the RLB, this parcel is now located outside of the RLB and is not anticipated to be impacted by the works. This parcel has a gravel and rock substrate with some topsoil having built up above. Vegetation cover exceeded 50% of the parcel, and included bryophytes (F), hairy bittercress *Cardamine hirsute* (F), ribwort plantain *Plantago lanceolata* (O), annual meadow grass *Poa annua* (O), common chickweed *Stellaria media* (O), lords and ladies *Arum maculatum* (R) and common nettle *Urtica dioica* (R). Patches of bare ground were present throughout. This parcel can be seen in Photograph 3-1.

**Condition score: Poor**

**Photograph 3-1: Small linear parcel of modified grassland (g4) along the eastern boundary of the Site (B1)**



Modified grassland is not listed as a Habitat of Principal Importance under S41 of the NERC Act 2006, or as a priority habitat under the LNRS. Additionally, with the parcel now lying outside of the RLB of the Site, and unlikely to be impacted by the proposed development, this habitat is considered to be of negligible intrinsic ecological value and is scoped out of the remainder of the report.

### 3.2.2.2 Artificial, unvegetated, unsealed surface (u1c)

**B2** – A parcel of artificial, unvegetated, unsealed surface was identified making up the majority of the Site. The parcel had both gravel and concrete slab substrates and vegetation was very limited, with bramble *Rubus fruticosus* (R), dandelion *Taraxacum officinale* (R) and bryophytes (R) rarely present. This parcel can be seen in Photograph 3-2 below.

**Condition score: N/A**



**Photograph 3-2: An area of artificial, unvegetated, unsealed surface (u1c) that makes up the majority of the Site (B2)**



Artificial, unvegetated, unsealed land is not listed as a Habitat of Principal Importance under S41 of the NERC Act 2006, nor is it listed as a priority habitat under the LNRS. Furthermore, it was largely devoid of vegetation. Therefore, this habitat is considered to be of negligible intrinsic ecological value and is coped out of the remainder of the report.

### 3.3 Species

#### 3.3.1 Plants

##### 3.3.1.1 Protected and Notable Flora

The LERN data search returned 1236 records of protected or notable plants within the 2km search radius of the Site, including 37 records of native bluebell *Hyacinthoides non-scripta*. Bluebell is a protected plant species listed under Schedule 8 of the WCA which makes it offence to intentionally pick, uproot, destroy, sell, offer for sale, or possess for sale any wild specimen. The closest record of a protected plant was of a bluebell 200m north of the Site is Cross Hill Quarry (NGR: SD745433).

No protected or notable plant species were recorded during the survey, and whilst the survey was conducted outside of the optimal botanical survey season (April – September) and therefore it is possible that some plant species may have been missed, the hardstanding habitats onsite are not thought to have the potential to support any protected or notable plant species assemblages. As such, the proposed development is not considered likely to impact upon any protected or notable plants and they are scoped out of the remainder of this report.

##### 3.3.1.2 Invasive Flora

The LERN data search returned 151 records of Invasive Non-Native Species (INNS) listed under Schedule 9 of the WCA or Schedule 2 of the IAS. Records included: hollyberry cotoneaster *Cotoneaster bullatus*, wall cotoneaster *Cotoneaster horizontalis* agg., entire-leaved cotoneaster *Cotoneaster integrifolius*, Himalayan cotoneaster *Cotoneaster simonsii*, montbretia *Crococsmia pottsii* x *aurea* = *C. x crocosmiiflora*, Canadian waterweed *Elodea canadensis*, Japanese knotweed *Fallopia japonica*, Himalayan balsam *Impatiens glandulifera*, variegated yellow archangel *Lamiastrum galeobdolon* subsp. *argentatum*, rhododendron *Rhododendron ponticum* and Japanese rose *Rosa rugosa*. No records of any INNS were returned within the Site boundary, nor were any identified during the UKHab



survey. The closest record of an INNS was of wall cotoneaster in Cross Hill Quarry (NGR: SD 744 432), approximately 150m north-west of the Site boundary.

Although no INNS were identified during the survey, the survey was conducted outside of the optimal botanical survey season (April – September) and therefore it is possible that some plant species may have been missed. Given their presence in the surrounding area, and invasive, fast-spreading nature, there is the potential for INNS to colonise the Site prior to, or during, construction. This risk is considered heightened due to the existing site use with frequent vehicle movements, all of which can facilitate the spread of INNS. Therefore, it is recommended that a pre-construction walkover of the Site is undertaken within the optimal botanical surveying season to identify any INNS (refer to Section 4.10.1). Should any INNS be identified during the walkover, appropriate mitigation measures, including an Invasive Species Management Plan, would be required.

### 3.3.2 Invertebrates

The LERN data search returned 72 records of S41 invertebrates within 2km of the Site, including the following species: knot grass *Acronicta rumicis*, green-brindled crescent *Allophytes oxyacanthae*, dusky brocade *Apamea remissa*, broom moth *Ceramica pisi*, latticed heath *Chiasmia clathrata*, small heath *Coenonympha pamphilus*, small square-spot *Diarsia rubi*, small phoenix *Ecliptopera silaceata*, ghost moth *Hepialus humuli*, wall *Lasiommata megera*, dot moth *Melanchra persicariae*, oblique carpet *Orthonama vittata*, white-letter hairstreak *Satyrrium w-album*, shaded broad-bar *Scotopteryx chenopodiata*, buff ermine *Spilosoma luteum* and cinnabar *Tyria jacobaeae*. No records of any protected invertebrates were identified within the Site, nor were any observed during the UKHab survey. The closest record of any protected invertebrate was of a wall and white-letter hairstreak in Cross Hill Quarry (NGR: SD 744 432), approximately 150m north-west of the Site boundary.

The hardstanding habitats onsite are not thought to have the potential to support any protected or notable invertebrate species assemblages. Furthermore, the parcel of modified grassland immediately adjacent to the RLB is not considered to have the structural heterogeneity to support a diverse invertebrate assemblage. As such, the proposed development is not considered likely to impact upon any protected or notable invertebrates and they are scoped out of the remainder of this report.

### 3.3.3 Amphibians

#### 3.3.3.1 Great Crested Newts

Great crested newt (GCN) *Triturus cristatus* is a European Protected Species, is listed under Schedule 5 of the WCA and considered a Species of Principal Importance under S41 of the NERC Act 2006. The LERN data search returned no records of any GCN within 2km of the Site. Similarly, a search of MAGIC returned no records of any granted European Protected Species Licences (EPSLs) for GCN, nor any GCN Class Survey Licence Returns or positive GCN Survey Pond Survey results, within 2km of the Site.

No suitable terrestrial habitat, such as tussocky grassland, scrub or woodland, was identified onsite. However, MAGIC website and aerial imagery searches identified two ponds within 500m of the Site. One of the ponds, located at NGR: SD 74579 42822, approximately 230m south-east of the Site, is ecologically connected to the Site.

However, given the absence of local records, no impacts upon the nearby pond anticipated, and the lack of suitable habitat onsite or within a 30m buffer surrounding the RLB, the Site is considered to be of negligible importance to GCN and they are scoped out of the remainder of this report and no further surveys/mitigation is recommended.



### 3.3.3.2 Other Amphibians

The LERN data search returned 22 records of amphibians within 2km of the Site, including three records of common toad *Bufo bufo*, four of palmate newt *Lissotriton helveticus*, five of smooth newt *Lissotriton vulgaris* and ten of common frog *Rana temporaria*. Other amphibian species are also listed under Schedule 5 of the WCA, albeit with protection limited to the sale, trade or advertisement of the species. Common toads are also listed as a Species of Principal Importance under S41 of the NERC Act 2006. No records of any amphibians were identified within the Site, nor were any observed during the UKHab survey. The closest record of an amphibian to the Site was of a common frog at NGR: SD 746 432, approximately 120m north-east of the Site boundary.

No suitable terrestrial habitat, such as tussocky grassland, scrub or woodland, was identified onsite, however, the aforementioned pond is likely to support amphibians. Given that no impacts upon the nearby pond are anticipated and the lack of suitable habitat onsite and within the 30m buffer zone surrounding the RLB, the Site is considered to be of negligible importance to other amphibians and they are scoped out of the remainder of the report and no further surveys / mitigation is recommended.

### 3.3.4 Reptiles

Common reptiles are listed under Schedule 5 of the WCA and considered to be Species of Principal Importance under S41 of the NERC Act 2006. The LERN data search returned one record of a reptile within 2km of the Site, namely a common lizard *Zootoca vivipara*. Unfortunately, only a four-figure OS grid reference was provided for this record, and so its exact location and proximity to the Site could not be accurately calculated.

Given the limited local records and lack of suitable habitat onsite, the Site is considered of negligible importance for reptiles. As such, they are scoped out of the remainder of the report.

### 3.3.5 Birds

All naturally occurring wild birds in the UK are protected from persecution under the WCA. It is illegal to harm any wild bird, damage their eggs and destroy their nests whilst in use or being built. Bird species listed on Schedule 1 of the WCA are afforded extra legal protection concerning the disturbance of their young and interference whilst nesting. Many bird species that occur in the UK are also protected by the EU Habitat Directive as Annex II and IV species.

The LERN data search returned 215 records of protected or notable bird species within 2km of the Site, including the following the following Schedule 1 species: kingfisher *Alcedo atthis*, peregrine *Falco peregrinus*, redwing *Turdus iliacus* and fieldfare *Turdus pilaris*. The closest record of a Schedule 1 species was of a kingfisher in Cross Hill Quarry (NGR: SD745433), approximately 200m north of the Site.

Whilst the urban habitats within the Site are unlikely to be suitable for breeding birds, nearby designations are known to support notable breeding bird populations, and the woodland approximately 45m west of the Site has the potential to be used by a range of bird species during the breeding season. Whilst it is not anticipated that these habitats will be directly impacted by the works, for example through vegetation loss, the works may indirectly impact nesting birds through noise disturbance during the construction phase. Therefore, whilst the Site itself is considered of negligible importance for breeding birds, they are considered for further assessment within the remainder of this report.



### 3.3.6 Mammals

#### 3.3.6.1 Bats

Bats are protected from killing, injury, damage or destruction or obstruction of a resting place and disturbance while occupying a structure or place which it uses for shelter or protection, under the WCA and Conservation of Habitats and Species Regulations (2017). Some bat species are also Species of Principal Importance under S41 of the NERC Act 2006.

The LERN data search returned 601 records of bats within 2km of the Site. These results are summarised in Table 3-5 below.

**Table 3-4: Summary of Bat Species Records within 2km of the Site**

| Species                                                | Number of Records | Distance of Nearest Record to Site | Details of Roosts                                  |
|--------------------------------------------------------|-------------------|------------------------------------|----------------------------------------------------|
| Unidentified bat species                               | 72                | 1.18km south-west                  | No records of a roost                              |
| Common pipistrelle<br><i>Pipistrellus pipistrellus</i> | 347               | 160m north                         | Four records of roosts (nearest 830m south-east)   |
| Soprano pipistrelle<br><i>Pipistrellus pygmaeus</i>    | 35                | 260m north                         | Five records of roosts (nearest 1.18km south-west) |
| Pipistrelle species<br><i>Pipistrellus spp.</i>        | 7                 | 890m east                          | 1 record of a roost (1.25km north)                 |
| Daubenton's bat<br><i>Myotis daubentonii</i>           | 104               | 160m north                         | No records of a roost                              |
| Whiskered bat <i>Myotis mystacinus</i>                 | 1                 | 1.29km east                        | 1 record of a roost (1.29km east)                  |
| Myotis species<br><i>Myotis spp.</i>                   | 33                | 160m north                         | No records of a roost                              |
| Noctule bat<br><i>Nyctalus noctula</i>                 | 2                 | 260m north                         | No records of a roost                              |

A search of MAGIC returned three records of granted EPSLs for bats within 2km of the Site. Two EPSLs allowed the destruction of common and soprano pipistrelle breeding and resting sites at NGRs: SD 7271 4393 and SD 7541 4298, whilst the third allowed the destruction of a common and soprano pipistrelle and whiskered bat resting site at NGR: SD 7579 4339.

The limited value habitats onsite do not provide suitable foraging or commuting habitat for bats, however, the woodland approximately 45m west of the Site is suitable. All buildings within 30m of the Site were subject to a PRA to assess their suitability to support roosting bats. None of the portacabin buildings adjacent to the Site were identified as having potential to support bat roosts, with full details of the results of the PRA provided in Appendix B.

Although no direct impacts upon the surrounding woodland itself are anticipated, and the Site itself is considered to be of negligible importance to bats, bat populations foraging or commuting in the woodland may be subject to disturbance by increased noise or light pollution during the construction phase of the development, or should additional lighting be



installed on new buildings. As such, bats are considered further assessment within the remainder of this report.

### 3.3.6.2 Badger

Badger *Meles meles* are protected from killing and injury and their setts are protected from disturbance and harm under the Protection of Badgers Act (PBA) 1992.

The LERN data search returned three records of badger within 2km of the Site. Records and the locations of badger setts are confidential due to the sensitivity of the species. The hardstanding habitat onsite does not provide suitable foraging habitat for badger, nor is it suitable for sett creation. As such, the Site is considered to be of negligible ecological value for badger, and they are scoped out of the remainder of the report.

### 3.3.6.3 Otter

Otter *Lutra lutra* is a European Protected Species, is listed under Schedule 5 of the WCA and considered a Species of Principal Importance under S41 of the NERC Act 2006.

The LERN data search returned no records of otter within 2km of the Site, and no evidence of otter was identified during the UKHab survey. Moreover, with the works taking place within hardstanding habitats, and no impacts anticipated upon any watercourses or their associated riparian habitats, no impacts upon otter are anticipated. As such, the Site is considered to be of negligible importance to otter, and they are scoped out of the remainder of this report.

### 3.3.6.4 Water Vole

The LERN data search returned two records of water vole *Arvicola amphibius* within 2km of the Site. No evidence of water vole was identified during the UKHab survey. The closest record of a water vole was located at NGR: SD730422, approximately 1.75km south-west of the Site. Due to the distance between any records, and the works taking place in hardstanding habitat only, with no impacts upon any watercourses or associated riparian habitat, there is no risk of impacts to water voles or their burrows. As such, the Site is considered to be of negligible importance to water voles, and they are scoped out of the remainder of this report.

### 3.3.6.5 Other Mammals

#### European Hedgehog

The LERN data search returned 34 records of European hedgehog *Erinaceus europaeus* within 2km of the Site. No evidence of any hedgehogs was identified onsite during the UKHab survey. The closest record of a hedgehog to the Site was located at NGR: SD 74109 42716, approximately 550m south-west of the Site.

Hedgehogs occupy a range of lowland habitats that provide enough cover to allow nesting and habitats for foraging. They are typically found in parks in urban and suburban environments, farmland and gardens, but are in decline. Whilst the hardstanding habitats onsite are unsuitable for hedgehog, the woodland 45m west of the Site is suitable. Although potential habitat is present adjacent to the Site, extensive areas of similar habitats are found in the surrounding landscape and the proposed development will be contained to the urban habitat and is not anticipated to cause any harm or disturbance to hedgehogs. As such, the Site is considered to be less than Local importance to hedgehog and they are scoped out of the remainder of the report.



## Brown Hare

The LERN data search returned three records of brown hare *Lepus europaeus* within 2km of the Site. No evidence of brown hare was identified onsite during the UKHab survey. The closest record of a brown hare was located at NGR: SD728434, approximately 1.72km west.

Brown hares favour a mosaic of arable fields, grassland and woodland edges. Whilst there is the small area of woodland nearby to the Site, the proposed development will be contained to the urban habitat and is not anticipated to cause any harm or disturbance to brown hare in the vicinity. As such, the Site is considered to be of negligible importance to brown hare, and they are scoped out of the remainder of this report.

## 4.0 Ecological Constraints and Opportunities

The PEA has identified some potential ecological constraints and opportunities, as set out below. These are subject to change depending upon the final design.

### 4.1 Non-Statutory Designated Sites

Given the close proximity of the Cross Hill Quarry BHS and River Ribble from London Road Bridge Preston, in West, to County Boundary, in East BHS to the Site, there is the potential for the works to indirectly impact upon their notable bat and breeding bird populations through noise and light disturbance during the construction stage.

However, as no direct impacts upon potential functionally linked habitats are proposed as part of the development, the risk of significant impacts upon breeding bird territories is reduced and avoidance measures constitute sufficient mitigation. Additionally, should proposals change, and involve the removal of any of the woodland habitat nearby within the nesting bird seasons, it is recommended that nesting bird checks are undertaken in advance. Full details of the required nesting bird checks are provided in Section 4.6 below.

Additionally, any foraging and commuting bats flying within the potential functionally linked woodland nearby could be disturbed by increased noise and light should construction works be undertaken at night or permanent lighting be introduced along with the new Engineering Stores Building. As such, a number of mitigation measures, such as the timing of works and the use of a sensitive lighting scheme are recommended to be implemented. Full details of the recommended mitigation is detailed in Section 4.7 below.

### 4.2 Priority Habitat Deciduous Woodland

A parcel of Priority Habitat deciduous woodland was identified within 45m of the Site. This habitat is considered a Habitat of Principal Importance, listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Although no impacts to the nearby woodland are currently anticipated, should plans change, it is recommended that the woodland nearby to the Site are retained where possible and enhanced for biodiversity. Retained woodland should be protected in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction and in accordance with any Tree Protection Plans approved by the LPA.

Should proposals change and the loss of woodland habitat be unavoidable, compensation, in the form of the provision of new habitat of an equal size or greater should be provided as part of any future development proposals. Appropriate woody species of local provenance should be selected.

Furthermore, we recommend that should ground works be required to be carried out in close proximity to woodland areas that a specialist arboricultural survey is undertaken to determine the likely impact of the proposed development on trees, including determining the root



protection zones. This survey will provide the necessary mitigation recommendation to inform works.

### 4.3 Invasive Flora

No INNS were recorded during the field survey. However, due to their presence in the surrounding area, and invasive, fast-spreading nature, there is the potential for INNS to colonise the habitats adjacent to the Site prior to, or during, construction. This risk is considered heightened due to the existing site use with frequent vehicle movements, which can facilitate the spread of INNS.

Given the that timing of the survey was also outside of the optimal botanical survey season (April – September), it is recommended that a pre-construction walkover of the Site is undertaken within the optimal botanical surveying season to identify any INNS (refer to Section 4.10.1). Should any INNS be identified during the walkover, appropriate mitigation measures, including an Invasive Species Management Plan, would be required.

### 4.4 Birds

The desk study revealed numerous records of Schedule 1 birds within 2km, including some species which may utilise the woodland nearby to the Site. However, given that the proposed works will be contained within urban habitats, and no impacts upon the woodland are anticipated, it is considered unlikely that any significant impacts upon a number of breeding bird territories will occur. As such, it is not currently recommended that breeding bird surveys are required onsite and avoidance measures, such as the timing of vegetation clearance, if required, or nesting bird checks, are considered sufficient mitigation measures.

Therefore, to minimise disturbance to nesting birds, which may be present in the woodland nearby, it is recommended that any vegetation clearance works, should they be required, should be avoided during breeding bird season (generally March – August inclusive). If such timescales cannot be accommodated, it is recommended that a check for the presence of active nests and nesting birds should be undertaken by a suitably qualified ecologist no more than 48 hours prior to the commencement of works. Any active nests should be identified and protected subject to the relevant legal provisions until the nesting attempt is complete.

### 4.5 Bats

The Site itself contains no suitable foraging and commuting habitat for bats, however, the woodland nearby, is suitable. Therefore, in line with best practice guidance<sup>9</sup> the Site was assessed as having 'Negligible' suitability for foraging and commuting bats. Furthermore, as no direct impacts, such as vegetation clearance, are anticipated in the woodland as part of the development, impacts upon bat populations are limited to disturbance through increased light or noise pollution. As such, it is not currently recommended that bat activity surveys are required onsite and avoidance measures, such as the timing of the works and limiting light pollution, are considered sufficient mitigation measures.

Any foraging and commuting bats flying within the woodland near to the Site could be disturbed by increased noise and light should construction works be undertaken at night. It is recommended that night working is avoided and artificial lighting, if required, is directed away from suitable habitats and turned off at the end of each day.



Should lighting be permanently introduced as part of the development, it is recommended that the lighting is designed with input from an ecologist and with reference to the standard Guidelines on Bats and Artificial Lighting<sup>16</sup> to avoid impacts to bats.

## 4.6 Recommendations for Further Surveys

### 4.6.1 Invasive Flora

Although no INNS were identified onsite, the site visit was undertaken outside of the optimal botanical survey season, and as such, it is possible that they may have been missed. Additionally, due to their presence in the surrounding area, and invasive, fast-spreading nature, there is the potential for INNS to colonise the Site prior to, or during, construction. Therefore, it is recommended that a pre-construction walkover of the Site is undertaken within the optimal botanical survey season (April – September) to identify any INNS, and inform suitable mitigation measure, should they be required.

## 5.0 Conclusions

SLR has been instructed by Johnson Matthey to undertake a Preliminary Ecological Appraisal to inform the proposed development of a new Contractor Village at Johnson Matthey, Clitheroe, BB7 4QB. The Site was visited in March 2026 by an experienced ecologist who mapped the habitats and identified ecological constraints.

Following amendments to the RLB, the Site was identified as being made up entirely of artificial, unvegetated, unsealed surfaces. Habitats onsite, and within a 30m buffer zone, are largely urban and typical of the area and the immediate surroundings. Whilst the planned works will be contained within the urban habitats onsite, parcels of woodland in close proximity offer potential to support the following protected or notable species/ species groups: breeding birds and foraging or commuting bats.

As there are no natural habitats within the Site, the Site is exempt from Biodiversity Net Gain and no assessment is required.

In addition, given the timing of the UKHab survey, a pre-construction survey for INNS is also recommended.

Outline mitigation measures are identified and include the avoidance of night-time working and implementing a wildlife-friendly sensitive lighting strategy.

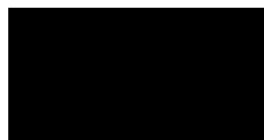
## 6.0 Closure

Regards,

SLR Consulting Limited



**Taylor Clare, BSc (Hons), MSc**  
Ecologist



**Jake Smith, BSc (Hons), MSc, ACIEEM**  
Principal Ecologist

<sup>16</sup> Bat Conservation Trust and Institute of Lighting Professionals (2018). *Bats and artificial lighting in the UK: Guidance Note 08/18*. London: BCT / ILP.





LEGEND

Indicative Site Boundary

**Johnson Matthey Davy Technologies Limited**

**SLR**

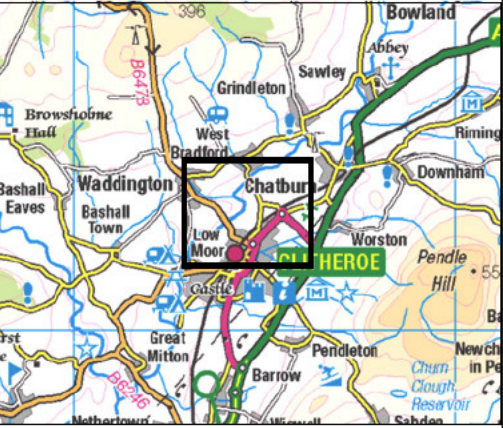
CLITHEROE STORAGE SHED  
PRELIMINARY ECOLOGICAL  
APPRAISAL SITE B

**SITE LOCATION - SITE B**

**FIGURE 1**

Scale1:10,000 @ A3

DateMAY 2026



440.021346.00001.0003.1 Site Location Contractor



LEGEND

Indicative Site Boundary

**Primary Habitat Classification**  
*Urban - Built-up Areas and Gardens*

u1c - Artificial Unvegetated, Unsealed Surface

**Secondary Codes**  
**81** - Ruderal or ephemeral

**Johnson Matthey Davy Technologies Limited**

SLR

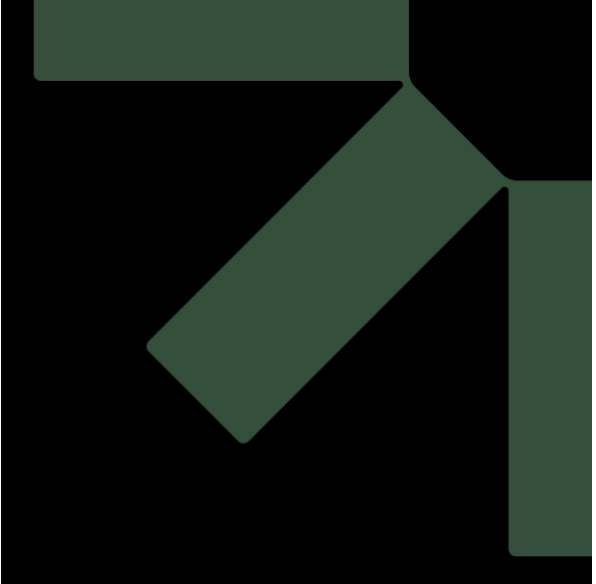
CLITHEROE STORAGE SHED  
PRELIMINARY ECOLOGICAL APPRAISAL SITE B

**BASELINE UK HABITATS - SITE B**

**FIGURE 2**

Scale1:500 @ A3

DateMAY 2026



# **Appendix A   National Legislation & Policy**

## **Preliminary Ecological Appraisal Report**

**Pimlico Industrial Area, Clitheroe – Phase B**

**Johnson Matthey**

SLR Project No.: 440.021346.00001

26 May 2026

## Appendix 1 – Relevant Legislation and Policy

### Legislation

A summary of legislation relevant to (onshore) biodiversity in England is provided below. Note that the summary provided here is intended for general guidance only and the original legislation should be consulted for definitive information.

#### Environment Act (2021)

The Environment Act has wide ranging provisions including those around:

- Environmental governance;
- Environmental regulation;
- Waste and resource efficiency;
- Air quality and environmental recall;
- Water;
- Nature and biodiversity; and
- Conservation covenants.

Of particular relevance is Part 6 of the Act which introduces “biodiversity gain in planning” and will apply in England to planning applications under the Town & Countryside Act and the Planning Act. Schedule 14 now requires that biodiversity gain be a condition of planning permission in England. These changes will be enacted through subsequent secondary legislation or regulations. This part of the Act also changes the responsibilities that Government or public bodies have by strengthening the existing NERC Act biodiversity duty. Public authorities are now required to seek to conserve and enhance biodiversity in the exercise of their functions.

#### Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives) into national law. Changes were made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 to the 2017 Regulations so that they operate effectively. Most of these changes involved transferring functions from the European Commission to make changes to the appropriate authorities in England. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change. Though they are described as the ‘Onshore’ regulations, they cover coastal waters out to 12 nautical miles (nm).

All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The 2019 Regulations have created a national site network on land and at sea, including both the inshore and offshore marine areas in the UK. The national site network includes:

- existing SACs and SPAs
- new SACs and SPAs designated under these Regulations

Any references to Natura 2000 in the 2017 Regulations and in guidance now refers to the new national site network.



Under the Habitats Regulations it is an offence to deliberately capture, kill or disturb<sup>1</sup> wild animals listed under Schedule 2 of the Regulations as well as damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time). Sites which are part of the National Site Network, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), are also protected under the Habitat Regulations, and any proposal that could affect them will require a Habitats Regulations Assessment (HRA).

### **The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017**

Part 3 of the regulations provide for the protection of areas of habitats or species where maintenance of the status of water is an important factor. Under the regulations additional consideration may need to be given to sites in the form of a Water Framework Directive (WFD) assessment where a project lies in proximity to a water body or to linked water bodies which could be affected. This includes consideration of whether water bodies are WFD receptors in particular those of high status or have high status morphology.

### **Natural Environment & Rural Communities (NERC) Act 2006**

Section 40 of the NERC Act 2006 places a duty on public authorities to have regard to the purpose of conserving biodiversity in the exercise of their functions. Public authorities include government departments, local authorities and statutory undertakers.

Section 41 of the Act (Section 42 in Wales) requires the publication of a list of habitats and species publish which are of principal importance for the purpose of conserving biodiversity. The Section 41 list is used to guide authorities in implementing their duty to have regard to the conservation of biodiversity.

### **Protection of Badgers Act 1992**

The Protection of Badgers Act 1992 makes it illegal to kill, injure or take a badger or to intentionally or recklessly interfere with a badger sett. Sett interference includes disturbing badgers whilst they are occupying a sett or obstructing access to it.

### **Wildlife & Countryside Act 1981**

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act;
- intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act;
- intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;

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<sup>1</sup> Disturbance, as defined by the Conservation of Habitats and Species Regulations 2010, includes in particular any action which impairs the ability of animals to survive, breed, rear their young, hibernate or migrate (where relevant); or which affects significantly the local distribution or abundance of the species.



- Pick or uproot any wild plant listed under Schedule 8 of the Act; or
- Plant or cause to grow in the wild any plant species listed under Schedule 9 of the Act.

## Planning Policy

A summary of national planning policy relevant to (onshore) biodiversity in England is provided below. Note that the summary provided here is intended for general guidance only and the original policy documents should be consulted for definitive information. For local planning policy relevant to biodiversity the relevant local plans should be consulted.

### National Planning Policy Framework December 2024(England)

The National Planning Policy Framework (NPPF)<sup>2</sup> sets out guidance for local planning authorities and decision-makers in how to apply planning policies when drawing up plans and making decisions about planning applications. Along with Government Circular 06/05<sup>2</sup>, the broad policy objectives in relation to the protection of biodiversity and geological conservation in England through the planning system are set out. Specific policies relating to habitats and biodiversity are set out in paragraphs 187 to 195 of the NPPF.

### Conserving and enhancing the natural environment

Paragraph 187 states that:

*“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c. maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e. preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”.*

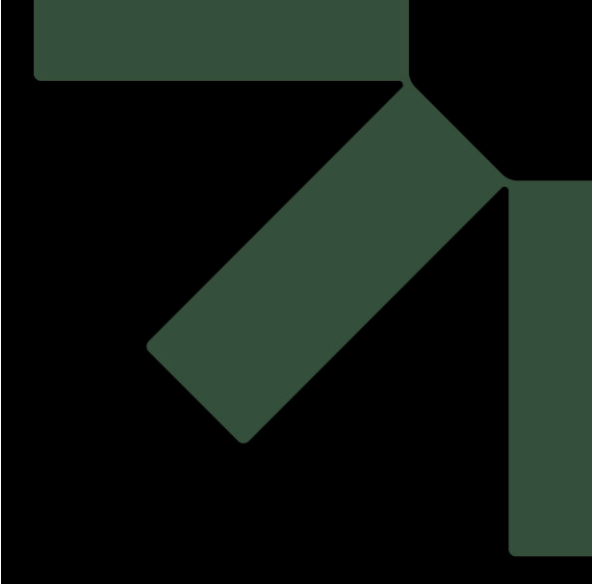
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<sup>2</sup> Ministry of Housing, Communities & Local Government (December 2024)  
<https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>





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# **Appendix B   Preliminary Roost Assessment of Buildings**

## **Preliminary Ecological Appraisal Report**

**Pimlico Industrial Area, Clitheroe – Phase B**

**Johnson Matthey**

SLR Project No.: 440.021346.00001

26 May 2026

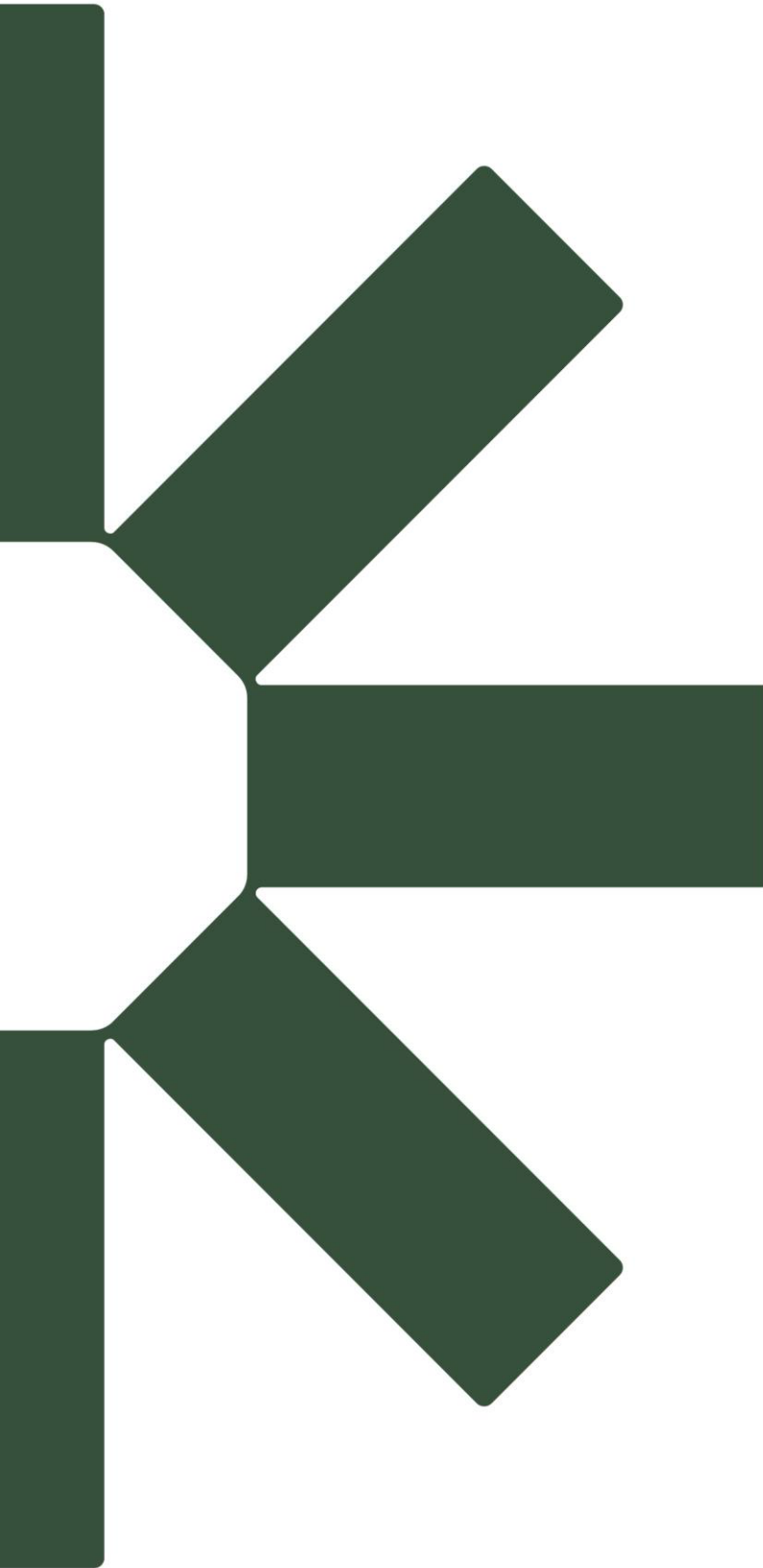
## Appendix 2 – Preliminary Roost Assessment of Buildings

| Building Number and Location        | Potential for Roosting Bats | Description of Building and Roosting Features                                                                                                                                                                                                                                                                             | Photographs of PRF                                                                                                                                                       |
|-------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>B1</b><br>NGR: SD 74556<br>43069 | None                        | <p>Collection of modern portacabins adjacent to Site. No damage or gaps in fascias or along windowsill were present, providing no ingress points for roosting bats. Portacabin in very good condition with no other potential roosting features. Existing disturbance and noise from surrounding works are also high.</p> |   |





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