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Sent: 26 March 2021 08:34

To: Caron Taylor <caron.taylor@chorley.gov.uk>

Subject: App 20/01193/OUTMAJ Land South of Parr Lane Ecclestone - Ecology Response

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Dear Caron Taylor

Re 20/01193/OUTMAJ | Outline planning application (with all matters reserved) for the development of land off Parr Lane, Ecclestone for up to 34 dwellings and associated infrastructure (including 30% affordable housing) | Land South Of Parr Lane Ecclestone

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

I am familiar with the site, having looked at a previous similar application for development (App 17/00792/OUTMAJ). Ecologically, the site does not appear to have substantively changed in character since I last looked at the area.

The updated Ecology surveys and assessment provided to inform the application have been undertaken by suitably qualified people and are to appropriate and proportionate standards. The updated survey (Sept 2020) is sufficiently up-to-date.

The open field is dominated by closely horse-grazed pasture with limited botanical species diversity. It could best be described as semi-improved or improved species-poor neutral grassland, currently of limited ecological value. However there are features with rather more nature conservation interest present on the site, particularly at the site boundaries, including scattered broadleaved trees, hedgerows, marshy grassland, scrub vegetation and a small stream. All of these habitat features are on the boundaries of the site and are capable of being retained as part of the scheme. Providing these boundary habitats are retained and protected or improved, habitat losses to the scheme will be limited to the loss of the grassland, although of course the development will result in a loss of the 'openness' of the site and a degree of habitat fragmentation. Any boundary hedgerows which may need to be removed to facilitate access to the site should be required to be compensated by new hedgerow planting.

The potential of the site to support any specially protected species is low, although small numbers of foraging bats may make use of the site. Bat foraging habitats are capable of being retained. Several trees considered to have some potential to support roosting bats are capable of being retained as part of the scheme, but if these trees are later scheduled for removal then they should be inspected for the possible presence of bats prior to any tree works commencing.

If permission is to be granted to the application I would make the following **recommendations** –

Requirement for a Landscape Plan

No works or development should take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

- Proposed finished levels or contours
- Means of enclosure
- Retained landscape and habitat features and proposals for restoration, where relevant (hedges, stream, broadleaved trees)
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers /densities where appropriate
- Implementation timetables.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and in the interests of nature conservation

Requirement for Biodiversity Enhancement

Provision for nature conservation should be incorporated into the Landscape Plan. For example, by planting nectar and fruit bearing trees and shrubs, creating open-water SUDs systems, erecting bird nesting and bat roosting boxes *etc.* The provision of the allotments represents an opportunity to introduce wildlife-friendly features into the site.

Protection of nesting birds

No vegetation clearance or tree felling required to facilitate the scheme should take place during the optimum period for bird nesting (March to July inclusive). All nesting birds their eggs and young are specially protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

I hope that these comments are useful. Please contact me if you have any questions.

Yours sincerely
Derek Richardson

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