

Preliminary Ecological Appraisals

Sites being considered for allocation for future development within the Wyre District Local Plan

October 2016, updated November 2017



Photo - Wildlife Trust

For

Wyre Council

By

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Preliminary Ecological Appraisal of Sites under consideration for allocation for future development by Wyre Borough Council

1 Introduction

- 1.1 GMEU was first commissioned in 2016 on behalf of Wyre Borough Council to undertake preliminary ecological assessments (appraisals) of sites being considered for potential allocation for future development through the Local Plan for Wyre District.

Site Appraisals have been undertaken in accordance with the CIEEM 'Guidelines for Preliminary Ecological Appraisal 2013¹'.

The Guidelines State -

'Preliminary ecological surveys have a range of purposes; one key use is in the site development process to gather data on existing conditions, often with the intention of conducting a preliminary assessment of likely impacts of development schemes or establishing the baseline for future monitoring. As a precursor to a proposed project, some evaluation is usually made within these appraisals of the ecological features present, as well as scoping for notable species or habitats, identification of potential constraints to proposed development schemes and recommendations for mitigation'.

'Preliminary Ecological Appraisals are also an important preliminary step, whether taken by the developer or by the planning authority, to inform decisions as to whether a particular site should be included as an allocation in a development plan. The information obtained from such an appraisal is appropriate for use in the process of selecting preferred options and in the strategic environmental assessment of the Plan'.

Or in the case of the preparation of a Local Plan, the Sustainability Appraisal.

Although there are numerous terms used to describe the preliminary survey and reporting, '*Ecological Appraisal*' is considered to be the term most suited to describing a preliminary or baseline level of survey or assessment.

- 1.2 The aim of preliminary surveys is not to provide a fully comprehensive suite of ecology surveys for sites, but rather to identify sites where ecological constraints to future development are likely to prove significant. Decisions can then be made as to further surveys that may be required to inform development proposals, to provide guidance as to the extent and type of ecological mitigation or compensation that may be required to accommodate development or to recommend that sites are removed from consideration for allocation because the ecological constraints identified are very significant and mitigation or compensation may not be possible or desirable.

‘Significant’ ecological constraints are considered to include –

- The presence of statutorily designated sites, including Special Areas of Conservation, Special Protection Areas, Ramsar Sites, Sites of Special Scientific Interest, National Nature reserves and Local Nature Reserves
- The presence of Local Wildlife Sites. These are sites identified for their local nature conservation value for land-use planning purposes. In Lancashire they are known as Biological Heritage Sites (BHS)
- The presence of significant populations of statutorily protected species
- The presence of significant areas and/or significant populations of ‘notable’ habitats and species.

1.3 Preliminary Appraisals aim to identify ‘**notable**’ habitats and species. Material considerations in planning and similar types of decisions can be influenced by factors such as statutory protection given to habitats and species, local designations, UK or County Biodiversity Action Plan Priority habitats or species, Local Plan policies and species listed in the UK Red Data Book or RSPB Birds of Conservation Concern. Collectively these constitute ‘**notable**’ habitats and species. In Lancashire they are sometimes known as ‘**Lancashire Key Species**’ or **LKS**. Notable habitats and species are given greater weight in planning decisions than other species.

1.4 The Guidelines for Preliminary Ecological Appraisal provide examples of situations where Ecological Appraisals should be undertaken in relation to proposed development. These include –

- *To establish baseline conditions and determine the importance of ecological features present (or those that could be present) within the specified areas, as far as possible;*
- *To establish any requirements for detailed/further surveys;*
- *To identify key constraints to a particular project and make recommendations for design options to avoid significant effects on important ecological features/resources at an early stage;*
- *To identify the mitigation measures, as far as possible including those that will be required (based on the results of further surveys or final scheme design); and*
- *To identify enhancement opportunities.*

1.5 The results of baseline appraisals are of importance as they often form the basis for further ecological surveys and EclA’s/Environmental Impact Assessments (EIA) and for setting of site management objectives. Consequently, without a consistent

approach, important ecological features may be ‘scoped out’ or inadequately surveyed at this stage and are then overlooked in subsequent ecological assessments¹.

2 Legislation and Planning Policy Context

2.1 The Legislative Framework for identifying ‘notable’ habitats and species

The most important habitats and species in land-use planning context are those which are protected by statute. The most relevant statutes include -

- The Convention on Biological Diversity (‘CBD’) 1992 - a multilateral treaty with the objective of developing national strategies for the conservation and sustainable use of biological diversity. It has three main goals: the conservation of biological diversity (or biodiversity); the sustainable use of its components; and the fair and equitable sharing of benefits arising from genetic resources.
- Nagoya Protocol, COP Decision X/2 Strategic Plan for Biodiversity 2011-2020 – a global agreement on biodiversity which established a global vision for biodiversity, including a set of strategic goals and targets to drive action;
- Conservation of Habitats and Species Regulations 2010 (as amended) – transposes the European Habitats and Birds Directives (Council Directive 92/43/EEC and 79/409/EEC respectively) into UK law. This conveys protection to certain listed species and to the habitats on which they rely to complete their lifecycle.
- The Convention on the Conservation of European Wildlife and Natural Habitats 1979 (Bern Convention) – an international legal instrument in the field of Nature Conservation, covering the natural heritage in Europe and in some African countries. It is particularly concerned about protecting natural habitats and endangered species, including migratory species;
- The Convention on the Conservation of Migratory Species of Wild Animals 1979 (Bonn Convention) - aims to conserve terrestrial, marine and avian migratory species throughout their range. It is an intergovernmental treaty, concerned with the conservation of wildlife and habitats on a global scale.
- Wildlife & Countryside Act (W&CA) 1981 (as amended) – provides a national level of protection to specific animals and plants native and controls the release of non-native species;
- Countryside & Rights of Way (CROW) Act 2000 – extends the protection of certain species from reckless as well as intentional acts. Part III requires that government departments have ‘regard for the conservation of biodiversity’, something that is extended by the NERC Act 2000;

- Natural Environment and Rural Communities (NERC) Act 2006 – requires planning authorities to consider impacts on “habitats and species of principal importance for the conservation of biodiversity” when determining planning applications. Section 41 (S41) lists habitats and species of principal importance (for biodiversity conservation), which are to be considered, irrespective of whether they are covered by other legislation. The S41 list was originally taken forward under the UK Biodiversity Action Plan (first published in 1994) but is now prioritised under the Biodiversity 2020 Strategy
- Hedgerows Regulations 1997 – protects ‘important’ hedgerows from being uprooted or destroyed. Importance is determined based on adjacent land use, age, historic value and ecological value (specific criteria are set out in the Regulations);
- Protection of Badgers Act (PBA) 1992 – protection of badgers and their setts from killing, injury and certain acts of cruelty. Protection of setts from damage, obstruction or destruction.

2.1.1 Species Protected by Statute

The statutorily protected species most likely to be encountered in Wyre and most important for consideration through the land-use planning system include –

- Bats (all species)
- Great Crested Newts
- Water Voles
- Badgers
- Barn Owls
- Kingfisher
- Peregrine
- Otters

2.2 The Policy Framework for identifying ‘notable’ habitats and species

2.2.1 National Policy

The National Planning Policy Framework (2012) (NPPF) Chapter 11: Conserving and Enhancing the Natural Environment requires that development delivers **net gains** in biodiversity in addition to minimising the impacts on biodiversity. It highlights the need to protect and enhance valued landscapes, geological conservation interests and soils, as well as recognising the wider benefits of ecosystems.

- National Planning Policy Guidance deals with “The Natural Environment” and paragraphs 8 to 23 deal with matters of biodiversity. The guidance details how the mitigation hierarchy (avoid-mitigate-compensate) should be applied

and advises on how protected species and habitats of principal importance for the conservation of biodiversity (S41 features) should be considered in determining planning applications

- The NPPF assumes protection of all ancient woodland and veteran trees unless it can be clearly demonstrated that the need of, or benefits of, development outweigh the loss. In this respect ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD and a veteran as a tree of exceptional value for wildlife, in the landscape, or culturally because of its great age, size or condition.
- The application of national planning policy, with regard to the assessment of net impacts on tree cover and quality, is reinforced by published guidance in the form of BS5837:2012. It should be assumed that any necessary tree removal should be mitigated or offset and that any application should be supported by an assessment of residual impact by a qualified arboriculturist. It should also be assumed that all ancient woodland and veteran trees are sacrosanct and must be incorporated appropriately within any development.
- Making Space for Nature (Lawton, 2010), an independent published review of England's wildlife sites and the connections between them, is widely recognised to have informed the subsequent White Paper (see below). This identified a number of recommendations to create a sustainable, resilient and more effective ecological network. This report led to an Ecological Network for certain habitats in Lancashire to be developed. The preliminary appraisals reported on here have taken account of this Network.
- Natural Environment White Paper (The Stationery Office, 2011) set out the vision of repairing 'inherited' damage in the natural environment, leaving the natural environment in fitter condition for future generations. Key aims of the White Paper can be summarised as a commitment to protect and improve the natural environment, to grow a green economy, to reconnect people and nature, and to international monitoring and reporting.
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2011) [Ref 10.18] provided a comprehensive picture of how international commitments are implemented. Four priority areas for action were identified including a more integrated large-scale approach to conservation on land and sea and reducing environmental pressures.

2.3 S41 Species and Biodiversity Action Plans

There is a statutory requirement under the terms of the NERC Act 2006 for the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. This List, known as the Section 41 (S41) list, is expected to be used to guide decision-makers such as public bodies, including local authorities, in implementing their duty under section 40 of

the NERC Act “to have regard” to the conservation of biodiversity in England when carrying out their normal functions. In particular, Local Planning Authorities are expected to use the list to identify the species and habitats that should be afforded priority when applying the requirements of para. 109 of the NPPF to conserve and enhance the natural environment. Although it is recognised that there is no direct link between the List and the Duty S41 species and habitats are given greater weight in the planning system than species which are not on the list.

The government has withdrawn support for the preparation and implementation of Biodiversity Action Plans for the species and habitats on the List, and Action Plans are not referred to in the England Biodiversity 2020 Strategy. But Natural England’s view is that Local Nature Partnerships can voluntarily choose to implement local Biodiversity Action Plans if they wish to, and they are still being implemented in many areas.

2.3.1 ‘BAP’ habitats of relevance in Lancashire include –

- Arable farmland
- Broadleaved and Mixed woodland
- Calcareous Grassland
- Limestone Pavement
- Moorland and Fell
- Mossland
- Reedbed
- Rivers and Streams
- Saltmarsh / Estuarine Rivers
- Sand Dunes
- Species-rich Neutral Grassland

‘BAP’ species of relevance in Lancashire include –

- Brown hare
- Farmland birds
- White-clawed crayfish
- Lapwing
- Reed Bunting
- Skylark
- Song Thrush
- Twite

3 Methodology

The Preliminary Ecological Appraisals have involved:

3.1 Desk-top surveys

3.1.1 Initial desk-based studies were conducted to identify notable (*as defined above*) or protected sites, habitats or species potentially affected by future development proposals. As part of which the following questions were addressed

- Are there any existing ecology assessments?
- Will development of the site affect any statutory nature conservation sites?
- Would a development proposal be likely to require a Habitats Regulations Assessment?
- Will the development of the site affect any Local Wildlife Sites?
- Does the site have any potential to support specially protected species?
- Does the site support, or have the potential to support, priority habitat types?
- Are there any identified ecological considerations that would impose a significant constraint to future developments?

Desk-top information was appraised by Derek Richardson, Principal Ecologist and Suzanne Waymont, Senior Ecologist, experienced ecologists with more than 35 years of experience as 'land-use planning' ecologists and first-hand knowledge of many of the sites appraised. Many of the sites are known to ecologists within GMEU because GMEU has been providing ecological advice on planning applications in Wyre for more than three years. Following the desk-top surveys recommendations have been made about which sites will require further survey work.

Desktop Information included information obtained from –

- Multi-Agency Geographic Information for the Countryside (MAGIC) Map
- Statutory protected sites and priority habitat inventory
- Where's the Path 3 Satellite & OS imagery
- Google Maps Satellite imagery
- Lancashire Bird Atlas 2007-2011 - Bird records, abundance and distribution data for Lancashire and Merseyside.
- Lancashire Environmental Record Network (LERN)
- Information from surveys of sites undertaken to inform planning applications

Desk-based studies were based on different buffer zones around GIS site boundaries supplied by Wyre Council.

Original site boundaries were supplied by the Council in October 2016. Subsequently changes have been made to some of the site boundaries and new site boundaries were supplied in October 2017. In some cases sites have been

added while in others sites have been removed from potential allocation or reduced in size. Where sites have been added these have been appraised. For sites which have been reduced in size these have been re-appraised only where the original appraisal found there to be significant constraints

For international and nationally designated sites a buffer around sites was set at 5km; for local wildlife sites the buffer was set at 1km.

3.1.2 Limitations

Desk-top data can be incomplete – the absence of a record should not be taken to mean the absence of the species. In addition, habitats are subject to (sometimes rapid) change and many species are mobile in their habits. This study should not be used as a substitute for more detailed surveys of sites that may be considered necessary at later stages of the development process.

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POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no	Ec1
Local Plan allocation ref. no.	SA5
Site Name	Port of Fleetwood
NGR (centre of Site)	3394 4775
Area (Ha)	7.66
Does the site already have permission?	No
Are there existing ecology assessments?	No
Will development of the site affect any statutory nature conservation sites?	Potentially yes – site is adjacent to a recommended Marine Conservation Zone and close to the Morecambe Bay SAC/SPA and the Wyre Estuary SSSI
Would a development proposal be likely to require a Habitats Regulations Assessment?	Yes – potential impacts on Morecambe Bay
Will the development of the site affect any Local Wildlife Sites?	No
Does the Site have any potential to support specially protected species?	Some potential for coastal plants and coastal birds
Does the Site support, or have the potential to support, priority habitat types?	No
Overall evaluation of potential ecological constraints	The potential of the development of the site to cause increased disturbance to the Morecambe Bay SAC/SPA will need to be assessed, although the site itself has little intrinsic ecological interest
Recommendations for further surveys that would be necessary to inform development plans	Bats, if any buildings and structures are due for demolition

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No, although the impact on Morecambe Bay needs to be assessed

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no	Ec2
Local Plan allocation ref. no.	SA3/1
Site Name	Fleetwood Dock and Marina
NGR (centre of Site)	3342 4702
Area (Ha)	41.47
Does the site already have permission?	In part
Are there existing ecology assessments?	Yes
Will development of the site affect any statutory nature conservation sites?	Within the zone of influence of the Morecambe Bay SAC/SPA and the Wyre Estuary SSS
Would a development proposal be likely to require a Habitats Regulations Assessment?	Yes, for Morecambe Bay SAC/SPA
Will the development of the site affect any Local Wildlife Sites?	Yes, direct effect on 'Fleetwood Marsh Industrial Lane' BHS
Does the Site have any potential to support specially protected species?	Yes, bats have been recorded locally. There is also a list of important species associated with the BHS (see BHS citation)
Does the Site support, or have the potential to support, priority habitat types?	Yes, coastal marsh and open water habitats
Overall evaluation of potential ecological constraints	The protected nature conservation sites only affect a small part of the site; although these need to be considered if the majority of the site could likely be developed
Recommendations for further surveys that would be necessary to inform development plans	Bird surveys would be useful, as would update surveys of the BHS if development is to encroach into

the BHS areas.

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

There are ecological considerations that will need to be taken into account, although in general I would not consider these to be significant limitations on the development of the site

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec3 & EC35

Local Plan allocation ref. no. SA1/1

Site Name Fleetwood Road

NGR (centre of Site) 3227 4728

Area (Ha) 2.02

Does the site already have permission? No

Are there existing ecology assessments? No

Will development of the site affect any statutory nature conservation sites?

Although the site is within 1km of the Morecambe Bay SAC/SPA the separation of the site from the European site means that it's development will not have any impacts on the special interest of the SPA/SAC

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

No significant ecological constraints identified

Recommendations for further surveys that would be necessary to inform development plans

A grassland (Phase 1) habitat survey would be useful to inform future landscaping plans

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no EC4 and EC36

Local Plan allocation ref. no. n/a

Site Name Wasbeck House and Chatsworth Avenue

NGR (centre of Site) 3225 4732

Area (Ha) 0.6

Does the site already have permission? Yes

Are there existing ecology assessments? Yes

Will development of the site affect any statutory nature conservation sites?

Although the site is within 1km of the Morecambe Bay SAC/SPA the separation of the site from the European site means that it's development will not have any impacts on the special interest of the SPA/SAC

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Possibly bats, although low potential for a significant bat roost to be present

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

No significant ecological constraints

Recommendations for further surveys that would be necessary to inform development plans

Bat survey if buildings are to be demolished

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec5

Local Plan allocation ref. no. n/a

Site Name West of Copse Road and South Copse Road

NGR (centre of Site) 3257 4631

Area (Ha) 1.13

Does the site already have permission? In part

Are there existing ecology assessments?

No

Will development of the site affect any statutory nature conservation sites?

Although the site is within 1.5km of the Morecambe Bay SAC/SPA the separation of the site from the European site means that it's development will not have any impacts on the special interest of the SPA/SAC

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

Possible open mosaic habitat on previously developed site

Overall evaluation of potential ecological constraints

No significant constraints identified

Recommendations for further surveys that would be necessary to inform development plans

Phase 1 Habitat survey

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

None identified

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec6

Local Plan allocation ref. no. SA1/3

Site Name Land between Fleetwood Road and Pheasant Wood

NGR (centre of Site) 3320 4421

Area (Ha) 11.28

Does the site already have permission? No
Are there existing ecology assessments? No

Will development of the site affect any statutory nature conservation sites?

Although the site is within 1km of the Morecambe Bay SAC/SPA the separation of the site from the European site means that it's development will not have any impacts on the special interest of the SPA/SAC

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

Yes, the site is immediately adjacent to 'Fleetwood Farm Fields' BHS
Does the Site have any potential to support specially protected species

Potential bird interest, potential for common toads (priority species)

Does the Site support, or have the potential to support, priority habitat types?

Wet (marshy) grassland

Overall evaluation of potential ecological constraints

An open grassland/ wet grassland site adjacent to an important bird site

Recommendations for further surveys that would be necessary to inform development plans

Bird surveys, Phase 1 habitat survey, amphibian surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

Potential bird interest will need to be taken into account. Any development here will likely need to incorporate high-quality green infrastructure

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec7

Local Plan allocation ref. no. n/a

Site Name East of Bourne Road

NGR (centre of Site) 3498 4406

Area (Ha) 5.16

Does the site already have permission? Yes

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

Although the site is within 1km of the Morecambe Bay SAC/SPA the separation of the site from the European site means that it's development will not have any impacts on the special interest of the SPA/SAC

Would a development proposal be likely to require a Habitats Regulations Assessment?

Potentially yes, the site is within 1km of the Morecambe Bay SAC/SPA

Will the development of the site affect any Local Wildlife Sites?

Yes, the site is adjacent to the 'Fleetwood Railway Branch Line' BHS

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

Possible Open Mosaic habitat on previously developed land

Overall evaluation of potential ecological constraints

Limited constraint – the adjacent BHS should be protected

Recommendations for further surveys that would be necessary to inform development plan

Extended Phase 1 habitat survey

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No, although the adjacent BHS will need to be considered

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec8

Local Plan allocation ref. no. SA1/2

Site Name Little Thornton

NGR (centre of Site) 3540 4198

Area (Ha) 70.69

Does the site already have permission? Yes, in part

Are there existing ecology assessments?

Yes, for part of the site

Will development of the site affect any statutory nature conservation sites?

Yes, potential to affect the Morecambe Bay SPA/SAC and the Wyre Estuary SSSI

Would a development proposal be likely to require a Habitats Regulations Assessment?

Yes

Will the development of the site affect any Local Wildlife Sites?

The site is adjacent to 'Skipool Lane and Thornton Bank' BHS

Does the Site have any potential to support specially protected species?

Potential bird interest and amphibian interest, including great crested newts. And potentially Bats

Does the Site support, or have the potential to support, priority habitat types?

Ponds, hedgerows, wet/marshy grassland

Overall evaluation of potential ecological constraints

The potential of the site to support important bird communities associated with the adjacent Estuary, together with the ponds and potential amphibian interest, are likely to be the most significant constraints on future development

Recommendations for further surveys that would be necessary to inform development plans

Bird surveys

Amphibian surveys

Extended Phase 1 habitat surveys

Bat surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

The most significant constraint is the proximity of the Estuary / Bay protected sites and the potential of the site to support bird populations

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec9

Local Plan allocation ref. no. SA1/11

Site Name Norcross, Thornton

NGR (centre of Site) 3317 4145

Area (Ha) 11.82

Does the site already have permission? Yes

Are there existing ecology assessments? Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

None

Recommendations for further surveys that would be necessary to inform development plans

None

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec10

Local Plan allocation ref. no. SA1/8

Site Name Land south of Blackpool Road

NGR (centre of Site) 3377 3956

Area (Ha) 61.26

Does the site already have permission? No

Are there existing ecology assessments?

Yes, those for the BHS designation

Will development of the site affect any statutory nature conservation sites?

No- while the site is within 2km of the Morecambe Bay SPA and the Wyre Estuary SSSI it is separated from these sites and development is unlikely to affect the special features of the designated sites

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

Yes, the development area includes the 'Woodhouse Farm Swamp and adjacent Ponds' BHS

Does the Site have any potential to support specially protected species?

Yes, great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Yes, ponds and swamp habitats

Overall evaluation of potential ecological constraints

Parts of the site have significant wildlife interest, including the BHS and ponds. There would be presumption against any losses to the BHS

Recommendations for further surveys that would be necessary to inform development plans
Amphibian surveys

Extended Phase 1 habitat surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

Yes, the pond-scape and presence of great crested newts, together with the BHS, would impose a significant constraint on the development of this site

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec11

Local Plan allocation ref. no. SA1/5

Site Name Poulton Extension

NGR (centre of Site) 3574 3810

Area (Ha) 137.6

Does the site already have permission? Yes, in part

Are there existing ecology assessments?

Yes, for a relatively small part of the site

Will development of the site affect any statutory nature conservation sites?

No- while the site is within 2km of the Morecambe Bay SPA and the Wyre Estuary SSSI it is separated from these sites and development is unlikely to affect the special features of the designated sites

Would a development proposal be likely to require a Habitats Regulations Assessment?

Possibly a Screening Assessment because of the (small) potential as a wintering bird site.

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Yes, bats and great crested newts

Does the Site support, or have the potential to support, priority habitat types?

Woodlands, hedgerows, ponds and open grassland

Overall evaluation of potential ecological constraints

This is a very large 'greenfield' site incorporating ponds, trees, hedgerows and potentially important grassland. Its size and proximity to the Morecambe Bay SPA give it potential to support important birds associated with the Estuary.

Recommendations for further surveys that would be necessary to inform development plans

Extended Phase 1 Habitat Survey

Amphibian surveys

Bat activity surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

Potentially yes - this is a very large 'greenfield' site incorporating ponds, trees, hedgerows and potentially important grassland. Its size and proximity to the Morecambe Bay SPA give it potential to support important birds associated with the Estuary. It may also support protected species (bats and great crested newts)

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec12

Local Plan allocation ref. no. SA1/12

Site Name East of Hambleton

NGR (centre of Site) 3765 4292

Area (Ha) 28.56

Does the site already have permission? In part

Are there existing ecology assessments?

Yes, for a relatively small part of the site

Will development of the site affect any statutory nature conservation sites?

The site is within 1km of the Morecambe Bay SPA / Wyre Estuary SSSI and is within a 'sensitive bird area'. Development therefore has some potential to affect bird communities associated with the Estuary which may use this greenfield site for refuge or feeding.

Would a development proposal be likely to require a Habitats Regulations Assessment?

Yes

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Yes, great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Ponds and hedgerows

Overall evaluation of potential ecological constraints

Potentially high level of constraint – ponds and great crested newt meta-population and potential for use by wintering birds

Recommendations for further surveys that would be necessary to inform development plans

Amphibian surveys

Bird surveys

Bat surveys

Extended Phase 1 Habitat Survey

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

Yes – proximity to the Morecambe Bay SPA and the potential presence of great crested newt

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec13

Local Plan allocation ref. no. SA1/9

Site Name Stalmine Extension

NGR (centre of Site) 3745 4495

Area (Ha) 13.64ha

Does the site already have permission? Yes in part

Are there existing ecology assessments?

Yes, for a substantive part of the site

Will development of the site affect any statutory nature conservation sites?

The site is within 1km of the Morecambe Bay SPA / Wyre Estuary SSSI and is within a 'sensitive bird area'. Development therefore has some potential to affect bird communities associated with the Estuary which may use this greenfield site for refuge or feeding.

Would a development proposal be likely to require a Habitats Regulations Assessment?

Yes

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Yes, great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Yes, ponds and hedgerows

Overall evaluation of potential ecological constraints

Potentially high level of constraint – ponds and great crested newt meta-population and potential for use by wintering birds

Recommendations for further surveys that would be necessary to inform development plans

Birds

Great Crested Newts

Bats

Extended Phase 1 Habitat surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

Yes – proximity to the Morecambe Bay SPA and the potential presence of great crested newts

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec14

Local Plan allocation ref. no. n/a

Site Name Land North of Douglas Avenue

NGR (centre of Site) 3744 4493

Area (Ha) 1.26

Does the site already have permission? No

Are there existing ecology assessments?

No

Will development of the site affect any statutory nature conservation sites?

Although the site is within 2km of Morecambe Bay SAC its small size and character make it unlikely to be of importance for bird communities associated with the Estuary

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Small potential for supporting great crested newts

Does the Site support, or have the potential to support, priority habitat types?

No. Hedgerows to boundaries could not be described as priority habitats

Overall evaluation of potential ecological constraints

Small potential for presence of great crested newts, although the character of the site means that its loss is unlikely to affect the long-term conservation status of newts

Recommendations for further surveys that would be necessary to inform development plans

Amphibian assessment

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec14

Local Plan allocation ref. no. SA2/1

Site Name Carrfield Works Preesall

NGR (centre of Site) 3677 4639

Area (Ha) 0.34

Does the site already have permission? Yes

Are there existing ecology assessments?

No

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Small potential to support great crested newts

Does the Site support, or have the potential to support, priority habitat types?

Hedgerows to boundaries, possible wet/marshy grassland

Overall evaluation of potential ecological constraints

Small probability of great crested newts being found on the site, although development of the site unlikely to affect local newt populations

Recommendations for further surveys that would be necessary to inform development plans

Amphibian assessment

Extended Phase 1 habitat survey

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec15

Local Plan allocation ref. no. SA1/10

Site Name North of Garstang Road

NGR (centre of Site) 4177 4783

Area (Ha) 1.69

Does the site already have permission? Yes

Are there existing ecology assessments? Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

Hedgerows

Overall evaluation of potential ecological constraints

No significant ecological constraint

Recommendations for further surveys that would be necessary to inform development plans

None

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec16

Local Plan allocation ref. no. n/a

Site Name Taylors Lane Industrial Estate

NGR (centre of Site) 4111 4839

Area (Ha) 0.68

Does the site already have permission? Yes, in part

Are there existing ecology assessments?

No

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

Small area of deciduous woodland

Overall evaluation of potential ecological constraints

No significant constraints identified

Recommendations for further surveys that would be necessary to inform development plans

Extended Phase 1 habitat survey

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN (updated November 2017)

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec17

Local Plan allocation ref. no. SA3/4

Site Name Forton Extension

NGR (centre of Site) 4896 5121

Area (Ha) 29.63

Does the site already have permission?

A small part of the site currently has permission

Are there existing ecology assessments?

Yes, for a limited part of the site

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Possible great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Ponds, hedgerows

Overall evaluation of potential ecological constraints

Very large area of greenfield dominated by agricultural grasslands, some potential for great crested newts and bat use

Recommendations for further surveys that would be necessary to inform development plans

Amphibians

Bat activity surveys

Phase 1 habitat survey

Hedgerows

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

Not overall, although some species and local habitats would need to be considered

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec18

Local Plan allocation ref. no. SA1/14 and SA1/15

Site Name Hollins Lane Extension

NGR (centre of Site) 4938 5062

Area (Ha) 4.62

Does the site already have permission?

Yes, a significant part of the site has permission

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Bats (foraging)

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

Limited local constraints (large areas of open grassland and hedgerows)

Recommendations for further surveys that would be necessary to inform development plans

Bat activity surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec22

Local Plan allocation ref. no. SA1/19

Site Name Bowgreave House Farm

NGR (centre of Site) 4958 4391

Area (Ha) 1.32

Does the site already have permission?

Yes

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Some potential for great crested newts

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

Limited; low potential for harm to great crested newts, although significant impacts on local newt populations are unlikely

Recommendations for further surveys that would be necessary to inform development plans

Amphibian assessment

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec23

Local Plan allocation ref. no. SA1/23 and SA2/3

Site Name Daniel Fold Farm and Catterall Gates Lane

NGR (centre of Site) 4932 4296

Area (Ha) 8.32

Does the site already have permission?

Yes

Are there existing ecology assessments?

Yes, in part

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Some potential for great crested newts and foraging bats

Does the Site support, or have the potential to support, priority habitat types?

Ponds, hedgerows and woodland

Overall evaluation of potential ecological constraints

While great crested newts could be affected by the scheme long-term impacts on local amphibian populations are considered unlikely. Ponds, hedgerows and woodland are capable of being retained

Recommendations for further surveys that would be necessary to inform development plans

Bat activity surveys, amphibian surveys, Extended phase 1 habitat survey

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No, although some considerations for local wildlife will be needed

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec24

Local Plan allocation ref. no. SA3/2

Site Name Joe Lane and Land South Goose Lane Catterall

NGR (centre of Site) 4991 4232

Area (Ha) 11.36

Does the site already have permission?

Yes

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

Hedgerows

Overall evaluation of potential ecological constraints

Hedgerows can be retained and/or compensated

Recommendations for further surveys that would be necessary to inform development plans

None

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec25

Local Plan allocation ref. no. SA7

Site Name Brockholes Industrial Estate

NGR (centre of Site) 5069 4229

Area (Ha) 35.77

Does the site already have permission?

No

Are there existing ecology assessments?

No

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

Yes, the Lancaster Canal BHS forms a significant part of the site boundary

Does the Site have any potential to support specially protected species?

Some potential for great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Canals, hedgerows, ponds and woodland/trees. A large site with some potential to support farmland bird populations

Overall evaluation of potential ecological constraints

There would be a presumption against any harm to the Canal BHS, with a likely recommendation for a 10m+ buffer zone to be established between any built development and the Canal. Newts and bats may be present, although mitigation would likely be possible and development need not lead to long-term impacts on local amphibian or bat populations.

Recommendations for further surveys that would be necessary to inform development plans

Amphibian assessment

Bat activity survey

Bird surveys

Extended Phase 1 habitat survey

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

Presence of Canal BHS and great crested newts

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN (updated November 2017)

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no

Local Plan allocation ref. no. SA1/13

Site Name Inskip Extension

NGR (centre of Site) 46020 38070

Area (Ha) 17.79

Does the site already have permission? Yes – in part

Are there existing ecology assessments? Yes, for part of the site

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Bats, water voles, great crested newts and possible plant species (the grassland to the south supports some important grassland plants)

Does the Site support, or have the potential to support, priority habitat types?

Potential for species-rich grassland, hedgerows

Overall evaluation of potential ecological constraints

This will depend on the species-richness of the grassland, which needs to be assessed. If parts of the grassland are species rich then compensation for losses will be required.

Recommendations for further surveys that would be necessary to inform development plans

Bats, particularly surveys of any buildings and structures are due for demolition

Water voles in water courses/ditches

Great crested newts

Extended phase 1 habitat survey with a focus on grassland diversity and hedgerows

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

If bats and/or great crested newts are present mitigation will be required, and if species-rich grassland is present this will also need mitigation.

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN (updated November 2017)

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec27

Local Plan allocation ref. no. SA3/3

Site Name Great Eccleston Extension

NGR (centre of Site) 4229 3999

Area (Ha) 35.62

Does the site already have permission?

In part

Are there existing ecology assessments?

In part

Will development of the site affect any statutory nature conservation sites?

Potentially yes – site is within 3 km of the Morecambe Bay SAC/SPA and the Wyre Estuary SSSI and has some potential to support bird communities associated with the Estuary

Would a development proposal be likely to require a Habitats Regulations Assessment?

Yes - impacts on Morecambe Bay

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Some potential for great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Ponds, hedgerows and trees

Overall evaluation of potential ecological constraints

The potential of the development of the site to cause increased disturbance to the Morecambe Bay SAC/SPA will need to be assessed, particularly with regard to the value of the site for wintering birds. Great crested newts and bats, although potentially present, will likely be straightforward to mitigate for and long-term harm to amphibian and bat populations is considered unlikely.

Recommendations for further surveys that would be necessary to inform development plans

Bat activity

Wintering Birds

Extended Phase 1 survey

Amphibian assessment

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

The impact on birds associated with the estuary needs to be assessed

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec28

Local Plan allocation ref. no. SA2/2

Site Name Valiants Farm Lancaster Road Out Rawcliffe

NGR (centre of Site) 4239 4282

Area (Ha) 1.58

Does the site already have permission?

Yes

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

None

Recommendations for further surveys that would be necessary to inform development plans

None

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec29

Local Plan allocation ref. no. SA1/7

Site Name Land off Moorland Road (rear of St Johns Hall)

NGR (centre of Site) 3538 4005

Area (Ha) 1.94

Does the site already have permission?

Yes

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

No significant ecological constraints identified

Recommendations for further surveys that would be necessary to inform development plans

None

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec30

Local Plan allocation ref. no. SA1/6

Site Name Land at Garstang Road

NGR (centre of Site) 3610 3950

Area (Ha) 24.8

Does the site already have permission?

Yes

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Some potential for bats and amphibians

Does the Site support, or have the potential to support, priority habitat types?

Ponds

Overall evaluation of potential ecological constraints

The impact on the ponds should be (and has been) mitigated

Recommendations for further surveys that would be necessary to inform development plans

N

one currently, surveys are currently up-to-date

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

The impact on ponds needs to be mitigated, and this appears to be already happening

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec31

Local Plan allocation ref. no. n/a

Site Name Poulton Industrial Estate North

NGR (centre of Site) 3572 3911

Area (Ha) 0.14

Does the site already have permission?

No

Are there existing ecology assessments?

No

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

No identified ecological constraints

Recommendations for further surveys that would be necessary to inform development plans

None

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec32

Local Plan allocation ref. no. n/a

Site Name Poulton Industrial Estate (south)

NGR (centre of Site) 3591 3879

Area (Ha) 0.93

Does the site already have permission?

Yes

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

Some potential for invasive plants

Recommendations for further surveys that would be necessary to inform development plans

Phase 1 habitat survey with a focus on invasive plant presence

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec33

Local Plan allocation ref. no. SA3/5

Site Name West of the A6, Garstang

NGR (centre of Site) 4842 4569

Area (Ha) 16.6

Does the site already have permission? Yes

Are there existing ecology assessments? Yes

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

Yes, the Lancaster Canal BHS forms the southern boundary of the site

Does the Site have any potential to support specially protected species?

Some potential for bats and great crested newts

Does the Site support, or have the potential to support, priority habitat types?

Hedgerows

Overall evaluation of potential ecological constraints

While the site does not appear to support any amphibian breeding ponds or buildings/structures that could support bat roosts, there is a small possibility that the site could provide terrestrial habitat for amphibians and a feeding resource for local bats.

Recommendations for further surveys that would be necessary to inform development plans

Bat (activity)

Amphibian assessment

Phase 1 habitat survey

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

Unlikely, but there are some local considerations that will need to be taken into account when planning any development here. A 'buffer zone' will need to be established between any built development and the Canal – suggest 8-10m

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec34

Local Plan allocation ref. no. n/a

Site Name Longmoor Lane Garstang

NGR (centre of Site) 4818 4537

Area (Ha) 0.65

Does the site already have permission? No

Are there existing ecology assessments? No

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

Yes, part of the site boundary is the Lancaster Canal BHS

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

Hedgerows

Overall evaluation of potential ecological constraints

The site has limited intrinsic ecological interest although the presence of the Canal BHS will need to be properly taken into account. Hedgerows will need to be retained and/or compensated

Recommendations for further surveys that would be necessary to inform development plans

Phase 1 habitat survey

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future development

A buffer zone will need to be established between any built development and the Canal BHS, and impacts on hedgerows will need to be mitigated. 8 – 10 m suggested

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec37

Local Plan allocation ref. no. n/a

Site Name Central Copse Road IE

NGR (centre of Site) 330060 447010

Area (Ha) 2.65ha

Does the site already have permission? No

Are there existing ecology assessments? No

Will development of the site affect any statutory nature conservation sites?

No – although the site is relatively close to the Morecambe Bay SAC/SPA and the Wyre Estuary SSSI the separation of the site from the Estuary and the current character of the site mean that its development is very unlikely to have any effect on the special interests of the Bay/Estuary

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Some limited potential for bats in the building complex, although significant roosts are considered unlikely

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

The site has limited ecological value

Recommendations for further surveys that would be necessary to inform development plans

Bats, if any buildings and structures are due for demolition

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no Ec38

Local Plan allocation ref. no. n/a

Site Name Nateby Technology Park

NGR (centre of Site) 4595 4568

Area (Ha) 0.17

Does the site already have permission? No

Are there existing ecology assessments? No

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

No identified ecological constraints

Recommendations for further surveys that would be necessary to inform development plans

None

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN (November 2017 addition)

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no SA6

Local Plan allocation ref. no.

Site Name Land at Conway West of the A6 Garstang

NGR (centre of Site) 348928 446816

Area (Ha) 2.43

Does the site already have permission? No

Are there existing ecology assessments? No

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

No

Does the Site support, or have the potential to support, priority habitat types?

No

Overall evaluation of potential ecological constraints

Limited; site is dominated by improved pasture with hedgerow boundaries

Recommendations for further surveys that would be necessary to inform development plans

Bats, if any buildings and structures are due for demolition

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

No, site is dominated by species-poor agricultural grassland

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN (November 2017 addition)

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no SA1/17

Local Plan allocation ref. no.

Site Name Land South of Prospect Farm west of the M6

NGR (centre of Site) 348320 444740

Area (Ha) 2.66

Does the site already have permission? No

Are there existing ecology assessments?

Not for the site itself but yes for permitted sites within 50m (east of the A6)

Will development of the site affect any statutory nature conservation sites?

No

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Potentially great crested newts; there are ponds within 150m of the site

Does the Site support, or have the potential to support, priority habitat types?

Hedgerows at field boundaries

Overall evaluation of potential ecological constraints

Limited constraints, site is dominated by improved agricultural grassland

Recommendations for further surveys that would be necessary to inform development plans

Great crested newt surveys in nearby ponds, hedgerow surveys

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

Mitigation for great crested newts would be likely to be possible even if the species is present nearby, so no.

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN (November 2017 addition)

ASSESSMENT OF IDENTIFIED ECOLOGICAL CONSTRAINTS –

Site ref. no

Local Plan allocation ref. no. SA4

Site Name Hillhouse Enterprise Zone Forton

NGR (centre of Site) 334100 444000

Area (Ha) 137.754

Does the site already have permission?

Partly

Are there existing ecology assessments?

Yes for parts of the site

Will development of the site affect any statutory nature conservation sites?

Potentially – the site is adjacent to the Wyre Estuary SSSI and the Morecambe Bay SPA

Would a development proposal be likely to require a Habitats Regulations Assessment?

Yes, given the proximity to Morecambe Bay

Will the development of the site affect any Local Wildlife Sites?

Potentially yes, there are four Biological Heritage Sites adjacent to the site, Fleetwood Farm Fields BHS, Burglars Alley Field BHS and Fleetwood Railway Branch Line BHS and ICI Hillhouse Estuary Banks BHS

Does the Site have any potential to support specially protected species?

Although the area is close to important designated sites the previous land uses of the site(s) provides limited opportunity for protected species. Ditches may support water voles and some buildings and structures have some potential to support bats.

Does the Site support, or have the potential to support, priority habitat types?

There is a small area of broadleaved woodland

Overall evaluation of potential ecological constraints

The constraints are associated with the designated sites at the boundaries of this large area, although the previous land uses within the site itself provide limited opportunities for wildlife

Recommendations for further surveys that would be necessary to inform development plans

Bats and water voles

Overall recommendations – are there any identified ecological considerations that would impose a significant constraints to future developments?

The presence of the adjacent estuary SSSI / SPA would require proper assessment but unlikely to prevent further development within the site.

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN – SITE APPRAISAL updated in November 2017 to reflect reductions in site area

Site ref. no

Local Plan allocation ref. no. SA1/8

Site Name Land South of Blackpool Road

NGR (centre of Site) 334060 439780

Area (Ha) 19.54

Does the site already have permission? No

Are there existing ecology assessments?

No

Will development of the site affect any statutory nature conservation sites?

No- while the site is within 2km of the Morecambe Bay SPA and the Wyre Estuary SSSI it is separated from these sites and development is unlikely to affect the special features of the designated sites

Would a development proposal be likely to require a Habitats Regulations Assessment?

No

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Yes, great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Yes, ponds, watercourse and hedgerows

Overall evaluation of potential ecological constraints

Ponds within 200m of the site boundary have the potential to support great crested newts

Recommendations for further surveys that would be necessary to inform development plans

Amphibian surveys

Extended Phase 1 habitat surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No, although the nearby pond-scape and presence of great crested newts would impose a constraint and would likely require mitigation

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN – SITE APPRAISAL updated in November 2017 to reflect reductions in site area

Site ref. no

Local Plan allocation ref. no. SA1/2

Site Name Little Thornton

NGR (centre of Site) 335090 441890

Area (Ha) 20.9

Does the site already have permission? Yes, in part

Are there existing ecology assessments?

Yes, for part of the site

Will development of the site affect any statutory nature conservation sites?

Yes, potential to affect the Morecambe Bay SPA/SAC and the Wyre Estuary SSSI

Would a development proposal be likely to require a Habitats Regulations Assessment?

Yes

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Potential bird interest and amphibian interest, including great crested newts. And potentially Bats

Does the Site support, or have the potential to support, priority habitat types?

Ponds, hedgerows, wet/marshy grassland

Overall evaluation of potential ecological constraints

The potential of the site to support important bird communities associated with the adjacent Estuary, together with the ponds and potential amphibian interest, are likely to be the most significant constraints on future development

Recommendations for further surveys that would be necessary to inform development plans

Bird surveys

Amphibian surveys

Extended Phase 1 habitat surveys

Bat surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

The most significant constraint is the proximity of the Estuary protected sites and the potential of the site to support bird populations

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN – SITE APPRAISAL updated in November 2017 to reflect reductions in site area

Site ref. no

Local Plan allocation ref. no. SA1/5

Site Name South-east Poulton-le-Fylde

NGR (centre of Site)

Area (Ha) 7.83

Does the site already have permission? Yes, in part

Are there existing ecology assessments?

Yes, for part of the site

Will development of the site affect any statutory nature conservation sites?

No- while the site is within 2km of the Morecambe Bay SPA and the Wyre Estuary SSSI it is separated from these sites and development is unlikely to affect the special features of the designated sites

Would a development proposal be likely to require a Habitats Regulations Assessment?

Possibly a Screening Assessment because of the (small) potential as a wintering bird site.

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Yes, bats and great crested newts

Does the Site support, or have the potential to support, priority habitat types?

Woodlands, hedgerows, ponds and open grassland

Overall evaluation of potential ecological constraints

This is a very large 'greenfield' site incorporating ponds, trees, hedgerows and potentially important grassland. Its size and proximity to the Morecambe Bay SPA give it potential to support important birds associated with the Estuary.

Recommendations for further surveys that would be necessary to inform development plans

Extended Phase 1 Habitat Survey

Amphibian surveys

Bat activity surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No, but there are ecological considerations that need to be taken into account

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN – SITE APPRAISAL updated in November 2017 to reflect reductions in site area

Site ref. no

Local Plan allocation ref. no. SA1/9

Site Name Stalmine Extension

NGR (centre of Site) 3745 4495

Area (Ha) 8.09ha

Does the site already have permission? Yes in part

Are there existing ecology assessments?

Yes, for a substantive part of the site

Will development of the site affect any statutory nature conservation sites?

The site is within 1km of the Morecambe Bay SPA / Wyre Estuary SSSI and is within a 'sensitive bird area'. Development therefore has some potential to affect bird communities associated with the Estuary which may use this greenfield site for refuge or feeding.

Would a development proposal be likely to require a Habitats Regulations Assessment?

Yes

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Yes, great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Yes, ponds and hedgerows

Overall evaluation of potential ecological constraints

Potentially high level of constraint – ponds and great crested newt meta-population and potential for use by wintering birds – but see overall conclusion below

Recommendations for further surveys that would be necessary to inform development plans

Birds

Great Crested Newts

Bats

Extended Phase 1 Habitat surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No- the majority of the site has been surveyed and assessed by others and no significant constraints have been identified

POTENTIAL SITE ALLOCATIONS FOR WYRE COUNCIL LOCAL PLAN – SITE APPRAISAL updated in November 2017 to reflect reductions in site area

Site ref. no Ec12

Local Plan allocation ref. no. SA1/12

Site Name East of Hambleton

NGR (centre of Site) 33785 442870

Area (Ha) 10.78

Does the site already have permission? In part

Are there existing ecology assessments?

Yes

Will development of the site affect any statutory nature conservation sites?

The site is within 1km of the Morecambe Bay SPA / Wyre Estuary SSSI and is within a 'sensitive bird area'. Development therefore has some potential to affect bird communities associated with the Estuary which may use this greenfield site for refuge or feeding.

Would a development proposal be likely to require a Habitats Regulations Assessment?

Yes

Will the development of the site affect any Local Wildlife Sites?

No

Does the Site have any potential to support specially protected species?

Yes, great crested newts and bats

Does the Site support, or have the potential to support, priority habitat types?

Ponds and hedgerows

Overall evaluation of potential ecological constraints

Potentially high level of constraint – ponds and great crested newt meta-population and potential for use by wintering birds

Recommendations for further surveys that would be necessary to inform development plans

The site has already been subject to a range of ecology surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraints to future developments?

No – already surveyed and assessed

CONCLUSIONS (INCLUDING NOVEMBER 2017 UPDATES)

A number of sites were originally assessed as having potentially significant ecological constraints in the October 2016 assessments. These were –

SA1/2	Little Thornton
SA1/5	Poulton Extension
SA1/8	Land South of Blackpool Road
SA1/9	Stalmine Extension
SA1/12	Land East of Hambleton
SA3/3	Great Eccleston Extension

All of these sites have since been subject to change or further developments –

SA1/2 Little Thornton - this allocation has been reduced in size and parts of the site now have permission for development. As a result of this change there are not considered to be any substantive ecological constraints such that the site should not be considered for allocation.

SA1/5 Poulton Extension (now south-east Poulton) – this allocation has been reduced in size and significant parts of the site now have permission for development. As a result of this change there are not considered to be any substantive ecological constraints such that the site should not be considered for allocation.

SA1/8 Land South of Blackpool Road - this allocation has been reduced in size and now excludes the pond scape and the Biological Heritage Site at Woodhouse Farm Swamp. As a result of this change there are not considered to be any substantive ecological constraints such that the site should not be considered for allocation

SA1/9 Stalmine Extension - significant parts of this site have already been surveyed and ecology found not to be a substantive concern. Parts of the site are now approved for development. As a result of this change there are not considered to be any substantive ecological constraints such that the site should not be considered for allocation

SA1/12 Land East of Hambleton - significant parts of this site have been surveyed and approved for development As a result of this change there are not considered to be any substantive ecological constraints such that the site should not be considered for allocation

SA 3/3 Great Eccleston Extension Significant parts of this site have been surveyed and approved for development As a result of this change there are not considered to be any substantive ecological constraints such that the site should not be considered for allocation

It is concluded that substantive ecological constraints of such weight that sites should be withdrawn from consideration for allocation are not present on any of the sites assessed.

Notwithstanding the above this should not be taken to mean that sites are without *any* ecological constraints. Many sites which may go forward for allocation should be further surveyed in line with the recommendations made in this report if they do later come forward for development.

Where necessary, compensation and mitigation for ecological harm may be required and in line with paragraph 109 of the National Planning Policy Framework net gain for biodiversity should be sought wherever possible through the land-use planning system.

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