

From: Derek Richardson <derek.richardson@tameside.gov.uk>

Sent: 08 June 2025 22:47

To: Kathryn Hughes <Kathryn.Hughes@ribblevalley.gov.uk>

Cc: Planning <planning@ribblevalley.gov.uk>

Subject: App 3/2025/0196 Land off Longsight Road Langho - 300 houses outline application - Interim Ecology Unit Response

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Ribble Valley Planning

Dear Kathryn

Currently there is insufficient Ecology information available to decide the above application. In particular, the following information is lacking –

- Updated habitat survey undertaken at an appropriate time of year. The current habitat assessments provided were carried out in late October, outside of the optimal time of year for undertaking grassland surveys. According to comments made in the Ecological Impact Assessment and the Biodiversity Net Gain Report provided with the application, further botanical surveys are planned in June.
- Breeding Bird Surveys; again, these are planned for June 2025
- Great Crested Newt Surveys; these surveys are planned in 2025

The results of the above planned surveys should be provided once the surveys have been completed.

Biodiversity Net Gain

Notwithstanding the above comments, I would raise some queries regarding the Biodiversity Net Gain requirement. Currently the applicant proposes that retained grassland and woodland habitats on the site will be enhanced as a contribution towards the requirement for the development to achieve at least a 10% gain in biodiversity, but I would question whether these enhancements could be achieved in practice, given that the habitats will be fragmented and subject to significant public pressure from the

development. I would ask that the applicant re-visits these proposals to assess whether the claimed enhancements could realistically be achieved.

Even if the enhancements claimed could be delivered, the development will still result in a significant loss in local biodiversity. It is stated that Biodiversity Units could be sourced off-site, but no details of this off-site provision have been provided. I would advise that further information regarding off-site habitat creation and enhancement should be required before the application is decided, to provide an acceptable level of reassurance that the Biodiversity Gain Condition, which will apply to the application, will be able to be met.

Yours

Derek Richardson

Derek Richardson

Principal Ecologist

Planning and Transportation

Planning and Transportation

Place

[Tameside MBC](#) | [X](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

This email was sent at a time & date convenient to the sender; please do not feel under any pressure to respond immediately if this is outside your normal working hours.

Email Disclaimer <https://www.tameside.gov.uk/disclaimer>