

Development Management

Subject: FW: Planning application INV/2024/0002 Lytham Green Drive Golf Club
Attachments: Lytham Green Drive Golf Club -
Statutory_Biodiversity_Metric_Calculation_Tool__Macro_enabled.xlsm; Lytham Green
Drive Golf Club - QGIS Habitats.zip; 2419_Lytham Green Drive Golf Club Biodiversity
Net Gain Assessment.pdf

From: Dave Starkie [REDACTED]
Sent: Thursday, March 28, 2024 1:41 PM
To: Ashworth, Helen [REDACTED]
Cc: Haine, Jonathan [REDACTED]
Subject: RE: Planning application INV/2024/0002 Lytham Green Drive Golf Club

Hi Helen

Response from our ecologist in green, let me know if you need anything else ecology wise at this stage.

- It states on the application form that the pre-development biodiversity value was calculated on the 12/02/2024, but the ecological assessment states that habitat surveys were undertaken on the 14/06/22 and 08/11/2023. Please can you clarify on what date the biodiversity value of the site was recorded and if any changes have happened since this date.

Recorded 08/11/2023. Metric was finally completed on 12/02/2024 once final design was completed.

- The completed metric calculation tool has not been provided. In addition metric 4.0 has been used to complete the assessment. This is no longer permitted, and the statutory metric tool must be used. The statutory metric tool and accompanying condition sheets must be used to calculate the BNG value.

I wonder whether the correct metric has been submitted? I provided you with the Statutory Metric attached.

- In addition we have a number of local validation requirements as set out here on the Council's website: <https://www.lancashire.gov.uk/council/planning/biodiversity-net-gain/validation/> that will assist in ensuring compliance with government BNG guidelines. The following additional information is requested:

- Details of any proposed significant onsite enhancements, including supporting rationale for classifying onsite habitat as significant or not significant.

Not sure what is required for this? Would the PEA information not provide them with the details regarding habitats and that they are not significant?

- Draft Habitat Management and Monitoring Plan for significant onsite biodiversity enhancements.

This is an additional piece of work that we usually do a HMMP as part of a planning condition. Can this be queried whether it's needed now or not?

- Where possible, GIS shape files for the application area and any associated off-site BNG land.

I have attached the UKHabs baseline data. Landscape plan used for proposed habitats.

Kind regards

Dave

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