

**Date:** 25<sup>th</sup> June 2024

**FAO:** Helen Ashworth

**Planning Application No:** LCC/2021/0006/2

**Proposals:** Compliance with conditions 18 (landscaping scheme), 20 (habitat enhancement) and 22 (invasive species management) of planning permission LCC/2021/0006 (and non-material amendment LCC/2021/0006NM1)

**Location:** Clear Water Fisheries, Kellet Lane, Over Kellet

**District:** Lancaster

### **Ecological Comments**

Thank you for the opportunity to provide ecological comment on discharge of conditions 18, 20 and 22 of planning permission LCC/2021/0006/2.

Details of the conditions and recommendations to adequately discharge them are provided below.

#### **Condition 18**

**No development shall take place until a scheme and programme for the landscaping of the site has been submitted to and approved in writing by the County Planning Authority. The proposed scheme shall include the following information:**

- a) The landscaping of the bund including seeding specification, tree and shrub planting including sizes, species and types of trees, spacings, planting methods and protection measures**
- b) Hedge planting along the northern boundary to screen the proposed otter fencing including the location of the hedgerow, sizes, species and types of hedgerow plants, spacings, planting methods and protection measures**
- c) Details for the landscaping of the fishing lake including tree and shrub planting and marginal and reed bed planting**
- d) Landscaping of swales**
- e) Closure of the construction access points including removal of hard surfacing, wheel cleaning facilities and landscaping including hedge planting**

**The approved landscaping works shall be undertaken in the first planting season following the completion of the excavation works and shall thereafter be maintained for a period of five years including weed control, replacement of dead and dying trees and maintenance of protection measures.**

In general, the planting plan provided lacks detail. The proposed species mix should at this point be fixed and the numbers of each species to be planted should be provided. It is

recommended that the chosen species are informed by the [Plant-species-appropriate-for-habitat-creation-in-Lancashire.pdf](#) created by LCC.

The exact species mix for grassland should also be provided and it is recommended that this includes suitable wildflower species.

The ecological value of the site could be increased by including further scrapes or tree/shrub planting within the expanse of grassland in the east half of the site.

As part of the weed control measures, measures should be included for monitoring the presence of any new invasive weeds, including in the lake, and any proposed remedial action should invasive species be found.

- a) The exact type and number of trees/shrubs should be confirmed.
- b) The otter fence along the northern boundary is only partially screened. Details should be provided of any mulching or weed suppressant/treatment of the hedgerow. The species richness of the hedgerows could be further increased through inclusion of additional suitable species (as detailed in the plant species appropriate for habitat creation in Lancashire document). This would help to maximise their value for local wildlife.
- c) Detailed information on proposed species should be provided. It should be made clear if the fishing lake is to be lined and, if so, how marginal planting is to be achieved. Information on the edge treatment for the fishing lake and planting of this area should also be provided, for example will there be any draw down zone.
- d) It is recommended that detailed planting proposals for marginal planting are provided.
- e) I have no further comments on this element.

#### Condition 20

**Prior to commencement of excavation a habitat enhancement and management plan for the site shall be submitted to the County Planning Authority for approval in writing.**

**The management plan shall contain details of the following:**

- a) Details of the depth and size of proposed ponds adjacent to the proposed bund and future management regime.**
- b) Management of tree and shrub planting including replacement of failed plants, weed control and maintenance of protection measures.**
- c) The management of grassland areas including grazing or cutting regimes to be followed.**
- d) Management of habitat on lake edges.**
- e) Details for the management of the angling activity including the location of fishing pegs, car parking facilities, areas where fishing will not be allowed and facilities for collection of litter.**

**Thereafter, the management of the site shall be undertaken in accordance with the approved management plan.**

The management plan lacks specific detail. It should be fully reviewed and it is recommended that the content of the management plan is informed by the [Natural England Habitat Management and Monitoring Plan](#).

In addition to the above the management plan lacks any detail of management of retained habitats. This should also be fully covered in the Habitat Enhancement and Management Plan and should include tree protection measures as detailed in the Arboricultural Impact Assessment with Tree Protection Measures (Ref: AIA.13420.01).

- A. It should be made clear how run off from the bund, which may infill or pollute the ponds/scrapes, is to be avoided.

The proposed landscaping plan states that *"All plants to have a 1.0m diameter circle-maintained weed-free for a period of at least 3 years after planting using glyphosate in accordance with manufacturer's instructions"*. The management plan should include measures to prevent pollution of the ponds/scrapes or new lake with glyphosate.

No details are provided on the creation of the ponds/scrapes. Information should be provided on how these waterbodies are to be created, whether they or to be lined or not and remedial actions to be taken should they fail to hold water.

- B. The proposed landscaping plan advises that trees are to be protected by spiral guards and rabbit proof fencing. The management plan should detail the review/removal of spiral guards and details of any tree staking, if to be used, should also be included. Details should be provided on the watering regime for trees/shrubs where necessary following planting.
- C. The habitat management plan lacks any detail of proposed grazing or cutting regimes for new or retained grassland.
- D. Management of habitat on the lake edge should include measures to maintain and protect the planted populations from impacts such as overgrazing by wildfowl or high levels of siltation.
- E. Facilities for collection of litter are not included within the habitat management plan or proposed landscaping plan. A general scheme for keeping the site free of litter and other pollution should be included.

#### Condition 22.

**No development shall commence until an invasive species management plan to ensure no further spread and eradication of any new areas of growth of Himalayan Balsam within the site has been submitted to and approved in writing by the County Planning Authority. The approved mitigation and processes must henceforth be implemented and monitored to ensure that Himalayan Balsam identified on site is not spread from the site.**

Part of the infestation of Himalayan Balsam lies along the path of a ditch which was dry at the time of survey. However, as the ditch may hold water at certain times of the year it should be ensured that chemical treatment uses chemicals appropriate for use near to watercourses. The Environment Agency may also need to be consulted on the need for any permits to use weedkiller near watercourses.

The Himalayan balsam Management Plan states that control of the Himalayan balsam is the responsibility of the site manager, it should be ensured that any control of Himalayan balsam is undertaken by a suitably qualified and trained person.

The presence of Himalayan balsam and the measures included within the management plan should form part of any site induction. The Himalayan balsam management plan should be updated to include details of how to identify Himalayan balsam and a copy of the management plan should be kept on site at all times.

To prevent accidental encroachment into the areas of Himalayan balsam or spread of soils from these areas, the need for appropriate fencing and signage should be included within the Management Plan. In addition, where Himalayan balsam is to be composted on site, the location of this should be made clear and appropriate fencing and signage installed to ensure the material is not reused anywhere else on site.