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**From:** Laura Holden <L.Holden@preston.gov.uk>  
**Sent:** 08 January 2024 09:27  
**To:** Devcon Mailbox  
**Subject:** FW: 3330709 - Land West of Garstang Road, Broughton - 06/2023/0030

Good morning,

Please could the below GMEU response be added to the file?

Thanks,  
Laura

Laura Holden  
Senior Planning Officer  
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Preston City Council

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**From:** Derek Richardson <derek.richardson@tameside.gov.uk>  
**Sent:** Wednesday, January 3, 2024 1:33 PM  
**To:** Laura Holden <L.Holden@preston.gov.uk>  
**Subject:** RE: 3330709 - Land West of Garstang Road, Broughton - 06/2023/0030

Laura

The BNG proposals and calculation are, if taken at face value, reasonable and I would conclude that the development could *in principle* deliver a local meaningful net gain in Biodiversity. Currently the site has rather limited nature conservation value.

I would however question whether it is a realistic proposition to create good quality neutral grassland (wildflower grassland) within an area of multi-functional POS which will be subject to relatively high levels of public pressure, and on improved agricultural soils (it is the proposal to create species-rich grassland which provides most of the claimed new habitat gains for the site). This would not be impossible, but it would require involved habitat creation and regular monitoring and management. Further details of habitat creation and long-term future management would therefore be required as part of any future reserved matters.

I would support the additional proposals put forward by the applicant to enhance the biodiversity of the site through species-specific measures,

- Incorporation of opportunities for roosting bats at the new properties as, although nearby habitats are suitable for use by foraging bats, there are no significant opportunities for roosting bats (particularly maternity roosts) at the site currently
- Incorporation of opportunities for use by nesting birds at the developed site including in both the public open space by landscape planting and at the new properties. This includes a net increase in opportunities for specific species not currently able to breed at the site such as swift (a red-listed bird species ) and house sparrow and starling (both red listed and Priority Species) at the new properties.

Yours

Derek Richardson

**Derek Richardson**  
**Principal Ecologist**

Planning  
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