



Our ref: KW/SLDC/24

Your ref:

Mr D Hudson  
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15<sup>th</sup> April 2011

Dear Mr Hudson

## Cumbria Wildlife Trust

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### **SOUTH LAKELAND LOCAL DEVELOPMENT FRAMEWORK LAND ALLOCATIONS - CONSULTATION ON EMERGING OPTIONS**

Thankyou for consulting Cumbria Wildlife Trust with regard to the land allocations emerging options.

Cumbria Wildlife Trust is the only voluntary organisation devoted solely to the conservation of the wildlife and wildplaces of Cumbria. The Trust stands up for wildlife, creates wildlife havens, and seeks to raise environmental awareness.

Formed in 1962 and supported by over 15,000 members, the Trust cares for over 40 nature reserves, campaigns for the protection of endangered habitats and species such as limestone pavements and red squirrels, and works with adults and children to discover the importance of the natural world.

Cumbria Wildlife Trust is part of a partnership of 47 local Wildlife Trusts across the UK. With 670,000 members and 2,200 nature reserves, we are the largest UK voluntary organisation dedicated to conserving the full range of the UK's habitats and species.

#### **Comments about the documents and approach**

Cumbria Wildlife Trust welcomes the use of the Cumbria Biodiversity Evidence Base to inform the Sustainability Appraisal of the emerging options for land allocations. This has allowed sites which are of biodiversity value to be identified and in some cases excluded when found to be too sensitive to take forward in the allocation process. The Trust was also pleased to be able to contribute to informal discussion about how sites were assessed for their biodiversity value, and to have sight of the sites chosen to take forward in this round of consultation before they were consulted on.

However, Cumbria Wildlife Trust has some concerns about the way sites have been handled with regard to biodiversity. Different constraints at each site have been assessed and evaluated in the relevant Settlement Fact File document. Some of the fact files mention biodiversity and the potential for mitigation, compensation and enhancement at the site, the majority don't do this. There should have been a process where the likely biodiversity mitigation and compensation issues were identified at each site (for example loss of scrub, potential damage to hedgerows) and the potential for biodiversity enhancement at each site



should have been considered. The potential for each site to contribute to green infrastructure within the District should also have been assessed.

The SLDC Core Strategy Strategic Objectives indicate that the Council will *“Increase the resilience of ecosystem services (the processes by which the environment produces resources utilised by humans) by protecting against harm to biodiversity and taking opportunities to enhance and create ecologically-diverse habitats in all locations”* and Core Strategy policies CS8.1 and CS8.4 back this statement up. However, the proposed site allocations do not appear to take the objective and policies into account and no attempt has been made to place the site allocations in the context of green infrastructure and the habitat linkages of the surrounding landscape.

The work undertaken in the Sustainability Appraisal using the Biodiversity Evidence Base is a good start as it identifies the known constraints at each of the sites. However, these results need to be interpreted rather than just presented as they are in the Sustainability Appraisal Report. The scope of the work necessary to ensure that biodiversity mitigation, compensation and enhancement opportunities are identified was laid out by Judy Palmer, County Ecologist last summer as part of the Cumbria County Council response to the “South Lakeland District Council Informal Consultation - Land Allocations - Planning Infrastructure/Service Delivery Together” undertaken at the end of May. This document which Judy Palmer forwarded to me is attached as Appendix 1 at the end of my response. Of particular importance was the following section:

**“Each Local Authority should carry out checks to determine likely direct or indirect effects on habitats and species that are not within the known Wildlife Sites listed in 1. This work will take ecological interpretation and should be carried out by an experienced ecologist with demonstrable knowledge of the limitations and scope of the data that they are using.**

**Outputs:**

- **A report which identifies, for each Preferred Site, potential impacts (as above) on wildlife features, on or adjacent to the site, that are likely to be a significant constraint to development/ require significant survey focus, mitigation and/or compensation. Also identify potential and relevant enhancements.**
- **A list of all protected and UK priority species that are known to occur within 2km of the site.**
- **A statement of what further information should be required to be obtained during the planning process, and whether mitigation and compensation is likely to be required should the site allocation go forward.”**

It is apparent from the site specific documentation provided that this work has not been done for all sites despite Page 16 of the Interim Consultation Statement Jan 2011 stating *“Mitigation measures, which may be needed to offset any potential adverse impact on biodiversity, have been identified. In some cases*

*development briefs may be required for the provided with the consultation documents development of a site in order to address such issues.”.*

For the majority of sites there has been no specific discussion or interpretation of the information extracted from the Biodiversity Evidence Base on the impact that developing any site will have on the local biodiversity. The information in the site files for a few of the sites does raise the issue of biodiversity mitigation, but there is little discussion of the potential for biodiversity enhancement, and there is no systematic appraisal of the impact that development would have on biodiversity at the sites put forward.

This is a significant piece of work that has not been carried by SLDC out during the site selection process and the Land Allocations DPD has not met PPS9 Key Principles i, iii and iv. **Cumbria Wildlife Trust therefore objects to the methodology of the site selection process on the basis of the work that has not been undertaken to identify likely direct or indirect effects on habitats and species in and around each of the allocated sites, and to identify opportunities for biodiversity and green infrastructure enhancement and connectivity.** Without this information it is not possible to adequately evaluate what impact the allocation of a site will have on biodiversity.

#### **Suggested Site Allocations**

Our specific comments regarding each of the proposed sites for allocation can be found in Appendix 2 at the end of this letter. Any of the sites which are brought forward to the final site allocation list must be evaluated by an ecologist for necessary mitigation and compensation measures to ensure no net loss of biodiversity, and also for potential gains through enhancement.

This is so that a potential developer knows what measures will be necessary to ensure that the site can be developed without a net loss of biodiversity and what enhancements will be expected to develop green infrastructure and habitat connectivity. The report should identify the potential impacts of developing the site on the wildlife features found on or adjacent to the site which are likely to be a significant constraint to development and/or require significant survey focus, mitigation and/or compensation. Potential and relevant biodiversity enhancements should also be identified.

A statement should also be made for each site of further information that must be obtained by the developer during the planning process, and whether mitigation and compensation is likely to be required should the allocated site go forward for development.

Without this information being made available, the Site Allocations DPD cannot be said to be adequately “Front Loaded” as significant issues may arise during the planning process which could have been foreseen if adequate work had been undertaken at the Strategic Planning stage.

Cumbria Wildlife Trust wishes to be informed when the Land Allocations document is submitted to the Secretary of State for independent examination

Yours sincerely,

*Kate Willshaw*

Dr K Willshaw

Planning and Policy Officer

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CC

Judy Palmer Cumbria County Council

Corrie Bruemmer Natural England

## **Appendix One**

### **Biodiversity Assessment for LDF Site Allocation – Guidance for Local Authorities in Cumbria**

22 June 2010, Judy Palmer, County Ecologist, Cumbria County Council

In accordance with the NERC Act Biodiversity Duty, with national policies in PPS9, and with RSS policy EM1, which promotes the principal of no net loss of the biodiversity resource, the LDF should seek minimal direct damage to biodiversity interests, appropriate mitigation and, if harm cannot be prevented, or adequately mitigated against, compensation. In addition the LDF should promote enhancement of the biodiversity resource.

Avoidance of harm at the forward planning stage will save time and resources later. Use of the Cumbria Biodiversity Evidence Base, and, where necessary, on-site surveys, will enable issues to be identified and avoided at the site allocations stage.

#### **The Cumbria Biodiversity Evidence Base (CBEB) is:**

- GIS-based sites and species data (on the Local Authority GIS only).
- Species and Habitats Statements with information on planning considerations and enhancements; the latter can also be found in the summary document on the website.
- Lists of species and habitats in found in Cumbria, the District areas and Natural Areas .
- The Evidence Base spreadsheet that lists the range of information – plans, strategies, and sites and species information – that makes up Cumbria's biodiversity evidence.

This information is found on <http://www.lakelandwildlife.co.uk/biodiversity/index.html>.

Note: The Key Species list for Cumbria includes all protected species and all UK priority species (also known as Species of Principal Importance in England under the NERC Act). These are the species PPS9 highlights specifically. The Key Habitats list for Cumbria includes all of the UK priority habitats, except arable field margins (also known as Habitats of Principal Importance in England under the NERC Act).

#### **Prior to Site Allocation**

1. Each Local Authority should carry out checks to determine likely direct or indirect effects on identified Wildlife Sites, and seek to avoid harm. The CBEB includes GIS layers for a range of identified sites from international to local importance.

Special Areas of Conservation }

Special Protection Areas       } All these sites are also Sites of Special Scientific Interest

Ramsar Sites                       }

Limestone Pavement Orders

County Wildlife Sites

Regionally Important Geological Sites

National and Local Nature Reserves

Cumbria Wildlife Trust, RSPB and Woodland Trust Reserves

Sites of Invertebrate Significance

Special Roadside Verges

Ancient Woodland

For each Preferred Site identify potential impacts using the general rules:

- Avoid direct impacts/direct loss.
- Avoid fragmenting wildlife corridors/links to Wildlife Sites.
- Avoid damage to land which is connected hydrologically to the Wildlife Sites. Links can be through ground water or surface water, usually upstream (changes to inflows) but sometimes downstream (increased drainage) of the sites.
- Consider potential enhancements

2. Each Local Authority should carry out checks to determine likely direct or indirect effects on habitats and species that are not within the known Wildlife Sites listed in 1. This work will take ecological interpretation and should be carried out by an experienced ecologist with demonstrable knowledge of the limitations and scope of the data that they are using.

Outputs:

- A report which identifies, for each Preferred Site, potential impacts (as above) on wildlife features, on or adjacent to the site, that are likely to be a significant constraint to development/ require significant survey focus, mitigation and/or compensation. Also identify potential and relevant enhancements.
- A list of all protected and UK priority species that are known to occur within 2km of the site.

- A statement of what further information should be required to be obtained during the planning process, and whether mitigation and compensation is likely to be required should the site allocation go forward.

The CBEB includes GIS layers for a range of additional biodiversity features.

- a) UK Priority Habitat Maps (taken from the Natural England mapping). \* This mapping varies in quality and completeness – see metadata with the layer. Certain habitat types are well mapped with verified boundaries, other habitat types are more poorly mapped and not ground-truthed. Some UK priority habitats are not mapped at all. This information gives an indication of Natural England's expected extent of such habitats.
- b) Orchards (taken from Mastermap) not ground-truthed.
- c) Phase 1 Habitat Survey for Cumbria raster layer and target notes – gives an indication of semi-natural habitat that may remain on the site, and which may be a significant constraint.
- d) Key Species Interest Areas (some overlap with known Wildlife Sites) provided for a limited range of species.
- e) Key Species Records – these are records of protected and UK priority species (NERC Act list includes Hen Harrier). (Note, it may be easier to assess this information if the data is split into birds and other Key Species).

These two species layers d) and e) should be used by an experienced ecologist to determine whether or not such species may occur on the site, whether future surveys will be required, and whether their presence would significantly impact upon the proposed deliverability of the allocation. They should be used in conjunction with the Cumbria Species Statements, where they exist, and any other advisory information.

*\*Open Mosaic Habitats on Previously Developed Land*

*No systematic mapping of this UK priority habitat has taken place in Cumbria, and this land was largely unmapped in the Phase 1 survey. Some previously developed land will fall into this habitat and the potential for this should be identified and taken into account. Defra has recently produced guidelines on assessment of sites for this habitat.*

## Appendix 2

### Comments about suggested site allocations

Cumbria Wildlife Trust apologises for not using the supplied response forms. The format of our comments do not fit the way the response forms are laid out. Our response contains comments regarding biodiversity at all the sites put forward in the consultation. Any site highlighted in RED is considered to be too sensitive to be taken forward on account of its biodiversity value and we consider that it should be withdrawn from the site allocation list. Any site highlighted in YELLOW is considered to be very sensitive, and will need special care regarding biodiversity mitigation, compensation and enhancement to ensure that there is no overall net loss of biodiversity if the site is taken forward in the allocation process and subsequently developed. It may also mean that the site boundary will need amending to remove particularly wildlife-rich areas from the allocation, or that if they remain inside the boundary, they should be incorporated into development and managed as wildlife features.

SITE_NAME	PARISH	SITE_REF	CUMBRIA WILDLIFE TRUST COMMENTS ON SITES
Land South of Underhill		RN223	Site has the appearance of rough grassland with some scrub. Possibly supports reptiles and breeding birds. Also the hedgerows and trees are likely to support bats. Opportunities for biodiversity mitigation and enhancement should be taken
Farm	Aldingham	R206	Farm site with lots of buildings. Very likely to have bat interest in the buildings. Hedges and trees should be retained. Opportunities for biodiversity mitigation and enhancement should be taken.
Station Yard, Arnside	Arnside	MN20	Hedges and trees on site should be retained. Bat constraints, possibly reptiles due to brownfield nature of site, breeding birds. Lots of invertebrate records in and around site. Opportunities for biodiversity mitigation and enhancement should be taken
Telephone exchange & field behind	Arnside	R393M	Hedges and trees on site, likely to be bat and breeding bird interest. Hedges and trees should be retained in any development. Lots of records for invertebrates in this area, the rough nature of the ground may make it a good site for these. Biodiversity mitigation and enhancement should be considered here
Field behind Briery Bank House, Arnside	Arnside	R395M	Marked down as unimproved neutral grassland (species rich) in 1980s Phase 1 survey of site. Hedges and trees should be retained. Likely to be waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site. Opportunities for biodiversity mitigation and enhancement should be taken
Land between Black Dyke Road and railway line, Arnside	Arnside	R693M	Likely to be waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site. Mature trees and hedges should be retained within any development. Bats and breeding birds likely to use site. Opportunities for biodiversity mitigation and enhancement should be taken



Land at Redhills Road, Arnside	Arnside	R81	Tree/hedge interest which should be retained. Possibly butterfly use from adjacent County Wildlife Site. Likely to be waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site as well as bats and breeding birds. Opportunities for biodiversity mitigation and enhancement should be taken.
Land at Station Road, Arnside	Arnside	R88M	Possibly waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site. The hedgerow should be retained. Opportunities for biodiversity mitigation and enhancement should be taken.
Land off Hollins Lane, Arnside	Arnside	RN225	Possibly waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site. Hedgerow and trees should be retained and are likely to be used by bats and breeding birds. Opportunities for biodiversity mitigation and enhancement should be taken.
Beckhead, Barbon	Barbon	RN4	Hedgerows and trees mean that there is likely to be bat interest, bats actually recorded on site. Opportunities for biodiversity mitigation and enhancement should be considered here.
Land at Elmsfield, Holme	Beetham	E18M	Trees/hedges should be retained. Bats and breeding birds possibly using hedges. Opportunities for mitigation and enhancement should be taken.
Old Kennels below Dallam Tower	Beetham	EN17M	This site has a number of bat records. There are also possibly otters using the culvert to the east of the site. There is a County Wildlife Site directly adjacent. Hedges and trees should be retained. Biodiversity mitigation and enhancement should be considered here.
Land off Quarry Lane, Storth	Beetham	M683sM	This suite of fields is likely to support breeding waders and other birds from the Morecambe Bay SAC site. There are also records for reptiles on this site. The site has large trees and hedgerows. Bat records, probably using hedgerows for feeding. Breeding birds. Opportunities for biodiversity mitigation and enhancement should be taken.
opposite St Michael's churchyard, Beetham	Beetham	RN163	Hedges should be retained. Possibly used by bats and breeding birds. Opportunities for mitigation and enhancement should be taken.
Old orchard, opposite primary school, Storth	Beetham	RN22	Cumbria Wildlife Trust <b>OBJECT</b> to the allocation of this site on the basis of the value of its semi-natural habitats. Wooded/scrub/calcareous grassland site, also ex-orchard, supports reptiles (slow worm records), records of bats in the area which will be using the site to feed and possibly roost. Likely to be breeding birds using the site. Orchards, woodland and calcareous grassland are BAP habitats. This is a high biodiversity value site which should be removed from allocation list on this basis. If not removed, a compensation site will need to be identified to replace the interest that will be lost. PPS9 indicates that the aim of planning decisions should be no net loss of biodiversity, this will not be possible at this site.

Land next to Beetham primary school	Beetham	RN55	Hedges should be retained. Opportunities for mitigation and enhancement should be taken
Old Council Refuse Tip, Foxfield Road	Broughton	MN19	Trees on site should be retained. Likely to be bats/breeding birds. Opportunities for mitigation and enhancement should be taken, and the north end of the site should be retained as woodland which is a BAP habitat.
	Broughton West	R163M	Possibly waders using site. Hedges should be retained. Opportunities for mitigation and enhancement should be taken
Lane Foot Farm, N of Hallgarth Estate, Kendal	Burneside	RN169M	Possible use by waders. Bat records for the site, hedgerows likely to be used by bats. Hedge and tree interest. Mitigation and enhancement should be incorporated into any development at this site
Land at Green Dragon Farm, Burton	Burton in Kendal	EN14M	Hedgerows and trees should be retained. Buildings and hedges/trees should be checked for bats and breeding birds, possibly waders using site. Opportunities for mitigation and enhancement should be taken
Clawthorpe Hall Business Centre	Burton in Kendal	MN14M	Cumbria Wildlife Trust <b>OBJECT</b> to the allocation of this site on the basis of the value of its semi-natural habitats. The Trust has been alerted to limestone pavement and calcareous grassland interest at this site by a member of the public. <b>The site should be removed from allocation</b>
Fields west of Morewood Drive, Burton in Kendal	Burton in Kendal	R681M	Hedgerows and trees should be retained in any development. Possibly waders using this site (lapwing, curlew, oystercatcher). Bats recorded here. Opportunities for mitigation and enhancement should be taken
Land at Church Bank, Burton in Kendal	Burton in Kendal	R76M	Possibly waders using this site (lapwing, curlew, oystercatcher). Bats recorded here and hedgerows are probably used for feeding/commuting. Hedgerows and trees should be retained on site. Opportunities for mitigation and enhancement should be taken, possible that the north of the could be retained within development as woodland/scrub habitat
Field behind Royal Hotel, Burton in Kendal	Burton in Kendal	RN144	Possibly waders using this site (lapwing, curlew, oystercatcher). Hedgerow and trees make this likely to be used by bats. Hedgerows and trees should be retained. Opportunities for mitigation and enhancement should be taken.
Fields at Thornleigh Farm, south of Burton in Kendal	Burton in Kendal	RN145M	Possibly waders using this site (lapwing, curlew, oystercatcher), hedgerow and trees mean that the site is probably used by bats for feeding and commuting. Hedgerows and trees should be retained within development. Opportunities for mitigation and enhancement should be taken
Holme Mills Industrial Estate	Burton in Kendal	RN151M	Bounds the Lancaster Canal County Wildlife Site. Daubenton's bat record here, bats probably using hedges and canal corridor for feeding and commuting. Field may be used by waders. Opportunities for mitigation and enhancement should be taken

Land south of The Square (between telephone exchange and bowling green), Burton in Kendal	Burton in Kendal	RN226	Possibly waders using this site (lapwing, curlew, oystercatcher). Bat records at site; hedgerow and trees mean that the site is probably used by bats for feeding and commuting. Hedgerows and trees should be retained. Opportunities for mitigation and enhancement should be taken
Land south of Kents Bank Road, East of Thornhill Road Recreation Ground	Grange over Sands	R110	Trees and hedgerow should be retained. Likely that bats and breeding birds use them. Opportunities for mitigation and enhancement should be taken
Strip of land by railway line at Blawith Point, Grange	Grange over Sands	EN34M	Hedgerow/trees which should be retained in any development. Bats and breeding birds likely to use site. Opportunities for mitigation and enhancement should be taken
Berners Close, Grange over Sands	Grange over Sands	M378M	Trees should be retained. Opportunities for mitigation and enhancement should be taken
Land next to St Charles's RC Church, Kents Bank Road, Grange over Sands	Grange over Sands	MN21	Badger record for this site. Trees and hedgerows mean that the site may be used by commuting and feeding bats as well as breeding birds. Trees and hedges should be retained. Opportunities for mitigation and enhancement should be taken
Land at Kents Bank triangle	Grange over Sands	MN25M	Site adjoins a Limestone Pavement Order and woodland. Field boundaries to east probably used by commuting/feeding bats. Copse of trees and hedgerows should be retained as the hedgerows connect the woodland and make the site of fairly high biodiversity value. Breeding birds are known to use site including owls, woodpeckers and tree creepers. Also amphibian (including newts) records from local area. <b>This site is SENSITIVE.</b> Mitigation & enhancement opportunities should be identified, for example tree planting to extend the woodland, but it would be better if the site to be built on was reduced in size with part of the allocation going for biodiversity mitigation or excluded from the site allocation document altogether.
Refuse tip, Postlethwaite's Yard and land off Cardrona Road	Grange over Sands	R350M	This site is likely to have a high biodiversity value with invertebrate species, reptiles, bats, badger and breeding birds and calcareous grassland BAP habitat. There may also be limestone pavement outcrops. <b>SENSITIVE.</b> If allocated, all trees and hedges should be retained, and opportunities for mitigation and enhancement should be taken. However, it would be better if the site was not allocated on the basis that PPS9 indicates that the aim of planning decisions should be no net loss of biodiversity, this will not be possible at this site
Berners Pool Site	Grange over Sands	R381	Possibly reptiles and bats using rough grassland, hedgerows and trees. Also likely to be breeding bird constraints. Hedgerows and trees should be retained meaning that the east side of the site should be excluded from development. Biodiversity mitigation and enhancement opportunities should be taken.
Lido Site	Grange over	R383	Be aware of the Natura2000 sites adjacent. Opportunities for

	Sands		mitigation and enhancement should be taken
	Grange over Sands	R449	Trees and hedgerows should be retained with the north west corner of the site retaining its trees and scrub. Likely to be bat and breeding bird interest. Opportunities for mitigation and enhancement should be taken
Land north of Allithwaite Road, West of West Winds, Kents Bank	Grange over Sands	R672M	Trees and hedgerows should be retained. Likely bat and breeding bird interest, opportunities for mitigation and enhancement should be taken, the area of rough grassland and scrub in the north east of the site should be retained and expanded as site enhancement.
Land off Ashmount Road, Grange-Over-Sands 3	Grange over Sands	R70	Constraints include scrub and rough grassland, definitely BAP invertebrates/butterfly interest, possibly reptiles present. Trees and hedgerows would indicate a likelihood for bats and breeding birds to be present. <b>SENSITIVE SITE</b> . If the site goes forward, opportunities for mitigation and enhancement should be taken and the scrub and trees to the south of the site should be retained and managed for their biodiversity interest
Land at Low Fell Gate, Cartmel Road, Grange-over-Sands	Grange over Sands	R74	Hedgerows should be retained. Probably used by bats/breeding birds. Opportunities for mitigation and enhancement should be taken
Land South of Allithwaite Road, North of Carter Road, Grange over Sands	Grange over Sands	R89	Trees and hedges should be retained. Opportunities for mitigation and enhancement should be taken
Land off Mount Pleasant, Grange over Sands	Grange over Sands	RN34	Possible use of site by waders. Trees and hedges should be retained. Opportunities for mitigation and enhancement should be taken
Land East of church at Grayrigg, by A685	Grayrigg	RN68	Within great crested newt area, bat records for this site. Likely to be breeding birds Trees/hedges should be retained. Opportunities for mitigation and enhancement should be taken
Land adjacent A6, South of Kendal	Helsington	E4M	Possibly used by breeding waders, bats recorded at the site and likely to be other breeding birds. The site is very close to the River Kent SAC, and will need Appropriate Assessment and careful design to ensure no pollution or impact from runoff. Opportunities for mitigation and enhancement should be taken. It should be ensured that there is enough compensation land available so that opportunities to e.g. expand Scroggs Wood which is of high biodiversity importance can be taken. Hedgerows should be retained and enhanced. If this site is to be developed as a prime business park location, it should be ensured that biodiversity mitigation, compensation and enhancement of the highest quality is specified.

Four Walls site, north of Brigsteer	Helsington	RN213	Cumbria Wildlife Trust <b>OBJECT</b> to the allocation of this site on the basis of the value of its semi-natural habitats. An area of woodland, scrub and rough habitat likely to support bats, breeding birds, reptiles. There are many protected species records in this area including badgers, bats, invertebrates and breeding birds and the habitat falls into the BAP semi-natural woodland habitat classification. PPS9 indicates that the aim of planning decisions should be no net loss of biodiversity, this will not be possible at this site.
Peat House site, NW Brigsteer	Helsington	RN214	Cumbria Wildlife Trust <b>OBJECT</b> to the allocation of this site on the basis of the value of its semi-natural habitats. An area of woodland, scrub and rough habitat likely to support bats, breeding birds, reptiles. There are many protected species records in this area including badgers, bats, invertebrates and breeding birds and the habitat falls into the BAP semi-natural woodland habitat classification. PPS9 indicates that the aim of planning decisions should be no net loss of biodiversity, this will not be possible at this site.
	Heversham	E15M	Hedgerows and bat records in area. The hedges are likely to be used by bats for commuting and feeding and by breeding birds. Hedgerow should be protected. Opportunities for biodiversity mitigation and enhancement should be taken.
Heversham	Heversham	R41	Hedgerow and mature trees. Likely to be used by foraging and commuting bats and breeding birds. Badger records at this site. Hedgerow should be protected. Opportunities for biodiversity mitigation and enhancement should be taken.
Land between Dugg Hill and the A6, Heversham	Heversham	R48M	Bat records and hedgerow means that bats likely to be using the area for foraging and commuting. Hedgerow should be protected. Rough grassland in the NW and NE corners should be incorporated into any development as wildlife areas. Other opportunities for biodiversity mitigation and enhancement should be taken.
Land off Park House Drive, Duggs Hill, Heversham (part of R168)	Heversham	RN118M	Badger records for this site. Bat records and hedgerow/woodland strip means that bats are likely to be using the area of foraging and commuting and railway corridor is of importance for biodiversity. Hedgerow should be protected. Opportunities for biodiversity mitigation and enhancement should be taken
Greenside Farm, Hincaster	Hincaster	EN43	Badger records. Surrounded by trees/hedges which should be retained, likely to be bat interest and breeding birds using trees and hedges. Possibly bats in buildings currently on the site. Opportunities for biodiversity mitigation and enhancement should be taken
Greenside Farm, Hincaster	Hincaster	RN128	Badger records. Surrounded by trees/hedges which should be retained, likely to be bat interest and breeding birds using trees and hedges. Possibly bats in buildings currently on the site. Opportunities for biodiversity mitigation and enhancement should be taken

Fields N or Moss Lane, E of railway line, W Holme	Holme	M35M	Possibly waders using this site (lapwing, curlew, oystercatcher), hedgerow and trees mean that the site is probably used by breeding birds & bats for feeding and commuting. Opportunities for biodiversity mitigation and enhancement should be taken and hedgerow and trees should be retained.
Fields off B6384 NW Holme	Holme	R653M	Possibly waders using this site (lapwing, curlew, oystercatcher), hedgerow and trees mean that the site is probably used by breeding birds & bats for feeding and commuting. Badger records. There looks to be an orchard in the south of the site where it takes in gardens. This should be retained as orchards are BAP habitats. Trees and hedgerows should be retained. Opportunities for biodiversity mitigation and enhancement should be taken.
Land at Holme Farm	Holme	R674HM	Possibly waders using this site (lapwing, curlew, oystercatcher), hedgerow and trees mean that the site is probably used by breeding birds & bats for feeding and commuting. Badger records. Hedgerows and trees should be retained and the rough grass to the east of the site should be incorporated into any development. Opportunities for biodiversity mitigation and enhancement should be taken
Land West of canal, South Holme	Holme	R675M	Borders Lancaster Canal CWS. Likely to be bats/breeding birds using the hedgerows on site and records of bats in area using canal. Two fields in the north and one to the east of the site look to be rough grassland, may have reptile and invertebrate interest. Hedgerows and trees should be retained. Opportunities for biodiversity mitigation and enhancement should be taken.
Land W of Milnthorpe Road, Holme	Holme	RN30M	Hedgerow habitat should be retained. Likely to be bats/breeding birds. Opportunities for biodiversity mitigation and enhancement should be taken
	Kendal	E33	Hedgerow/trees on site should be retained. Possible bat/breeding bird constraints. Badger sett recorded nearby. Opportunities for biodiversity mitigation and enhancement should be taken
Shap Road, Kendal	Kendal	EN28M	Site is brownfield, possibly used by reptiles and great crested newts. Rough ground with hedges and scrub which should be retained, likely to be bats and invertebrates. Otter records. Adjacent to Kent SAC which may be a constraint and site is likely to need an Appropriate Assessment. Opportunities for biodiversity mitigation and enhancement should be taken
Burton Road Site (Oxenholme Triangle)	Kendal	M2M	Within great crested newt buffer zone. Hedgerows and trees should be retained. Likely bats and breeding birds at the site. Invertebrate interest recorded at this site. Site probably used by wading birds (e.g. curlew, oystercatcher, lapwing). Opportunities for biodiversity mitigation and enhancement should be taken if this site is brought forward and could include reinforcing the railway biodiversity corridor, tree/woodland planting and wetland creation

	Kendal	M35KM	There are a very large number of bat records at this site. Tree clumps and hedgerows likely to provide feeding opportunities for bats and breeding bird nesting opportunities. Hedgerows and trees should be retained. Possibly waders using these fields. Opportunities for biodiversity mitigation and enhancement should be taken if this site is brought forward and could include developing a wetland in marshy area at the centre of the site
Land West of Milnthorpe Road, Kendal	Kendal	M41KM	There are a number of bat records in this area. Trees and hedgerow should be incorporated into any development. Opportunities for biodiversity mitigation and enhancement should be taken if this site is brought forward.
Land adjacent to Natland Mill Beck Lane, Kendal	Kendal	M4M	Treeline should be retained. Bats recorded in area, likely to be using trees, possibly for roosting. Rough grassland may support reptiles. Any development should incorporate biodiversity mitigation and enhancement.
Fields adjacent to Cedar Grove and Maple Drive, Kendal	Kendal	R103M	Meadow saxifrage is found at this site, and the location of the population will need to be assessed. It cannot be translocated, and will need to be retained on site with appropriate management. Hedgerows/woodland on site looks to be of high biodiversity value and should be retained. They are likely to be used by bats/breeding birds. The site is probably used by waders, possibly breeding on site, a badger sett and brown hares have also been recorded. Opportunities for biodiversity mitigation and enhancement should be taken. This site is considered to be <b>SENSITIVE</b> and parts of it may need to be excluded to ensure no net loss of biodiversity.
Land at Kendal Parks Farm	Kendal	R107M	The River Kent SAC tributary runs through this site. Crayfish records. Site bounded by woodland/hedges, likely to be bats on site. Hedgerows and trees should be retained. Opportunities for mitigation and enhancement should be taken.
Fields East of Oak Tree Road, Kendal	Kendal	R121M	E-mails from local people re great crested and other newts. The site is definitely used by great crested newts from the local pond, this will cause issues if this site is brought forward. There are also species diverse hedgerows, which means that bats are likely to be found in the area. Opportunities for mitigation and enhancement should be taken if this site is brought forward. However, we consider the site to be <b>SENSITIVE</b> , and mitigating for the great crested newts will need a lot of forward planning to ensure the population of newts is maintained on site.
Land off Underbarrow Road, Kendal	Kendal	R129M	Comment from local person re waders, tawny owls and other bird species and also possible flora of interest. There is rough grassland and scrub to the east and south of the site which should be incorporated into any development as green infrastructure. Hedgerows and trees are likely to be of high value for biodiversity and support bats and breeding birds. Trees and hedgerows should be retained. If the site is brought forward comprehensive mitigation and enhancement will be necessary to ensure that there is no net loss of biodiversity. This is a <b>SENSITIVE</b> site.



Land adjacent to Kendal Parks and Howe Bank 1	Kendal	R150M	Site lies within 500m of a pond used by great crested newts and there are newt records. Site has hedgerows which should be retained. Probably bat and breeding bird interest. Site may be used by waders. Site is close to River Kent SAC and an Appropriate Assessment is likely to be necessary. Opportunities for mitigation and enhancement should be taken.
Land at Burneside Road, Kendal	Kendal	R170M	This site raises River Kent SAC issues and will need an Appropriate Assessment. Hedgerows on site should be retained. Bats and breeding birds use site, and site may be used by waders. The rough grass in the SE of the site has higher wildlife value as it is a marshy grassland habitat and should be excluded from the site outline. If the site is brought forward, it will be necessary to incorporate biodiversity mitigation, compensation and enhancement at this site. This is potentially a <b>SENSITIVE</b> site.
Land off Windermere Road, Hallgarth	Kendal	R44	Large trees on the northern boundary should be retained. There are bat records in area. Opportunities for mitigation and enhancement should be taken.
Land adjoining railway line, Hallgarth	Kendal	R46	Site may be used by wading birds. Hedgerow and tree interest should be retained, and hedgerow along the railway line is also a likely feeding and commuting route for bats. Breeding birds use site. Opportunities for mitigation and enhancement should be taken
BURLAND GROVE	Kendal	R552	Hedgerow/trees likely to support bats. Hedgerows and trees should be maintained/enhanced and incorporated into any development. Opportunities for biodiversity mitigation and enhancement should be taken.
KENDAL AUCTION MART	Kendal	R563	Large number of bat records on site. Roost will need to be identified and mitigation and enhancement incorporated into any development plan. Opportunities for biodiversity mitigation and enhancement should be taken
Site NE of Sandylands, Kendal	Kendal	R663	Great crested newts were found on this site when it was surveyed for a previous planning application, therefore the site is <b>SENSITIVE</b> on these grounds. There are possibly waders using this site. Hedgerows should be retained. Opportunities for mitigation and enhancement should be taken.
Land at Aikrigg Farm, Kendal (W of Valley Drive)	Kendal	RN117M	Trees and scrub in the south of the site should be integrated into any planned development. Bats and breeding birds using the site as local records for the species. Opportunities for biodiversity mitigation and enhancement should be taken
Land behind WMG Hospital, adjoining Whinlatter Drive estate	Kendal	RN133M	Within identified great crested newt area. Possibly wading birds using this site. Hedgerow to west of site should be retained and enhanced. Bats and breeding birds may use the hedgerow. The watercourse through the site may be used by protected species. Opportunities for mitigation and enhancement should be taken, especially around the watercourse.



Roundhill School, Kendal	Kendal	RN96M	Area is brownfield which means it is likely to be biodiverse and is therefore <b>SENSITIVE</b> . Possibly reptiles using the site. Bats known to use this area. Hedgerow and scrub on site are likely to support breeding birds and invertebrates. Mitigation, compensation and enhancement measures, including habitat creation will be expected if this site is developed
3 fields between Mealbank Road and River Mint, N Kendal	Kendal Mintsfeet	RN181M	Possible impact on the Kent SAC at this site. Otter records. Waders may well use site. Large boundary trees and hedgerows should be retained and opportunities for biodiversity mitigation and enhancement should be taken
Land west of Burlington Inn (3 fields)	Kirkby Ireleth	R189M	Bats are recorded at this site. North east field is likely to be of value for biodiversity because of its scrub and rough grassland, probably high invertebrate interest and breeding birds and reptiles possibly using the site, this area of the allocation is <b>SENSITIVE</b> . If site taken forward the north eastern area of the site should be used as an opportunity area for biodiversity mitigation and enhancement. If this is not done, it is likely that off-site biodiversity compensation will be necessary. Hedgerows and trees on site should be retained and incorporated into development.
Land to West of Lunesdale Surgery, A65	Kirkby Lonsdale	MN24	Site likely to be good for bats and breeding birds. Tree/hedgeline should be retained within the development. Biodiversity mitigation and enhancement will be necessary to ensure no loss of biodiversity
Fields between Kendal Road and QES playing fields	Kirkby Lonsdale	R118	Within a great crested newt area. Hedgerows and trees on this site are habitat for bats and breeding birds and should be retained within any development. Biodiversity mitigation and enhancement should be incorporated in any development
Harling Bank	Kirkby Lonsdale	R127M	In a great crested newt buffer zone. Hedgerows and trees on site provide wildlife habitat for breeding birds and bats. Hedges and trees should be retained, and biodiversity mitigation and enhancement should be put in place. If the allocation is brought forward, a 10-20m buffer or standoff from the watercourse to the north of the site should be implemented, possibly with extra woodland planting to protect the watercourse.
TRAM LANE	Kirkby Lonsdale	R640	Site is part of Booths' SUDS and is therefore likely to be high in biodiversity value because of the scrub habitat on site. Bat records, great crested newts, breeding birds, invertebrates and possibly reptiles at this site. Mitigation and/or compensation for biodiversity losses will be necessary if the site is brought forward. Enhancement and compensation for biodiversity losses recommended. Trees and hedgerows should be retained
Field south of Lunefield Drive, Kirkby Lonsdale	Kirkby Lonsdale	R642M	Bat interest at site. Mature trees and hedgerows should be retained and biodiversity enhancements should be incorporated at the site
Land South of Biggins Hall	Kirkby Lonsdale	RN219M	According to report, site is no longer available

Land Southeast of Sampool Bridge, Gilpin Bridge, Levens	Levens	EN10	Site very close to SAC. Any landscaping planting may have impact on this site, no non-native species. Bat and otter interest will need to be taken into account and site's sensitivity should encourage mitigation and enhancement
Land East of Moorcroft, Gilpin Bridge, Levens	Levens	EN11	Site very close to SAC. Any landscaping planting may have impact on this site, no non-native species. Bat and otter interest will need to be taken into account and site's sensitivity should encourage mitigation and enhancement
Land adjacent Greengate Crescent, Levens	Levens	R51M	Great biodiversity value at this site, especially N end. If brought forward, site will need extensive mitigation and compensation for many key species/habitats including great crested newts, bats, invertebrates, mature trees and hedgerows & calcareous grassland <b>SENSITIVE</b>
Fields north of Levens	Levens	R682LVM	Site has high biodiversity value, especially in the north-west section which is likely to be sensitive. The area of trees should be retained within any development. Hedges & trees in the rest of the site should be retained. Mitigation & enhancement for losses of biodiversity will be necessary. Great crested newts, breeding birds and invertebrate interest at the site will need to be addressed.
Land at NW edge of Levens	Levens	R71M	Hedgerow & mature tree interest which should be retained in any development. Great crested newts. Bat records at site. Invertebrates/butterflies. Wader interest. Breeding bird interest. Biodiversity mitigation, compensation and enhancement will be necessary if this site is brought forward.
redundant stables to North of Levens	Levens	RN121M	Woodland habitat & mature tree interest at this site which should be retained within any development. Great crested newt, bat and invertebrate interest at the site. May be bats in the buildings currently on the site. Possibly reptiles. High biodiversity interest of site means that if developed will need significant biodiversity mitigation, compensation and enhancement. <b>SENSITIVE</b>
Land off Lowgate, N of St John's church, Levens	Levens	RN125	Mature tree and hedgerow interest, which should be retained and incorporated within any development if site is taken forward. Breeding birds, bat and invertebrate interest. Opportunities for biodiversity mitigation and enhancement should be taken, and if site is developed, significant compensation will be necessary. Site is therefore <b>SENSITIVE</b>
OS Field 3249, South East of Cartmel	Lower Allithwaite	R112	Adjoins Hesketh Wood County Wildlife Site (BAP habitat and Ancient Woodland). If site is brought forward there should be a stand-off of 10-20m from the woodland, and woodland habitat creation on site to ensure protection of the woodland by buffering. There is bat, invertebrate, badger and breeding bird interest at the site. Hedgerow and tree interest around the rest of the site should be retained. Biodiversity mitigation and enhancement will be necessary here.
Land behind and beside Dale Head, Wartbarrow Lane, Allithwaite	Lower Allithwaite	R343M	Hedgerows and mature trees at site should be retained in any development and biodiversity enhancement opportunities should be taken. Likely to be bat and breeding bird interest here.

Land North of Uplin Crescent, Allithwaite	Lower Allithwaite	R69M	Bat and breeding bird interest at site. If site is brought forward, hedgerows and mature trees should be retained and a biodiversity mitigation and enhancement scheme should be put in place to ensure interest is retained and enhanced.
Land at southern end of Headless Cross	Lower Allithwaite	RN156M	Hedgerows and trees on site should be retained. The field is used by wading birds. Biodiversity mitigation and enhancement of site should be considered if the site is brought forward.
Cark railway industrial site	Lower Holker	EN42	Hedgerow and tree interest should be retained and incorporated into any development at this site as mitigation and enhancement. There are likely to be bats and breeding birds using this site, bats may be using the existing buildings on site. There is a record for smooth newt indicating that the site is used by amphibians.
Land off Winder Lane, Flookburgh	Lower Holker	R321M	Hedgerow and tree interest on this site should be retained. Scrub on site may harbour breeding birds. Invertebrates and maybe reptiles. Bat records, these species likely to use the rough habitat in the centre of the site. Opportunities for biodiversity mitigation and enhancement should be taken. The scrubby area in the centre of the site is likely to be <b>SENSITIVE</b> because of its biodiversity interest.
Strip of land south of Ravenstown	Lower Holker	R670aM	Hedgerow interest, likely to be bats. Completing the semi-circular settlement will mean loss of hedgerows so mitigation/compensation/enhancement will be needed.
Land beside Bridge House and next to railway, Flookburgh	Lower Holker	R685	Hedgerows and large trees at this site should be retained. Bat interest at site and breeding birds likely to be using hedgerows and trees. Fields possibly used by waders. Opportunities for biodiversity mitigation and enhancement should be taken.
Former nursery beside railway, Flookburgh	Lower Holker	R687	Hedgerows should be retained. Area of scrub to the south of the site should be retained/excluded from development and used as a biodiversity mitigation/enhancement area. Breeding birds and bat interest. Opportunities for mitigation and enhancement should be taken.
Land at Stockdale Farm, Flookburgh	Lower Holker	RN20M	Ensure areas of woodland/hedge/trees/scrub and orchard habitat are retained and managed for their biodiversity interest. These areas should not be built on, but incorporated into the management of the site. Bat records and breeding birds in the area, there is likely to be invertebrate interest. Opportunities for biodiversity mitigation and enhancement should be taken
Land to north of church opposite Ellis Wood (cul de sac)	Mid Furness	RN152	The mature trees and hedgerows on the site should be retained. There is likely to be bat and breeding bird interest here. Opportunities for biodiversity mitigation and enhancement should be taken.
Land south of Milnthorpe Mainline Industrial Estate (east of rail line)	Milnthorpe	E13M	Hedgerows should be retained. Waders may use this site. Opportunities for biodiversity mitigation and enhancement should be taken.

Bridge Business Park - southern section	Milnthorpe	M9M1	Hedgerows and trees should be retained on site. Bat records, likely to use hedges for commuting/feeding. Possibly wader interest, definitely breeding bird interest. Wildlife mitigation and enhancement should be put in place
Land to west of Milnthorpe	Milnthorpe	M9M2	Hedgerows and trees should be retained on this site. Bat records, they are likely to use hedges for commuting/feeding. Possibly wader interest, definitely breeding bird interest. Biodiversity mitigation and enhancement should be put in place
Land on the South East of Milnthorpe	Milnthorpe	R151M	Hedgerows and trees should be retained on this site. Bat records, likely to use hedges for commuting/feeding. Possibly wader interest, definitely breeding bird interest. Biodiversity mitigation and enhancement should be put in place
Land on the South East of Milnthorpe	Milnthorpe	R462M	Hedgerows and trees should be retained on this site. Bat records at this site, they are likely to use hedges for commuting/feeding. Possibly wader interest, definitely breeding bird interest. Wildlife mitigation and enhancement should be put in place. The north-west end of the site may be used by reptiles.
Owlet Ash, Ackenthwaite	Milnthorpe	RN140	Cumbria Wildlife Trust <b>OBJECT</b> to the allocation of this site on the basis of the value of its semi-natural habitats, comprising hedgerows, scrub and rough grassland. There are likely to be protected species found at this site including reptiles, invertebrates, breeding birds and bats. Any loss of habitat will have to be compensated for with a site of equal value and probably a larger size as there is not enough room for biodiversity mitigation within a development at this site. PPS9 indicates that the aim of planning decisions should be no net loss of biodiversity, this will not be possible at this site.
Land at end of St Anthony's Close, Milnthorpe	Milnthorpe	RN57M	Hedgerows should be retained on this site. Bats likely to use hedges for commuting/feeding. Possibly wader interest, definitely breeding bird interest. Wildlife mitigation and enhancement should be put in place. We have concerns over possible damage to hedgerows and verges caused by the widening of Haverflatts Lane.
	Natland	E31M	The bounding hedgerow should be retained. Bat records on site. Possibly waders using site. The River Kent SAC needs to be taken into account. Opportunities for biodiversity mitigation and enhancement should be taken.
Land to the South of Oxenholme	Natland	R108M	Hedgerows, trees and scrub should be retained on this site. Bats likely to use hedges for commuting/feeding. Possibly wader interest, definitely breeding bird interest. Wildlife mitigation and enhancement is needed. Railway acts as wildlife corridor, this should be taken into account when designing biodiversity enhancement.
Land West of Sedgwick Lane	Natland	R62	Note that biodiversity interest has been incorrectly defined in the associated Natland document as there are no badger records here. There are possibly waders using the site. The hedgerow bounding the site should be retained. Phase 1 data indicates that this site was recorded as a hay meadow in the

			early 1980s, but it now looks like improved grassland. Opportunities for biodiversity mitigation and enhancement should be taken.
Field at end of Charnley Fold, Natland	Natland	R679M	Scrub and hedgerows should be retained. There are probably breeding birds at the site. Opportunities for biodiversity enhancement should be taken. A local resident has recorded 3 pairs of curlews using the site.
Field at Natland Hall Farm south of Hawes Lane, Natland	Natland	R680M	Possible wader interest at this site. Opportunities for biodiversity enhancement should be taken.
Natland Mill Beck Farm	Natland	R97M	This site is within 50m of a River Kent SAC tributary, therefore an Appropriate Assessment of the potential impact of development of the site will be necessary. A stream tributary which runs through the site is known to have white-clawed crayfish. There are concerns over the stream being culverted which would impact on the SAC interest features such as the crayfish and otters. This site is therefore <b>SENSITIVE</b> . The site has other habitat interest including mature trees and hedgerows. Bats and breeding birds use the site and may be using the existing buildings for nesting/breeding. If the site is brought forward, trees and hedgerows must be retained, biodiversity loss mitigated and enhancement opportunities taken.
Land at Low House Farm	Old Hutton & Holmescales	R632	Hedgerow and trees around the site are significant biodiversity resource and should be retained and enhanced if site is brought forward. Bats and breeding birds likely to use site.
Land at west end of Middleshaw, Old Hutton	Old Hutton & Holmescales	R666M	Hedgerows and trees on and around the site are significant biodiversity resource and should be retained and enhanced within any development if the site is brought forward. Bats and breeding birds are likely to use site. Opportunities for biodiversity mitigation and enhancement should be taken.
land at N end of Kingsley Avenue, Swarthmoor	Pennington	R684SWM	Hedgerows around the site should be retained. Likely to be bat and breeding bird interest, possibly waders using the site. Some invertebrate/moth interest. Opportunities for mitigation and enhancement should be taken.
Fields West of Swarthmoor	Pennington	RN109M	Opportunities for biodiversity mitigation and enhancement of the site should be taken. Hedgerows should be retained. Likely to be used by bats and breeding birds. Possibly used by wading birds.
Land at High Carley, Ulverston	Pennington	RN6M	This site is <b>SENSITIVE</b> and raises biodiversity concerns on the basis of its rough grassland and scrub habitats and its trees. Issues raised here include high invertebrate interest, bats, breeding birds and possibly reptiles. If the site is retained as an allocation, extensive offsite compensation is likely to be necessary, on-site mitigation will be essential and as much biodiversity as possible should be retained on site.

Fields north of St Patrick's School, Endmoor	Preston Richard	M41M	Hedgerow and trees on the site should be retained. Opportunities for biodiversity mitigation and enhancement should be taken. Wading birds may use site, and there are records for brown hares in the area. Possibly bats and breeding birds using trees and hedgerows.
Land off Dove Nest Lane, Endmoor	Preston Richard	R670	Any hedgerow and trees on site should be retained. Biodiversity mitigation and enhancement should be put in place. Site may be utilised by waders and possibly breeding birds
Land at Woodside Road, Endmoor	Preston Richard	R83M	Any hedgerow and trees on site should be retained. Bats have been recorded in area and are probably using the hedgerows. Biodiversity mitigation and enhancement should be put in place. Site possibly utilised by wading birds.
NE Crooklands	Preston Richard	RN16M	Badger, otter, polecat and bat records on or near site. Proximity to Peasy Beck makes this site likely to host mobile riverine species such as otter. Trees should be retained as they are of biodiversity value. The existing buildings may be used by bats and breeding birds. Biodiversity mitigation and enhancement should be incorporated into any development.
Land at Meal Bank	Scalthwaiterigg	RN7	Proximity to River Kent SAC tributary means that an Appropriate Assessment will be needed. The existing hedgerow on site should be retained. Within a site known for supporting great crested newts. Likely to be bats and breeding birds. Possibly wading birds using the site. Biodiversity enhancement and mitigation for losses should be put in place
"Top of the Hill", Sedgwick	Sedgwick	RN175M	Hedgerow partially bounding the site should be retained. Possibly bats and breeding birds using the site. Location is known to be good for moths and butterflies. Opportunities for biodiversity enhancement and mitigation should be taken.
Land at South of Sedgwick	Sedgwick	RN18M	Possibly bats and breeding birds using site. Location is known to be good for moths and butterflies. Biodiversity enhancement and mitigation should be put in place
	Strickland Ketel	M38M	All the hedgerow bounding the site should be retained. There is bat and breeding bird interest at site. The site is adjacent to a railway corridor which means there are likely to be species using the corridor which bounds the site. Biodiversity enhancement and mitigation opportunities should be taken.
Field South of Bowston	Strickland Ketel	R664M	All hedgerows and trees on site should be retained. There are records for bats and breeding birds at the site. Biodiversity enhancement and mitigation should be put in place. Possible River Kent SAC issues, and Appropriate Assessment will be necessary.
	Strickland Roger	E32M	Hedgerows and trees should be retained. Southern part of the site next to the entrance road to the paper mill looks to have higher habitat value and could be used for biodiversity enhancement of the site. Brown hare recorded on site. Bat and breeding bird records, wading birds. Site's biodiversity should be retained and enhanced and any losses should be mitigated.

Land South of Hall Park	Strickland Roger	R489M	There is the possibility of an impact on the River Kent SAC, an Appropriate Assessment will be necessary. The NE section of the site is parkland, and may be a more species rich habitat than the SW section. All mature trees and any hedgerow on site should be retained. Bats and breeding birds known to use the site. Possibly wading birds too. Opportunities for biodiversity enhancement and mitigation of the site should be taken.
Land east of Urswick Road, south of Nook Farm, west of driving range.	Ulverson	RN184	Biodiversity enhancement should be incorporated into any development which takes place on this site. Hedgerows should be retained and enhanced. Breeding bird potential in the hedgerows.
Oubas Hill / Next Ness Lane	Ulverston	E30	The SE boundary of the site runs along railway corridor, this has biodiversity interest, especially for mobile species. All of the site comes under the BAP habitat Coastal and Floodplain Grazing Marsh. All trees and hedges on site should be retained. Lots of bat and invertebrate records, also badger and polecat records. Breeding birds, possibly wading birds using field.
Remainder Phase 1, Low Mill Tannery, Ulverston	Ulverston	EN22	The tree/hedgerow belt to the north and east of site should be retained. This is likely to have biodiversity interest, e.g. bats and breeding birds. There is a small possibility site may be used by reptiles. Opportunities for biodiversity enhancement should be taken.
North Lonsdale Road	Ulverston	EN35M	The existing trees and hedgerows to the north east of the site should be retained as they are likely to be used by bats and breeding birds. There are extensive invertebrate records in the near vicinity, their presence likely to be enhanced by the proximity of the site to the Ulverston Canal corridor. Opportunities for biodiversity mitigation and enhancement should be taken.
West Lodge and surrounding land, Stone Cross, Ulverston	Ulverston	M11M	The mature hedgerows, woodland strips and trees on site should be retained as they create a connective network of habitats through this site and are of high biodiversity value. There are bat, breeding bird and invertebrate constraints at this site. The southern boundary of the site forms part of the railway biodiversity corridor. Opportunities for biodiversity mitigation and enhancement at the site should be taken.
Fitz Bridge Field	Ulverston	M26	Site classified as Coastal and Floodplain Grazing Marsh BAP habitat. The south west of the site was recorded as marshy grassland in the 1980s Phase 1 habitat survey. Mature trees and hedges on and bounding the site should be retained. The site looks to be of biodiversity value in places and is therefore <b>SENSITIVE</b> and compensation for loss will be necessary if the site is developed. There may be otters, bats, breeding birds, reptiles and waders using the site.
CANAL HEAD/REAR OF BOOTHS	Ulverston	M28	Part of the site is classified as Coastal and Floodplain Grazing Marsh BAP habitat. Hedgerows and trees on the site should be retained. Breeding birds, bats, invertebrates and possibly otters use this area. Ulverston Canal is valuable as a habitat corridor and opportunities for biodiversity mitigation and



			enhancement at the site should be taken.
North Lonsdale Road, Ulverston - Community building	Ulverston	ON24	Mature trees on site should be retained. Opportunities for biodiversity mitigation and enhancement should be taken at this site
Nook Farm	Ulverston	R126M	Opportunities for biodiversity mitigation and enhancement should be taken at this site. Existing hedgerows should be retained and enhanced.
UNION LANE	Ulverston	R234	Hedgerows and mature trees on site should be retained. Bats and breeding birds likely to use this site, and there are bat records in the area. Opportunities for biodiversity mitigation and enhancement should be taken at this site.
Mountbarrow Farm	Ulverston	R242	Opportunities for biodiversity mitigation and enhancement should be taken at this site, existing hedgerows should be retained and enhanced.
South of Morecambe Road	Ulverston	R268	Existing buildings may be used by bats. Opportunities for biodiversity mitigation and enhancement should be taken at this site
Western Marle Business Park	Ulverston	R270M	Opportunities for biodiversity mitigation and enhancement should be taken at this site, for example enhancing the railway wildlife corridor with new planting. Trees to south of the site should be retained. There are likely to be bats and breeding birds associated with the railway corridor.
	Ulverston	R274M	Part of site is classified as Coastal and Floodplain Grazing Marsh BAP habitat. Hedgerows and trees on the site should be retained. Bats and breeding birds are likely to use site. Opportunities for biodiversity mitigation and enhancement should be taken at this site.
The Elms Training Centre	Ulverston	R283M	The south of site is likely to have high biodiversity interest because of its brownfield nature e.g. bats, breeding birds, BAP invertebrates and is therefore <b>SENSITIVE</b> . The trees, scrub, hedgerows and rough grassland habitat in the south of the site should be retained and managed within any development as biodiversity offsetting and mitigation.
	Ulverston	R689ULVM	Hedgerows at this site should be retained and enhanced. The site is likely to be used by bats and breeding birds and possibly wading birds. Opportunities for biodiversity mitigation and enhancement should be taken at this site.
	Ulverston	R690ULV	The hedgerows and mature trees found at this site should be retained within any development. The site is likely to be used by bats and breeding birds. Opportunities for biodiversity mitigation and enhancement should be taken at this site
	Ulverston	R691ULV	Opportunities for biodiversity mitigation and enhancement should be taken at this site



	Ulverston	R692ULVM	Local people have recorded bats and tawny owls at this site. There are concerns about the felling of trees along Priory Road which is mentioned in the site profile of this site and site RN131M as an issue raised by the Highways Agency, these should be retained. Hedgerows and mature trees surrounding the site should be retained, they are likely to be used by bats and breeding birds. Part of site is classified as Coastal and Floodplain Grazing Marsh BAP habitat. Opportunities for biodiversity mitigation and enhancement should be taken at this site
	Ulverston	R697M	Hedgerows should be retained, as they are likely to be used by bats and breeding birds. Opportunities for biodiversity mitigation and enhancement should be taken
OS Field No. 8989, Land adjacent to Town View Road	Ulverston	R90M	Mature trees and hedgerow around this site should be retained. The site is likely to be used by bats and breeding birds. Opportunities for biodiversity mitigation and enhancement should be taken.
Gascow Farm, Priory Road, South Ulverston	Ulverston	RN131M	Mature trees and hedgerows surrounding the site should be retained. There is likely to be breeding bird and bat interest. Tawny owls reported here. There are concerns about the felling of trees along Priory Road which is mentioned in the site profile of this site and site R692ULVM as an issue raised by the Highways Agency, these should be retained. Opportunities for biodiversity mitigation and enhancement should be taken.
Land S of Stockbridge Lane, Ulverston	Ulverston	RN3	The orchard/apple trees on site mentioned in the site profile should be protected and retained - Orchards are a BAP habitats. All other trees and hedges should be retained. Records for bats and breeding birds at the site. Opportunities for retention of habitats and for biodiversity mitigation and enhancement should be taken
Mid Town Farm, Little Urswick	Urswick	M10M	Hedgerows at the site should be retained. There may be bats and breeding birds using existing buildings for roosting. Opportunities for biodiversity mitigation and enhancement should be taken
Stainton Hall Farm	Urswick	R207	Butterfly/invertebrate interest at this site. Hedgerows and trees on site should be retained. There are likely to be bats and breeding birds using this site. Opportunities for biodiversity mitigation and enhancement should be taken
Midtown Farm, Little Urswick	Urswick	RN216M	Hedgerows on site should be retained. There may be bats and breeding birds using existing buildings for roosting and nesting. Some of the land looks to be brownfield rough grassland with scrub, this may be used by protected species such as amphibians and reptiles. Opportunities for biodiversity mitigation and enhancement should be taken