

Hearing Statement – Matter 5 (Housing Allocations – Chorley: Policy HS2)

Central Lancashire Local Plan Examination

On behalf of Castle Green Homes

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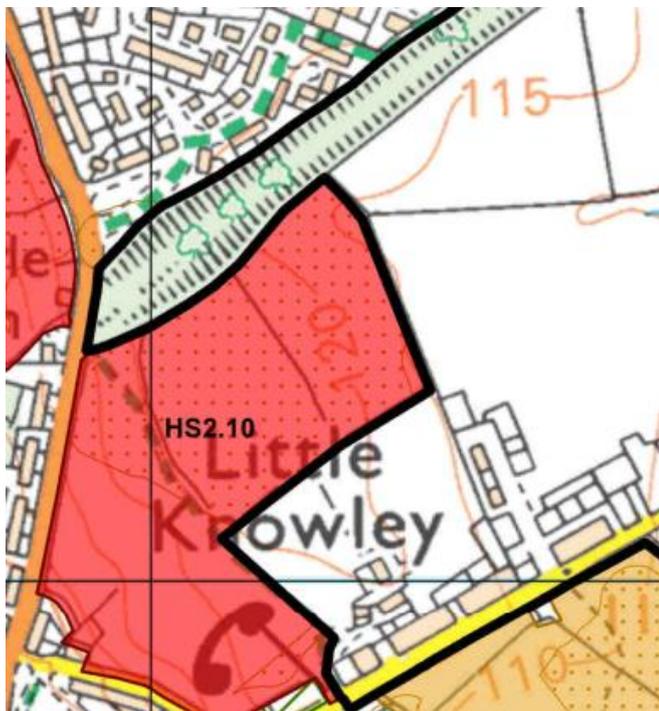
Appendix 2: Lancashire County Council Schools Team – response dated 25.07.25 to planning application

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1. Introduction

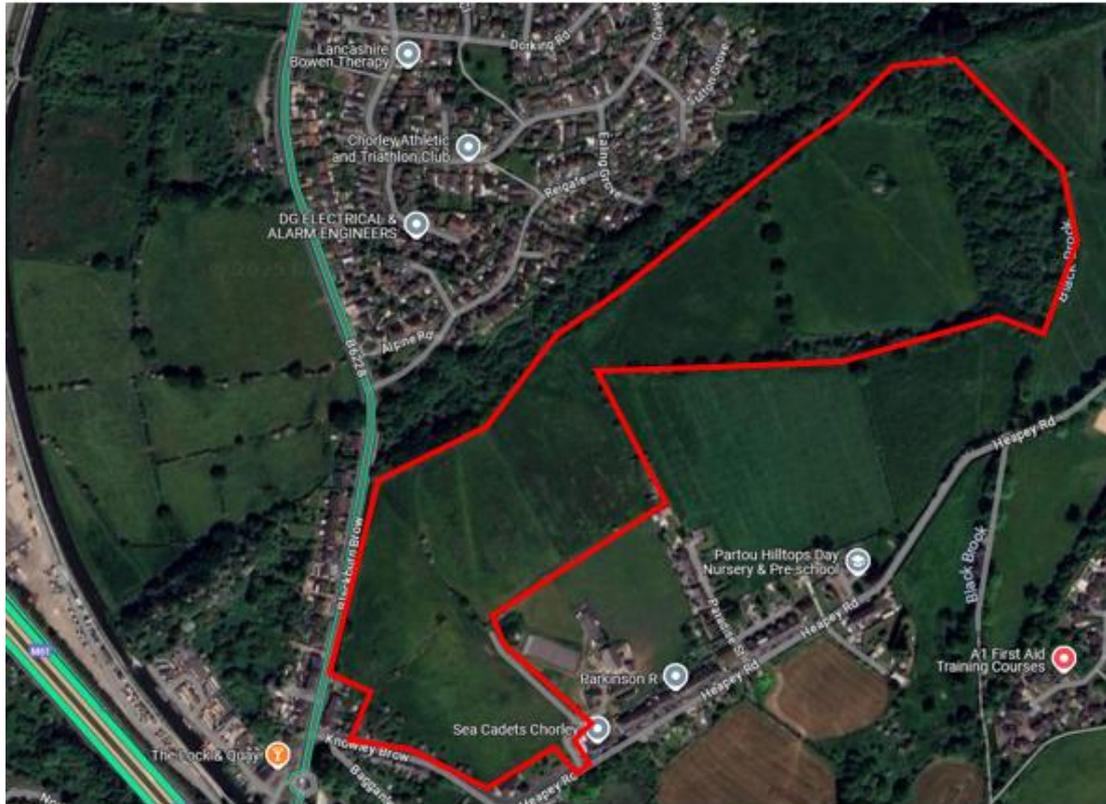
- 1.1. Pegasus Group has been instructed on behalf of their client, Castle Green Homes (hereon in “Castle Green”), to prepare Hearing Statements to the Central Lancashire Local Plan Examination (EiP) in support of their land interests in Chorley Borough. Namely, Castle Green has a development option on the land at Little Knowley Farm, Chorley.
- 1.2. This includes the draft Little Knowley Farm allocation (HS2.10 – see **Figure 1**), which is currently allocated for 150 no dwellings.

Figure 1: Little Knowley Farm Allocation (HS2.10)



- 1.3. A live planning application (25/00634/FULMAJ) is pending determination on site, for the erection of 146 no. dwellings. This follows a previous withdrawn planning application on the wider site (Ref; 22/00538/OUTMAJ) which proposed up to 200 homes at Little Knowley farm.
- 1.4. Castle Green’s option on the wider Little Knowley Farm landholding includes further land to the east of the current draft allocation (see **Figure 2**). It is Castle Green’s position that the whole parcel (shown at **Figure 2**) should be allocated for residential development (under HS2.10) to ensure the development requirements and spatial strategy of the Local Plan are appropriately met.

Figure 2: Extent of land within Castle Green Homes' control



15. This Statement deals with Matter 5, which addresses the following issue:

“Issue 5 – Are the proposed housing allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?”

16. To confirm, Castle Green only seek to make comments on the draft HS2.10 Little Knowley Farm allocation. No comments are made in respect of other draft Chorley allocations, albeit we reserve the right to do so at a later date.

2. Question 5.2

Housing Allocations – Chorley

Policy HS2

5.2 Is each site allocated for residential development sound? In particular:

a) Have the site constraints been appropriately taken into account in the allocation of the site?

- 2.1. The evidence base fully supports the allocation of Little Knowley Farm (HS2.10) for residential development, which is unconstrained noting that:
- The site is located entirely within Flood Zone 1 (lowest probability of flood risk).
 - Is not subject to surface water flooding.
 - Is not located within the Green Belt.
 - No Listed Buildings or Conservation Areas are located within the site boundary.
 - The site is not subject to any statutory landscape designations such as SACs, SSSIs etc.
 - Can be accessed via Blackburn Brow.
 - Is sustainably located adjacent to the existing settlement boundary of Chorley.
- 2.2. Through preparation of the current planning application, Castle Green Homes have undertaken significant technical work, demonstrating that there are no constraints precluding the ability of the site to be developed.
- 2.3. The allocation of Little Knowley Farm (HS2.10) is therefore fully justified and there are no constraints preventing it being allocated and developed for housing.
- 2.4. As explained in further detail in our Matter 2 Statement, the entire Little Knowley Farm site (see Figure 2) should be allocated and is indeed required to meet development needs, as the evidence base¹ confirms that the entire land parcel is unconstrained and a suitable and deliverable housing site.
- 2.5. Extending the allocation to include all land within parcel 19C393a would then then comply with Paragraph 35 of the NPPF and be justified, based on the evidence.

¹ See Site Profile 47 of Strategic Housing Economic Land Availability Assessment (Reference H015b), Page 44 of the Heritage Impact Assessment (Reference: HEO1A), Pages 76–78, Appendix B of the Landscape Assessment (Reference: EVO9C) and Chapter 5 of the Integrated Assessment (Reference: CD05).

b) Are the various requirements set out in the policy clear, justified and effective?

- 2.6. Yes. The only point of clarification Castle Green raise is in respect of part 3 of Policy HS2, which notes the requirement for a wintering bird survey to be undertaken for the Little Knowley Farm site. Wintering bird surveys have been undertaken as part of the planning application pending determination on site (see **Appendix 1**) – which confirm that the proposals will have no impact on target species skylark and lapwing. The loss of habitat will not have an adverse effect on these target species, due to the low levels of activity by target species and the available suitable habitat immediately adjacent to the site.
- 2.7. This further demonstrates how the Little Knowley Farm site is a suitable housing allocation.

c) Have the indicative yield, development mix and viability considerations been adequately addressed?

- 2.8. Little Knowley Farm can deliver around 150 no. dwellings. The live planning application for 146 no. dwellings on site confirms that this is a deliverable/realistic development number.
- 2.9. Notwithstanding the above, the whole Little Knowley Farm site should be allocated for housing, as supported by the evidence base (see footnote 1) – and can deliver around 200 dwellings.

d) Is there robust evidence that the assumptions regarding the infrastructure required for the development are realistic and that it will be deliverable?

- 2.10. Castle Green can confirm that the Little Knowley Farm site is wholly deliverable – and that there are no infrastructure constraints that would prevent development coming forward. This is confirmed by the position of no statutory/technical objections to the planning application on site.
- 2.11. Furthermore, Lancashire County Council’s School Planning Team have confirmed that no education contribution is required (see **Appendix 2**), further demonstrating sufficient infrastructure is in place to accommodate additional growth in this location.
- 2.12. United Utilities have also confirmed they have no objection to development at Little Knowley Farm subject to the imposition of a recommended planning condition (see **Appendix 3**).

e) Is there evidence that the development of the allocations is viable and developable during the plan period?

- 2.13. Yes – the live planning application for 146 no. dwellings, which is full in nature, is not subject to any statutory or technical objections. The statutory determination period has now passed (21st October 2025). Castle Green is proactively working with the Council to ensure the application is determined as soon as possible.
- 2.14. Noting the fact that no technical objections have been raised to date, a positive determination can be expected in the next few months – and it is certainly the case that the site can deliver housing in the first five years of the plan period.
- 2.15. It is important to emphasise that the entire Little Knowley Farm site is being promoted by a housebuilder with significant experience of delivering new homes in the north-west and

whom have an option to purchase. There are therefore no encumbrances to the site being developed early in the plan period.

f) Are there any omissions in the policy, and is it sufficiently flexible?

- 2.16. No – other than draft allocation HS2.10 should be expanded to incorporate land to the immediate east and allocated for development of around 200 dwellings in order to be justified and to reflect the evidence base.

3. Question 5.3

5.3: Does the policy provide sufficient information on site specific constraints and requirements such as the physical and social infrastructure that may be required as part of the development?

- 3.1. Yes in respect of allocation HS2.10.
- 3.2. In respect of part 3 of Policy HS2, we repeat our earlier comments at paragraphs 2.4–2.5 that wintering bird surveys have been undertaken as part of the live planning application on site and confirm that no ecological constraints arise in this regard.



Appendix 1: Non-Breeding Bird Survey (Ascerta) May 2025



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Little Knowley Farm, Chorley

Non-Breeding Bird Survey

Castle Green Homes

P.1614.22
May 2025

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Reference	Site	Client	Date
P.1614.22	Little Knowley Farm, Chorley	Castle Green Homes	8 May 2025

Field work	Document author(s)	Technical review	Quality & approval
Liz Kenyon BSc (Hons), Lizzie Atkinson MSc, Alex Rose MSc CIEEM, Jack Kay MSc	Jack Kay Lizzie Atkinson	Liz Kenyon BSc (Hons)	Richard Anderson, Quality & Office Administrator

Revision	Date	Details
A	26 February 2025	Update following wintering bird survey

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2	Non-Breeding Bird Species List
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Executive Summary

Non-breeding bird surveys have been carried out at the land east of Little Knowley Farm, Chorley, in November and December 2022, February, March, April, September and October 2023.

Following the site allocation, an additional survey was carried out in February 2025. The assessment comprised of a desk study and biological records search, as well as vantage point surveys in order to determine wintering bird activity on the site.

The site is situated to the northeast of Chorley. The habitats present on site comprise of semi-improved grassland divided by post and rail fencing. A dismantled railway lies adjacent to the northern boundary and a stone wall lines this boundary. Species-poor hedgerow partially lines the western site boundary with a public footpath to the centre of the site.

Skylarks were observed during the survey on 8 December 2022 commuting, foraging and resting at VP4 and VP5 (drawing P.1614.22.19 Wintering Bird Survey 08.12.22, Appendix 1). Lapwing were observed during the survey on 25 October 2023, flying southwest over the site at VP1 at a height of over 20m (drawing P.1614.22.23 Wintering Bird Survey 25.10.23, Appendix 1). The habitats on site to be lost to the proposals are not suitable for these target species due to disturbance from farming/grazing activity and human disturbance at the public footpath. Less disturbed, more suitable foraging and refuge habitat, where skylark had been observed in 2023 is available immediately adjacent to the site following the site allocation.

No target species were observed during the update survey conducted on 25 February 2025.

Red listed Birds of Conservation Concern (BoCC) were observed using habitats within the site for foraging and commuting. Commonly observed species included house sparrow and starling. House sparrows were primarily observed within hedgerows which is to be retained within the southwest region of the site. The inclusion of bird boxes for this species within new residential dwellings could help to enhance the site further for this species.

Starlings were observed commuting often where habitat is planned to be lost. However, suitable foraging and refuge habitat for starling will be retained in the southwest and northeast of the site. The inclusion of bird boxes for this species within new residential dwellings could help to enhance the site for this species. Other red listed species such as herring gull, willow tit and greenfinch will not be adversely impacted as they were not commonly observed within the habitat to be retained within the proposals for the site.

Common amber-listed species such as black-headed gull and lesser black-backed gull won't be adversely impacted by the proposals. These species primarily commuted over the site to more suitable habitats off-site. Some foraging occurred within the southwest region of the site; however, this area is to be retained within the proposals.

Other BoCC and more common species including blackbird, buzzard, blue tit, carrion crow, coal tit, chaffinch, goldfinch, jackdaw, jay, magpie, long-tailed tit, robin and pied wagtail are considered to not be adversely impacted by the proposals. This is due to the majority of activity being recorded within habitats to be retained within the proposals, such as hedgerows, scattered trees and woodland. The proposed areas of retained woodland and public open space (POS) provide suitable habitat for these species to forage and commute. Further enhancement could be undertaken by implementing bird boxes within new buildings on-site.

The site is disturbed regularly by recreational activity such as dog walkers on the public footpath as well as farming/grazing activity. The proposals are likely to increase recreational activity on the site and local area. To help reduce this impact, it is recommended new homeowners be informed about local bird species and how they can reduce their impact on these species in the form of a leaflet.

It is considered that the proposals will have no impact on target species skylark and lapwing. The loss of habitat will not have an adverse effect on these target species due to the low levels of activity by target species, but also due to suitable foraging and refuge habitat to the west of the allocated site.

1. Introduction

Ascerta has been instructed by Castle Green Homes to carry out surveys to assess the potential for non-breeding birds to use a site as a feeding or resting place over winter and during the spring and autumn passage periods. The site is located to the northeast of Chorley (OS Grid reference SD 5976 1934).

Non-breeding bird surveys were carried out at the site on 22 November 2022 by Liz Kenyon, Lizzie Atkinson and Jack Kay. Surveys conducted on 7 and 8 December 2022, 8 March 2023, 6 April 2023, 5 September 2023 were conducted by Jack Kay. The survey on 25 October 2023 was conducted by Alex Rose and Jack Kay. A follow-up survey was conducted on 25 February 2025 by Jack Kay.

The surveys followed the British Trust for Ornithology (BTO), Joint Nature Conservation Committee (JNCC) and Royal Society for the Protection of Birds (RSPB) joint instructions for breeding bird surveying (2018). Surveyors listed all bird species observed during the surveys and flight lines were recorded. Bird species are listed using BTO coding.

This report presents the results of the surveys and includes recommendations for further actions where applicable in order to satisfy current wildlife legislation and in order to achieve our client's objectives.

2. Objectives

Our client's objectives are to establish ecological constraints to the development of the site.

Our objectives are as follows:

- Identify statutory designated sites for overwintering and passage birds within 15km of the site
- Carry out wintering bird surveys on-site with particular focus on designation birds of the European Sites within 15km of the site
- Provide recommendations for mitigation where current legislation requires
- Provide recommendations that seek to enhance the ecological value of the site for non-breeding birds if relevant
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current wildlife legislation
- Provide enough information on bird use of the site to inform a Habitats Regulations Screening Report that the Local Authority will prepare as required

3. Relevant Legislation

The key UK legislation is the Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way Act 2000) which consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain. It is complemented by the Conservation of Habitats and Species Regulation 2010, which implements Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive). The regulations provide for the designation and protection of 'European sites', and the protection of 'European protected species'.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2024 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 '*Conserving and enhancing the natural environment*'. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Further guidance is provided within Government Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System.

Biodiversity Action Plan Species

Background information about the lists of priority species (Species of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority species have Species Action Plans (SAP) and there are also 'grouped action plans' for groups of related species with similar conservation requirements. The LBAP relating to this survey area is the Lancashire Biodiversity Action Plan.

Local Legislation

The site lies within Chorley and is covered by Chorley Local Plan 2012–2026 (adopted 21 July 2015). It extracts policies from the Core Strategy Objectives, and policies of relevance are BNE1–BNE11, and these have been taken into account when preparing this report.

4. Survey Method

4.1 Non-Breeding Bird Survey

Record Search

The local biological records centre, Lancashire Environmental Record Network (LERN), was consulted for records of protected or notable birds within 2km of the site.

The BTO BoCC was referenced to determine species of conservation concern (green/amber/red lists).

Vantage Point

A Vantage Point (VP) survey method was used to determine bird activity on the site. As there are no formal methods available for non-breeding bird surveys in England for housing developments, the vantage point methods were adopted from the following sources:

- Scottish Natural Heritage (SNH) on-shore wind farm survey guidance (SNH, 2014)
- Bird Census Techniques (Bibby et al., 2000)
- Bird Monitoring Methods (Gilbert et al., 2011)
- Measuring population changes from the Breeding Bird Survey (Field & Gregory, 1999)

Surveyors

The survey on 22 November 2022 was conducted by Liz Kenyon, Lizzie Atkinson and Jack Kay. Surveys on 7 and 8 December 2022, 8 March 2023 and 6 April 2023, 5 September 2023 were conducted by Jack Kay. The survey on 25 October 2023 was conducted by Alex Rose and Jack Kay. The survey on 25 February 2025 was conducted by Jack Kay.

Timing

The surveys were carried out in November and December 2022, March, April, September and October 2023 with a follow-up survey being carried out in February 2025. At least six hours of surveying were undertaken per calendar month. Surveys were undertaken at various times of the day to account for differences in bird movements in relation to changes in tides and light. Survey dates and times are presented in Table 5.1.

Weather

Surveys were undertaken in all weather conditions bar thick fog, extreme wind or persistent precipitation. Weather during the surveys is presented in Table 5.1.

Equipment

10x42 Bushnell Birding Series binoculars.

Mapping

Bird flight lines were mapped on paper when in the field. These were drawn up using QGIS software for the report as appropriate.

Target Species

Lapwing and skylark have been outlined as target species regarding the site. Other UK red-listed species will have flight lines recorded using QGIS.

4.2 Limitations

The number of surveying hours is not considered a limitation to the conclusions of the report as a total of 36 hours and 35 minutes of survey time was undertaken within the site.

Dog walkers were observed often at VP1 during surveys conducted on 8 December 2022, 8 March 2023, 6 April 2023 and 25 October 2023 and did not adhere to the public footpath within this field. This activity could have caused a disturbance to bird species and impacted behaviour recorded during the surveys and has been taken into account within the report conclusions.

VP4 and VP5 were moved from the survey conducted on 5 September 2023 onwards due to horses being present in fields and the associated safety concerns. The newly selected vantage points provided equal opportunity to identify birds within the relevant areas of the site, and as such are not considered a limitation on this report.

VP1 and VP2 were removed for the update survey conducted on 25 February 2025 and VP3, VP4 and VP5 became VP1, VP2 and VP3. This was due to the site allocation within the local plan and an amended red line boundary for the developable area.

5. Survey Results and Evaluation

5.1 Desk Study

The site does not fall within any statutory or non-statutory designated sites. The potential impacts of the proposals on statutory and non-statutory sites within the vicinity of the site are assessed within the Preliminary Ecological Appraisal and should be read in conjunction with this report (*P.1614.22 Ascerta Ecological Impact Assessment Little Knowley Farm, Chorley*).

The following statutory sites, relevant to the non-breeding bird surveys, lie within 15km of the site:

- Red Scar and Tun Brook Woods (SSSI) (12.1km north)
- West Pennine Moors (SSSI) (2.5km east)
- Longton Brickcroft (LNR) (13km northwest)
- River Darwen Parkway (LNR) (10.5km northeast)
- Withnell Nature Reserve (LNR) (4.5km northeast)
- Sunnyhurst Woods (LNR) (8.1km northeast)
- Kirkless (LNR) (12.8km south)
- Lostock Hall (LNR) (12km southeast)
- Doffcocker Lodge (LNR) (12.4km southeast)

The site does not lie within a Natural England SSSI Impact Risk Zone that is relevant to residential dwellings.

Following a review of records held by LERN, priority wintering bird species skylark, lapwing, song thrush, grey partridge, yellow wagtail, tree sparrow, linnets, reed bunting and yellowhammer have the potential to occur within the vicinity of the proposed development have been identified.

Three hundred and thirty-three records were returned for bird species within 2km of the site. Species present include lesser redpoll, goldfinch, wren, house martin, swallow, sand martin, kestrel, buzzard, sparrowhawk, short-eared owl, little owl, barn owl, tawny owl, lapwing, skylark, wheatear, fieldfare, curlew, kingfisher, grey heron, tufted duck and oystercatcher. All species recorded within 2km are displayed within Appendix 2. The most recent record was in 2021 for a house sparrow located approximately 1.7km southwest of the site within a residential area. The closest record was in 2016 for a willow tit located approximately 220m north of the site within a residential area.

5.2 Non-Breeding Bird Survey

The site is situated to the north-west of Chorley. The on-site habitats comprise of semi-improved grassland fields that are divided by post and rail fencing. Species-poor hedgerow partially lines the western site boundary with a public footpath to the centre of the site. The habitats are discussed in detail in *P.1614.22E Ascerta Ecological Impact Assessment, Rev E Little Knowley Farm, Chorley*.

Table 5.1: Meta data collected during wintering bird surveys at Little Knowley Farm, Chorley.
VP – Vantage Point, JK – Jack Kay, LK – Liz Kenyon, LA – Lizzie Atkinson, AR – Alex Rose.

Survey date	Tide times and height (m)	Location, surveyor and time	Temp (°C)	Wind (Beaufort scale)	Cloud cover (x/8) and weather conditions
22.11.22 (sunrise 07:51, sunset 16:03)	High: 09:25 & 21:38 (7.7m) Low: 03:34 & 15:55 (2.7m)	LK, LA & JK VP1: 10:40–12:40 JK VP2, LA VP3: 12:45–14:45 JK VP4, LA VP5: 14:50–15:30	Start: 7 End: 7	Start F1 End F1	6/8 cloud cover progressing to 8/8 by survey end. Dry and clear.
07.12.22 (sunrise 08:13, sunset 15:51)	High: 10:10 (7.5m) & 22:29 Low: 04:24 & 16:44 (0.9m)	JK VP2: 10:10–11:40 JK VP3: 11:45–13:15	Start: 0 End: 2	Start F1 End F1	1/8 cloud cover remaining throughout. Dry and clear.
08.12.22 (sunrise 08:15, sunset 15:51)	High: 10:46 (7.6m) & 23:06 Low: 05:01 & 17:21 (0.9m)	JK VP1: 12:30–13:30 JK VP4: 13:35–14:35 JK VP5: 14:40–15:40	Start: 1 End: 1	Start F0 End F1	0/8 cloud cover progressing to 2/8 by survey end. Dry and clear.
08.03.23 (sunrise 06:45, sunset 18:01)	High: 11:38 (9m) & 23:59 Low: 06:22 & 18:47 (1.8m)	JK VP1: 07:15–08:15 JK VP2: 08:20–09:50 JK VP3: 09:55–11:25 JK VP4: 11:30–12:30 JK VP5: 12:35–13:35	Start: -1 End: 3	Start F2 End F4	8/8 cloud cover throughout survey. Light snowfall occurring 30 minutes before survey end.
06.04.23 (sunrise 06:32, sunset 19:55)	High: 12:06 (9m) Low: 06:54 & 19:17 (1.7m)	JK VP1: 07:00–08:00 JK VP2: 08:05–09:35 JK VP3: 09:40–11:10 JK VP4: 11:15–12:15 JK VP5: 12:20–13:30	Start: 8 End: 9	Start F0 End F2	8/8 cloud cover throughout survey. Dry and clear for majority with light rain at 11:10 and 11:50.
05.09.23 (sunrise 06:26, sunset 19:52)	High: 03:02 (8m) & 15:27 Low: 09:41 (0.7m) & 21:58	JK VP1: 10:00–11:00 JK VP2: 11:10–12:40 JK VP3: 13:00–14:30 JK VP4: 14:35–15:35 JK VP5: 15:40–16:40	Start: 22 End: 25	Start F0 End F3	0/8 cloud cover throughout survey. Dry and clear.
25.10.23 (sunrise 07:56, sunset 17:52)	High: 08:48 & 21:04 (8.2m) Low: 02:46 (2.1m) & 15:15	JK & AR VP3: 10:00–12:00 JK VP2: 12:05–14:05 JK VP1: 14:10–16:10 AR VP4: 12:05–14:00 AR VP5: 14:05–16:00	Start: 6 End: 11	Start: F0 End: F0	1/8 cloud cover progressing to 5/8 by survey end. Clear and dry.
25.02.25 (sunrise 07:09, sunset 17:40)	High: 09:26 & 21:50 (7.9m) Low: 03:29 & 16:01 (2.5m)	JK VP1: 07:30–09:30 JK VP2: 09:35–11:35 JK VP3: 11:40–13:40	Start: 5 End: 7	Start: F0 End: F2	7/8 cloud cover reducing to 6/8 by survey end. Dry and clear.

Table 5.2: Site conditions, level of disturbance and bird species noted during each survey visit. Target species are recorded if flying over the field or foraging on site. Other bird species are recorded only if they flew at less than 20m over the field or were using habitats on site or immediately adjacent to the site. A list of all birds recorded in the area during survey is presented in Appendix 3.

Survey date	Site conditions	Target bird species recorded (in flight unless otherwise stated)	Other birds recorded using the site and adjacent fields or flying below 20m over site
22.11.22	<p>Scrub dying back along woodland boundary. Fields open with little growth of grasses.</p>  <p>View of Pond 1 (P1) and woodland from VP1.</p>		<p>VP1 recorded sixteen carrion crow, eight magpie, five wood pigeon, four grey heron, five blackbird, six great tit, two black-headed gull, four long-tail tit and one robin.</p> <p>VP2 recorded forty-six starling, five magpie, eight carrion crow, nine great tit, four blackbird, six wood pigeon, one blue tit, and one robin.</p> <p>VP3 recorded eleven carrion crow, six long-tailed tits, two magpie and one herring gull.</p> <p>VP4 recorded six starling, one black-headed gull, four wood pigeon, one carrion crow, 3 blackbird and two blue tit.</p> <p>VP5 recorded four Canadian geese, eight carrion crow, four wood pigeon and one black-headed gull.</p>
07.12.22	<p>Frost present, otherwise no change from previous surveys.</p>  <p>View from VP3.</p>		<p>VP2 recorded one buzzard, eight carrion crow, one magpie, eight wood pigeon, six willow tit, seven great tit, nineteen starling, one blackbird and two robin.</p> <p>VP3 recorded three wren, two carrion crow, one magpie and eight willow tit.</p>
08.12.22	<p>Frost present, otherwise no change from previous surveys.</p>  <p>View from VP4.</p>	<p>Skylark observed commuting at VP4, and foraging/ commuting at VP5.</p>	<p>VP1 recorded one robin, two magpie, six willow tit, four carrion crow, two grey heron, one wren, two pheasant, one blue tit, two great tit.</p> <p>VP 4 recorded one wood pigeon, two robin, three jackdaw, one rook, one skylark, one common gull.</p> <p>VP5 recorded three wood pigeon, four skylark, three blackbird, five jackdaw, one</p>

Survey date	Site conditions	Target bird species recorded (in flight unless otherwise stated)	Other birds recorded using the site and adjacent fields or flying below 20m over site
08.03.23	<p>Slight frost present, otherwise no change from previous surveys.</p>  <p>View from VP5.</p>		<p>magpie, eleven house sparrow, seven chaffinch and two robin.</p> <p>VP1 recorded one greater spotted woodpecker, one buzzard, nine carrion crow, one grey heron, six blackbird, three blue tit, two chaffinch, one black-headed gull, eight wood pigeon, one wren, one Canada goose, five magpie, two great tit, one pheasant and one lesser black-backed gull.</p> <p>VP2 recorded two starling, two robin, four blue tit, one wren, eleven goldfinch, one carrion crow, three chaffinch, two black-headed gull, fourteen wood pigeon, three blackbird and two song thrush.</p> <p>VP3 recorded one wren, three wood pigeon, three black-headed gull, seven carrion crow, six goldfinch, two robin, two starling, two buzzard, one kestrel and two song thrush.</p> <p>VP4 recorded seventeen jackdaw, one wren, two carrion crow, two black-headed gull and two blackbird.</p> <p>VP5 recorded forty-one jackdaw, seven lesser black-backed gull, three house sparrow, four long-tailed tit, two wren, three carrion crow, three wood pigeon, two black-headed gull and three blackbird.</p>
06.04.23	<p>Site unchanged from previous surveys.</p>  <p>View from VP2.</p>		<p>VP1 recorded four blackbird, one robin, eleven wood pigeon, nine carrion crow, one buzzard, nine blue tit and four great tit.</p> <p>VP2 recorded one house martin, fourteen wood pigeon, four carrion crow, nine blue tit, three blackbird, three magpie, five oystercatcher, eight jackdaw, six starling and one robin.</p> <p>VP3 recorded twenty-six jackdaw, one blackbird, three black-headed gull, fourteen wood pigeon, one great tit, five</p>

Survey date	Site conditions	Target bird species recorded (in flight unless otherwise stated)	Other birds recorded using the site and adjacent fields or flying below 20m over site
			<p>carrion crow, one buzzard and one magpie.</p> <p>VP4 recorded four carrion crow, one robin, one blackbird, five wood pigeon, two blue tit, eight jackdaw and one magpie.</p> <p>VP5 recorded eleven wood pigeon, fourteen jackdaw, nine carrion crow, four starling, three black-headed gull, one magpie, one collared dove, two robin, seven house sparrow and one buzzard.</p>
05.09.23	<p>Site unchanged from previous surveys.</p>  <p>View of pond (P1) and woodland near VP1.</p>		<p>VP1 recorded five carrion crow, two magpie, one kestrel, three robin, two blackbird, two great tit, ten wood pigeon, two jay, twelve goldfinch, one black-headed gull, one blue tit and one great spotted woodpecker.</p> <p>VP2 recorded eighteen wood pigeon, three carrion crow, one kestrel, six magpie, three goldfinch, thirteen long-tailed tit, one blackbird and one jay.</p> <p>VP3 recorded eighteen wood pigeon, one buzzard, four house martin, four magpie, four jackdaw and two goldfinch.</p> <p>VP4 recorded four carrion crow, ten wood pigeon, two jackdaw and one great black-backed gull.</p> <p>VP5 recorded sixteen carrion crow, eighteen jackdaw, twenty-three wood pigeon, four goldfinch, three magpie, one robin, sixteen starling and two rock dove.</p>
25.10.23	<p>Site unchanged from previous surveys.</p>  <p>View from VP3.</p>	<p>Lapwing observed commuting at VP1.</p>	<p>VP1 recorded five carrion crow, eight jay, six magpie, fifty-nine wood pigeon, seventeen goldfinch, four robin, one grey heron, eighteen starling, three coal tit, two blue tit and twelve lapwing.</p> <p>VP2 recorded forty-one wood pigeon, eight great tit, ten jay, twelve carrion crow, eleven blackbird, six magpie, eleven goldfinch, thirteen blue tit, eleven jackdaw, one song</p>

Survey date	Site conditions	Target bird species recorded (in flight unless otherwise stated)	Other birds recorded using the site and adjacent fields or flying below 20m over site
			<p>thrush, one great spotted woodpecker, four buzzard, two dunnock, nine starling, seven pied wagtail and three robin.</p> <p>VP3 recorded five jay, five robin, two goldfinch, fourteen blackbird, sixteen wood pigeon, ten carrion crow, twelve magpie, three jackdaw, eight great tit, three lesser black-backed gull, one wren, one chaffinch, five blue tit, two pied wagtail and eight starling.</p> <p>VP4 recorded twenty-five carrion crow, three wren, three wood pigeon, eight magpie, two buzzard, two dunnock, four black-headed gull and one kestrel.</p> <p>VP5 recorded two black-headed gull, five magpie, three robin, one redwing, one lesser black-backed gull, one herring gull, eleven wood pigeon, one long-tailed tit, thirty-five carrion crow and two collared dove.</p>
25.02.25	 <p>View from VP1.</p>  <p>View from VP2.</p>  <p>View from VP3.</p>	<p>No target species were observed during the survey.</p>	<p>VP1 recorded one collared dove, eleven carrion crow, sixteen wood pigeon, two wren, one buzzard, seven magpie, two robin, six blue tit, two great black-backed gull, one greenfinch, seven jackdaw, seven black-headed gull, two goldfinch and two great tit.</p> <p>VP2 recorded seven carrion crow, six wood pigeon, two great black-backed gull, four magpie, ten jackdaw, two goldfinch, two mute swan, four lesser black-backed gull and one blue tit.</p> <p>VP3 recorded three blackbird, three black-headed gull, one blue tit, two blackcap, seven house sparrow, five carrion crow, one magpie, ten wood pigeon, forty-nine jackdaw, two buzzard and three rock dove.</p>

5.3 Evaluation

Target Bird Species

Skylark (UK red-listed) (LBAP) were observed commuting at VP4, as well as commuting and foraging at VP5 during the survey conducted on 8 December 2022 (see drawing P.1614.22.19 Wintering Bird Survey 08.12.22, Appendix 1).

Lapwing (UK red-listed) (LBAP) were observed commuting at a height of 20+ meters at VP1 during the survey conducted on 25 October 2023 (see drawing P.1614.22.23 Wintering Bird Survey 25.10.23, Appendix 1).

Notable bird species

The survey on 22 November 2022 recorded starling (UK red-listed) at VP2 commuting north and south and at VP4 commuting north, black-headed gull (UK amber listed) was recorded commuting at VP1 and VP4 and wood pigeon (UK amber listed) were recorded commuting and resting at VP1, VP2 and VP4 (see drawing P.1614.22.09 Wintering Bird Survey 22.11.22, Appendix 1, for red-listed bird flight lines).

The survey on 7 December 2022 recorded willow tit (UK red-listed) commuting along site boundaries at VP2 and VP3, starling (UK red-listed) was recorded commuting at VP2, and wood pigeon (UK amber listed) were recorded commuting and perching at VP2 (see drawing P.1614.22.18 Wintering Bird Survey 07.12.22, Appendix 1, for red-listed bird flight lines).

The survey on 8 December 2022 recorded willow tit (UK red-listed) commuting between scattered trees at VP1, house sparrow (UK red-listed) was recorded within hedgerows along the site boundary at VP5, a single rook (UK amber listed) was recorded commuting and perching at VP4, common gull (UK amber listed) was recorded commuting at VP4 and wood pigeon (UK amber listed) was recorded commuting and perching at VP4 and VP5 (see drawing P.1614.22.19 Wintering Bird Survey 08.12.22, Appendix 1, for red-listed bird flight lines).

The survey on 8 March 2023 recorded starling (UK red-listed) commuting at VP2 and VP3, house sparrow (UK red-listed) within hedgerows along the site boundary at VP5, song thrush (UK amber listed) (LBAP) commuting between scattered trees at VP2 and VP3, wood pigeon (UK amber listed) commuting and perching at VP1, VP2, VP3 and VP5, black-headed gull (UK amber listed) commuting at VP2, VP3, VP4 and VP5, lesser black-backed gull (UK amber listed) commuting at VP1 and VP5, and kestrel (UK amber listed) commuting at VP3 (see drawing P.1614.22.20 Wintering Bird Survey 08.03.23, Appendix 1, for red-listed bird flight lines).

The survey on 6 April 2023 recorded starling (UK red-listed) commuting at VP2 and VP5, house martin (UK red-listed) commuting at VP2, house sparrow (UK red-listed) within hedgerows along the site boundary at VP5, wood pigeon (UK amber listed) commuting and resting at VP1, VP2, VP3, VP4 and VP5, oystercatcher (UK amber listed) were recorded commuting at VP2, and black-headed gull (UK amber listed) commuting at VP3 and VP5 see drawing P.1614.22.21 Wintering Bird Survey 06.04.23, Appendix 1, for red-listed bird flight lines).

The survey on 5 September 2023 recorded starling (UK red-listed) commuting at VP5, house martin (UK red-listed) commuting and foraging at VP3, wood pigeon (UK amber listed) commuting and perching at VP1, VP2, VP3, VP4 and VP5, black-headed gull (UK amber listed) commuting at VP1, kestrel (UK amber listed) commuting at VP1 and VP2, and great black-backed gull (UK amber listed) commuting at VP4 (see drawing P.1614.22.22 Wintering Bird Survey 05.09.23, Appendix 1, for red-listed bird flight lines).

The survey on 25 October 2023 recorded starling (UK red-listed) commuting and perching at VP2 and commuting at VP1, wood pigeon (UK amber listed) was recorded commuting and perching at VP1, VP2, VP3, VP4 and VP5, redwing (UK amber listed) was recorded at VP5, song thrush (UK amber listed) (LBAP), black-headed gull (UK amber listed) was recorded commuting at VP4 and VP5, lesser black-backed gull (UK amber listed) was recorded commuting at VP3, VP4 and VP5, herring gull (UK red-listed) was recorded commuting at VP5, wren (UK amber listed) was recorded calling at VP3, kestrel (UK amber listed) was recorded commuting at VP4 and dunnoek (UK amber listed) was recorded perching and commuting at VP2 and VP4 (see drawing P.1614.22.23 Wintering Bird Survey 25.10.23, Appendix 1, for red-listed bird flight lines).

The update survey conducted on 25 February 2025 recorded wood pigeon (UK amber-listed) commuting and perching at VP1, VP2 and VP3, wren (UK amber-listed) calling at VP1, great black-backed gull commuting at VP1 and VP2, greenfinch (UK red-listed) commuting, perching and calling at VP1, black-headed gull commuting at VP1 and VP3, lesser black-backed gull (UK amber-listed) commuting at VP2 and house sparrow (UK red-listed) commuting, perching and calling at VP3 (see drawing P.1614.22.24 Wintering Bird Survey 25.02.25, Appendix 1, for red-listed bird flight lines).

Other bird species

The survey conducted on 22 November 2022 recorded carrion crow, magpie, grey heron, blackbird, great tit, robin, blue tit and long-tailed tit commuting and/or foraging within the site.

The survey conducted on 7 December 2022 recorded common buzzard, carrion crow, magpie, great tit, blackbird, robin and wren commuting and/or foraging within the site.

The survey conducted on 8 December 2022 recorded robin, magpie, grey heron, wren, pheasant, blue tit, great tit, jackdaw, chaffinch and blackbird commuting and/or foraging within the site.

The survey conducted on 8 March 2023 recorded great spotted woodpecker, common buzzard, grey heron, blackbird, wren, Canada goose, magpie, pheasant, great tit, blue tit, chaffinch, goldfinch, and carrion crow commuting and/or foraging within the site.

The survey conducted on 6 April 2023 recorded blackbird, robin, carrion crow, common buzzard, blue tit, great tit, magpie, jackdaw and collared dove commuting and/or foraging within the site.

The survey conducted on 5 September 2023 recorded carrion crow, jackdaw, jay, magpie, robin, blackbird, great tit, blue tit, long-tailed tit, goldfinch, great spotted woodpecker, buzzard and rock dove commuting and/or foraging within the site.

The survey conducted on 25 October 2023 recorded carrion crow, jackdaw, jay, magpie, collared dove, robin, blackbird, chaffinch, great tit, blue tit, coal tit, long-tailed tit, goldfinch, great spotted woodpecker, buzzard, grey heron and pied wagtail.

The update survey conducted on 25 February 2025 recorded collared dove, carrion crow, jackdaw, buzzard, magpie, robin, blue tit, great tit, goldfinch, mute swan, blackcap and rock dove.

5.4 Off-Site Impact

Although the loss of habitat on site will not impact local ecology, there is likely going to be an increase in recreational activity such as dog walking. This may impact habitat availability for target species lapwing and skylark.

6. Conclusions and Recommendations

Skylarks were observed during the survey on 8 December 2022 commuting, foraging and resting at VP4 and VP5 (drawing P.1614.22.19 Wintering Bird Survey 08.12.22, Appendix 1). Lapwing were observed during the survey on 25 October 2023 flying southwest over the site at VP1 at a height of over 20m (drawing P.1614.22.23 Wintering Bird Survey 25.10.23, Appendix 1). The habitats on site to be lost to the proposals are not suitable for these target species due to disturbance from farming/grazing activity and recreational use at the public footpath. Less disturbed, more suitable foraging and refuge habitat, where skylark had been observed in 2023, is available immediately adjacent to the site following the site allocation.

No target species were observed during the update survey conducted on 25 February 2025.

Red-listed BoCC were observed using habitats within the site for foraging and commuting. Commonly observed species included house sparrow and starling. House sparrows were primarily observed within a hedgerow which is to be retained within the southwest region of the site. The inclusion of bird boxes for this species within new residential dwellings could help to enhance the site further for this species.

Starlings were observed commuting often where habitat is planned to be lost. However, suitable foraging and refuge habitat for starling will be retained in the southwest and northeast of the site. The inclusion of bird boxes for this species within new residential dwellings could help to enhance the site for this species.

Other red-listed species such as herring gull, willow tit and greenfinch will not be adversely impacted as they were not commonly observed within the habitat to be retained within the proposals for the site.

Common amber listed species such as black-headed gull and lesser black-backed gull won't be adversely impacted by the proposals. These species primarily commuted over the site to more suitable habitat off site. Some foraging occurred within the southwest region of the site; however, this area is to be retained within the proposals.

Other BoCC and more common species including blackbird, buzzard, blue tit, carrion crow, coal tit, chaffinch, goldfinch, jackdaw, jay, magpie, long-tailed tit, robin and pied wagtail are considered to not be adversely impacted by the proposals. This is due to the majority of activity being recorded within habitats that will not be impacted within the proposals, such as hedgerows, scattered trees and woodland. The off-site areas of woodland and grassland fields provide suitable habitat for these species to forage and commute. Further enhancement could be undertaken by implementing bird boxes within new buildings on-site.

The site is disturbed regularly by recreational activity such as dog walkers as well as farming/grazing activity. The proposals are likely to increase recreational activity on the site and local area. To help reduce this impact, it is recommended new homeowners be informed about local bird species and how they can reduce their impact on these species in the form of a leaflet.

It is considered that the proposals will have no impact on target species skylark and lapwing. The loss of habitat will not have an adverse effect on these target species, due to the low levels of activity by target species and the available suitable habitat immediately adjacent to the site.

7. References

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Appendix 1

Key

- Site Boundary
- Bird Flight Lines
- VP
- VP - Vantage Point

British Trust for Ornithology (BTO)
species code

SG - Starling



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Little Knowley Farm

DRAWING TITLE:
Wintering Bird Survey 22.11.22

SCALE: NTS@A3	DRAWN BY: JK	DRAWING No: P.1614.22.09
DATE: 06/09/2023	CHKD BY: LK	REV: -

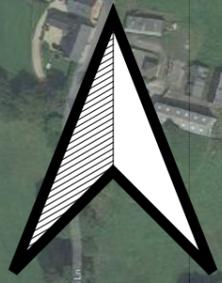


Key

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DRAWING TITLE:
Wintering Bird Survey 07.12.22

SCALE: NTS@A3	DRAWN BY: JK	DRAWING No: P.1614.22.18
DATE: 06/09/2023	CHKD BY: LK	REV: -



Key

-  Site Boundary
-  Bird Flight Lines
-  VP
- VP - Vantage Point

British Trust for Ornithology (BTO)
species code

- S. - Skylark
- WT - Willow tit
- HS - House sparrow



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Wintering Bird Survey 08.12.22

SCALE: NTS@A3	DRAWN BY: JK	DRAWING No: P.1614.22.19
DATE: 06/09/2023	CHKD BY: LK	REV: -



Key

- Site Boundary
- Bird Flight Lines
- VP
- VP - Vantage Point

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species code

- SG - Starling
- HS - House sparrow



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Wintering Bird Survey 08.03.23

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DATE: 06/09/2023	CHKD BY: LK	REV: -



Key

- Site Boundary
 - Bird Flight Lines
 - VP
- VP - Vantage Point

British Trust for Ornithology (BTO)
species code

- SG - Starling
- HM - House martin
- HS - House sparrow



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DRAWING TITLE:
Wintering Bird Survey 06.04.23

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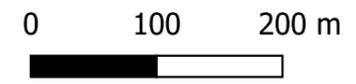
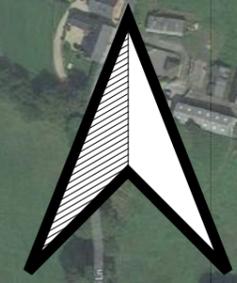


Key

- Site Boundary
 - Bird Flight Lines
 - VP
- VP - Vantage Point

British Trust for Ornithology (BTO)
species code

- SG - Starling
- HM - House martin



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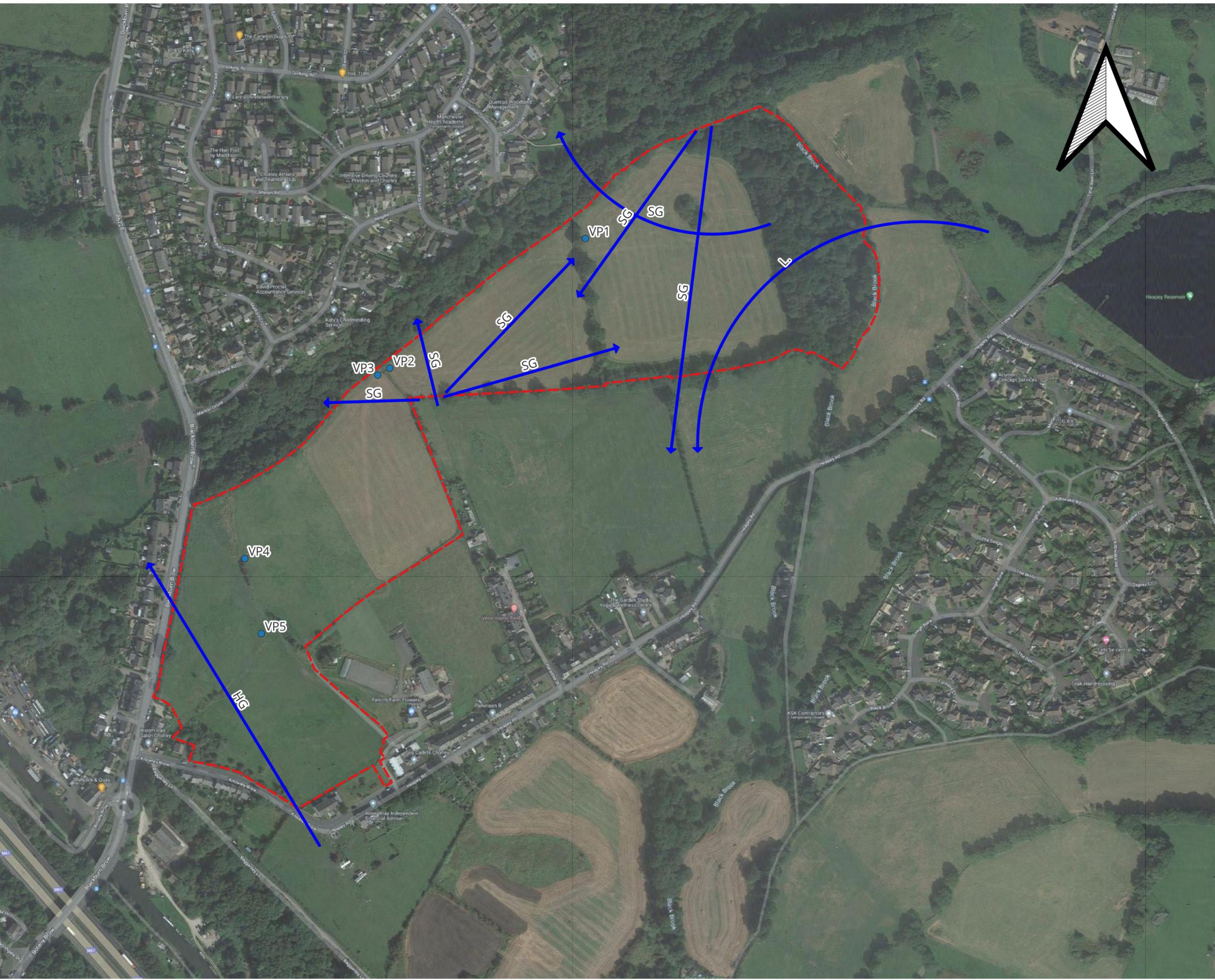
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DRAWING TITLE:
Wintering Bird Survey 05.09.23

SCALE: NTS@A3	DRAWN BY: JK	DRAWING No: P.1614.22.22
DATE: 06/09/2023	CHKD BY: LK	REV: -



Key

- Site Boundary
 - Bird Flight Lines
 - VP
- VP - Vantage Point

British Trust for Ornithology (BTO)
species code

- SG - Starling
- HG - Herring gull
- L - Lapwing



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DRAWING TITLE:
Wintering Bird Survey 25.10.23

SCALE: NTS@A3	DRAWN BY: JK	DRAWING No: P.1614.22.23
DATE: 26/10/2023	CHKD BY: LK	REV: -

-  Bird Flight Lines
-  Vantage Point
-  Survey area

British Trust for Ornithology (BTO) bird codes

GR - Greenfinch
HS - House Sparrow



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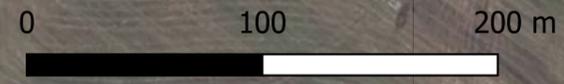
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DRAWING TITLE:
Wintering Bird Survey 25.02.25

SCALE: NTS@A3	DRAWN BY: JK	DRAWING No: P.1614.22.24
DATE: 25/02/2024	CHKD BY: LK	REV: -



Appendix 2

Appendix 2: Non-Breeding Bird Species

English name	Scientific name
Blackbird	<i>Turdus merula</i>
Black headed gull	<i>Chroicocephalus ridibundus</i>
Blue tit	<i>Cyanistes caeruleus</i>
Bullfinch	<i>Pyrrhula pyrrhula</i>
Buzzard	<i>Buteo buteo</i>
Carrion crow	<i>Corvus corone</i>
Chaffinch	<i>Fringilla coelebs</i>
Coal tit	<i>Periparus ater</i>
Collared dove	<i>Streptopelia decaocto</i>
Common gull	<i>Larus canus</i>
Dunnock	<i>Prunella modularis</i>
Goldfinch	<i>Carduelis carduelis</i>
Great black-backed gull	<i>Larus marinus</i>
Great tit	<i>Parus major</i>
Greenfinch	<i>Carduelis chloris</i>
Grey heron	<i>Ardea cinerea</i>
Grey wagtail	<i>Motacilla cinerea</i>
Herring gull	<i>Larus argentatus</i>
House sparrow	<i>Passer domesticus</i>
Jackdaw	<i>Corvus monedula</i>
Kestrel	<i>Falco tinnunculus</i>
Lesser black-backed gull	<i>Larus fuscus</i>
Long tailed tit	<i>Aegithalos caudatus</i>
Magpie	<i>Pica pica</i>
Mallard	<i>Anas platyrhynchos</i>
Meadow pipit	<i>Anthus pratensis</i>
Moorhen	<i>Gallinula chloropus</i>
Nuthatch	<i>Sitta europaea</i>
Pied wagtail	<i>Motacilla alba</i>
Redwing	<i>Turdus iliacus</i>
Robin	<i>Erithacus rubecula</i>
Song thrush (LBAP)	<i>Turdus philomelos</i>
Starling	<i>Sturnus vulgaris</i>
Treecreeper	<i>Certhia familiaris</i>
Wood pigeon	<i>Columba palumbus</i>
Wren	<i>Troglodytes troglodytes</i>

Appendix 3

ASCERTA

Date:	5/9/23
Site:	Little Knowley Farm
Surveyor:	SK
Timings:	10:00 - 16:40

VP1-10:00-11:00
 VP2-11:10-12:40
 VP3-13:00-14:30
 VP4-14:35-15:35
 VP5-15:40-16:40

Sunrise:	06:26
Sunset:	19:52

Tides	HI / LOW Water			
Sodthpot	03:02	09:41	15:27	21:58

8m 0.7m

- Roe deer seen at VP2

	Start Time	Finish Time
Temperature:	22°C	25°C
Windspeed:	10mph	12mph
Wind Direction From:	E	E
Cloud Cover:	0/8	0/8
Visibility:	Clear	Clear
Precipitation:	0%	0%

NOTES:

Crow: 4+11 Magpie: 11 Robin: 1111 Blackbird: 11 Gt b: 11 Wpigeon: 4+11+11 Song: 11 Goldfinch: 4+11+11 Blue jay: 1 Bt: 1 Gt wood pecker: 1	Kestrel: 1 Wpigeon: 4+11+11+11 Crow: 111 Kestrel: 1 Magpie: 4+1 Goldfinch: 111 L T t: 4+11+11 Blackbird: 1 Song: 1	Wpigeon: 4+11+11+11 Br: 11 H: 1111 Magpie: 1111 Sackdew: 1111 Goldfinch: 11	Crow: 1111 Wpigeon: 4+11+11 Sackdew: 11 Gt B G: 11	Crow: 4+11+11+11 Sackdew: 4+11+11+11 Wpigeon: 4+11+11+11 Goldfinch: 1111 Magpie: 111 Robin: 1 Starling: 4+11+11+11 Field pigeon: 11
VP1	VP2	VP3	VP4	VP5

	Time	Target Note No.	Number of Birds	Bird Species	Activity	Flight Direction to	Flight Height M
VP1	10:09		1	Buzzard	Flight	SE	20+ m
	10:13		2	Jay	Flight/call	N	10m
	10:22		1	B hood gull	Flight	S	12m
	10:31		2	W pigeon	" "	NW	8m
	10:50		4	Crow	" "	SW	15m
VP2	10:59		1	Kestrel	" "	E	20+ m
	11:13		1	Kestrel	Flight/rest	E	10m
	11:22		3	W pigeon	Flight	NE	10m
	11:38		2	Maggie	" "	SW	8m
	11:43		13	L T b.t	Flight/call/rest	S	5m
	11:59		2	W pigeon	Flight	E	10m
	12:32		2	W pigeon	" "	E	15m
	12:35		3	W pigeon	" "	SW	10m
	12:37		1	Jay	Flight/rest	SE	8m
	VP3	13:04		1	Buzzard	Flight	NW
13:09			3	H martin	" "	NE	15m
13:21			2	Maggie	Flight/rest	NW	5m
13:40			1	H martin	Flight	NE	5m
14:02			3	Scooter	" "	NW	10m
VP4	14:35		3	Crow	" "	SE	5m
	14:40		3	W pigeon	" "	SW	15m
	14:47		2	W pigeon	" "	S	5m
	15:05		3	W pigeon	" "	SE	8m
	15:17		1	G B B gull	" "	SE	18m
VP5	15:40		8	Crow	Flight/call/rooge	SE	5m
	15:40		5	Scooter	" "	SE	5m
	15:44		2	W pigeon	Flight	SE	10m
	15:50		2	Scooter	" "	E	5m

ASCERTA

Date:	25/10/23
Site:	Little Knowley
Surveyor:	SV
Timings:	10:00 - 16:10

VP3-10:00-12:00
 VP2-12:05-14:05
 VP1-14:10-16:10

Sunrise:	07:56
Sunset:	17:52

Tides	HI / LOW Water			
Southport	02:46 2.1m	08:48	15:15	21:04 8.2m

	Start Time	Finish Time
Temperature:	6°C	11°C
Windspeed:	1mph	4mph
Wind Direction From:	NW	NW
Cloud Cover:	1/8	5/8
Visibility:	Clear	Clear
Precipitation:	0% FO	0% FO

- Roe deer at VP1
 - Dog walkers at VP1

NOTES:		
VP3	VP2	VP1
Jay: 4HT Blackbird: 4HT 4HT 1HT 1HT Wpigeon: 4HT 4HT 4HT 1 Crow: 4HT 4HT Magpie: 4HT 4HT 11 Jackdaw: 1111 Great tit: 4HT 111 Black tit: 4HT Pied wagtail: 11 Starling: 4HT 111	Wpigeon: 4HT 4HT 4HT 4HT 4HT 4HT 4HT 1 Gt tit: 4HT 111 Jay: 4HT 4HT Crow: 4HT 4HT 11 Blackbird: 4HT 4HT 1 Magpie: 4HT 1 Goldfinch: 4HT 4HT 1 Btit: 4HT 4HT 111 Jackdaw: 4HT 4HT 1 1st thrush: 1	Crow: 4HT Jay: 4HT 111 Magpie: 4HT 1 Wpigeon: 4HT 4HT 4HT 4HT 4HT 4HT 4HT 4HT 4HT 4HT Goldfinch: 4HT 111 111 111 Robin: 1111 Gheron: 1 Starling: 4HT 4HT 4HT 111 Coal tit: 111 Layard: 4HT 4HT 11

Date:	25/10/23
Site:	Little Knowley
Surveyor:	AR
Timings:	10:00 - 16:00

V3 10:00 - 12:00
 V4 12:05 - 14:00
 V5 14:05 - 16:00

Sunrise:	07:50
Sunset:	17:52

Tides	HI / LOW Water			
	02:46	08:48	15:15	21:04
	2.1m		8.2m	

	Start Time	Finish Time
Temperature:		
Windspeed:		
Wind Direction From:		
Cloud Cover:		
Visibility:		
Precipitation:		

Refer to JK form

NOTES:	V3	V4	V5
	blackbird 111 wren 111 robin 1 crow 4111 great tit 11 chaffinch 11 wood pigeon 411111 magpie 41111 jay 11 lbbgull 11	crow 4111111111111111 wren 111 wood pigeon 11 magpie 41111 buzzard 11 duncock 11 black headed gull 1111 kestrel 1	black headed gull 11 magpie 411 robin 111 redwing 1 lbbgull 1 herring gull 11 wood pigeon 4111111111 long tailed tit 1 collared dove 11 kestrel 1 30 crows in field + 4111

Wintering
bird

ASCERTA

Date:	6/4/23	VP1-07:00-09:00
Site:	Little Wrenley Farm	VP2-08:05-09:35
Surveyor:	JU	VP3-09:40-11:10
Timings:	07:00-13:20	VP4-11:15-12:15
		VP5-12:20-13:20

Sunrise:	06:32
Sunset:	19:55

Tides	HI / LOW Water			
South port	06:54	12:06	19:17	
		9m	1.7m	

	Start Time	Finish Time
	07:00	13:20
Temperature:	8°C	9°C
Windspeed:	11mph	18mph
Wind Direction From:	NW	NW
Cloud Cover:	8/8	8/8
Visibility:	Clear	Clear
Precipitation:	64%	24%

- Roe deer seen at VP3
- Dog walkers present at VP1
- Rabbits seen at VP3
- Rain from 11:10 until 11:30
- Rain from 11:50 until 12:40

Beausart FO F2

NOTES:

Blackbird: 1111 Robin: 11 Wpigeon: 111111 Crow: 1111111 Buzzard: 1 Btit: 111111 Gt.t: 1111 VP1	Hmartin: 11 Wpigeon: 11111111 Crow: 1111 Btit: 1111111 Blackbird: 111 Magpie: 111 Cystcatcher: 11 Jackdaw: 111111 Starling: 11111 Robin: 11 VP2	Jackdaw: 1111111111111111 Blackbird: 1 Bheedyell: 1111 Wpigeon: 1111111111 Gtit: 1 Crow: 1111 Buzzard: 11 Magpie: 1 VP3	Crow: 1111 Robin: 1 Blackbird: 1 Wpigeon: 1111 Btit: 111 Jackdaw: 1111 Magpie: 1111 VP4	Wpigeon: 1111111 Jackdaw: 111111111111 Crow: 1111111 Starling: 1111 Bhead gull: 111 Magpie: 1 Collared dove: 1 Robin: 11 Hfarrow: 1111111 Buzzard: 1 VP5
---	---	---	--	--

	Time	Target Note No.	Number of Birds	Bird Species	Activity	Flight Direction to	Flight Height M
VP1	07:03		2	Wood pigeon	Flight	SE	18m
	07:08		1	Buzzard	" "	NE	15m
	07:32		1	Wood pigeon	" "	SW	20+m
	07:38		1	Crow	" "	W	8m
VP2	08:05		1	House Martin	" "	N	5m
	08:28		1	Magpie	" "	NE	3m
	08:31		1	Crow	" "	NE	12m
	08:32		4	Oystercatcher	" "	E	20+m
	08:35		3	Starling	" "	NW	5m
	08:35		1	Oystercatcher	" "	NW	10m
	08:58		2	Starling	" "	NW	5m
	VP3	09:41		1	B head gull	" "	SW
09:47			2	Scaletow	" "	W	5m
09:58			1	Wood pigeon	" "	SE	10m
10:06			1	Buzzard	" "	S	20+m
10:40			1	Crow	" "	W	20+m
VP4	11:22		2	" "	" "	W	5m
	11:29		1	Wood pigeon	" "	SE	10m
VP5	12:27		2	B head gull	" "	SW	15m
	12:33		1	Collared dove	" "	N	12m
	13:10		1	Buzzard	" "	SE	20+m

ASCERTA

Date:	7/12/22
Site:	Little Knowleg Farm
Surveyor:	Jack Kay
Timings:	10:10 - 13:15

VP2: 10:10 - 11:40

VP3: 11:45 - 13:15

Sunrise:	08:13
Sunset:	15:51

Tides	HI / LOW Water			
	04:24	10:10	16:44	22:29
	1m	7.5m	0.95m	7.45m

	Start Time	Finish Time
Temperature:	0°C	2°C
Windspeed:	3mph	5mph
Wind Direction From:	NE	NW
Cloud Cover:	1/8	1/8
Visibility:	Clear	Clear
Precipitation:	7%	7%

Frost on ground

Beausport

F1

F1

NOTES:	
Buzzard: 1 Crow: 4 Magpie: 1 Wpigeon: 4 Wt.t: 4 G.t: 4 Starling: 4 Blackbird: 1 Robin: 1 VP2	Wren: 1 Crow: 1 Magpie: 1 Wt.t: 4 VP3

ASCERTA

Date:	8/3/2023
Site:	Land at Little Knowley
Surveyor:	JW
Timings:	07:15 - 13:35

VP1 - 07:15 - 08:15
 VP2 - 08:20 - 09:50
 VP3 - 09:55 - 11:25
 VP4 - 11:30 - 12:30
 VP5 - 12:35 - 13:35

Sunrise:	06:45
Sunset:	18:01

Tides	HI / LOW Water			
Southport	06:22	11:38	18:47	23:59

9m 1.8m

	Start Time	Finish Time
	07:15	13:35
Temperature:	-1°C	3°C
Windspeed:	7mph	14mph
Wind Direction From:	E	E
Cloud Cover:	8/8	8/8
Visibility:	Clear	Clear
Precipitation:	0%	14%

Beausport

F2

F4

- Frequent dog walkers at VP1
- Local informed me of:
 - Local tawny owl
 - Lapwings
- 2 Deer spotted by VP2/VP3
- Rabbit spotted at VP2
- Moderate breeze throughout
- Snow 30min before survey end.

NOTES:

GS woodpecker: 1	G heron: 1	Starling: 11	Wren: 1	Sockdew: 1111111111
Buzzard: 1	Blackbird: 1111	Robin: 11	Wpigeon: 111	Wren: 11
Crow: 11111111	Bltit: 1111	Bltit: 1111	Bheadgull: 1111	Crow: 11
Wpigeon: 1111	Chaffinch: 11	Wren: 11	Crow: 111111	Bheadgull: 11
Wren: 1	Bheadgull: 1	Goldfinch: 111111	Goldfinch: 1111	Blackbird: 11
Cgoose: 1		Crow: 1	Robin: 11	Sockdew: 11111111111111111111
Maggie: 111		Chaffinch: 1111	Starling: 11	LBBgull: 1111
Bltit: 111		Wpigeon: 1111111111	Buzzard: 11	Crow: 1111
Phoeant: 1		blackbird: 1111	Kestrel: 1	Wpigeon: 1111
LBBgull: 1		Sthrush: 11	Sthrush: 11	Bheadgull: 111
				Blackbird: 111

VP1

VP2

VP3

VP5

ASCERTA

*GL - ground level

Time	Target Note No.	Number of Birds	Bird Species	Activity	Flight Direction to	Flight Height M
VP1 07:15		1	G S woodpecker	Rest/Flight	NE	10m
07:18		1	Buzzard	Flight	E	12m
07:23		1	Canada Goose	" "	NW	20+m
07:36		1	LBB gull	" "	N	20+m
07:37		1	Grey heron	Flight/rest	S	5m
07:55		1	W pigeon	Flight	NW	10m
07:58		1	Crow	" "	N	15m
VP2 08:21		1	B head gull	" "	SE	10m
08:30		1	W pigeon	" "	S	10m
08:41		2	Starling	Flight/rest	SE	12m
08:50		1	B head gull	Flight	NE	15m
09:05		1	W pigeons	" "	SW	8m
09:26		3	" "	" "	S	10m
VP3 10:00		1	B head gull	" "	SE	15m
10:03		1	Crow	" "	SW	10m
10:29		1	W pigeon	" "	N	5m
10:38		1	Crow	" "	E	10m
10:58		2	Buzzard	" "	NE	15m
11:00		1	Kestrel	" "	SE	15m
11:13		2	Song thrush	Flight/rest	E	5m
11:18		1	Crow	Flight	SW	20+m
11:19		2	B head gull	" "	E	12m
VP4 11:34		5	Jackdaw	" "	S	15m
11:40		1	Crow	" "	SE	3m
12:11		2	B head gull	" "	S	3m
VP5 12:35		39	Jackdaw	Foraging	-	GL
12:50		1	B head gull	Flight	SW	10m

ASCERTA

Date:	8/12/22
Site:	Little Knowley Farm
Surveyor:	Jack Kay
Timings:	12:30 - 15:40

VP1-12:30-13:30
 VP4-13:35-14:35
 VP5-14:40-15:40

Sunrise:	08:15
Sunset:	15:51

Tides	HI / LOW Water			
Southport	05:01	10:46	17:21	23:06
	1m	7.6m	0.9m	7.5m

	Start Time	Finish Time
Temperature:	1°C	1°C
Windspeed:	3mph	5mph
Wind Direction From:	N	NW
Cloud Cover:	0/8	2/8
Visibility:	Clear	Clear
Precipitation:	4%	2%

Dog walkers in VP1 field.

Beaumont: F0 F1

NOTES:		
Robin: 1 Magpie: 11 Bt.t: 1111 Crow: 1111 Gheron: 11 Wren: 1 Pheasant: 11 Bt.t: 1 Gt.t: 11 VP1	Vpigeon: 1 Robin: 11 Fieldow: 111 Roak: 1 Skylark: 1 Common gull: 1 VP4	Wpigeon: 111 Skylark: 1111 blackb: rd: 111 Sackdow: 1111 Magpie: 1 Sparrow: 1111 1111 chaffinch: 1111 11 Robin: 11 VP5

Date:	22/11/22
Site:	Little Knowley 1110
Surveyor:	Jock Kay
Timings:	

V21-11-22-11-22
 V22-11-22-11-22
 V23-11-22-11-22

Sunrise:	07.51
Sunset:	16.03

Tides	HI / LOW Water	HI / LOW Water	HI / LOW Water	HI / LOW Water
Southport	09.25 am	3.34 am	21.38 pm	3.55 pm

	Start Time	Finish Time
Temperature:	7	7
Windspeed:	F1	F1
Wind Direction From:	N	N
Cloud Cover:	6/8	8/8
Visibility:	Good	Good
Precipitation:	0	0

NOTES:		
V1	V2	V4
Crow: Magpie: W Pigeon: G heron: Blackbird: G t.t: Robin:	B Gull: L T t.t: Crow: G t.t: Magpie: Starling: Robin:	Blackbird: W Pigeon: B t.t: W Pigeon: B Gull: black gull: blackbird: b t.t: Crow: Starling: People not sticking to paths Dogs:



Castle Green
Birmingham Museum
Clarendon Road, Victoria Square
Birmingham B2 4DQ
Tel: 0121 454 1287

No.	1000
Date Issued	10/01/11
Location	City Centre
Scale	1:1000
Author	Castle Green
Project	Castle Green



Ascerta

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www.landscapetreeseecology.com



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Appendix 2: Lancashire County Council Schools Team – response dated 25.07.25 to planning application

Kerry Walker

From: Schools Planning Enquiries <Schools.Planning@lancashire.gov.uk>
Sent: 25 July 2025 15:43
To: DCON
Cc: Schools Planning
Subject: Little Knowley Farm - 25/00634/FULMAJ

CAUTION! This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

Little Knowley Farm - 25/00634/FULMAJ

This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts through a developer contribution.

If the education contribution assessment identifies the need for a contribution and/or land to be provided Lancashire County Council is, in effect, objecting to the application. A developer contribution to deliver school places and/or land meeting the school site requirements as detailed in the assessments, including indexation will, in most cases, overcome the objection. If a developer does not agree to payment of the requested education contribution or the local planning authority does not pursue Lancashire County Council's, Lancashire County Council cannot guarantee that children yielded by the development will be able to access a school place within reasonable distance from their home, so the development could be considered to be unsustainable. Furthermore, if the planning application is approved without the required education contribution LCC would request that the local planning authority confirm how the shortfall of school places, resulting from the development, will be addressed. (Please see page 10 of the Education Contribution Methodology).

An education contribution is **not** required at this stage in regards to this development.

This response is based on the latest information available at the time of writing. Circumstances may change over time as other applications come forward. Consequently this response may require re-evaluation.

The final position assessment of the impact of the development on school places including infrastructure details should be provided as part of your development control committee process. The local planning authority will need to notify the School Provision & Sufficiency Team of the final decision date to enable the final position, including the school infrastructure project, to be provided if required.

Please could you provide feedback in terms of the decision to: Schools.Planning@Lancashire.gov.uk

Many thanks

School Planning Team

Lancashire County Council, County Hall, Preston, PR1 0LD

Schools.Planning@Lancashire.gov.uk

www.lancashire.gov.uk/schools



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Appendix 3: United Utilities – response dated 01.09.25 to planning application

Chorley Council
By email

Your ref 25/00634/FULMAJ
Our ref DC/25/1881
Date 01-SEPT-25

Dear Planning Team

Location: Little Knowley Farm, Heapey Road, Chorley, PR6 9BQ.

Proposal: Erection of 146 no. dwellings with associated access, landscaping and other works.

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

Directed by the principles set out in the National Planning Practice Guidance and the new National Standards for Sustainable Drainage Systems (2025) we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water Hierarchy'.

All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION:

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted drawing of Drainage Strategy, ref: 2855-SCE-00-00-DR-C-0001 revision P3, dated 4/6/2025. For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the

proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 6.0 'Contacts'.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. An example condition is included with the Appendix, Section 2.2.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: [Working near our pipes - United Utilities](#). Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 3.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 6.0 'Contacts'.

WATER EFFICIENCY IN NEW DEVELOPMENT

All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day (l/p/d) as set out in Building Regulations Approved Document G. If your adopted development plan includes a policy that implements the tighter water efficiency standard of 110 l/p/d for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

United Utilities' Planning Team

APPENDIX:
Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 6.0 'Contacts' (below).

1.0 DRAINAGE DESIGN

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy

The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: [**National standards for sustainable drainage systems \(SuDS\) - GOV.UK**](#)

The standards indicate that surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable. Therefore, drainage proposals for new development must be designed to maximise the retention of surface water on-site and minimise the volume and rate of surface water discharge off-site.

United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible. Surface water connections, particularly to the combined sewer, should only be considered as the last resort.

Where surface water connections already exist, the applicant must provide clear evidence of these connections along with calculations on rates of discharge, to demonstrate a reduction in

discharge rates. Without this evidence, applicants will be required to discharge at a greenfield rate of run-off.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and

agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

3.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

3.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 6.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be

confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 6.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#).

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this instance, the developer should contact our Developer Services team as soon as possible. See Section 6.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 6.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 6.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

5.0 GROUNDWATER PROTECTION ZONES

Groundwater Protection Zones (GPZs), also known as Source Protection Zones (SPZs), identify the groundwater catchment areas of sources of potable water and show where they may be at particular risk from polluting activities on or below the land surface.

The Environment Agency has a series of published position statements documenting their approach to managing and protecting groundwater; [The Environment Agency's approach to groundwater protection](#). This document includes position statements, including restrictions or extra controls, that are applicable to certain activities within a Source Protection Zone 1 (SPZ1) of a groundwater source, which are designed to protect groundwater intended for human consumption. It is important that the applicant reviews the Environment Agency's advice, or any subsequent guidance, in its entirety.

Nb. In order to protect groundwater quality surrounding United Utilities boreholes, we may request the principles outlined within the Environment Agency's document are applied to Source Protection Zone 2 (SPZ2), as well as SPZ1. The applicant can seek further advice from our Groundwater Engineering Team. See 'Contacts' Section below.

6.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

SLUDGE PIPELINES: DeveloperServicesWater@uuplc.co.uk

GROUNDWATER PROTECTION ZONES:

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at Groundwater@uuplc.co.uk

PROPERTY SEARCHES (FOR ASSET MAPS):

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. To book an appointment, the applicant should email propertysearches@uuplc.co.uk or call **0370 751 0101**

Alternatively, a number of providers offer a paid for mapping service, including United Utilities. To purchase a sewer and water plan from United Utilities, visit [Property Searches | United Utilities](#)

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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