

## MATTER 5 (Proposed SRBC site HS3.3)

That the builders/developers must respect the Public Right of Way (PROW) which traverses the site and also Hall Pool (tributary of the River Douglas) in the vicinity, using measures to avoid environmental damage and flood risks, as activities can destabilise banks, increase pollution and alter water flow, so careful planning of this proposed large development is required. The developer is required to undertake an agricultural land assessment (ALC) if not already done so.

There should be a reasonable proportion of truly affordable and social housing as directed by MHCLG, as I hope that this becomes a mandatory part of the Central Lancashire Local Plan for developers in due course. There is a conspicuous lack of such housing in the SRBC regional area, instead there are many preposterously expensive and 5/6 bedroom dwellings already constructed, in an era of a declining birth rate, which seems illogical and unnecessary.

Recent episodes of flooding often preceded by summer droughts, are becoming more likely because of extreme weather patterns as a result of long term global Climate Change, so it is necessary to consider responses to such episodes when making decisions regarding planning. The Environment Agency have always refused planning applications on Flood Zone 3, particularly 3b, so I feel that this should be mandatory, becoming part of the local plan. Also Sustainable Urban drainage(SUDs) is a helpful, but very costly, solution to combat severe flooding up to Flood Zone 3a.

SRBC does not seem to discharge its responsibilities under the Natural Environment Rural Communities' Act (NERC) of 2006 to ensure that builders/developers comply with Wildlife Legislation and also strategies in the current local plan and undertake comprehensive ecological surveys and submit mitigating proposals to ensure that all Wildlife species survive and thrive during and after development.

I think that 'Nature Friendly' developments instead of the construction of what resemble 'concrete jungles' in proposed developments especially in in semi-rural and rural areas, by encouraging the planning department to include nature friendly design features like building bat and bird boxes and swift boxes or bricks into house structures; creating hedgehog highways (to prevent further decline in hedgehog numbers) and wildlife highways for habitat connectivity; designing nature friendly gardens and verges; installing green roofs and walls; retaining existing natural features like mature trees, the roots of which (along with swales - shallow channels which can be incorporated into landscaping) can improve water quality and protect against floods.

Mandatory standards incorporating minimum nature friendly measures could be supported by local councils OR even better encourage the council to include nature friendly design features in its local plan and go beyond national minimum requirements, as suggested by the RSPB.