

PRELIMINARY ECOLOGICAL APPRAISAL

MARCH 2024

Four Seasons Glamping

Leisure Lakes Caravan, Camping and Outdoor Pursuits Centre

Mere Brow

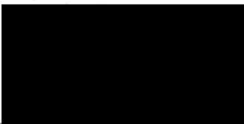
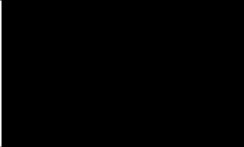
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U R B A N
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QUALITY MANAGEMENT

Project No.:	UG2292			
Project:	Four Seasons Glamping, Leisure Lakes			
Location:	Leisure Lakes Caravan, Camping and Outdoor Pursuits Centre, Mere Brow, Preston, PR4 6JX			
Title:	Preliminary Ecological Appraisal			
Document Type:	PEA	Issue No.:	01	
Date:	08/12/2023			
Prepared By:	Jake Healy	Signature:		Qualifications: MSc, QCIEEM, Ecologist
Checked By:	Barnaby Indio Gardner	Signature:		Qualifications: MEnv, BSc, QCIEEM, Assistant Ecologist
Revision Status				
Rev	Date	Comment	Prepared	Checked
02	06/03/2024	To reference the associated Habitat Creation, Management & Maintenance Plan	JH	TM

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Category of Suitability	Typical Characteristics
High Suitability	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting or foraging bats such as; river valleys, streams, hedgerows, lines of trees or woodland edge. Site is close to or connected to known roosts.
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats such as lines of trees, scrub or linked back gardens. Habitat connected to wider landscape that could be used for bats for foraging such as; trees, scrub, grassland or water.
Low Suitability	Habitat that could be used by small number of commuting bats such as; defunct hedgerow, isolated features not well connected to surrounding habitat or isolated habitat that could be used by a small number of foraging bats such as a lone tree or patch of scrub.
Negligible Suitability	No features on site suitable for use by commuting and foraging bats.

2.4 Habitat Suitability Index

No ponds were located on site or within 250m of the site boundary. Though the West Mere which is a large waterbody lies partly within the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).

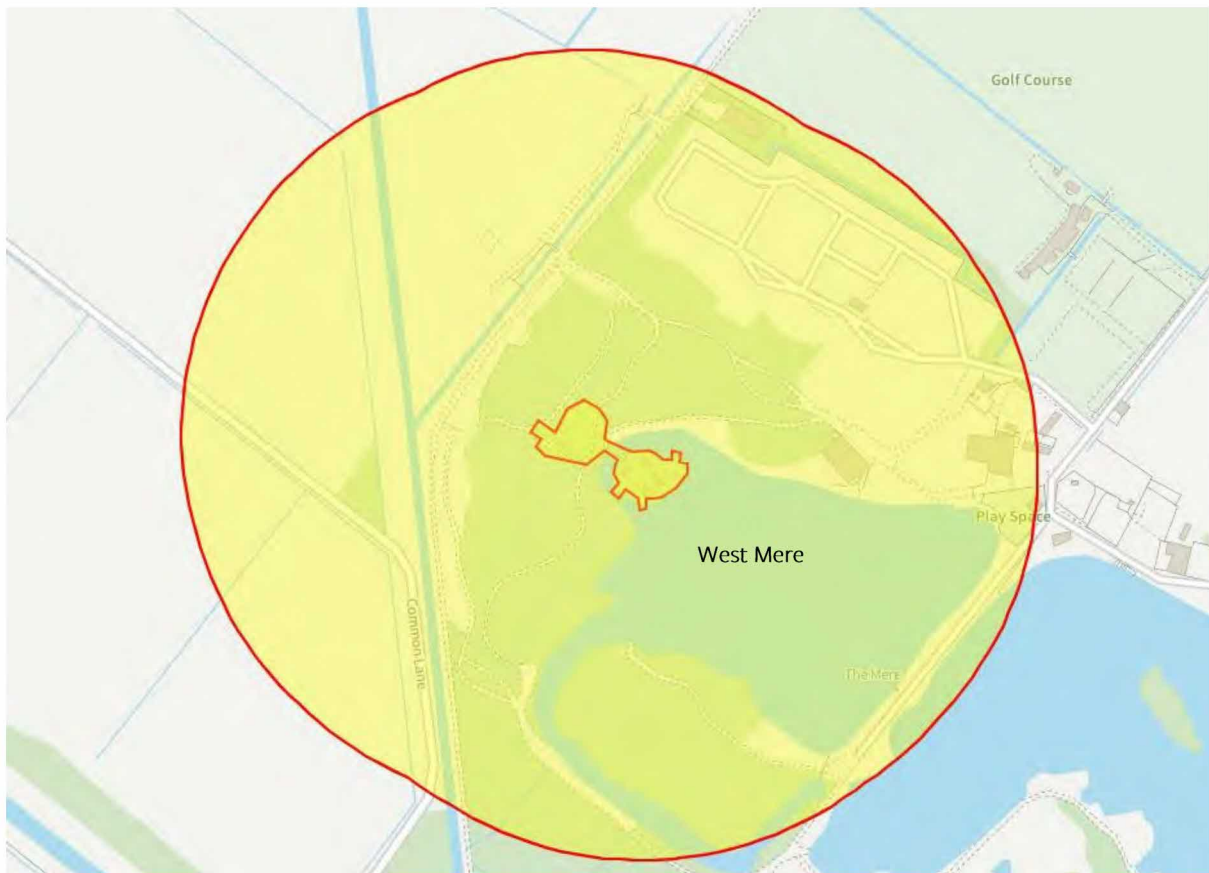


Figure 2. Waterbodies within 250m of the site.

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Photograph 1 – Parcels of modified grassland

3.2.2 Buildings (u1b5)

Seven newly constructed glamping pods were present within the central built of timber with wooden and metal cladding. A static caravan and shipping container were also located within the site, off the island within the western extent of the site.



Photograph 2 – Glamping pods



Photograph 3 – Static caravan and shipping container

3.2.3 Artificial unvegetated; unsealed surface (u1c)

Pathways within the complex of the glamping pods were laid out through the central island comprised of wood chippings and separate the small areas of grassland detailed within Section 3.2.1.



Photograph 4 – Artificial pathways

3.2.4 Other developed land (u1b6)

A large portion of the site located off the central island comprised hardstanding and formed the car park and access road for the associated buildings. While much of the private land associated with glamping pods comprises forms of urban development.



Photograph 5 – Hardstanding carpark

3.2.5 Broadleaved Woodland (w1g 37 47 75 166)

A portion of the site extends within the adjacent woodland (W14 within the associated AIA) which comprises much of the surrounding habitat to the west. This area of woodland comprised a moderately spaced group of trees comprising abundant silver birch (*Betula pendula*), with occasional turkey oak (*Quercus cerris*), pedunculate oak (*Quercus robur*), sessile oak (*Quercus petraea*), and beech (*Fagus sylvatica*). The ground cover comprised occasional ferns (*Polypodiopsida sp.*), bramble, common nettle (*Urtica dioica*), gorse, ivy (*Hedera helix*), soft rush (*Juncus effusus*), Yorkshire fog (*Holcus lanatus*), cock's-foot (*Dactylis glomerata*), fescue, meadow grasses (*Poa sp.*), dandelion (*Taraxacum agg.*), and bent grasses (*Agrostis sp.*) and rare instances of holly (*Ilex aquifolium*).



Photograph 6 – Section of woodland

3.2.6 West Mere (r1a6)

Part of the site is formed by the large lake (West Mere) that encircles the central island and is a main feature of the larger Leisure Lakes complex.



Photograph 7 - Lake

3.2.7 Scattered Trees

Various scattered trees are present within the central island, predominantly around the outer fringes, though some of the newly constructed pods have incorporated the trees within their design. These trees comprise a mix of downy birch (*Betula pubescens*), silver birch, turkey oak, pedunculate oak, hawthorn (*Crataegus monogyna*), alder (*Alnus glutinosa*), and sessile oak. All trees were assessed as being of acceptable condition.



Photograph 8 – Scattered trees

3.3 Site Suitability for Protected and Notable Species

3.3.1 Species Discounted from Assessment

Hazel dormouse (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews *et al.*, 2018). The species are not generally known to be present within the area (Wembridge *et al.*, 2016). The habitats on site are of limited value due to limited areas of extensive woodland and scrub. As such, the species are reasonably discounted from site.

3.3.2 Vascular Plants

The main area of the site situated on the central island currently comprised minimal natural habitats of value, with only patchy areas of modified grassland present that experiences a regular maintenance regime. This would limit the potential for notable plants to establish. The woodland habitat may provide

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Appendix 3 – Habitat Suitability Index Assessment

HSI Score	West Mere	
Photo		
Description	<p>Located partly within the site boundary. A large open lake surrounded by various semi-natural habitats and artificially stocked for recreational fishing. The periphery of the lake is partly shaded by adjacent woodland and trees though very little vegetation present within. The terrestrial habitat surrounding the pond is suitable for amphibian species with good connectivity to other ponds off site.</p>	
	Field Score	HSI Score
SI1 - Location	A	1
SI2 – Pond area	>200m ²	0.8
SI3 - Pond drying	Never dries	0.9
SI4 – Water quality	Moderate	0.67
SI5 - Shade	0-60%	1
SI6 - Waterfowl	Major	0.01
SI7 - Fish	Major	0
SI8 - Ponds	>12	1
SI9 - Terrestrial	Good	1
SI10 - Macrophytes	1 - 5%	0.35
Overall HSI score	0.33 – Poor	

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Legend

- Red Line Boundary
- Built linear feature
- Buildings
- Modified grassland
- Other developed land
- Other eutrophic standing waters
- Other woodland; broadleaved
- Artificial unvegetated unsealed surface
- Urban Tree



A: Ground Floor, The Tower,
 Deva City Office Park, Trinity Way,
 Manchester M3 7BF
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 weareurbangreen.co.uk

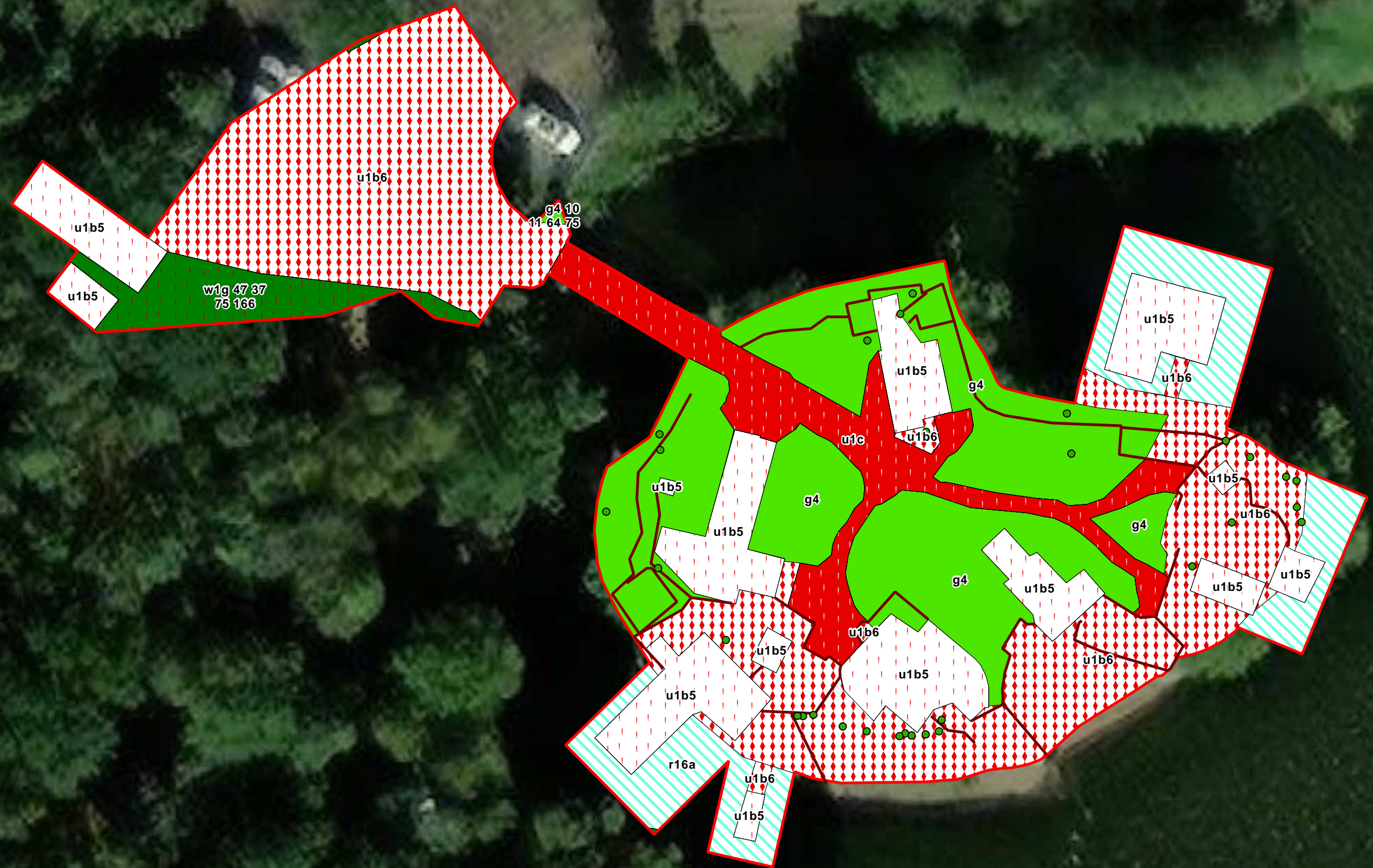
Client: **Leisure Lakes**

Project: **Leisure Lakes**

Title: **UKHAB Habitat Map**

Issue: **01**

Drawn: CL	Checked: JH	Approved: JH
Project: UG2292	Scale @ A3: 1:650	Date: 17/11/2023
Dwg No: UG_2292_ECO_HM_01	Revision: 01	



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Legend

A

- ◆ 2F Schwegler Bat Box with Double Front Panel
- ◆ Large Multi Chamber WoodStone Bat Box
- ▲ Hoglio Hedgehog Home
- Vivara Pro Barcelona WoodStone Open Nest Box
- Vivara Pro Woodstone 32mm nest box
- Woodstone Seville Nest Box 28mm
- Vivara Pro Woodstone starling nest box

RLB

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U R B A N G R E E N

Client: Four Seasons

Project: Leisure Lakes
Glamping Pods

Title: Ecological
Enhancement Plan

Issue: 01

Drawn: JH	Checked: BIG	Approved: JH
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Project: UG2292	Scale@ A3: 1:2609	Date: 07/03/2024
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Dwg No: UG_2292_ECO_EEP_01	Revision: 01
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