

# EXPLANATORY NOTE

**SUBJECT**  
Lancaster Local Plan - Habitats Regulations  
Assessment – Helipad clarification

**TO**  
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Liz Knowles, Natural England

**DATE**  
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**PROJECT NUMBER**  
UA001453

**DEPARTMENT**  
Lancaster Council  
Natural England

**FROM**  
Arcadis

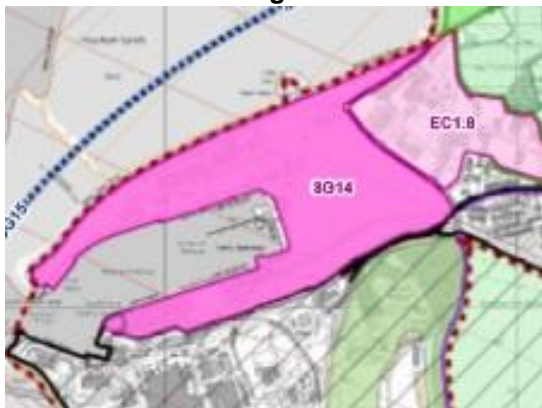
## Introduction

This explanatory note should be read in conjunction with the submitted Habitats Regulations Assessment (HRA) Report (document number SD\_004.1) for the Lancaster Local Plan Part One. It provides clarification in relation to the inclusion (and planned removal) of the Heysham Helipad wader roost site within the Port of Heysham allocation (SG14). The wader roost is located on a small strip of rough grassland with a concrete Helipad, adjacent to the Port of Heysham (the approximate boundary of the roost is shown as red outline below).



The submitted Local Plan Part One shows the wader roost to be included within allocation SG14 on the submitted Strategic Policies and Land Allocations policies proposals map (Image A), whereas the HRA assessed the allocation excluding the roost site (Image B). The allocation boundary shown in image A was submitted with the Local Plan in error and the boundary in Image B is correct. This is proposed to be corrected in a proposed modification to the submitted Local Plan (see below).

**Image A**



**Image B**



## **Conclusion and proposed action**

Lancaster City Council has advised Natural England that it was not the intention for the roost to be included within the allocation, and the HRA had been prepared on the basis that the roost site was outside of the allocation (with the HRA noting that the allocation is adjacent to the Heysham Helipad (referred to as Heliport in the HRA) wader roost). This is on the basis that any effects will be avoided as a result. Given the importance of the wader roost, it is proposed that the red line boundary of the allocation should be amended in line with the boundary assessed in the HRA as part of the Main Modifications following Examination. The conclusion of the HRA of the Local Plan Part One therefore remains valid. Should the proposals map be retained as submitted for the Examination hearings, it will be necessary to undertake a revised HRA for the full extent of the site.