



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

23 MAY 2011

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110400 P

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional): **THE ROYAL BRITISH LEGION CLUB**
Unit: House number: House suffix:
House name:
Address 1: **TOWNELEY ROAD**
Address 2: **LONGBRIDGE**
Address 3:
Town: **PRESTON**
County: **LANCASHIRE**
Country: **UK**
Postcode: **PR3 3EA**

2. Agent Name and Address

Title: First name:
Last name:
Company (optional): **MBA ARCHITECTS**
Unit: House number: **44-46** House suffix:
House name:
Address 1: **BERRY LANE**
Address 2: **LONGBRIDGE**
Address 3:
Town: **PRESTON**
County: **LANCASHIRE**
Country: **UK**
Postcode: **PR3 3JJ**

3. Description of the Proposal

Please describe the proposal:

REDUCING SIZE OF EXISTING ROYAL BRITISH LEGION CLUB
HOUSE + ERECTING 5 NO. TYPICAL
TERRACED HOUSES WITH YARDS
ON SITE OF EXISTING CAR PARK
+ PART OF CLUB HOUSE SITE

See attached e-mail

Louise Blatchford

From: Karl Zaldats [kz@mrassociates.net]
Sent: 31 May 2011 13:47
To: Louise Blatchford
Subject: RE: Outline planning application - Royal British Legion Club, Towneley Road, Longridge REF: 719 [Scanned]
Attachments: KZ 1329_ D+AS_A 310511.pdf; P_APP_P5.pdf
Hi Louise

Please see my comments in '**RED**' against your comments below

Regards

Karl

Karl Zaldats BA(Hons) Dip Arch Dist RIBA

Director

www.mraarchitects.co.uk

MRA ARCHITECTS

Chartered Architects

44-46 Berry Lane
Longridge
Preston
Lancashire
PR3 3JJ

t 01772 784406

f 01772 782898

From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]
Sent: 24 May 2011 16:45
To: Karl Zaldats
Cc: Lesley Lund
Subject: Outline planning application - Royal British Legion Club, Towneley Road, Longridge [Scanned]

Dear Karl

RE: Reducing size of existing Royal British Legion Clubhouse and erection of 5no typical terraced houses with yards on site of existing car park and part of clubhouse site
AT: Royal British Legion Club, Towneley Road, Longridge

Thank you for your application which we received yesterday. Unfortunately we cannot deal with the application due to the following:

- I note from your design and access statement under section 3 that you are applying for siting and access, however, the application form you have completed is for outline planning permission with all matters reserved. If you are applying for siting and access at this stage then you need to complete the application form for outline planning permission with some matters reserved. If you are not applying for any of the matters at this stage then please can you amend the design and access statement to reflect this. **I have amended my D+A Statement to accord with the application and attach the revised document (nice to know some one**

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actually does read D+A Statements!)

- If the current forms are to stay with the application then please can you answer the rest of question 5 - two parts of the question relating to whether or not the proposal is within 20m of a watercourse and how surface water will be disposed of have been left blank. Please answer these and if you prefer you can scan and e-mail me this page. **Attached as requested**

- Please can you confirm you are happy for us to use the following description: 'Outline application to reduce size of existing Royal British Legion Clubhouse by demolition of existing single storey gable extensions (extension to south elevation to be rebuilt) Erection of 5no. typical terraced houses with yards on site of existing car park and part of Clubhouse site.' **I agree to this**

- Part of the application site is situated within Longridge Conservation Area and the existing Club is adjacent to the boundary of the Conservation Area. A Conservation Area is a designated heritage asset as defined in PPS5 (Planning Policy Statement 5: Planning for the Historic Environment). In accordance with PPS5 a heritage statement incorporated into the design and access statement will need to be submitted with the application. Policy HE6 of PPS5 explains the information requirements for applications for consent affecting heritage assets. The following link will take you to PPS5 and the Practice Guide which need to be read together: <http://www.communities.gov.uk/publications/planningandbuilding/pps5>, and Longridge Conservation Area Appraisal, Management Guidance and Conservation Area Map are all available on the Council's website. There are also Buildings of Townscape Merit adjacent to the application site. A heritage statement outlines the **significance** of a heritage asset and the likely **impact** of the proposed development upon that significance. **It really is hard to comprehend how what is there and round and about is in a Conservation Area isn't it ????? Nevertheless in an effort to appease the Authorities thirst to tick boxes, I will prepare a Heritage Statement and email this to you in due course**

- The Countryside Officer has checked the application against the scoring system used by the East Lancashire Bat Group. I have attached a copy of the scoring and guidelines for your information. The final score concludes that a bat survey will need to be submitted with the application. I have also attached a list of Ecological Consultants who are qualified to carry out these surveys. **I have notified my client and arranged for fee quotes and will forward the survey onto you in due course**

The application has been made invalid until the above information has been received. Please quote ref. no 719 in any reply.

Finally, the Countryside Officer also needs some further information relating to the existing trees on site. We need to know the species and diameters at breast height (DBH) of the existing trees in order to establish the impact of the proposals and the root protection areas. **I have notified my client and arranged for fee quotes for a tree survey and will forward the survey onto you in due course**

If you need any assistance please do not hesitate to contact me.

Kind regards
Louise

Louise Blatchford
Technical Admin Assistant
Planning Department
Ribble Valley Borough Council

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail disclaimer, which you are taken to have read and accepted. Click [here](#) for further details.

3. Description of the Proposal (continued)

Has building or works already been carried out?

☐ Yes ☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed?

☐ Yes ☒ No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: **THERMAL BATHS LEZON CLUB**

Address 1: **TOWNELEY ROAD**

Address 2: **LONARIDGE**

Address 3:

Town: **PRESTON**

County: **LANCASHIRE**

Postcode (optional): **PR3 3EA**

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Existing watercourse

☐ Soakaway ☐ Pond/lake

☒ Main sewer

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

GRAEME THORPE

Reference:

NO REFERENCE NO.

Date (DD/MM/YYYY): **26/11/2010**
(must be pre-application submission)

Details of pre-application advice received?

SEE ATTACHED EMAIL FROM RWBC DATED 26/11/2010

7. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

31 MAY 2011

FOR THE
ATTENTION OF

8. Site Area

Please state the site area in hectares (ha)

0.095

9. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐		5				5
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

5

10. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No ☐ Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐		☐		☐	
	Net tradable area:	☐		☐		☐	
A2	Financial and professional services	☐		☐		☐	
A3	Restaurants and cafes	☐		☐		☐	
A4	Drinking establishments	☐		☐		☐	
A5	Hot food takeaways	☐		☐		☐	
B1 (a)	Office (other than A2)	☐		☐		☐	
B1 (b)	Research and development	☐		☐		☐	
B1 (c)	Light industrial	☐		☐		☐	
B2	General industrial	☐		☐		☐	
B8	Storage or distribution	☐		☐		☐	
C1	Hotels and halls of residence	☐		☐		☐	
C2	Residential institutions	☐		☐		☐	
D1	Non-residential institutions	☐		☐		☐	
D2	Assembly and leisure	☐	472	146	☐	☐	
OTHER		☐		☐		☐	
Please Specify		☐		☐		☐	
Total							

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential Institutions	☐		☐		☐	
OTHER		☐		☐		☐	
Please Specify		☐		☐		☐	

11. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees		4	
Proposed employees		4	

12. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
CLUB	7pm - 11pm AS	noon - midnight EXISTING	noon - midnight NO CHANGE	

13. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

14. Existing Use

Please describe the current use of the site:

BRITISH LEGION CLUB & CARRAGE

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

 20/05/2011
CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

15. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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16. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

20/05/2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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17. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



18. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

--	--	--

Country code: Mobile number (optional):

--	--

Country code: Fax number (optional):

--	--

Email address (optional):

--

20. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

+44	01772 784406	
-----	--------------	--

Country code: Mobile number (optional):

--	--

Country code: Fax number (optional):

+44	01772 782898
-----	--------------

Email address (optional):

k2@mrossociates.net

21. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

--

Telephone number:

--

Email address:

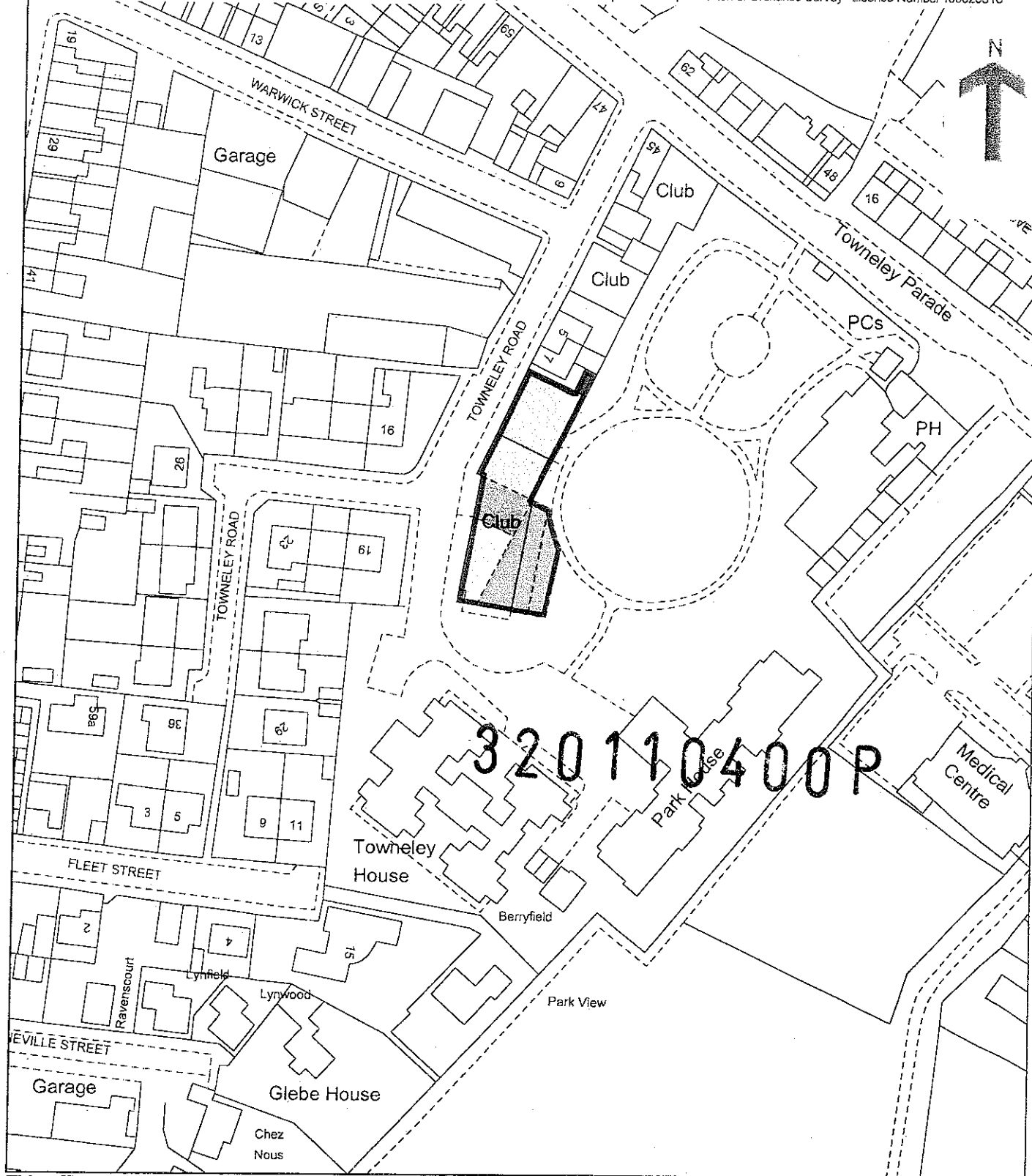
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Land Registry
Official copy of
title plan

Title number LAN87508
Ordnance Survey map reference SD6037SW
Scale 1:1250 enlarged from 1:2500
Administrative area Lancashire: Ribble Valley



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This official copy issued on 10 August 2009 shows the state of this title plan on 10 August 2009 at 13:43:39. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries. This title is dealt with by Land Registry, Fylde Office.

320110400P

DESIGN AND ACCESS STATEMENT

Incorporating a Heritage Statement

PROPOSED DEVELOPMENT AT
THE ROYAL BRITISH LEGION CLUB
TOWNELEY ROAD
LONGRIDGE
PRESTON

18 JUL 2011	
FOR THE ATTENTION OF	

Applicant: The Royal British Legion Club
Towneley Road
Longridge
Preston
PR3 3EA

Architect: MRA Architects
Chartered Architects
44-46 Berry Lane
Longridge
Preston
PR3 3JJ

May 2011

Revision B

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT TO THE ROYAL BRITISH LEGION CLUB, TOWNELEY ROAD, LONGRIDGE

1 BACKGROUND + NEED

- 1.1 The Royal British Legion Club has been in existence in Longridge for 78 years, and the present complex consists of a collection of buildings and extensions which are in need of repair and upgrading to meet with today's standards and requirements.
- 1.2 The main part of the club is a partly two storey timber clad steel framed building, which has had a new pitched roof added in recent years.
- 1.3 The remainder of the extensions include a collection of pitched and flat roofed extensions.
- 1.4 Between the club buildings and the adjacent terraced houses, there is a small car park, although awkward in its shape and dimensions, could accommodate about 7-8 cars. Although a off-street facilities are provided, the car park is very rarely used by members of the Club.
- 1.5 As the Club serves the immediate community, members and other users tend to walk to the club, due to its close proximity, and also to eliminate 'drink driving'. As the site is within the centre of the Town, there are available adequate near-by "on-street" parking spaces as well as a large public car park about 125-150m away.
- 1.6 In an effort to create funds to repair and modernise the existing main building to accommodate the needs of its 200 members as well as serving others with in the community, the Club wish to obtain outline planning approval to develop the car park area for terraced houses and "sell on" this on to a developer.
- 1.7 It is the aim of the Club, to provide a Function Room that would cater for about 100 people, as well as providing a lounge and games room for between 50-70 people, which would enable the Club to provide a venue for private parties, while at the same time still offer facilities for its members and guests.

320110400P

1 BACKGROUND + NEED (Cont.)

- 1.8 The Club is used by members through out the week, and the Function Room is available for higher on Fridays, Saturdays and Sundays.
- 1.9 The Club is open each weekday evening between 7-00pm and 11-00pm. On Fridays and weekends, the Clubs last orders are at midnight. The club is also open during Saturday and Sunday afternoons. It is not envisaged that there will be any change to these operating hours.
- 1.10 The Club also boasts a large Bowling team which hold competitions on the adjacent bowling green within Towneley Gardens, and the Club house serves as a hospitality venue for such games.
- 1.11 Within the proposals to reduce the size of the Club facilities, it is envisaged that the existing Cellar area which is served and fronts Towneley Road is maintained. The demolition of the single storey ancillary rooms will also allow a small secure service yard to be created adjacent to the Cellar and as this is an existent use/facility, it is assumed that this is not a planning issue.
- 1.12 The Function Room and the Stage within the modernised club house, would be in the same location as is existing, and as such any noise issues to neighbouring properties will be no worse.
- 1.13 We have prepared a feasibility and sketch proposals to show that the required facilities can be contained within a reduced foot print, and we have included this within the application for 'Illustrative Purposes Only'
- 1.14 Late last year, we submitted a "Request for Pre-Application Advice" to the Planning Department at Ribble Valley Borough Council to establish in principal, the Authorities response to such a development. A copy of their 'Favourable' response dated 26 November 2010 is attached as part of the application.

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT TO THE ROYAL BRITISH LEGION CLUB, TOWNELEY ROAD, LONGRIDGE

2 ASSESSMENT + IMPACT

- 2.1 As the Club has existed on the site for the last 78 years or so, then it is assumed that the use is established and is not an issue.
- 2.2 Towneley Road serves a sheltered housing complex at the end of the road along with a selection of houses and clubs along its length. There is a more recent housing development of 17no houses which is accessed off the original Towneley Road all of which have their own off street parking spaces, and any additional visitors parking for these properties is easily accommodated for along the estates own road, and doesn't rely on the original Towneley Road. Generally as there are commercial properties along the road, and that there are long sections of kerbs which abuts garden and other areas not requiring access, and the availability of further situations along the adjacent Warwick Street, there is an abundance of available "on-street parking".
- 2.3 We have included both drawings and annotated photographs indicating the available areas along both Towneley Road and Warwick Street that offer "on-street" parking. Towneley road has only two existing terraced houses that require parking. Although no 16 Townley Road (which is part of the small housing development off the original Towneley Road) has its site access directly onto the original Towneley Road, this property has adequate off street parking and doesn't rely heavily on "on street" parking.
- 2.4 The original length of Towneley Road connecting the sheltered housing complex and Berry Lane, is quite wide adjacent to the Club, and there doesn't appear to be an issue with vehicles parked on both sides of the road.
- 2.5 The public foot path along the roadside elevation of Towneley Road is very wide (approximately 4m wide) and offers a safe area for people entering and exiting from the Club.

320110400P

2 ASSESSMENT + IMPACT (Cont.)

- 2.6 In light of the above point, we feel that it is not unreasonable to provide a dedicated drop off zone which could double as a Disabled Persons parking space for use when the Club is open for business. This could be created using road markings and it may be possible to sacrifice some of the wide foot path to enable this facility. This would need to be agreed with both the Local and the Highways Authorities.
- 2.7 The site of the Club car park will easily accommodate 5no typical 2 bed roomed terraced town houses, which will meet the needs of the town.
- 2.8 The houses will face onto Towneley Road, and like the original indigenous houses in the area, will have small rear yard/garden areas, which will have the benefit of looking onto the adjacent park.
- 2.9 An external link between Towneley Road and Towneley Gardens is proposed, and which would allow easy access from the rear yards of the proposed dwellings for refuse collection and the like, as well as a 'cut through' linking Towneley Road with Towneley gardens.
- 2.10 There is adequate space in front of each new dwelling to enable on-street parking for the residents. As mentioned previously, there are adequate "on-street" parking spaces available along Towneley Road and Warwick Street for visitors.
- 2.11 The depth of the proposed houses will not interfere with the required 13m + 20% (16m) diameter tree protection zone as requested by the Local Authorities Countryside Officer, to protect the existing mature trees within the park near to the rear boundaries.

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT TO THE ROYAL BRITISH LEGION CLUB, TOWNELEY ROAD, LONGRIDGE

2 ASSESSMENT + IMPACT (Cont.)

- 2.12 It is envisaged that the design/appearance of the proposed houses will be traditional and in keeping with similar existing adjacent houses. Although the area is designated as a "Conservation Area", the surrounding adjacent properties really do not represent the type of properties you expect to find in a designated conservation area, and the introduction of new houses will help tidy up the street scene. This application is for Outline Approval only, and the design of the houses would be dealt with by a future application, should this application be approved.
- 2.13 The introduction of the proposed dwelling on the site of the existing car park we feel would be beneficial to the occupants of the adjacent houses, nos 5+7 Towneley Road, in that the proposed dwelling would act as a buffer between them and the Club.
- 2.14 To reflect what is mentioned above, the existing timber clad Club house and attached extensions, are tired and require extensive repair works to help maintain the building. The sale of the car park, will help fund the repair and upgrading of the building and the facilities. This application is for Outline Approval only, and the treatment of any repairs and updating of the existing Club would be dealt with by a future application, should this application be approved.
- 2.15 Any improvement works to the Club House will require the introduction of insulation, and within these works will be scope to add additional insulation to improve acoustic attenuation from the Function Room. Likewise, current Building Regulations require noise insulation to be included within new dwellings, and as such we do not feel that noise pollution is an issue.

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT TO THE ROYAL BRITISH LEGION CLUB, TOWNELEY ROAD, LONGRIDGE

320110400P

3 DESIGN

- 3.1 As this is an Outline Planning Application, and we have included layouts for illustrative purposes only, and at this stage there is no element of design/aesthetics which need to be addressed, other than those items mentioned previously. Should this application be approved, then it is envisaged that the Design, Siting and Access would be addressed by the Developers Agent via a separate application.

4 ACCESS

- 4.1 The site is within the centre of Longridge Town, and the Club serves the immediate community who tend to walk to the site rather than drive.
- 4.2 Parking and other related issues have been dealt with in previously mentioned items.
- 4.3 Public Transport is available within 100m of the site
- 4.4 "Access for All" will be addressed through Building Regulations Applications if and when the development commences, which will enable easy access onto the site and "into" and "out of" the buildings

5 HERITAGE STATEMENT

- 5.1 The Longridge Conservation Area map indicates that the site to be developed with new town houses, is with in the Conservation Area, adjacent to nos. 5+7 Towneley Road, which are designated as Buildings of Townscape Merit, and adjacent to 'Important Tree Groups' within Towneley Gardens.
- 5.2 The development site is also situated adjacent to the existing Club house, which has absolutely no visual or heritage value, and any improvement to this building will improve its impact on the adjacent conservation areas.

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT TO THE ROYAL BRITISH LEGION CLUB, TOWNELEY ROAD, LONGRIDGE

5 HERITAGE STATEMENT (Cont.)

- 5.3 As the Authorities document "Longridge Conservation Area Management Guidance" requires under the title 'New Development' (pages 14-16), the proposed development is envisaged to be traditional in form, materials and construction, reflecting and 'mimicking' similar houses adjacent and near by within the conservation area, and respects the adjacent buildings of merit and existing tree groups.
- 5.4 Please note that this is an Outline Application, and Design is to be dealt with under Reserved Matters
- 5.5 Apart from the above issues, there does not appear to be any other specific references to the application site or its immediate environs.

May 2011

KZ/1329

MRA Architects
Chartered Architects
44-46 Berry Lane
Longridge
Preston
PR3 3JJ

t: 01772 784406
f: 01772 782898

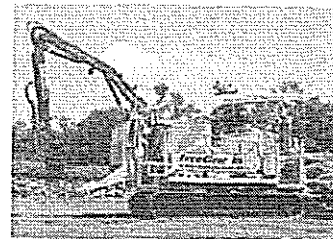
www.mraarchitects.co.uk

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TREE REPORT³20110400P

FOR THE

ROYAL BRITISH LEGION

TOWNLEY ROAD

LONGRIDGE



18 JUL 2011	
FOR THE ATTENTION OF	

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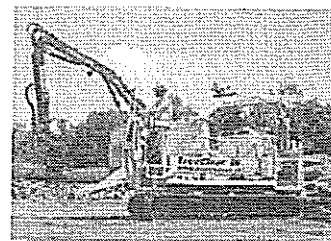


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TREE REPORT

COMMISSIONED BY: Karl Zaldats BA (Hons) Dip Arch Dist RIBA

ADDRESS: MRA Architects
44-46, Berry Lane,
Longridge,
Preston,
Lancs
PR3 3JJ

INSTRUCTION METHOD: Written

BRIEF: To inspect and assess trees adjacent to a
proposed development site.

PROPERTY ADDRESS: Royal British Legion
9, Townley Road,
Longridge,
Preston.

TREE LOCATION: See attached site plan

TREES ASSESSED: Seven trees have been assessed.

REPORT DATE: 26th June 2011

TIME 10.30 hrs

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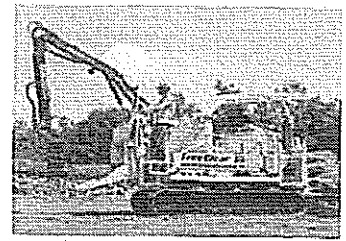


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320110400P

OBJECTIVES OF THIS REPORT

1. TO IDENTIFY BY MEANS OF A SITE PLAN THE POSITION OF SPECIFIC TREES OUTLINED WITHIN THIS REPORT.
2. TO LIST THE RELEVANT DETAILS OF EACH TREE
E.G. CLASS, SPECIES, AGE AND SIZE.
3. TO LIST THE PHYSICAL CONDITION OF EACH TREE.
4. TO MAKE RECOMMENDATIONS FOR WORK REQUIRED TO IMPROVE TREE HEALTH, SAFETY AND REDUCE LIABILITY
5. TO ASSESS THE POSSIBLE EFFECTS THE TREES AND ROOTS ARE HAVING OR COULD HAVE IN THE NEXT FIVE YEARS ON ADJACENT STRUCTURES OR BUILDINGS.
6. TO INCLUDE MANAGEMENT RECOMMENDATIONS TO REMOVE OR REDUCE LIABILITY.
7. TREES AND SHRUBS NOT INCLUDED IN THE INDIVIDUAL LISTS AND THEREFORE NOT SHOWN ON THE PLAN, HAVE NO LIABILITY TO ANY PROPERTY AND ARE OUTSIDE THE OBJECTIVES OF THIS REPORT.

Individual tree characteristics, defects and liability are coded alphabetically. Please see Appendix 1 for descriptions and values.

All work is carried out in accordance with BS 5837 Tree Survey Assessment methods and trees evaluated using standard Safe Useful Life Expectancy categories. Consideration has also been given to water demand and zone of influence to examine the indirect action of trees on structures. *NHBC Standards Building near trees Chapter 4.2*

Qualified, certificated and experienced personnel must carry out remedial work in accordance with BS 3998 Pruning of Trees.

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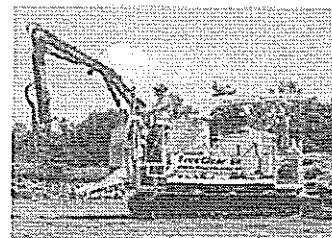


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TREE REPORT

TREE NO:	T1	T2	T3	T4
SPECIES:	Beech Fagus sylvatica	Sycamore Acer pseudoplatanus	Sycamore Acer pseudoplatanus	Sycamore Acer pseudoplatanus
HEIGHT in metres:	12	20	20	20
CIRCUMFERENCE in mm:	1250	2280	2350	2550
FORM:	B	A	A	A
CROWN CLASS:	C	A	A	A
AGE CLASS:	B	B/C	B/C	B/C
FOLIAGE DENSITY:	A	A	A	A
CROWN SPREAD:	8/ 180°	8/240°	16x 6 wide	8/240°
PREVIOUS WORK:	B	C	C	C
SUSPECT ROOTS:	A	A	A	A
FUNGUS:	A	A	A	C
BUTTRESSES:	A	A	A	A
CAVITIES:	A	A	A	A
CRACKS / SPLITS:	A	A	A	A
DECAY:	A	A	A	A
DEADWOOD:	A	A	A	A
LIFE EXPECTANCY:	B	B	B	C
FAILURE RISK:	B	A	A	A
STABILITY:	A	A	A	A
LIABILITY:	B	A	A	B
ROOT PROTECTION ZONE in metres:	4.8	8.7	9.0	9.7

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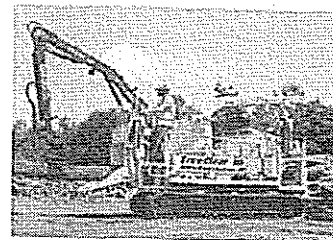


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TREE REPORT

320110400P

TREE NO:	T5	T6	T7
SPECIES:	Sycamore Acer pseudoplatanus	Oak Quercus robur	Oak Quercus robur
HEIGHT in metres:	14	14	8
CIRCUMFERENCE in mm:	1550	1760	700
FORM:	B	B	A
CROWN CLASS:	A	A	A
AGE CLASS:	B/C	B/C	A
FOLIAGE DENSITY:	A	A	A
CROWN SPREAD:	7/180°	9/180°	7
PREVIOUS WORK:	B	B	A
SUSPECT ROOTS:	B	A	A
FUNGUS:	B	A	A
BUTTRESSES:	A	A	A
CAVITIES:	A	A	A
CRACKS / SPLITS:	A	A	A
DECAY:	A	A	A
DEADWOOD:	A	A	A
LIFE EXPECTANCY:	B	B	A
FAILURE RISK:	A	A	A
STABILITY:	A	A	A
LIABILITY:	A	A	A
ROOT PROTECTION ZONE in metres:	5.9	6.7	2.7

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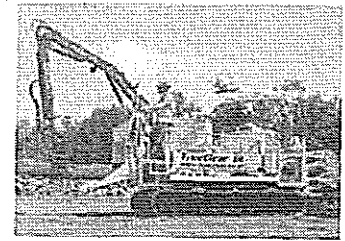


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TREE HEALTH AND LIABILITY RECOMMENDATIONS

This report has been conducted at **GROUND LEVEL** only and therefore no aerial observations have been made. The following recommendations apply:

TREE NO	SPECIES	RECOMMENDATIONS
T1	Beech	The length of the overhanging branches should be reduced by 25% to correct the symmetry of the tree.
T2	Sycamore	A large mature tree, previously pollarded at 10metres. No work is required
T3	Sycamore	A large mature tree, previously pollarded at 10metres. No work is required.
T4	Sycamore	A large mature tree, previously pollarded at 10metres. A fruiting body of the fungus Polyporus Squamosus or saddle back fungus was seen growing from a branch wound at 8 metres on the westerly side. Though in the early stages of decay, lack of foliage in forthcoming years will indicate the advance of the fungal decay which frequently renders branches and timber liable to failure and breakage. This tree should be monitored.
T5	Sycamore	The tree is growing one metre from the existing building. The root protection zone may extend only as far as the existing foundations. No work is required
T6	Oak	This tree is growing 1.5 metres from the existing foundations. The root protection zone may extend only as far as the existing foundations The length of the overhanging branches should be reduced by 25% to correct the symmetry of the tree.
T7	Oak	This is a young tree growing outside the proposed development. No work required.

CONCLUSIONS

All trees T1 to T6 are growing on a raised banking. With car parking and buildings already covering up to 30% of their root zone, existing root growth towards the proposed development will be limited. With suitable fencing to protect the root protection zone, development of the proposed properties should not impact on the health and safety of the trees.

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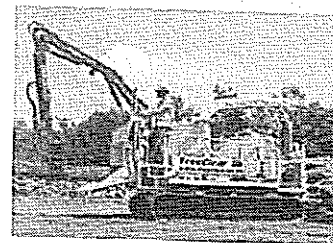


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LIMITATIONS TO THIS REPORT

320110400P

1. This report is valid for a period of 2 years only.

2. This survey and inspection has been conducted visually from ground level only.

No soil inspection or analysis has been undertaken.

3. All trees requiring remedial work will need to be checked with the Local Planning Authority to ascertain whether they are covered by either a Tree Preservation Order or are within a Conservation Area.

4. The liability of any tree to the property will be removed or reduced providing the recommendations are undertaken within the given timescale. On-going remedial works must be implemented within the dates specified. This report is invalidated if these dates are exceeded.

5. Recommendations must be carried out as stated. If the extent of the work is exceeded, then this report is invalidated.

6. Trees adjacent to drains may need a drains specialist to inspect and report for damage and root ingress.

7. A separate report to assess possible structural defects to the property may also be required.

This tree assessment assumes normal growth patterns under normal weather conditions. Abnormal growth or severe weather may create problems outside the scope of this report.

Trees are living organisms and as such may succumb to viral, bacterial, fungal or pest infestations. Solutions to some of these problems may be administered before the tree(s) are completely infected. Diseases like Phytophthora can cause a sudden and irreversible deterioration in many plant species.

Trees, which require "monitoring", must be re-assessed within 2 years to evaluate their progress or deterioration.

Author: Denis Lambert

Signed:

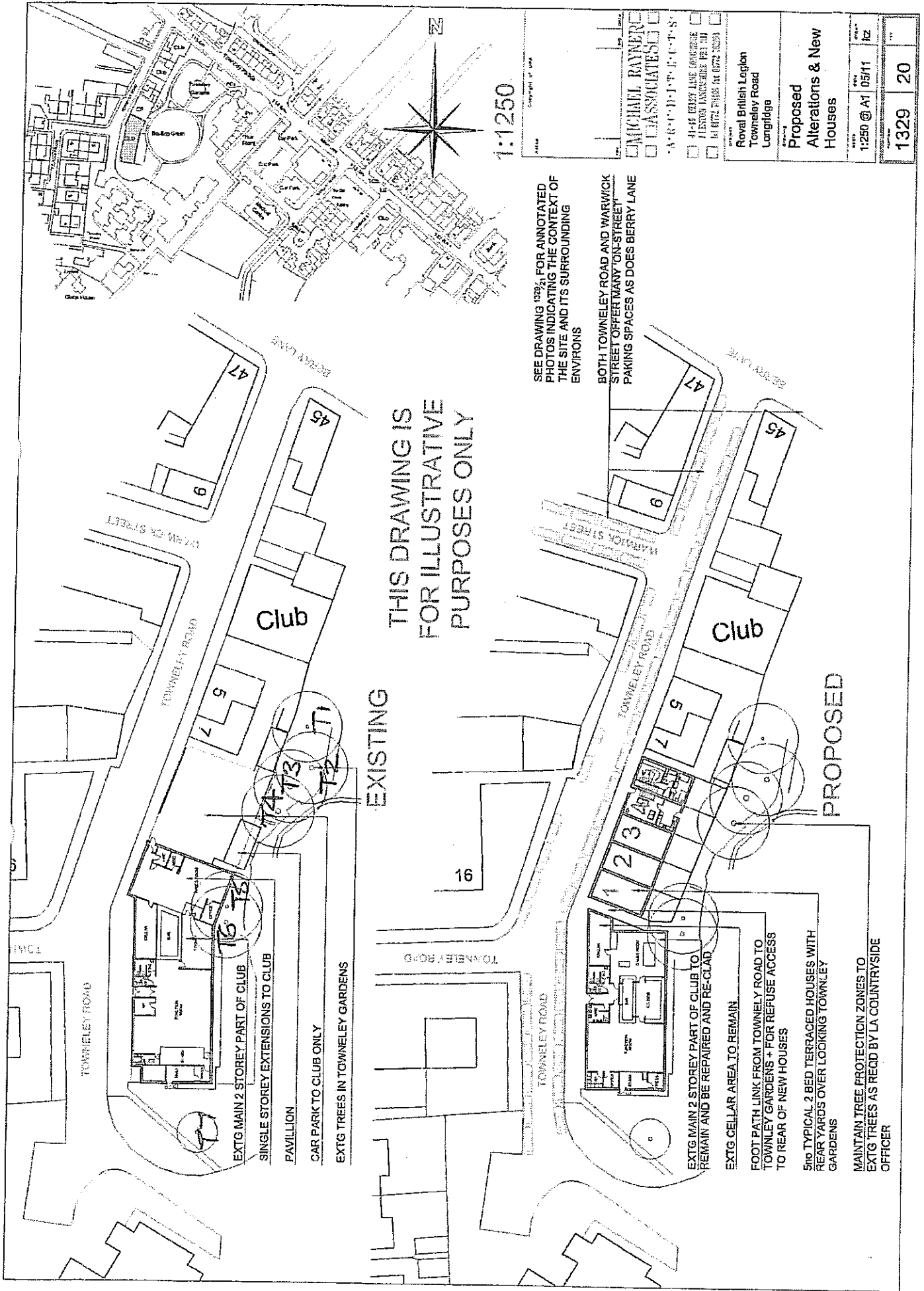
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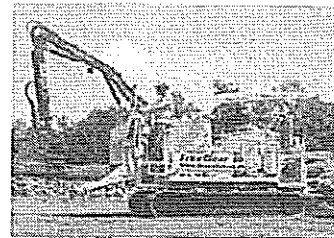


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APPENDIX 1: TREE ANALYSIS CODES

TREE FORM	A	=	Generally symmetrical
	B	=	Minor symmetry
	C	=	Major symmetry
CROWN CLASS	A	=	Dominant / Co Dominant
	B	=	Intermediate
	C	=	Suppressed
AGE CLASS	A	=	Young
	B	=	Mature
	C	=	Late mature, Senescent
FOLIAGE DENSITY	A	=	Normal
	C	=	Sparse
DEFECTS	A	=	None
	B	=	Minor
	C	=	Major
PREVIOUS WORK	A	=	None
	B	=	Minor
	C	=	Major
SAFE USEFUL LIFE EXPECTANCY (S.U.L.E.)	A	=	Long - 40 years
	B	=	Medium - 15 - 40 years
	C	=	Short - 5 - 15 years
	D	=	Remove - up to 5 years
FAILURE RISK ASSESSMENT	A	=	No hazard
	B	=	Hazard (within 12 months)
	C	=	Major hazard (immediate)
LIABILITY	A	=	None
	B	=	Minor
	C	=	Major

The above failure risk assessment values apply to ALL DEFECTS.

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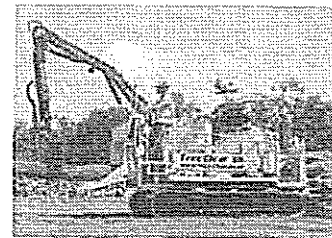


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APPENDIX 2: Safe Useful Life Expectancy Category Descriptions (S.U.L.E.)

A) Long SULE: Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

- (1) Structurally sound trees located in positions that can accommodate future growth.
- (2) Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
- (3) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

B.) Medium SULE: Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

- (1) Trees that may only live between 15 and 40 more years
- (2) Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
- (3) Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.
- (4) Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.

C.) Short SULE: Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

- (1) Trees that may only live between 5 and 15 more years
- (2) Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
- (3) Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.
- (4) Storm damaged or defective trees that require substantial remedial tree surgery to make safe, and are only suitable for retention in the short term.

D.) Remove: Trees with a high level of risk that would need removing within the next 5 years.

- (1) Dead trees.
- (2) Dying or suppressed and declining trees through disease or inhospitable conditions.
- (3) Dangerous trees through instability or recent loss of adjacent trees.
- (4) Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
- (5) Damaged trees that are clearly not safe to retain.
- (6) Trees that will become dangerous after removal of other trees for the reasons given in (1) to (5).

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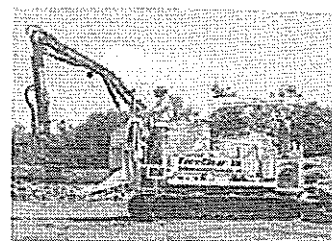


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BS 5837 TREE SURVEY ASSESSMENT METHOD

320110400P

INDIRECT ACTION OF TREES ON STRUCTURES

This report includes an indication on the possible damage to structures assessed by each tree's "water demand" and its "zone of influence" (the approximate area that may be affected) and is also based on the height each tree may ultimately attain.

This area is quite complicated but relevant sections of the BS 5837 are included to help explain the effects that trees can have on structures and particularly, foundations.

10.3 Indirect action of trees on structures

10.3.1 On clay soils, trees need special consideration. Clay soils subject to changes in moisture content will undergo volumetric changes, shrinking when they dry and swelling when they re-hydrate. Such changes occurring below foundation level will cause movement of the foundations, which can result in damage to the structure. Prediction of the likely amount of movement is complicated, as it depends on the potential shrinkability of the clay, the ability of the tree to dry the soil, surface and subsurface drainage patterns, and on weather conditions.

10.3.4 More than 99% of water absorbed by trees is lost from the leaves. In winter, when deciduous trees are not in leaf, there is negligible loss. During the summer, when the tree is in leaf and losing water, the soil progressively dries, and in winter the reverse process occurs and the soil re-hydrates. In clay, this seasonal fluctuation in moisture content will induce shrinking and swelling of the soil. To avoid damage caused by these movements, structures should either be able to tolerate the movement, or should be founded below the level of moisture content change.

10.3.5 Trees differ in the depth and extent of their root system and in efficiency at abstracting moisture from the soil. The species, which are likely to cause the deepest and most extensive effects, are poplar, elm, oak and willow. Other species usually have a markedly less effect.

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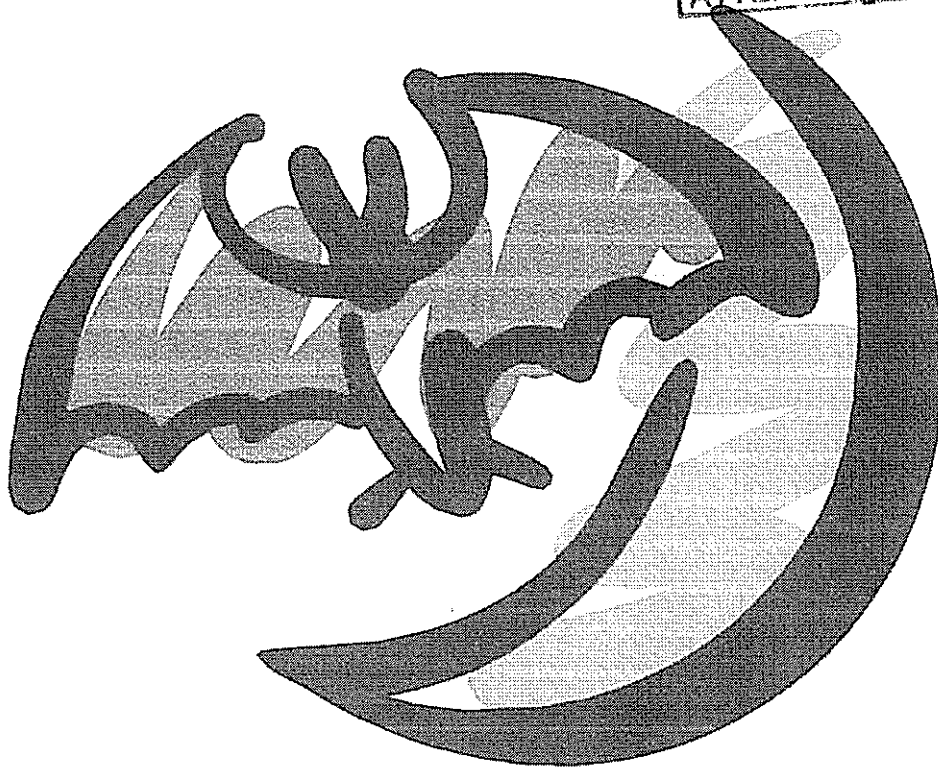
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WILDLIFE SURVEY FOR BATS

AT

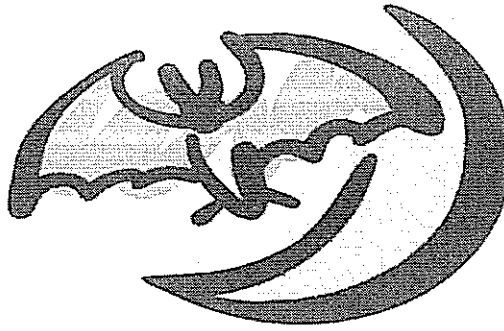
Royal British Legion
Longridge

18 JUL 2011	
FOR THE ATTENTION OF	



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Michael Rayner Architects

Address:

44-46 Berry Lane
Longridge
Preston, PR3 3JJ

Tel No:

01772 784406

Instruction Method:

Written

Bat Survey Address:

Royal British Legion
9 Townley Road
Longridge

Visit Date/Time:

29 June 2011 @ 21.15hrs
3 July 2011 @ 10.30hrs

Document Reference:

1378



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

1. Presence of live or dead bats.
2. Bat droppings.
3. Moth and insect wings and remains.
4. Faint scratch marks on roof timbers.
5. Grease staining marks on roof timbers.
6. Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet' bat detector,
Petzl headlamp torches
A variety of folding aluminium ladders
Telescopic inspection mirrors, large and small.

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found

Low risk:

No evidence of use by bats was found

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

Property

External Survey Results

Property type

Building:
Extension:
Other: Pavilion

YES	NO
-----	----

	✓
✓	
✓	

Comments: The building to which this report relates is a single storey extension to the main building and the pavilion.

Construction

Stone
Brick
Other:
Bat Access Places

	✓
✓	
✓	
	✓

Comments: The extension is brick built, whilst the pavilion is timber.

Roof

Stone
Tile:
Other: Mineral Felt
Bat Access Places

✓	
	✓
✓	
	✓

Comments: The building has an apex roof with two ventilators mounted on the ridge. The pavilion has an apex felted roof.

Bat Signs

Bats seen
Droppings
Bat Detector Results

	✓
	✓
	✓

Comments: A careful search could find no signs of bats.

External Conclusions:

No signs of use by bats could be found.

Risk Assessment: Low

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Internal Survey Results

Is the building lived in? The building is in everyday use

YES	NO
	✓
✓	
✓	
	✓

Construction

Stone
Brick
Other/plaster
Bat Access Places

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof:
Bat Access Places

	✓
	✓
	✓
	✓

Comments: The existing apex roof has been built over the top of a flat roof and the pavilion cabin has no attic.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: There were no signs of bats inside the buildings.

Internal Conclusions:

It was not possible to find any signs of bats inside the buildings.

Risk Assessment: Low

BAT SURVEY & REPORT

Evening Survey

Date: 29 June 2011

Start Time: 21.20 hours

End Time: 22.45 hours

Weather: The evening was dry with no clouds or wind and a temperature of 9°C.

Bat Suitability Evening:

Moths and midges were seen and with swifts feeding in the area, it was considered to be a suitable evening for foraging bats

Survey Details:

The buildings were continually monitored throughout the evening with the help of a bat detector set at 45Khz.

Survey Findings:

At 22.04hrs, a Pipistrelle bat flew across the bowling green from the other side of Berry Lane and commenced foraging around the adjacent trees. This individual was followed by three more bats, all foraging around the trees surrounding the bowling green.

No bats were detected or seen emerging from either of the two buildings

Evaluation of the Survey Results:

The survey could find no evidence of bats occupying either of the buildings under surveillance.

Risk Assessment:

Low

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SURVEY SUMMARY

Proposed Development

The proposal is to demolish both buildings and re-develop the site.

Site Description

The buildings are central to a residential development in a small rural town.

Survey Results

The survey could find no evidence of bats occupying or ever having occupied either of the buildings.

Importance of the Site

The survey could find no special wildlife importance at the site.

Conclusions

Bats do not use either of the buildings.

Risk Assessment

Low

Mitigation and Enhancement

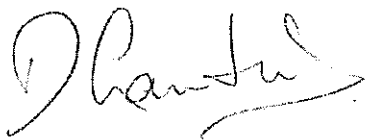
No bat mitigation or habitat enhancement is required.

Timing of works

Works may be undertaken at any time.

Author: Denis Lambert

Signed:



Dated:

7th July 2011.

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: **Denis Lambert on 01772 783322 or 07813 140682** for advice.

Karl Zaldats

From: Graeme Thorpe [Graeme.Thorpe@ribblevalley.gov.uk]

Sent: 26 November 2010 16:15

To: Karl Zaldats

Subject: RE - Pre-App Advice regarding British Legion Building, Longridge [Scanned]

Dear Karl Zaldats,

RE - Pre-application advice regarding proposed demolition of existing British Legion Building, and erection of new two storey British Legion building and terraced houses (six proposed) on land at The Longridge British Legion, Towneley Road, Longridge.

I write in respect of the above enquiry, and I apologise for the delay in my reply. Following a visit to the site and discussions with colleagues, I can provide you with the following advice.

PRINCIPLE OF HOUSING DEVELOPMENT

National Planning Policy Statement 3 (PPS3) para 71 states that in the absence of a five year supply of deliverable sites, which is the current position within the Borough, planning applications for housing should be considered favourably having regard to the wider policies within the PPS and including criteria in PPS3 para 69. Paragraph 69 states that, in deciding planning applications. Local Planning Authorities should have regard to, (among other issues):

- o The suitability of a site for housing, including its environmental sustainability
- o Using land effectively and efficiently and;
- o Ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives.

In interpreting the issues of environmental sustainability, housing need and the effective and suitable use of land mentioned above it is relevant to refer to significant saved Districtwide Local Plan Policies. The site in question lies within the settlement boundary of Longridge, and as such Policy G2 of the Districtwide Local Plan must be considered. Policy G2 notes that *'development wholly within the built part of the settlement or the rounding off of the built area will be approved'*. On this basis, and given the site in question is within the Town Centre of Longridge, the proposed erection of six properties is considered acceptable in principle, subject of course to the consideration of other relevant Policies.

PRINCIPLE OF NEW BRITISH LEGION BUILDING

With regards to the proposal to demolish and re-build the existing British Legion building, I have no objections in principle. However, as with the above development, this is subject of course to the consideration of other relevant Local Plan Policies.

IMPACT ON CONSERVATION AREA

The site in question lies within the centre of Longridge, to the rear of the bowling green opposite Towneley Parade. Access to the site is from Towneley Road, off Berry Lane. The existing Legion Building lies on the edge of the Longridge Conservation Area, however the rest of the red edged site lies wholly within it. As such, Policy ENV16 of the Local Plan and PPS5 are deemed important when further considering the development, especially in terms of the design, siting, layout and materials, as any development proposed would have an impact on the character, setting and appearance of this particular location.

Policy ENV16 of the DWLP notes that 'Within Conservation Area development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area'.

With respect to PPS5: Planning for the Historic Environment (March 2010) the following Policies and their considerations are also considered relevant,

- o Policy HE7.1 states that 'such identification and assessment of the particular significance of each element of the historic environment is fundamental to decision making',
- o Policy HE7.4 requires consideration of the sustaining and enhancement of the significance of heritage assets and of the consideration of the positive role of heritage assets in place-shaping,
- o Policy HE 9.1 states that: "there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss is a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification",
- o Policy HE9.2 states that where the application will lead to substantial harm to or total loss of significance local planning authorities should refuse consent unless it can be demonstrated that:

- (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; and
- (ii) (a) the nature of the heritage asset prevents reasonable uses of the site;
- (b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation;
- (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and
- (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use".

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also considered relevant, as it requires Local Planning Authorities to 'pay *special attention* to the desirability of preserving or enhancing the character or appearance of conservation areas in the exercise of planning functions'.

I can also provide the following comments in line with Policy G1 of the Districtwide Local Plan. Policy G1 notes that '*All development proposals will be expected to provide a high standard of building*

design and landscape quality, and development which does so will be permitted, unless it adversely affects the amenities of the surrounding area', and that 'Development should be sympathetic to existing and proposed land uses in terms of size, intensity and nature'.

On this basis, serious consideration must be taken in regards to the design, scale, massing and materials to be used for the proposal development, its impact on the Longridge Conservation Area and the impact on the adjacent Buildings of Townscape Merit, however without further details, I can provide no specific advice at this time.

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IMPACT ON IMPORTANT TREE GROUPS

Having discussed the scheme with the Countryside Officer, he notes that there are five mature trees within influencing distance of the footprint of the proposed housing development, 1 Oak and 4 Sycamore. He calculates that the Root Protection Area for these trees will be in the order of 9 to 11 metres + 20%, within which a no dig policy is required. In addition, he raises concern in respect of the close proximity of the proposed development, as it may also lead to further tree resentment issues.

HIGHWAY SAFETY AND PARKING

Finally, whilst the LCC Traffic and Development Engineer has raised no objections in principle from a highway safety point of view, given the buildings Town Centre location and the availability of some on-street parking adjacent to the site, he has requested that there be a number of spaces provided for the new British Legion Building on site, both mobility and standard parking spaces. However, without the benefit of further information, he is unable to provide an exact number of spaces at this time.

In conclusion, whilst the principle of the two proposed developments are thought acceptable in principle, full consideration of Policy ENV16 of the Local Plan and PPS5 are deemed important when further considering the development, especially in terms of the design, siting, layout and materials, as any development proposed would have an impact on the character, setting and appearance of this particular location.

I hope this advice is useful, but please note this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss a more detailed scheme in further detail I would be happy to do so, however please note that an additional fee may be required should you wish to arrange a meeting.

Yours Sincerely,

Graeme Thorpe | Senior Planning Officer |
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
 T: 01200 414520 | F: 01200 414487 | E: graeme.thorpe@ribblevalley.gov.uk | W:
www.ribblevalley.gov.uk |

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