



RIBBLE VALLEY
BOROUGH COUNCIL

21 JUN 2011
FOR THE ATTENTION OF

For office use only	
Application No	320110486 P
Date received	
Fee paid £	Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

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

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code: National Number: Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code: National Number: Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	WADDOW HOUSE		
Street address:	CLITHEROE ROAD		
	WADDINGTON		
Town/City:	CLITHEROE		
County:	<input type="text"/>		
Postcode:	BB7 3HH		

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

Easting:	373057
Northing:	443459

5. Pre-application AdviceHas 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):

Officer name:	<input type="text"/>		
Title:	Ms	First name:	Rachel
		Surname:	Horton
Reference:	RV/2010/ENQ/00539.		
Date (DD/MM/YYYY):	28/02/2011	(Must be pre-application submission)	

Details of the pre-application advice received:

Advice initially received on the above date, subsequent application 3/2011/0204 refused. subsequent submission of drawing showing proposed revisions, email confirmation from Rachel Horton confirming her support for a resubmission dated 17-06-2011

6. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? Yes NoIs a new or altered pedestrian access proposed to or from the public highway? Yes NoAre there any new public roads to be provided within the site? Yes NoAre there any new public rights of way to be provided within or adjacent to the site? Yes NoDo the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

See site plan on drawing 010-145-02

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Bins to be stored at the rear of the house. Local Authority Collection

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Local Authority Collection

8. 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**9. Materials**

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

320110486 P

Walls - description:

Description of *existing* materials and finishes:

Red brick base with pebble dash above to house, pebble dash to garage

Description of *proposed* materials and finishes:

Natural stone and roughcast render.

Roof - description:

Description of *existing* materials and finishes:

Grey Slate

Description of *proposed* materials and finishes:

Grey Slate

Windows - description:

Description of *existing* materials and finishes:

Timber and UPVC

Description of *proposed* materials and finishes:

Painted timber georgian sash windows

Doors - description:

Description of *existing* materials and finishes:

Timber and UPVC, metal garage doors

Description of *proposed* materials and finishes:

Painted timber, plasticol coated metal garage doors

Boundary treatments - description:

Description of *existing* materials and finishes:

Hedges, fences with small stone wall to front.

Description of *proposed* materials and finishes:

Existing boundaries to be maintained as existing, except for small section of front boundary, where a new stone wall is proposed in the repositioning of the access to the site.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Permeable paving

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Site Survey 11/002/01
Proposed Scheme 010-145-02C
Location Plan 010-145-03
Existing Building Survey 010-145-04
Design and Access Statement
Protected Species Survey

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Exact line of existing drain still to be determined, but the new house is to connect into the existing system, following further site investigation and camera surveys.

12. Assessment of Flood Risk

320110486P

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 an appropriate 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

Main sewer

Pond/lake

Soakaway

Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Existing house and garage

Is the site currently vacant? Yes No

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. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above you may need to provide a full Tree Survey at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

320110486P

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

850 sq.metres

22. 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:

Not Applicable

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. 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)

The agent The applicant Other person

25. Certificates (Certificate B)

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.

25. Certificates (Certificate B - continued)

Notice recipient		Date notice served
Name: Andrew Ronnan		20/06/2011
Number: 3 Suffix:		
Street: The Arches		
Locality: Whalley		
Town:		
Postcode: BB7 9SG		
Name: Keith Bagot (Steele & Son)		20/06/2011
Number: Suffix:		
Street: Castlegate		
Locality:		
Town: Clitheroe		
Postcode: BB7 1AZ		
Title: Mr First name: Robert Surname: Smallwood		
Person role: Agent Declaration date: 20/06/2011		<input checked="" type="checkbox"/> Declaration made

25. Certificates (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. (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:

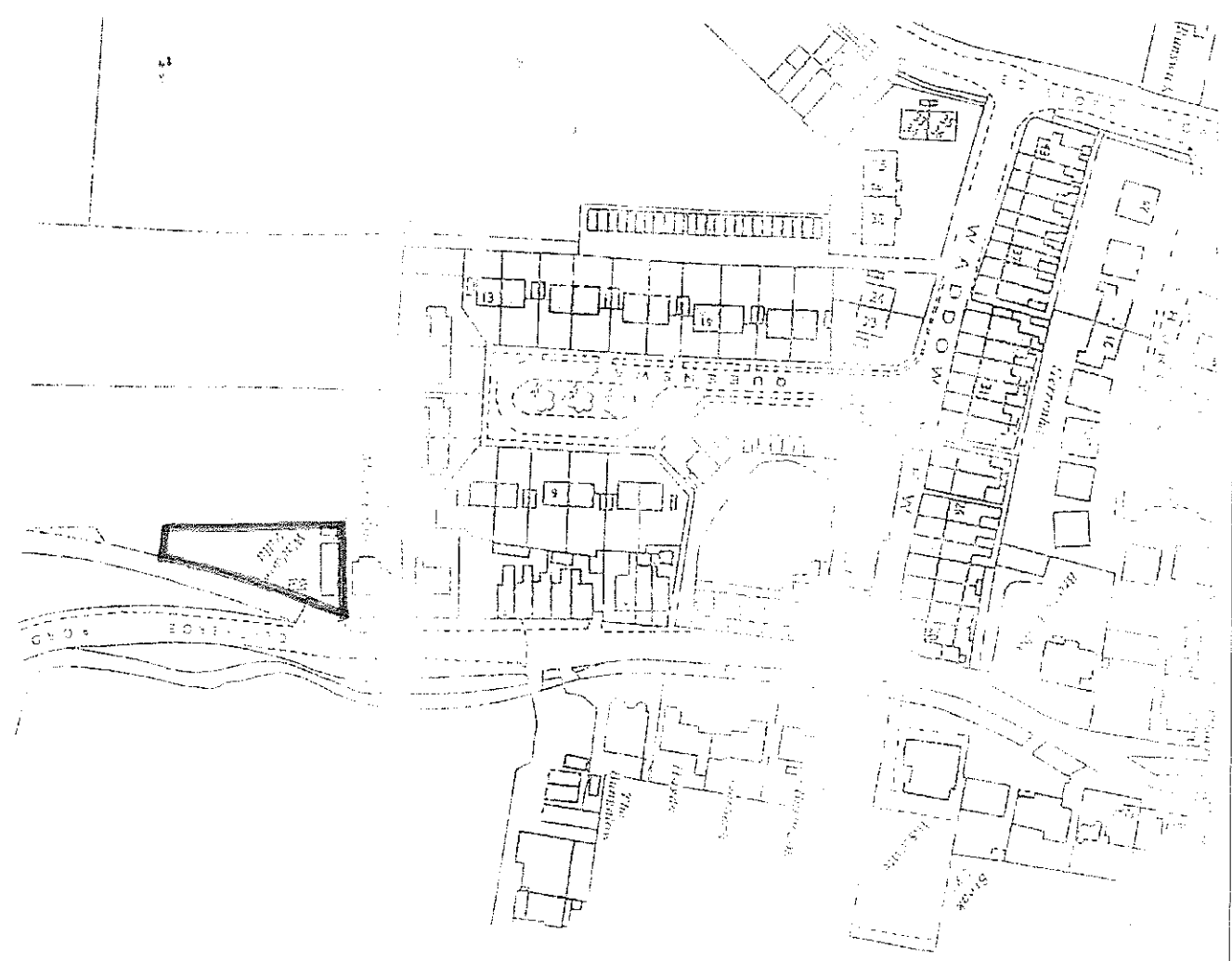
If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr	First Name: Robert	Surname: Smallwood
Person role: Agent	Declaration date: 20/06/2011	<input checked="" type="checkbox"/> Declaration Made

26. Declaration

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

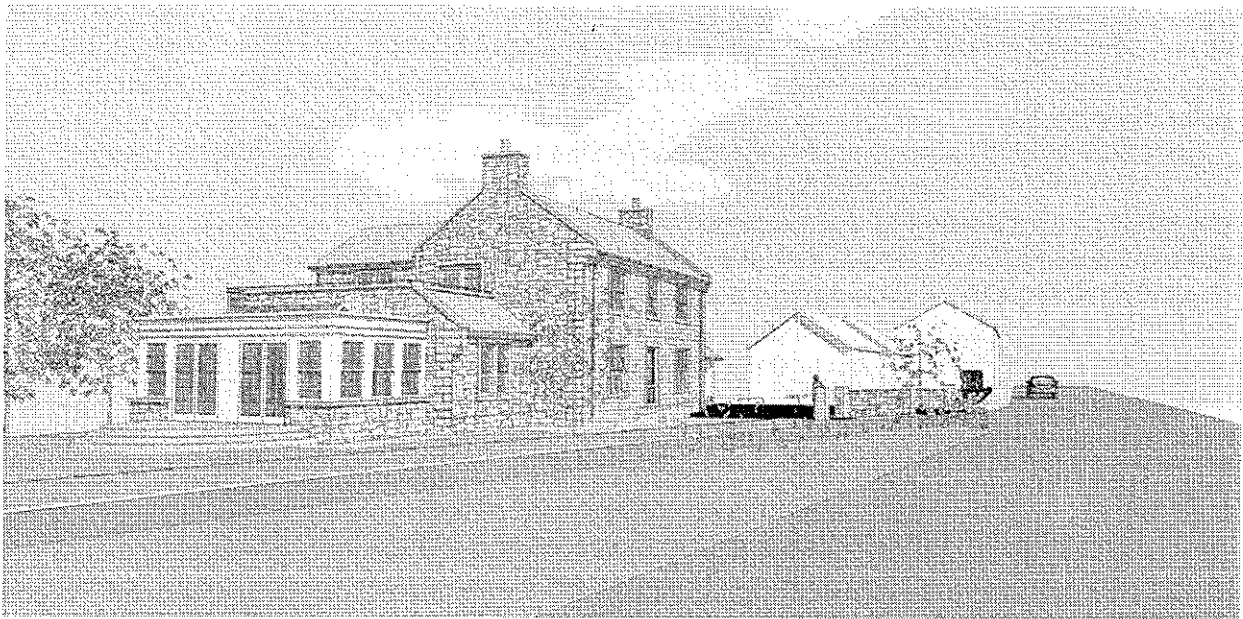
Date: 20/01/2011



320110486P
 North

DO NOT SCALE FROM THIS DRAWING.
 Use written dimensions only, if in doubt ASK
 This drawing is protected under the copyright of 3D.G design

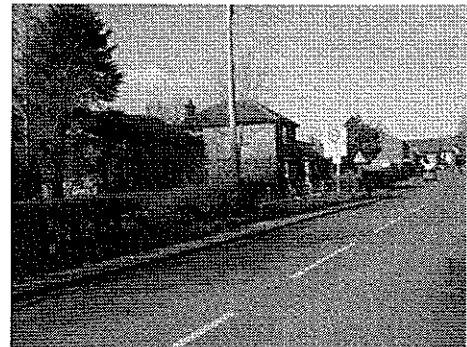
Rev	Description	Date
Project: Waddow House		
Status: Planning Application		
Drawing Title: Location Plan		
Project No.: 010-145		
3D.G design architectural consultants		
Dwg No.: 3	Rev.: 1	100 Pitt Street, Sydney NSW 2000 Australia Tel: +61 2 9231 1000 Fax: +61 2 9231 1001 www.3dgd.com.au
Scale: 1:1250 @ A3		

Design and Access Statement**Replacement dwelling Waddow House, Clitheroe Road, Waddington.****for Mrs A Ashworth**

This design and access statement accompanies a Planning Application by Mrs A Ashworth to replace the existing house and garage at Waddow House, Clitheroe Road with a new dwelling.

Its purpose is to show how the proposal has been arrived at. Its aim is to briefly explain the scheme and the thinking behind it and the factors that have been taken into account.

The site lies within the Village boundary of Waddington, on the main road from Clitheroe. The existing property is in a prominent position as the first house as you enter Waddington or the last as you leave, and as such plays an important role as the entrance to the village. The siting, scale and design of the proposed new dwelling should be of a high quality and appropriate to the area adjacent to the open countryside. The two storey element of the existing house is positioned close to both the road and its



3D-G design

neighbours to the northern boundary. The existing house has smooth red brick ground floor walls with pebble dash above, with flat roofed single storey extensions to the rear and a pebble dash finish to the garage and is out of character with the majority of the village.

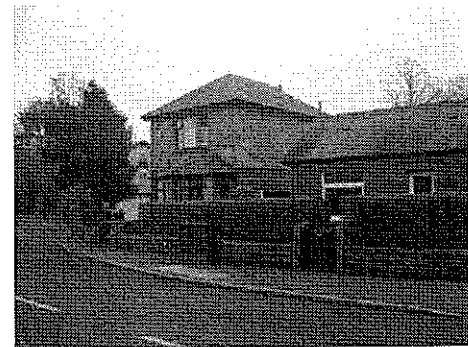
It is considered that a proposal to take down the buildings and replace with a suitably designed building would provide an opportunity to enhance the character and appearance as you enter the village. The redevelopment potential of the site also allows for

accommodation to meet Mrs Ashworth's requirements, to create a modern well appointed house capable of meeting the needs of her and her family. Redevelopment also provides opportunity to provide a dwelling which is more energy efficient with less impact on the environment. The proposals include for high levels of insulation, minimum air leakage and solar collectors.

The key concept of the design is to provide a modern thermally efficient dwelling that responds to the prominent position of the site, the clients brief and the character of the village. The design using traditional materials and styling aims to create the appearance of a dwelling that has evolved over time through extension and conversion of ancillary buildings. The front elevation, of a traditional symmetrical small country house clad in punched faced stone, that has been extended to the sides in random stone to respect the character of the village that has grown over time.

The massing of the development has been broken down into a number of elements, and that sits comfortably as a whole. The two storey element of the design has been moved away from the northern neighbour, to give a feeling of space, and reduce any loss of light and privacy. The property has been set well back from the road and the positioning of the garage to the northern end of the house enhances its setting. The plan form makes the most of the open field aspect to the rear, and creates ground floor sitting rooms that take advantage of the south facing garden, whilst at first floor level a shared bedroom balcony enjoys both the southern aspect and the fields to the rear. The design should positively enhance the character and appearance of this part of the village, and recognizes the vernacular style of Waddington and also its semi rural setting. The vehicle access to the site has been repositioned to provide better access to the garage, ample car parking spaces, as well as enough room to turn a car to enable entry and exit to the site in forward gear.

Following the refusal of the previous application the first floor has been redesigned, making bedroom 2 smaller, reducing the width of the first floor elevation from Clitheroe Road, and thus reducing the over all volume and impact on the street scene.



-Use

The proposed use, is as existing, residential

-Amount

A single replacement dwelling is proposed. The applicants brief asking for the accommodation that is provided.

-Layout

The constraints of the access to some extent have dictated the positioning of the building on site, but has had the affect that this minimizes the impact to the northern boundary, and reinforces the country house feel. The site's shape has further impacted on the buildings shape, being that it is a wide fronted site facing the road.

**-Scale**

The concept of the design is that of a traditional property with a vernacular feel, that has grown over time by extension and conversion, the massing of the building reflects this. The main mass of the house is designed as a traditional symmetrical two storey country house. The building reduces to the north to respect the scale of the adjacent bungalows, and to the south steps back and down in respect of the open countryside. The otherwise relatively large gable facing south to the entrance to the village has been broken down, to act as a step from the open countryside to the built environment of the village. Waddington is made up of a wide range of building sizes, juxtapositioned with each other that creates its distinctive character, from large country houses, smaller stand alone properties to rows of terraced houses, and this development has been designed to complement this.

**-Appearance**

Natural stone is proposed to the majority of elevations, punch faced stone to the front elevation, with random local stone to the sides and rear. Areas of rough cast render have been introduced to reinforce the design concept, respect the mixed character of Waddington and help reduce the mass. The roof is to be clad with slates to match its surrounding neighbours. Traditional vernacular details are proposed to sit the new house into the village, parapet gables, kneeler blocks, stone surrounds to georgian sash windows and doors.

-Landscape

There are a three trees which are proposed to be removed in the construction of the house, however the applicant is keen to replace these with good healthy specimens, along with fully landscaping the garden area, a scheme for which can be submitted for approval before the work commences. The existing hedgerow to the front boundary is to be maintained and protected during construction.



3D-G design

-Flooding

The property is located in a flood zone as identified on the Environment Agency plans, however on enquiring with them their concern over potential flooding of the site has been very much reduced, following recent work to lower the kerb heights to the other side of Clitheroe Road, which allows the water to drain freely away into the brook. They advised that flooding has only taken place to a level of 50mm and this takes the form of water running down the road. The advise was to construct the ground floor level above the existing finished floor level, and or set the level a minimum of 300mm above the general external ground level. We have set the finished floor level at 70.15 which achieves both of these, and the construction will be in accordance with "Improving the flood performance of new buildings- flood resilient construction"



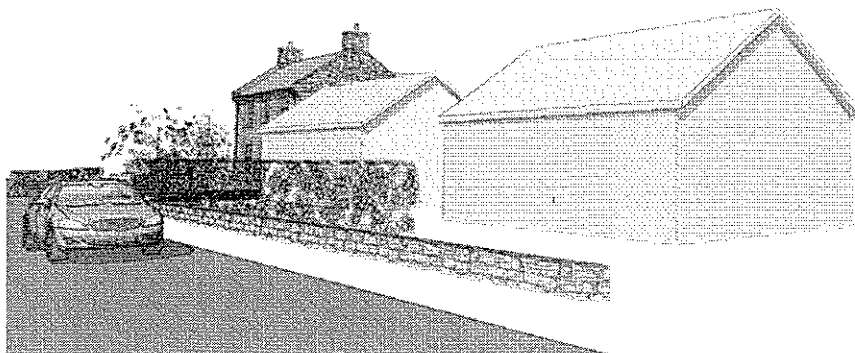
-Access

Level pedestrian access is provided in compliance with part M of the Building Regulations.

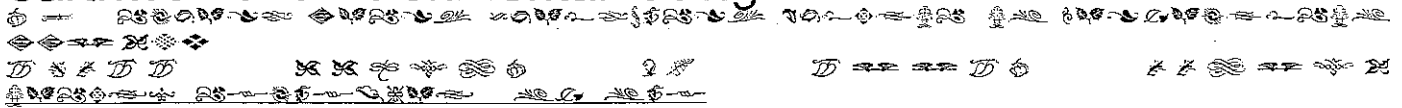
-Conclusion

In addition to providing modern accommodation in place of the existing dwelling, the design seeks to recognize the importance of its location and contribute positively to the character of Waddington.

It aims to achieve this by replacing an existing building, out of character with the village, with a design sympathetic to its surroundings and in the village style.



earthworks environmental design



Mr Rob Smallwood

3D.G Designs
Unit 25
Chorley Business and Technology Centre
East Terrace
Euxton Road
Chorley
Lancashire
PR7 6TE

21 March 2011

Ref: B918

Dear Mr Smallwood

Protected Species Survey (Bats) at: Waddow House, Clitheroe Road, Waddington, Clitheroe.

Introduction

You have requested an inspection of the above named property on behalf of your client Mrs A. Ashworth, to carry out a protected species survey (bats) as a condition of an application to Ribble Valley Borough Council for building alterations. It is understood the proposed works requires demolition of the existing buildings prior to development of the site.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are normally required to protect bats and their roosts and ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey and daylight inspection was undertaken on Tuesday 15 March 2011 between 09.30 and 10.30. The weather at the time of the inspection was cool, dry and overcast (max temperature: 8.9°C; cloud cover: 8/8, wind: light SE) providing satisfactory conditions for a daylight scoping survey.

The inspection has found no evidence of bat activity and therefore it is highly unlikely that bats will be disturbed during the development.

Survey methodology

The protected species survey (bats) provides a daylight (winter) assessment of the property.

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building / demolition operations

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Kodak MD41) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England bat licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education).

Constraints

The scoping survey was undertaken during mid-March and is outwith the optimum survey period for bat activity (1 May to 30 September).

Daylight assessments rely largely on 'non-intrusive' survey techniques (*Bat Surveys, BCT, 2007, 3.8.2*); Ultrasonic bat detectors and / or remote recording systems (eg. Anabat) have not been used at this site.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Data search

A local data search was carried to identify any relevant records of bat activity within 1km of the site. The following bat species are known to be present within the wider district:

NBN 10km square SD74 (Clitheroe):

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus / M. brandtii</i>)* |
| • Daubenton's bat | (<i>M. daubentonii</i>)* |
| • Brown long-eared bat | (<i>Plecotus auritus</i>)* |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>)* |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>)* |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

*National Biodiversity Network (NBN) datasets, (terrestrial mammals) recorded in the 10km square SD74. _EED dataset

The following websites and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. North Lancashire Bat Group
3. East Lancashire Bat Group
4. Lancashire Biodiversity Partnership
5. EED dataset (Lancashire bat records 2000 - 2011)
6. Magicmap interactive map
7. Natureonthemap (Natural England)
8. Multimap
9. MARIO - Maps and related information online (Lancashire County Council).

There are no bat records at this particular site; all existing records within 1km of the property are shown in Appendix A.

Existing property (images)

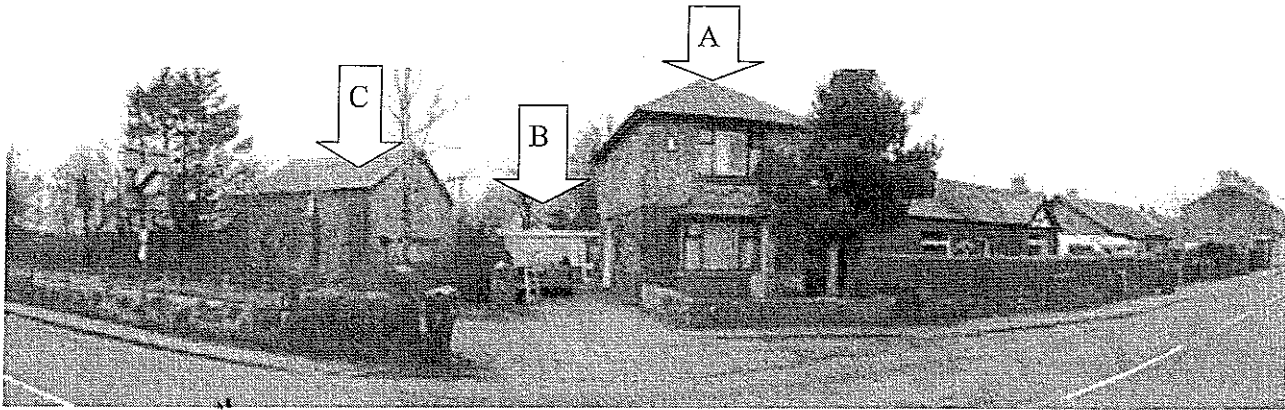


Figure1: Waddow House. Clitheroe Road, Waddington.



Figure 2:

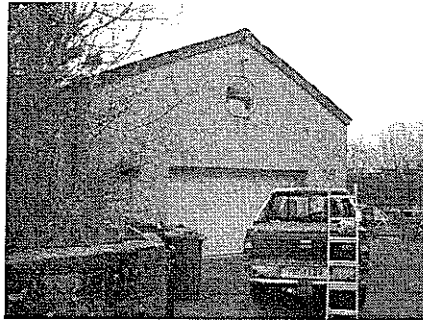


Figure 3:



Figure 4:

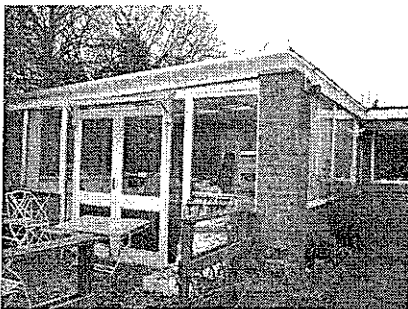


Figure 5:

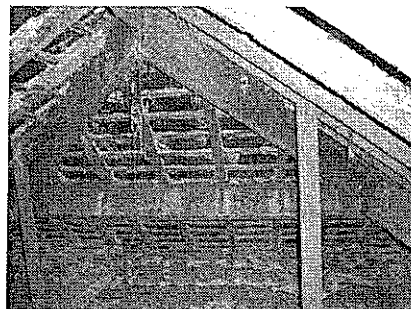


Figure 6:



Figure 7:

Description of the property

The property is a two storey detached house (circa 1930's) with traditional (partly rendered) brick cavity wall construction and rafter with purlin roof (building 'A' in figure 1). The apex roof is clad with slate and is unlined. The enclosed roof void (figures 6 and 7) is dark, dry and cold and there is a considerable accumulation of dust and debris from the back-pointed roof slates. The area is insulated with a glass fibre material laid over the ceiling joists. The void contains the cold water tank; the area appears to be rarely accessed.

At the rear of the house is a two storey extension with flat bitumen roof (shown in figure 4). Externally the timber fascia soffit is generally well-sealed although there is some water damage to part of the soffit on the rear flat roof extension. Birds are nesting within the damaged box soffit.

A modern single storey extension at the rear (Building 'B' in figure 1) has a brick cavity wall construction with a flat bitumen roof over the utility area and a mono-pitch polycarbonate roof over a sun lounge / conservatory area (as shown in figure 5).

There is also a two storey detached garage (Building 'C' figure 1) with rendered block work wall construction and pitched roof. The roof has a steel frame construction, clad with slates and lined with a PVC membrane.

The building has double-glazed window units and the structure is generally very well-sealed. Externally the garage has a timber fascia soffit and there is a gap of 50 – 60mm between wall and soffit.

This garage appears to be used as a workshop and for storage only and the building is unheated.

Location of the property

The property is located within Waddington village at NGR: SD731435 at an elevation of approximately 70m and is adjacent to the Clitheroe Road (B6478). There is open countryside with extensive grazing land at the rear of the property and the Waddow Hall property is within 0.7km to the south.

There is no extensive woodland or areas of standing open water adjacent to the property and the nearest significant watercourse is the River Ribble approximately 1km south of the site at Brungerley and Waddow.

The location of this property provides sub-optimal feeding, foraging and commuting habitat for bats and there is relatively poor connectivity between habitats.

There are no designated nature conservation sites adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geomorphological Sites (RIGS).

Survey results

There is no evidence of bat activity at this property.

There are no signs of bat droppings, discarded feeding remains or other indicative signs of bat roosting activity within any part of the roof void.

All external features of the house including entrance porch, sun-lounge and rear extension, roofs, roof verges, window frames, doors and sills, lead flashings, gutters, soffits and fascias were inspected for evidence of bat activity; none was found. Similarly, there is no evidence of protected species within any part of the garage.

There is some evidence of mouse droppings and hibernating cluster flies within the main roof void only.

Evaluation of results

- The scale of impact of the proposed development at site level on local bat populations is likely to be negligible or low.
- The potential of this building to support roosting, resting or perching bats is also low.
- The potential of the building to support a maternity roost, hibernation roost or transitory / mating roost is also very low, consequently the overall conservation significance of the structure is low.
- The surrounding land / habitats provide sub-optimal feeding, foraging and commuting habitat for bats.
- The overall value of adjacent habitat features for feeding, foraging and commuting by bats is low. Significantly, the site is not adjacent to optimal feeding and foraging habitat, there are no extensive areas of woodland or standing water nearby; connectivity to other habitats is relatively poor.
- There are no records of roosting bats at this property (Data search).
- Using current good practice guidelines to assess the level of survey effort that is required at the property, it is recommended that further survey work is not required and building works should proceed with reasonable caution and vigilance for the unexpected presence of isolated roosting or resting bats* (refer to: mitigation notes below).

— The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

— Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004)

— Guidance for assessing the value of habitat features – (BCT 2007, Bat Surveys, Good Practice Guidelines, p21)

* Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

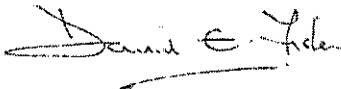
The proposed development of this site including demolition of the existing buildings is **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of the development at site level on local bat populations is likely to be negligible or low.

Further survey effort is not recommended at this site.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council.

Yours sincerely



David Fisher

Impacts and Mitigation

MITIGATION NOTES:

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1. Timing constraints	None.
2. Removal of roofing materials	Be aware that isolated bats are occasionally found roosting beneath roofing materials at any time of year, although most commonly between May and November particularly in dwellings of this age, design and construction
3. Accidental exposure of bats	<p>In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228.</p> <p>Stop work immediately if bats are exposed or likely to be disturbed</p> <p>All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area.</p>
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	None.
8. Additional survey effort	Not required

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APPENDIX A

Bat records in the Waddington and West Bradford area (Source: EED / ELBG)

<i>Species:</i>	<i>Site:</i>	<i>Grid reference:</i>	<i>Date:</i>	<i>Status / comments:</i>
P. pipistrellus	Waddington Primary School	SD 735441	01.07.07	Maternity roost
Pipistrellus sp.	West Bradford	SD 739447	13.08.07	Maternity roost
Myotis sp.	Waddington	SD728438	06.06.99	Maternity roost
Pipistrellus sp.	Waddow Hall	SD 735428	05.07.06	Maternity roost
Pipistrellus pygmaeus	Waddow Hall	SD735428	05.07.06	grounded bats
Pipistrellus pygmaeus	Waddow Hall	SD735428	07.07.06	Maternity roost
Pipistrellus sp.	Waddow Hall	SD735428	08.04.07	Maternity roost
P. pipistrellus	Waddington	SD731143	17.12.07	Maternity roost
Pipistrellus sp.	West Bradford	SD745445	19.12.99	Grounded adult bat
Pipistrellus sp.	West Bradford	SD744444	21.01.11	Maternity roost

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent.

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

_ Bat Mitigation Guidelines, A J Mitchell Jones, Joint Nature Conservation Committee (2004) ISBN 1 86107 558 8

_ Planning Policy Statement (PPS9) (2005). Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats *"covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations"*.

(Mitchell-Jones, 2004)

_ 2.2.3 - Planning for development, p10 Bat Surveys, Good Practice Guidelines BCT (2007)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 15 Cloisters House, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228

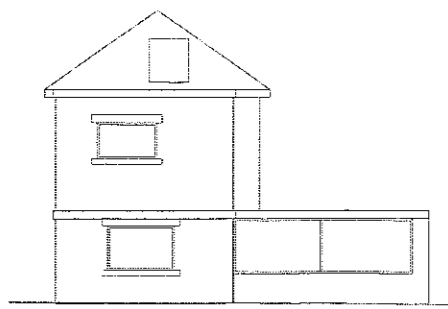
Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England, 1 East Parade, Sheffield, S1 2ET Enquiry Service: 0845 600 3078 enquiries@naturalengland.org.uk

Natural England Cheshire to Lancashire Team, Electra Way Crewe Cheshire, CW1 6GJ Tel: 01270 754227

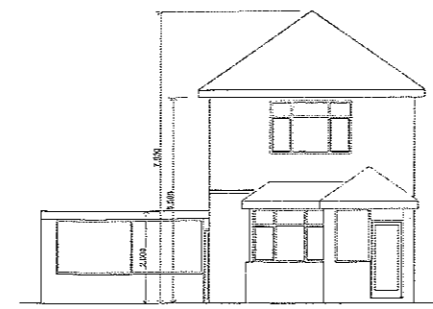
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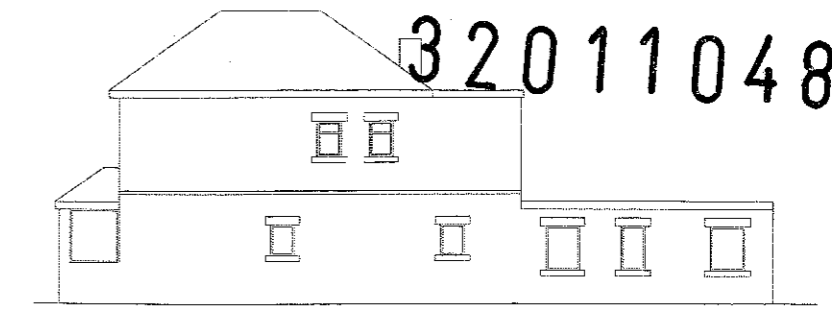
Rear Elevation
Existing House



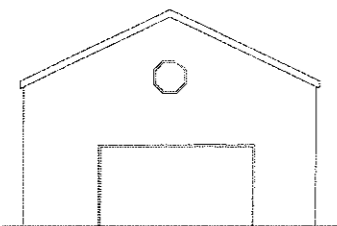
Side Elevation



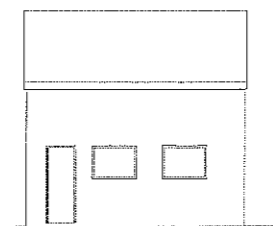
Front Elevation



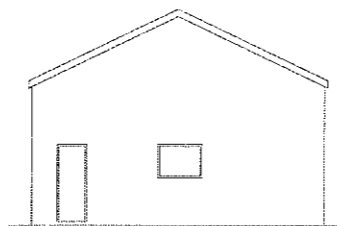
Side Elevation



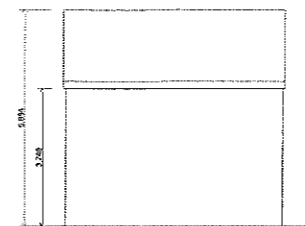
Front Elevation
Existing Garage



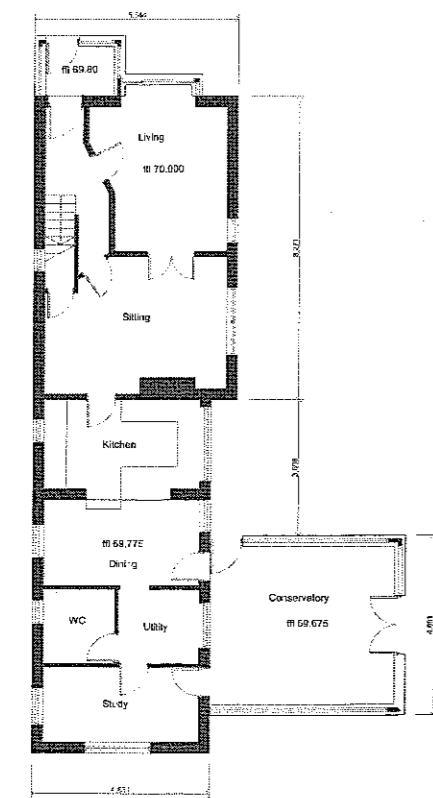
Side Elevation



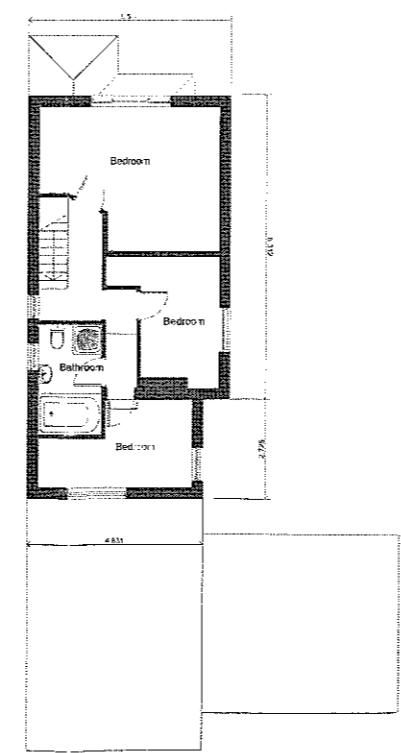
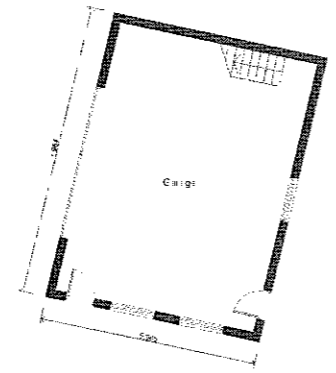
Rear Elevation



Side Elevation



Existing Ground Floor Plan



Existing First Floor Plan



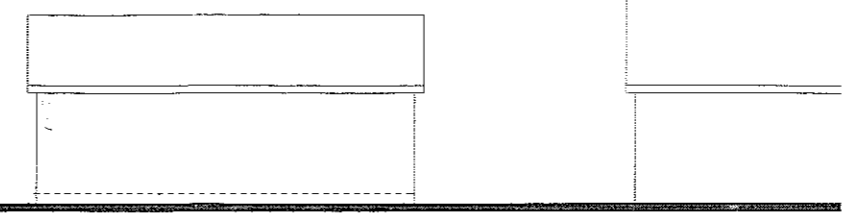
Rev	Description	Date
Project	Waddow House	
Drawn	Planning Application	
Checked	Plans as Existing	
Project No	010-145	3D.G design architectural consultants
Draft	4	
Scale	1:100 @ A1	Ltd 2015. Design Services & Technology Centre East, 100, Queen's Quay East, 4th Floor Toronto, Ontario M5E 1B2 www.3dgdesign.com

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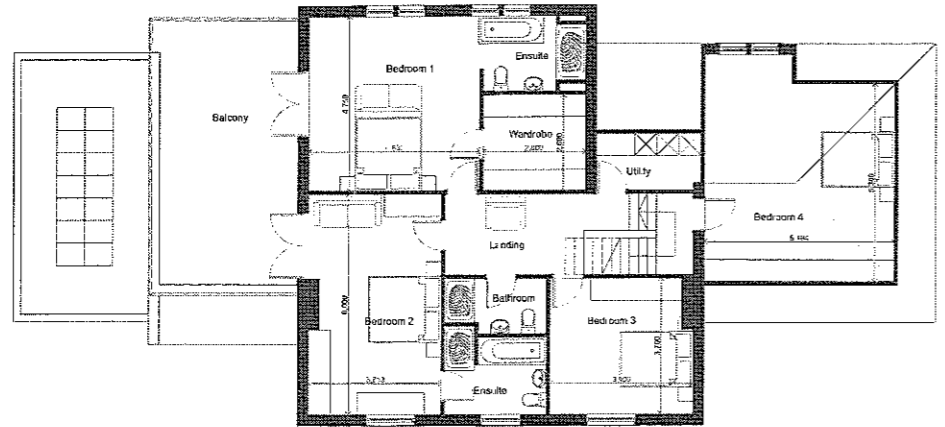
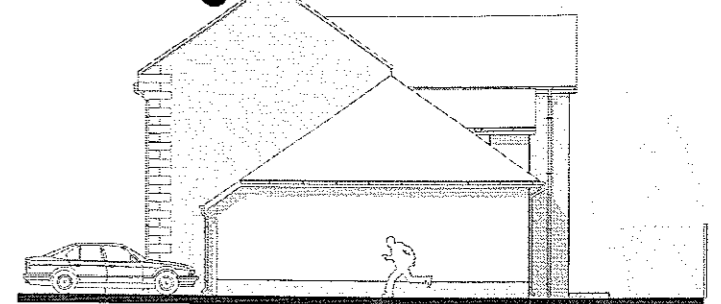
- Grey slates to roof
- Punch faced stone to front elevation
- Random rough faced stone to sides and rear
- Rough faced render to parts of the rear
- Dressed stone surrounds to windows
- Painted timber georgian windows



Front Elevation



Side Elevation (North)



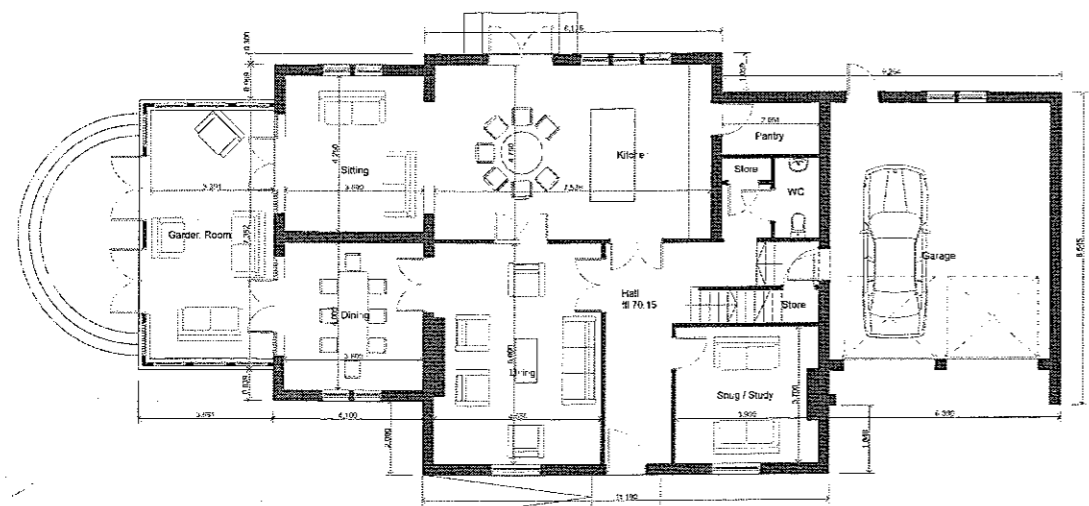
First Floor Plan



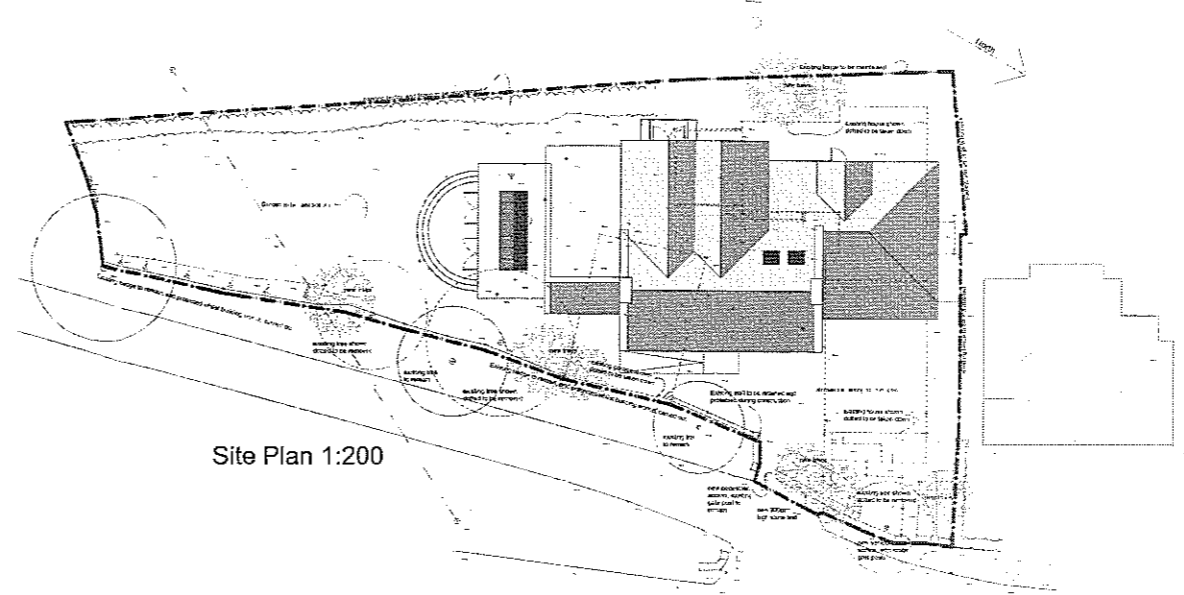
Rear Elevation



Side Elevation (South)



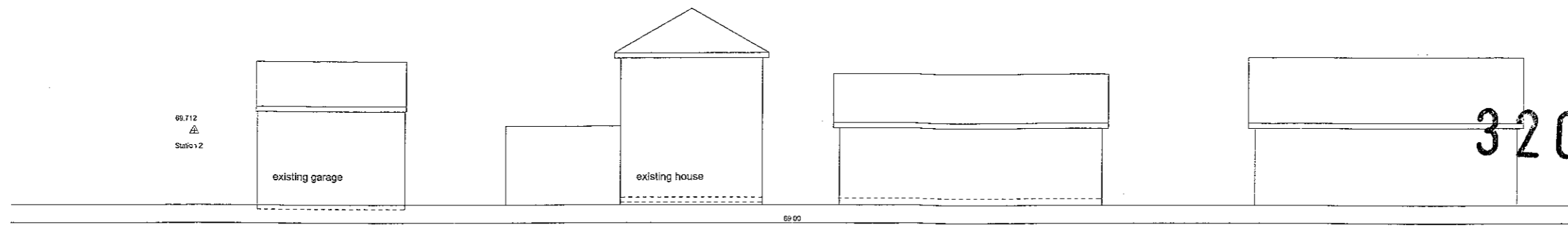
Ground Floor Plan



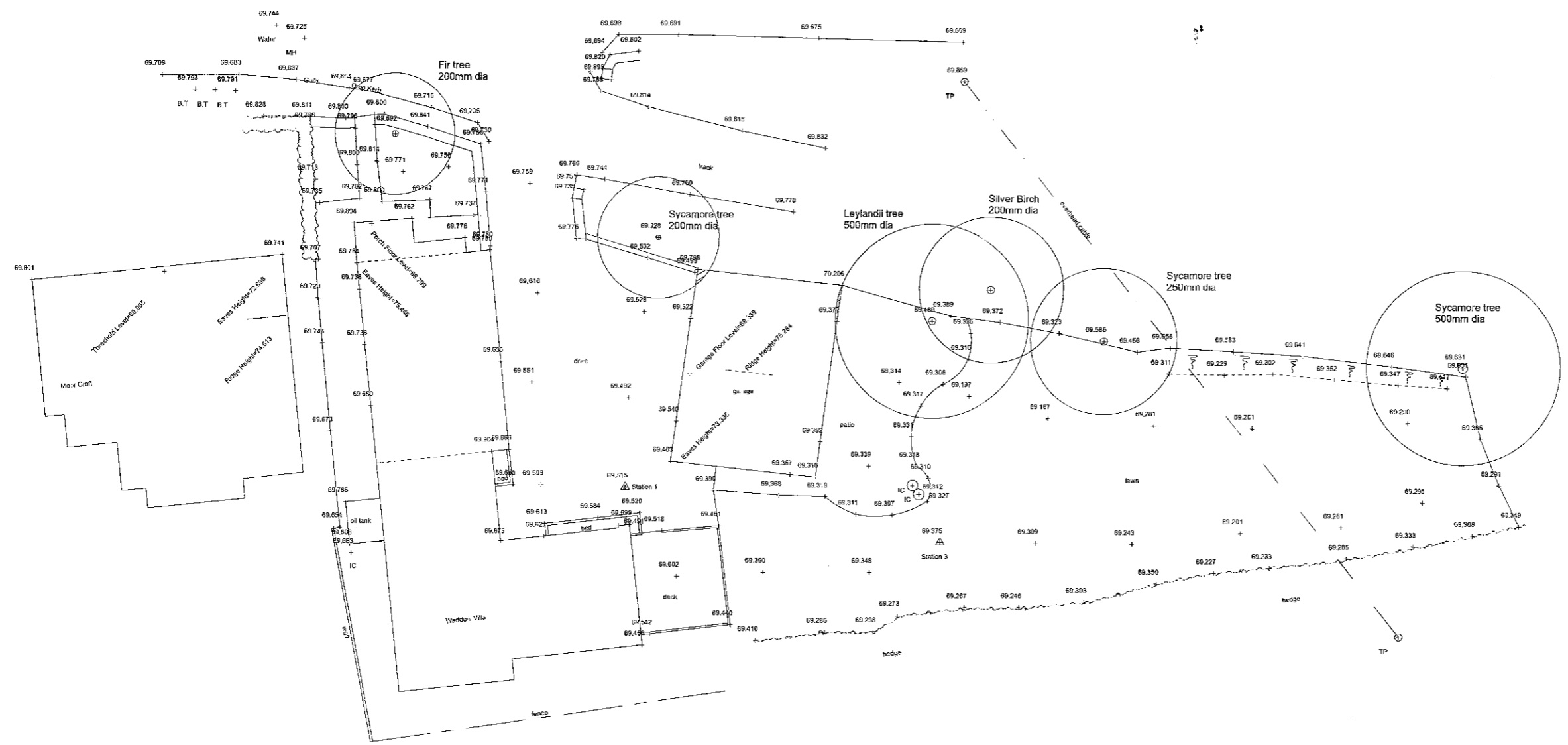
Site Plan 1:200

0	First floor layout/renovated	20/04/21
1	Final boundary treatment to site plan/renovated, including landscaping, trees, street lighting and roof to be added as it is	17/05/2011
A	Additional dimensions and floor levels	21/05/2011
Rev	Description	Date
Project: Waddow House		
Status: Planning Application		
Drawing No.: Proposed Scheme		
Prop No:	010-145	3D G design
Dwg No:	2	architectural consultants
Rev:	C	Unit 25, Church Square & Tomlinson Street, Exeter, Devon, EX4 3JF
Scale:	1:100 & 1:200 @ A1	01303 319999 uk www.3dgdg.co.uk

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Elevation to Clitheroe Road



No. AMENDMENT DATE			
PROPOSED			
LEVEL SURVEY			
CLIENT			
Waddon House, Waddington			
ADDRESS			
WADDON VILLA			
CLITHEROE ROAD			
WADDINGTON, CLITHEROE			
SITE SURVEYS			
LAND SURVEYORS			
11 PENZANCE			
RUE			
SURREY, ANCHAGE			
8025N			
TELEPHONE 01282 69244			
FAX 01282 69245			
E-mail: info@psl.com			
DATE	7/1/11	SCALE	1:100 @A1
DRN	G.S	DRG No.	
SVYD	6/1/11		11/002/1

All levels are in metres and refer to bench mark on adjacent gate post