



RIBBLE VALLEY
BOROUGH COUNCIL

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

03 AUG 2011
FOR THE ATTENTION OF

For office use only

Application No 320110621P

Date received

Fee paid £

Receipt No:

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:	Mr	First name:	ALAN	Surname:	KAY
Company name:					
Street address:	PLANTATION FARM		Country Code	National Number	Extension Number
	CHIPPING ROAD		Telephone number:		
	CHAIGLEY		Mobile number:		
Town/City:	CLITHEROE		Fax number:		
County:			Email address:		
Country:					
Postcode:	BB7 3LX				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	JONATHAN	Surname:	HADFIELD
Company name:	J HADFIELD ENGINEERING/SURVEYING				
Street address:	SPRINGS HOUSE		Country Code	National Number	Extension Number
	CHIPPING		Telephone number:	07740 929096	
			Mobile number:		
Town/City:	PRESTON		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR3 2GQ		jonathan.hadfield@virgin.net		

3. Description of the Proposal

Please describe the proposed development including any change of use:

DEMOLITION OF TWO EXISTING BUILDINGS TO BE REPLACED WITH GENERAL STORAGE BUILDING FOR AGRICULTURAL PURPOSES

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)

House: Suffix:
House name: PLANTATION FARM
Street address: CHIPPING ROAD
CHAIGLEY
Town/City: CLITHEROE
County:
Postcode: BB7 3LX

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

Easting: 366533
Northing: 442952

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

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):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

UPPER WALLS TO BE CONSTRUCTED FROM TANALED TIMBER YORKSHIRE BOARDING AND LOWER WALLS TO BE CONSTRUCTED FROM PRE CAST CONCRETE PANELS

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

ETERNIT FARMSCAPE PROFILE 6 CEMENT FIBRE SHEETS IN NATURAL GREY WITH GRP ROOF LIGHTS

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:

KAY ELEVATIONS AND GROUND PLANS SUPPLIED BY POST
LOCATION PLAN SUPPLIED BY POST
DESIGN AND ACCESS STATEMENT

Vehicle Parking

320110621P

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

N/A STORAGE BUILDING

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

12. 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 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:

AGRICULTURAL LAND

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

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	1	1	0
Proposed employees	1	1	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?

227.33

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:

N/A

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 A)

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.

Title:

Mr

First name:

JON

Surname:

HADFIELD

Person role:

Agent

Declaration date:

02/08/2011



Declaration made

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

Notice recipient		Date notice served
Name:	n/a sole tennant	
Number:	<div></div> <div>Suffix:</div> <div></div>	
Street:	<div></div>	
Locality:	<div></div>	
Town:	<div></div>	
Postcode:	<div></div>	
Title: <div>Mr</div> First Name: <div>JON</div> Surname: <div>HADFIELD</div>		
Person role: <div>Agent</div> Declaration date: <div>02/08/2011</div>		<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

02/08/2011

Area Outside Ownership Boundry

Area Outside Ownership Boundry

Plantation
Farm

Plantation Farm House

Plantation
Cottage

320110621P



J.HADFIELD.
ENGINEERING,SURVEYING.

Springs House, Chipping, Lancashire PR3 2GQ
Tel 07740 929095 Fax 08708 362185

Project Number,

226/101

Date,

JUL/2011

Scale,

1:1250

By

JH

Clients Details,

Mr A. KAY

Project Details,

LOCATION PLAN

Project Address,

PLANTATION FARM
CHAIGLEY
CLITHEROE
BB7 3LX

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FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM J.HADFIELD, ENGINEERING,SURVEYING.

Legends

- Your RLR Parcel(s)
- SPS Permanent Ineligible Features
- Adjacent Parcel Boundary
- Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
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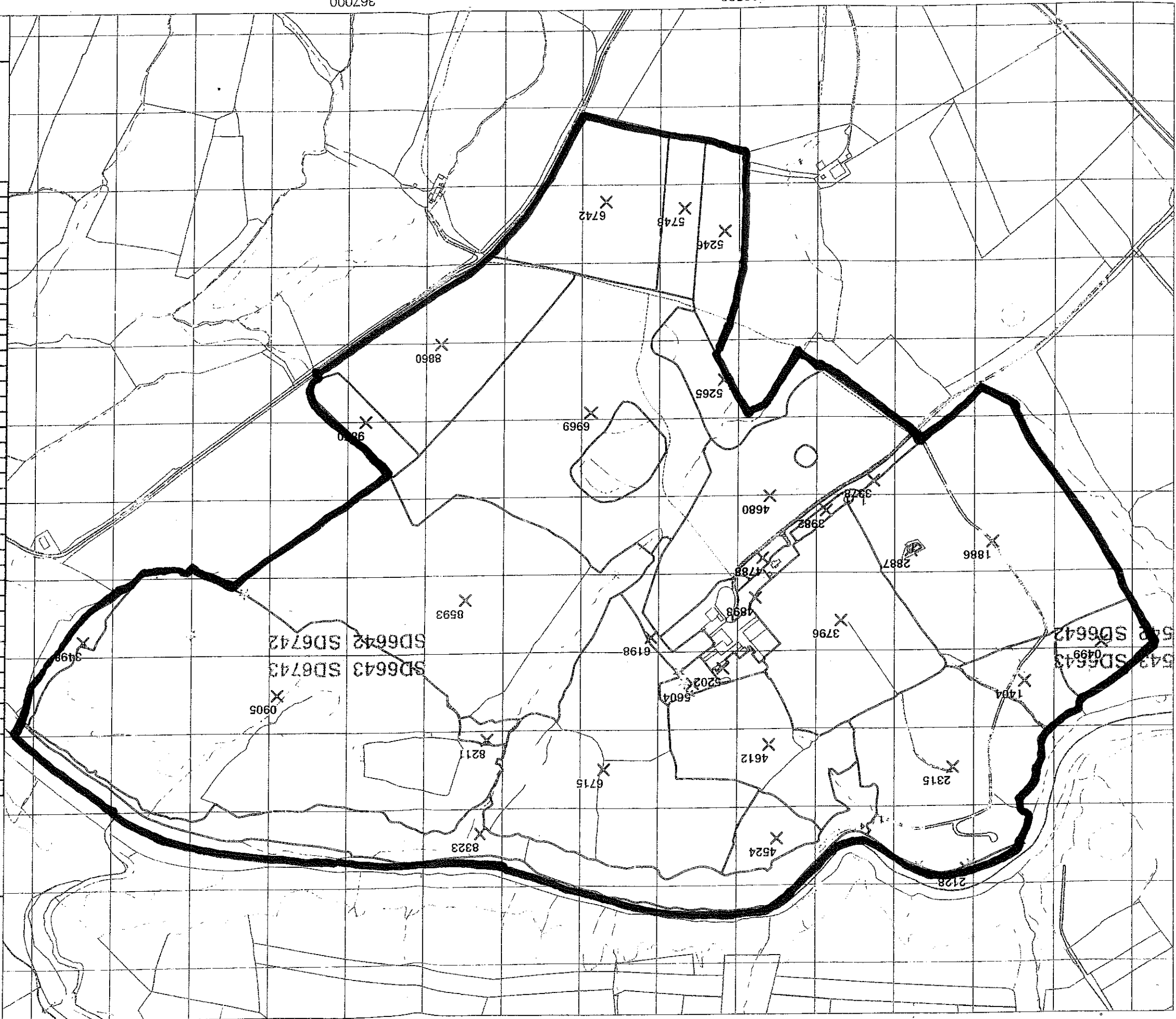
SD6642	0499	0.98	0.98	N
SD6642	1886	7.11	7.11	N
SD6642	2887	0.01	0.01	N
SD6642	3378	0.21	0.21	N
SD6642	3796	4.12	0.16	N
SD6642	3982	4.19	4.19	N
SD6642	4680	4.19	4.19	N
SD6642	4788	0.13	0.13	N
SD6642	4893	0.11	0.11	N
SD6642	5246	1.3	1.3	N
SD6642	5265	1.24	1.24	N
SD6642	5743	0.96	0.96	N
SD6642	6198	0.42	0.42	N
SD6642	6198	0.42	0.42	N
SD6642	6742	3.23	3.23	N
SD6642	6969	7.94	7.94	N
SD6642	8593	8.73	8.73	N
SD6642	8860	3.7	3.7	N
SD6642	9870	0.69	0.69	N
SD6643	1404	0.92	0.92	N
SD6643	2128	0.1	0.1	N
SD6643	2315	4.57	4.57	N
SD6643	2315	4.57	4.57	N
SD6643	4524	0.73	0.73	N
SD6643	4612	2.69	2.69	N
SD6643	5202	0.16	0.16	N
SD6643	5604	0.23	0.23	N
SD6643	6715	6.4	6.4	N
SD6643	8211	0.2	0.2	N
SD6643	8323	4.15	4.15	N
SD6742	3498	0.35	0.35	N
SD6743	0905	12.8	12.8	N

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Scale 1:5000
50m 0m 50m 100m 150m 200m

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Date: 17/02/2010



Please return this sheet to us if you want to make any changes to the parcels shown on it

365500

366000

366500





367000

rpa
rural payments agency

Rural Land Register (RLR) Map
SBI - 113762249

Map 1/2

Legends

-  Your RLR Parcel(s)
 SPS Permanent Ineligible Features
 Adjacent Parcel Boundary
 Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD6642	0265	3.69	3.69	N

SD6543 SD6643
SD6542 SD6642

0265

320110621P

N
Scale 1:5000
50m 0m 50m 100m 150m 200m

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Date: 17/02/2010

365500

366000

366500

367000

DESIGN AND ACCESS STATEMENT
IN SUPPORT OF A PLANNING APPLICATION FOR

A General Storage Building

AT

PLANTATION FARM, CHAIGLEY, CLITHEROE, BB7 3LX

Amount

This application is for one general storage building to be utilized alongside the existing agricultural buildings on site.

Use

All the buildings within the farm are utilized to their capacity for specific uses, e.g. livestock, feed, machinery etc. The applicant is very much in need of a general purpose storage building for him to store items ancillary to the farming unit and also to use as temporary livestock housing (lambing shed), if ever required. The applicant has a machinery store but this building will house items such as fertilizer, straw, bought in animal feed and general day to day items.

Layout

The proposed building will be sited adjacent the existing agricultural buildings on site which can be clearly seen on the location map accompanying the planning application. The proposed building is well within the existing built environment of the existing farm and will not cause any detrimental impact on the surrounding area.

Scale

The scale of the building is in keeping with the amount of manure produced on site and also in keeping with the other buildings on site.

Landscaping

The applicant is proposing to continue on the existing bund to the rear of the building.

Appearance

The appearance of the building has been designed to reflect a modern agricultural building of this type whilst taking the surrounding buildings into account. The choice of materials will ensure that the roof and side cladding will ensure the building blends into its surroundings whilst being designed for purpose.

Access

Access to the site will remain as existing and there is adequate room for the turning and maneuvering of vehicles and room for emergency vehicles if they were ever required on site

**ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES**



Ribble Valley Borough Council

Application No:

Agricultural /Countryside Planning Application

(Please note if the proposal is for a non-agricultural building questions relating to labour workforce will not be relevant)

Applicant Name ALLAN KAY
 Application site PLANTATION FR. CHIPPING RD, CHAZGLEY, COTTERIDGE
 Proposed Development MANURE & GENERAL STORE
 Previous Applications NONE

1. Land – (Total Areas in Hectares)

Owned

81.6

Rented

Short-term

Land use: Pasture 35.6 Meadow 2.6 Crop Crop

Land Quality (DA/SDA/NVZ)
WOODLAND 20 HA

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers ~~27~~ Bulling heifers Calving

Young stock Milk Quota

Beef Breeding: Suckler cows

Calving 27 Heifers 6 Calves 10

Beef Rearing: Store Cattle (ages)

5 STORE CATTLE 9MTHS - 12MTHS 1 STOCK BULL

Calves Age at purchase Age at sale Bulls

Sheep: Pedigree/~~commercial~~ Breeding ewes 28 Lambs 52 Store sheep

Lambing period FEB / MARCH Lambing location INSIDE

Other

20 HEIFERS TAKEN IN FOR WINTERING (27 WEEKS)
150 HOGGS TAKEN IN FOR SUMMER / WINTER

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
ALAN KAY	37	F/T	70 Hrs	EVERYTHING	22 yrs
1					

Misc

Existing Dwellings .. ONE CARAVAN

Other Properties (incl occupiers) .. NONE

Previously owned properties .. NONE

Available properties in locality .. NONE

4. Proposed Development/Applicant(s) Comments

Need

Siting ..

Design

Future Plans

5. Financial Details

7. Farm Buildings

(Please give details of existing farm buildings and their uses)

LIVESTOCK BUILDING - 550m²

" " - 400m²

ROOT CROP STORE - 100m²

GENERAL/MACHINE STORE - 160m²

earthworks environmental design

320110621P

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr J Hadfield

J Hadfield Engineering/Surveying
Springs House
Chipping
Lancashire
PR3 2GQ

6 August 2011

Job reference: B 1011

Dear Jon

Re: Protected Species Survey (Bats/owls): Barns at Plantation Farm, Chipping Road, Chaigley BB7 3LX

Introduction

You have requested a protected species survey at the above property on behalf of your client Mr Kay as a condition of a planning application for demolition of the buildings as shown in figures 1 to 6 of this report.

Prior to determination of the application Ribbles Valley Borough Council requires an appraisal of the impact of the development on all protected species in accordance with PPS9 in addition to any mitigation measures that may be required to avoid disturbance, injury or death of bats and other protected species.

A daylight scoping survey was undertaken on Thursday 4 August 2011 between 10.00 and 11.00 to assess the likelihood of bats or barn owls being present at the site or whether they have roosted there in the past.

The buildings have low potential for bat roosting activity and there is no evidence of breeding or hibernating bats in either structure, although it is likely that solitary bats occasionally or sporadically perch, feed or fly within the buildings. It is considered very unlikely however that bats will be exposed or disturbed during the proposed demolition.

There is no evidence of barn owl activity within the buildings.

Survey methodology

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

A desk study including a local data search was undertaken to identify significant records of bat activity within 1.5 km of the property.

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), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) 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 licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education).

Constraints

The inspection was carried out using 'non-intrusive' survey techniques to determine bat activity within the buildings. (reference: *Bat Surveys, BCT, 2007, p23*).

Activity loggers and / or ultrasonic bat detectors were not used during the daylight scoping survey.

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

The survey 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, whilst indicative of the bat species that are likely to occur within a 10km square, 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 records of bat activity within 1.5km of the site. The following bat species are known to be present throughout the Ribble Valley (source - NBN 10km squares SD63 and SD73):

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Common 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>) |
| • Lesser horseshoe bat | (<i>Rhinolophus hipposideros</i>) |

There are no records of roosting bats at this property or at neighbouring properties within 500m of the farm.

The nearest location of roosting bats is approximately 1km NE of Plantation Farm at Limes Wood (SD674434) and Sandal Holme Farm (SD677437) on the N side of the River Hodder. Roosting and feeding bats are also recorded at Loud Mytham Bridge (SD649431) and a property at Walker Fold (SD672418) 1.5km SE of the site.

There are no records of significant bat maternity roosts or winter hibernacula within 0.5km of the property.

Proposed development

The buildings are currently redundant and serve only as storage for materials; the development requires that both structures will be demolished.

Description of the property

The two buildings are shown as Building 'A' (Figure 1) and Building 'B' (figure 3) as follows:

Building A

An open portal barn with block-work foundation and lower walls; the steel-framed pitched roof and upper walls are clad in corrugated metal sheeting and the building is open and relatively exposed (figure 2) on three sides; the barn has been poorly maintained and is currently used for storage of materials. There are no cavity walls, external cladding materials or internal roof voids; the structure is cool, light and well-ventilated.

Building B

A small lean-to stone building with block-work and timber panelling on front elevation and mono-pitch metal sheet roof (figures 3 to 6). The structure is semi-derelict and used for storage, it is cool, dry, relatively light and well-ventilated.

Existing property (images)

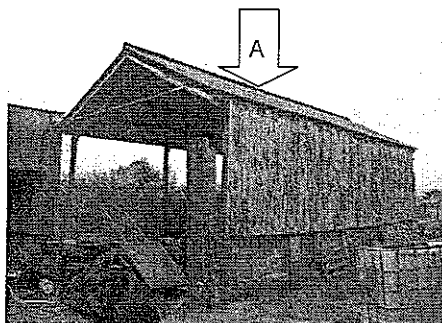


Figure 1:

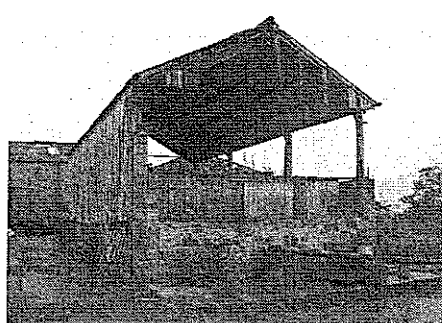


Figure 2:

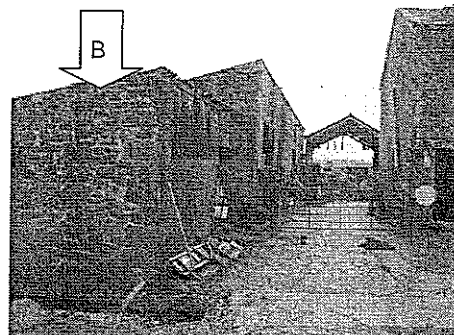


Figure 3:



Figure 4:



Figure 5:

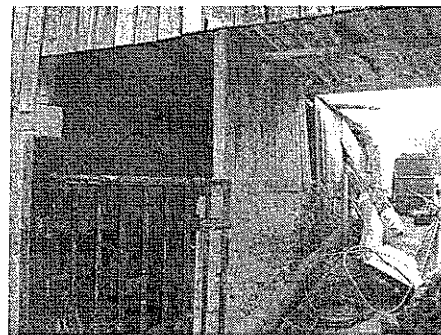


Figure 6:

Location of the property

NGR: SD 665430. Elevation: 95m.

Plantation Farm is located within a rural area and is surrounded by open countryside with extensive grazing land, permanent grassland and several mixed woodland plantations nearby. There is moderate connectivity to wooded areas such as Moor Plantation, Mullineux Wood, Lodge Wood and Parkers Wood, all within 0.5km of the farm.

There is also moderate / good connectivity to Hodder Side Wood, an area of extensive riparian woodland (Phase 1 category A 1.1.1 Broadleaved semi-natural woodland) along the southern bank of the River Hodder approximately 0.4km north of the site.

There are several high-value woodlands and a significant wooded river valley within the wider district, however the location of the farm buildings provides sub-optimal feeding, foraging and commuting habitat for bats

There are no designated nature conservation sites immediately 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 Geo-morphological Sites (RIGS).

Survey results

There is no evidence of significant bat roosting or perching activity within the buildings A and B; a small number of freshly scattered bat droppings located within barn 'A' indicate foraging and feeding flight by bats; these are likely to be solitary common pipistrelles or common long-eared bats.

There are no droppings within building 'B' although two freshly discarded insect wings may indicate occasional or sporadic perching and feeding activity by a solitary long-eared bat or a myotis species within the structure.

There are no accumulations of bat droppings or other indicative signs of regular or significant access, night perching, day roosting or flight within either structure.

Evaluation of results

- It is likely that low numbers of solitary common pipistrelles (*Pipistrellus pipistrellus*) and common long-eared bats (*Plecotus auritus*) forage and flight within building 'A'; solitary long-eared bats or a myotis species may also sporadically perch and feed within building 'B.'
- The conservation significance of both buildings is currently very low / negligible.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is also very low.
- The surrounding land / habitats provide sub-optimal feeding, foraging and commuting habitat for bats; the site is not adjacent to high-value feeding and foraging habitat and there are no extensive areas of broadleaved woodland, plantation, riparian habitat, open water or river channel adjacent to the site.

Summary and recommendations

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

The proposed building alterations are **unlikely to cause significant 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.

In the unlikely event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation procedures outlined below and seek further advice.

There is no evidence of barn owl activity within these buildings.

Further survey effort at this site is not recommended.

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

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. North Lancashire Bat Group
4. East Lancashire Bat Group
5. Lancashire Biodiversity Partnership
6. Biological Heritage Sites Partnership (LCC, NE and LWT)
7. EED dataset (Lancashire bat records 2000 - 2011)
8. Magicmap interactive map
9. Natureonthemap (Natural England)
10. Multimap
11. Google Maps
12. MARIO - Maps and related information online (Lancashire County Council).

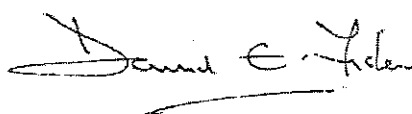
The scale of impact of the proposed development at site level on local bat populations is negligible or low

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".

MITIGATION NOTES:	
ACTION:	METHOD:
1. Timing constraints	None.
2. Removal of roofing materials	<p>All parts of the existing property are considered to be low risk.</p> <p>However, there remains a very low risk of accidentally exposing roosting bats at this property; you should be aware that isolated bats are 'occasionally' found roosting beneath roofing materials, most frequently between May and November.</p>
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, no further survey effort is required.

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

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.*

Protected species (Bats) and the planning process¹

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)

¹ 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, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 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

Contacts:

Bat Conservation Trust: 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5RD.
Bat helpline number: 0845 1300 228

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