



RIBBLE VALLEY
BOROUGH COUNCIL

02 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110622P

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:	Mr	First name:	Steven	Surname:	Hartley	
Company name:						
Street address:	Burn House Farm			Country Code	National Number	Extension Number
	Back Lane			Telephone number:		
				Mobile number:		
Town/City:	Newton in Bowland			Fax number:		
County:	LANCS			Email address:		
Country:						
Postcode:	BB7 3EE					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Melanie	Surname:	Lawrenson	
Company name:	ML Planning Ltd					
Street address:	2 Nightingale Way			Country Code	National Number	Extension Number
	Catterall			Telephone number:	01995 600733	
	Garstang			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR3 1TQ			mel@mlplanning.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of barn into holiday accommodation, as part of a Change of use application

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:		Suffix:	
House name:	Dillworth Barn		
Street address:	Back Lane		
Town/City:	Newton in Bowland		
County:	LANCS		
Postcode:	BB7 3AJ		

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

Easting:	368875
Northing:	452571

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:

stone

Description of *proposed* materials and finishes:

as existing

Roof - description:

Description of *existing* materials and finishes:

stone roof tiles

Description of *proposed* materials and finishes:

as existing

Windows - description:

Description of *existing* materials and finishes:

none glazed openings/slits

Description of *proposed* materials and finishes:

timber framed triple glazed

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

openings

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Description of *proposed* materials and finishes:

timber framed with some glazing

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:

Plans Ref: LG/SH/2628

Location Plan

Design and Access Statement

Structural Appraisal

Bat and Barn Owl 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	2	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

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:

disused outlying stone barn

Is the site currently vacant? ☒ Yes ☐ No

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

livestock shelter

When did this use end (if known) (DD/MM/YYYY)?

26/07/2009

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

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B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	80.8	0.0	80.8	80.8
	Total	80.8	0.0	80.8	80.8

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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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?

80.85

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: Mrs First name: Melanie Surname: Lawrenson

Person role: Agent

Declaration date:

01/08/2011

☒ 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

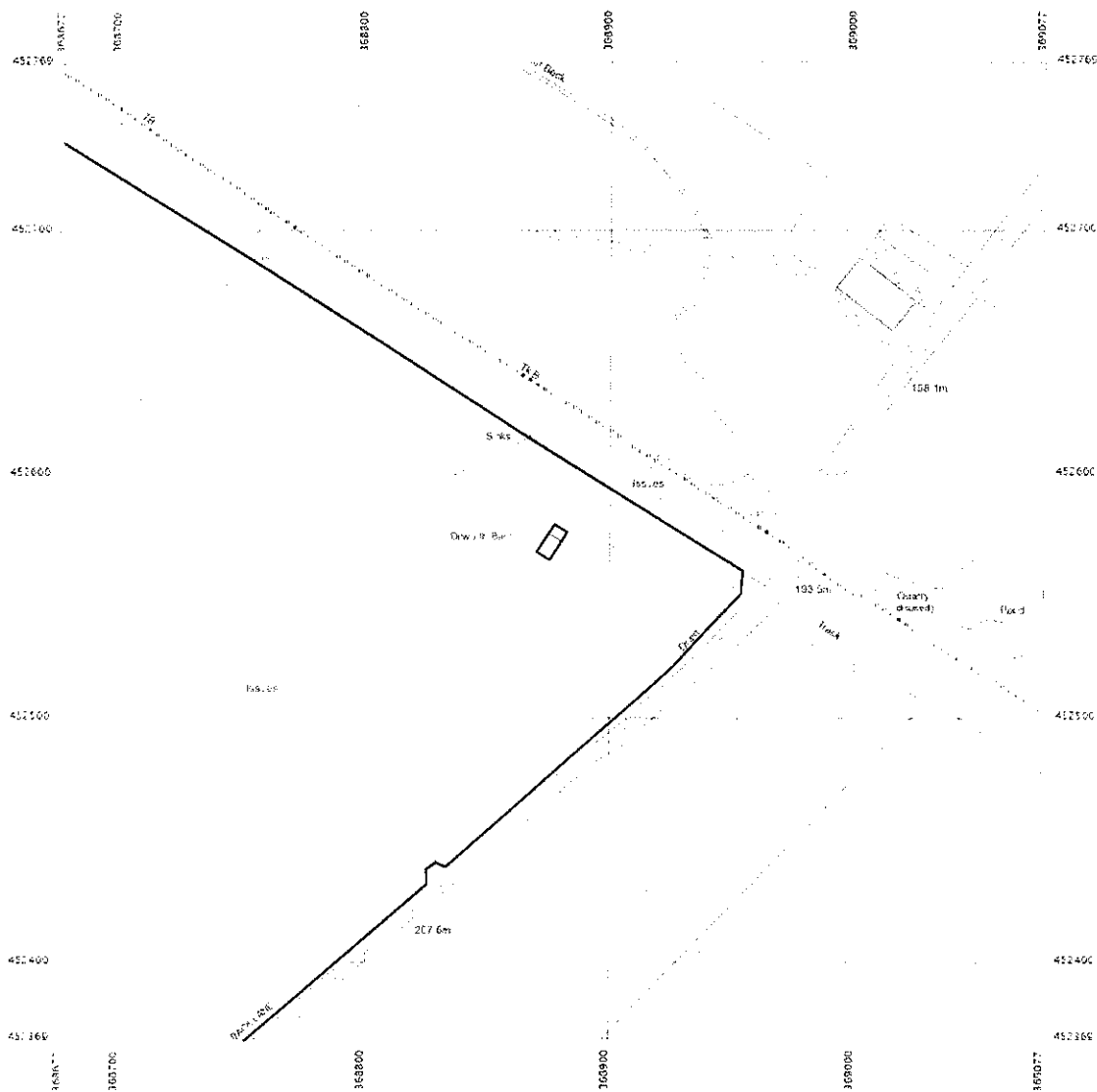
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



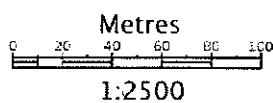
Date



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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Supplied by: Stanfords
Reference: OI290695
Centre coordinates: 368877 452569

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Heritage Statement

In support of a Change of Use application at Dilworth Barn, Back Lane, Newton in Bowland, BB7 3AJ

The outlying stone barn that is subject to this application is not officially listed as a heritage site, however this statement has been prepared to demonstrate its historic value and how the inherent character of the barn will be preserved as part of the proposed conversion.

The barn sits in an open field adjoining back lane, there is a single access track leading to it from Back Lane, there are no other buildings in close proximity, therefore an initial feature of the site is its solitary and uncluttered location.

Local sources suggest the building was constructed in C18th and it could be suggested that the stone was sourced locally as there is a disused quarry very close by.

The barn is constructed from limestone and sandstone, the roof is clad with stone flags, large Duck Stones are a prominent feature on all gable corners and surrounding the openings, original stone lintels remain in place as well. The interior is almost completely open with an earthen floor; there is a partial dilapidated timber structure inside and a wooden internal roof structure.

The barn consists of an original build and an additional build on the West elevation, large Duck Stones demarcate this addition. Information regarding when this addition was made is unavailable, however it can be seen that it is fabricated from similar materials and in a similar method.

The view of the barn from Back Lane is the south western elevation, in which the only existing openings are located. There is a large Carriage door central to the original built barn, with three further openings deemed as pedestrian entrances.

The barn's use would be for general agricultural purposes, mainly the shelter of livestock and storage. This use has not changed since it was built, but has of course considerably diminished with the progress of farming practises.

There are material changes that will occur as part of this conversion. Firstly, considerable structural restoration works will need to be completed, on nearly all components of the barn, before it can be deemed habitable. All other design aspects have been discussed in an accompanying Design and Access statement.

The Saved Local Plan Policies regarding conversion design matters have been explicitly adhered to in considering this. Ultimately serving to retain and showcase the historical value and intrinsic character of the barn.

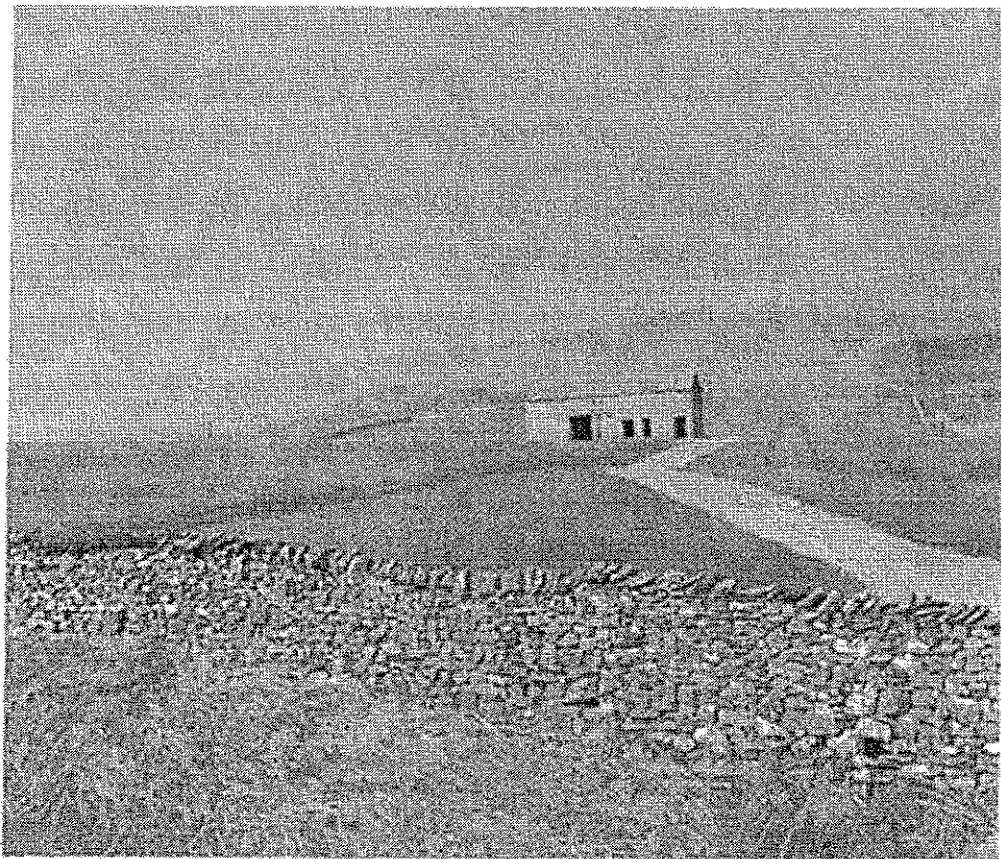
DESIGN AND ACCESS STATEMENT

In support of a Change of Use application at Dilworth Barn, Back Lane, Newton in Bowland, BB7 3AJ

Into Holiday Accommodation, with creation of Garden and Parking Area

Prepared by ML Planning

On Behalf of Steven Hartley, Burn House Farm, Back Lane, Newton in Bowland, BB7 3EE



Site Description

Dilworth Barn is situated in an open field site that is adjacent to Back Lane in Newton in Bowland. It is approximately 2.3km North West of the village of Newton. The Closest dwellings are at Burn House Farm to the West. Closer in proximity is a disused quarry to the East. The surrounding area is a mixture of open countryside and agricultural farmland. The site is within a designated Area of Outstanding Natural Beauty.

As now the barn is used sporadically as shelter for stock on the farm land. It is in no way integral to an agricultural use and otherwise sits unused in the landscape. It should be noted however that the barn is of a design and character intrinsic to the area and exists somewhat as a feature in itself.

Proposal

This application is for a Change of Use conversion of the existing stone barn into Holiday Accommodation. As the use of the barn is virtually redundant, this application is being made in order to re-invigorate the barn's appearance and function.

The converted building will be of a high standard and will boast a desirable finish and location. It will serve as a holiday accommodation let out by the applicants and will be used on this basis.

Policy

The Following saved policies from the Adopted Ribble Valley Local Plan are relevant to the proposal:

Policy G1 – expects high standards of design quality.

Policy G5 – outside main settlements/village boundaries planning permission will only be granted for small-scale developments.

Policy RT1 – the council will support the proposals that extend the range of tourism and visitor facilities in the Borough.

Policy RT3 – the design of a conversion should be of a high standard and in keeping with local tradition. A conversion should have genuine history of agriculture or forestry.

Policy ENV1 – development in the AONB will be required to conserve and contribute to the area. All other measures to conserve and protect the environment should be met.

Policy ENV7 – development having an adverse effect on protected wildlife species will not be granted planning permission.

Policy H17 – the design matters should respect and retain features of buildings that are converted and be in keeping with the intrinsic design of the area.

The rationale for supporting this proposal can be mapped via these saved policies.

Policy G5 (in combination with RT1) states that developments outside of built areas must be kept to a small scale and that the nature of developments for recreational or tourist use must be appropriate to the rural area. It is relevant to state that the proposal does not involve any new build as it is by nature a conversion and therefore will not impose upon the openness of the surrounding landscape. The council's support of a diverse range of accommodation available is also in turn supported by what the converted barn will offer to visitors to the area.

Policy RT3 states that if the site of the conversion is in an isolated area, the building must have had a genuine history of agricultural use; indeed it is indisputable that the outlying stone barn has a genuine history of agricultural use. Also an extensive structural survey has been carried out to meet the policy requirements concerning the capacity for conversion of the barn.

Policy ENV1 states that any development in the AONB, in which the proposal site is located, will be required to conserve and contribute to the natural beauty of the area. As part of this proposal the vernacular, scale, style and features of the conversion display a high standard of design appropriate to the area. Overall the conversion will serve to restore and showcase the barn to a state that is complimentary to its specific character, providing an opportunity to demonstrate the area's appeal to visitors.

Policy ENV7 states that no protected species will be harmed by the development. A detailed bat and owl survey has been carried out to accompany this application. It is judged that the work can take place without affecting bats or barn owls.

The details of policy H17 apply to the conversion of the building. The plans for the conversion adhere to these guidelines, in order to conserve and demonstrate the buildings character and be in keeping with the buildings rural character.

The proposal does not contradict these policies as the conversion of the disused barn into holiday accommodation will be designed and completed in a sensitive and detailed manner, in accordance with the stipulations of the saved policies concerning recreation and tourism, housing development and environment.

Design and Layout

The design and conversion have been sensitively detailed to adhere to the Councils Local Plan Policy H17 so that the conversion retains and respects the character and physical nature of the stone barn.

All the materials used will be locally sourced and in keeping, with a major emphasis placed on the use of the original fabric of the stone barn and the harmonious blending in of any new works.

The walls and roof structure will need to be considerably repaired in places (see attached Structural Survey) however this will be done in the manner under which the design rationale has been explained.

The work to the interior will retain as much as the open layout of the original space as possible, in order to make best use of the limited source of natural light openings. No new dividing walls are to be created in the ground floor. The overall conversion will include a sufficient living and kitchen areas, as well as bathroom and dormitory areas by the provision of a first floor, created as part of the conversion.

All doors and windows are to be situated in existing openings and have been shown to be in keeping with their size, proportion and location.

There is a new curtilage proposed as this conversion. However this will be done simply and boundary treatments will reflect the rural character of the building. It will remain open and uncluttered. The new curtilage will provide adequate room for turning vehicles and two parking spaces, also a small garden area.

No extension, addition or new build is proposed as part of the design or layout.

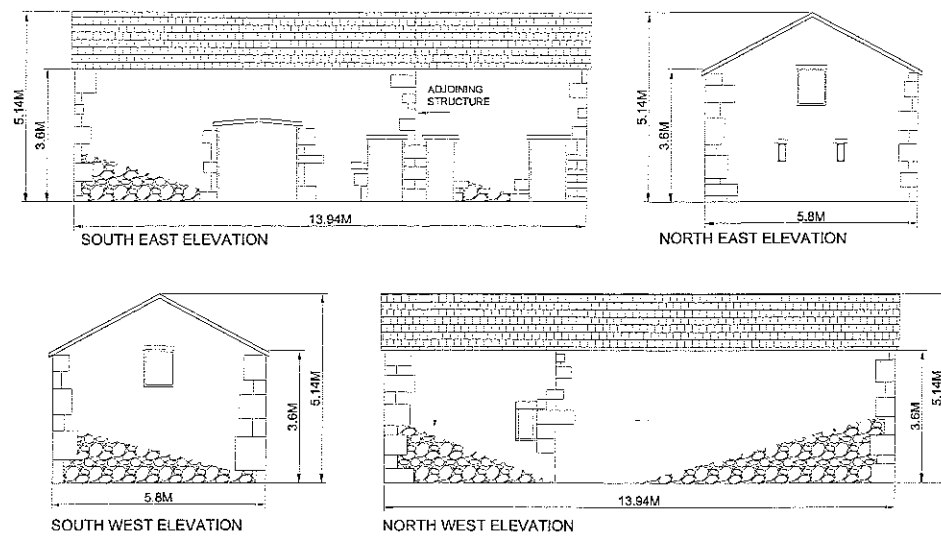
Access

Vehicle access to the site is directly from Back Lane. No new access is to be created as part of this proposal as the existing is in adequate condition.

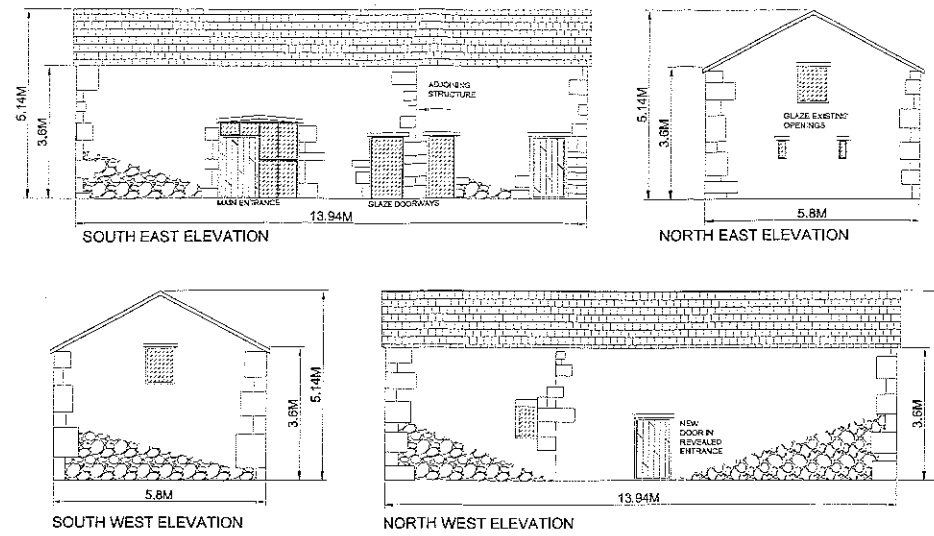
Landscaping Impact

The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policy ENV1.

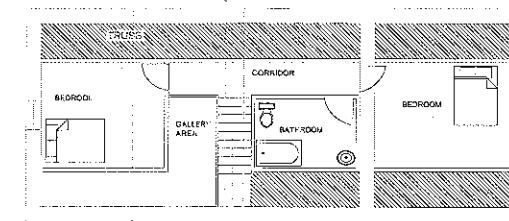
EXISTING



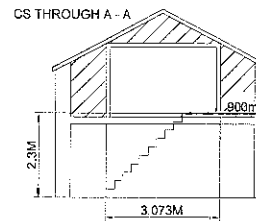
PROPOSED



FIRST FLOOR PLAN

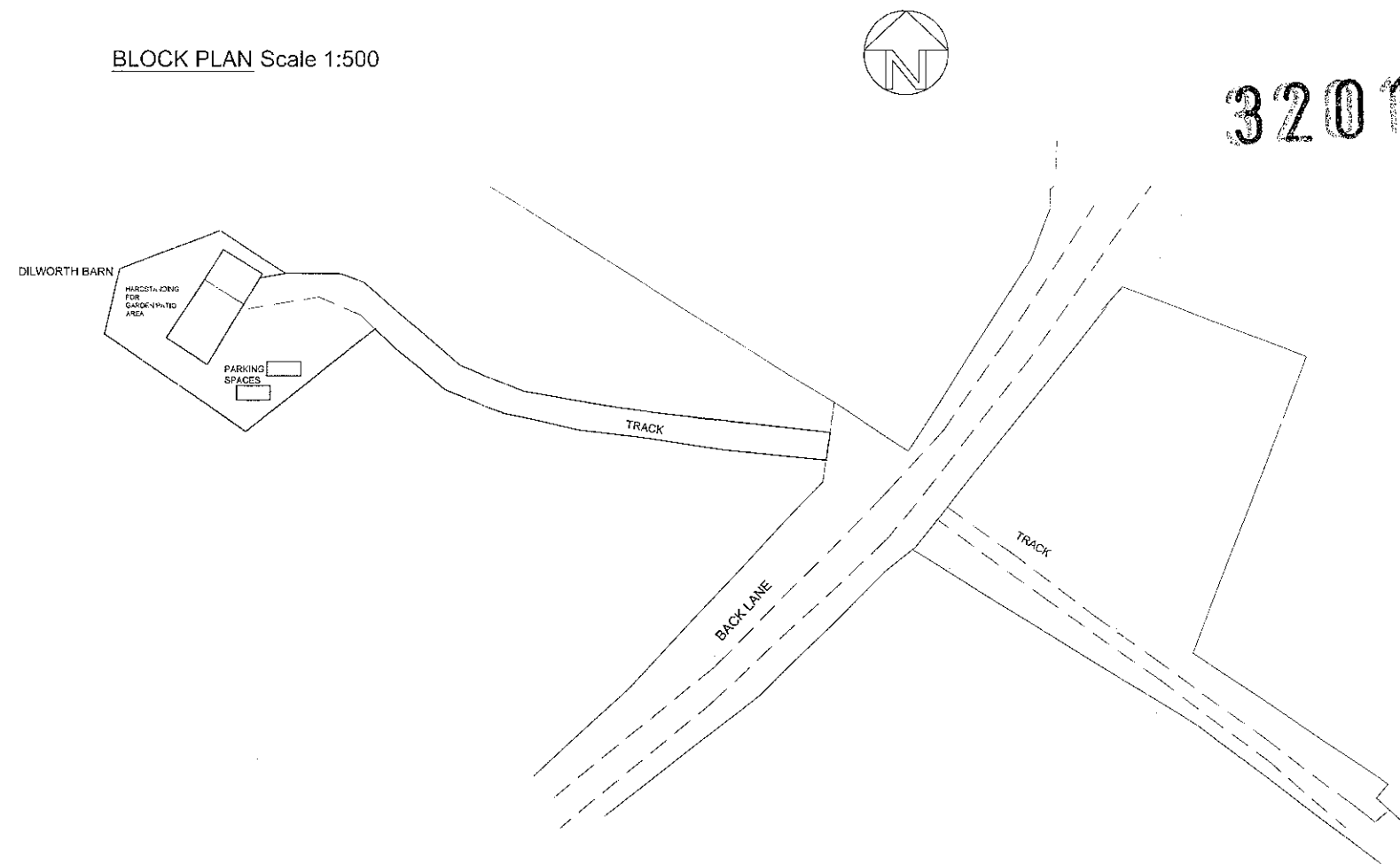


CS THROUGH A - A



DRAWN BY: M Planning Ltd 2 Nightingale Way, Cattermell, Garstang Preston, Lancs, PR3 1TQ Telephone: 01995 600733 Mobile: 07813296287 e-mail: mel@mplanning.co.uk	CLIENT: MR S HARTLEY	DATE: 28th JULY 2011
	PROJECT: CONVERSION OF DISUSED BARN INTO HOLIDAY COTTAGE	DWG NO: LG/SH/2628
	LOCATION: DILWORTH BARN LAND ADJACENT TO BACK LANE, NEWTON IN BOWLAND, BB7 3AJ	SCALE: 1:100 & 1:500

BLOCK PLAN Scale 1:500



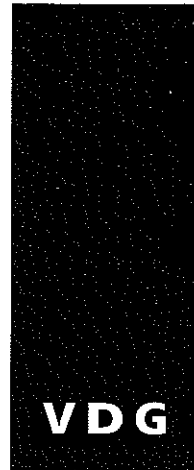
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VICTORIA DESIGN GROUP

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Email reception@gsa72.co.uk



CONSULTING CIVIL AND STRUCTURAL ENGINEERS

320110622P

STRUCTURAL APPRAISAL

BARN AT

BURNHOUSE FARM

BACK LANE

NEWTON IN BOWLAND

CLITHEROE

REPORT PREPARED BY: L WILKIE

PROJECT NO: 3029

DATE: MARCH 2011

Structural Appraisal: Barn at Burnhouse Farm, Back Lane, Newton In Bowland, Clitheroe

Project Number: 3029

Date: March 2011

1.0 Introduction

- 1.1 The purpose of this report is to assess the condition of the barn for conversion into a domestic dwelling
- 1.2 Instructions were received to assess this barn from Mr and Mrs Hartley c/o Mel Lawrenson at ML Planning Ltd.
- 1.3 At the time of inspection on Thursday 24 March 2011 the weather was fine and dry and had been so for approximately a period of one week.
- 1.4 Generally the barn is of limestone and sandstone construction with a stone flag roof, partial timber first floor and earthen ground floor. No history was offered from the client about this barn, but it is estimated to be over 200 years old. It is considered that the extent of the original barn is approximately 2/3 of what exists today with a further barn being added to the north east gable some time later. The south western part is referred to throughout this report as the "original barn" with the north eastern element referred to as the "additional barn". The property was not in use at the time of inspection, but appeared to have been most recently used as shelter for livestock.
- 1.5 This report is based on a visual inspection of relevant and readily accessible areas of the property only, carried out from ground level, without the excavation of any trial pits. Also excluded are any specialist damp or timber surveys
- 1.6 Reference photos and sketches have been appended to the end of this report

2.0 External Observations

2.1 South East Elevation

The elevation of the barn faces Back Lane, well within the field boundary on a relatively level plot. The field undulates gently but generally slopes towards the road. As viewed from the front elevation the ridge line to the original barn is relatively level but there is a noticeable sag in the ridge line to the additional barn. The ridge tiles are loose and uneven and there is a noticeable dip in the flags towards the left hand end of the roof where it adjoins the gable. There are also missing flags from this area at eaves level.

The stonework to the elevation is in reasonable condition with the mortar being flush pointed, although weathered. The front elevation is dominated by a large opening, centrally placed in the original barn and there are three pedestrian openings to the north eastern aspect. The stonework is similar in nature and the roof continuous over both elements. There is evidence of previous mortar repairs to the lower portion particularly to the left and the right of the main opening and above its lintel. As observed from the gables there is an outward lean in the masonry from both aspects measured to be approximately 40mm in one meter. There are dislodged stones and considerable enlarged mortar joints for approximately one square meter at the bottom left corner. The duck stones to the main opening are also visible from the front, and the lintel over this opening is formed from two lintel stones facilitating the relatively wide span with no movement noted. There are considerable enlarged mortar joints across the additional barn and evidence of the lintel having moved over left hand pedestrian opening. There are also various cracks approximately 10mm in width between the left hand gable and the left side of the main door opening, deemed to be associated with the bulging masonry.

2.2 South West Elevation (left hand gable as observed from the front)

This elevation is dominated by a very significant crack approximately 500-1000mm from the front elevation. It extends the full height of the gable, being some 150mm wide. There are other, smaller cracks in this vicinity, but no more than 20mm in width (see photo 1). The window opening at first floor level has suffered the loss of its outer leaf lintel, presumably removed for use elsewhere. The elevation has been flush pointed and despite the cracking noted, the remainder of the stonework is in surprisingly good condition.

2.3 North East Elevation (right hand gable as viewed from the front)

This gable wall has a window opening at first floor level, replicating that on the opposing gable. Although its lintel remains, it is of timber and some movement of the masonry above is evident from the minor cracking in this location. The central portion of this elevation bulges outwards by some 20mm in one meter, and associated cracking can be seen in this vicinity, although they are no more than 15mm in width.

2.4 North West Elevation (rear elevation)

The sag in the ridge line over the additional barn is equally evident from the rear elevation and there is a noticeable dip in the stone flags at approximately mid span along the original barn. There is an inward lean to this elevation approximately four meters from the south west gable, but the remainder of the elevation is generally plumb. An enlarged mortar joint, some 10mm in magnitude is evident near to the south west gable, however aside from the inward lean, the

remainder of the elevation suffers only from weathered mortar joints, and is generally in reasonable condition. There is a blocked up pedestrian opening centrally located in the elevation, and a further window opening in the additional barn at low level.

3.0 Internal Observations

3.1 The Main Barn

The roof is of timber construction with rafters on one purlin per pitch with a ridge beam. The ridge and purlins are supported on the south west gable, two timber trusses and the dividing wall with the adjoining barn. There are numerous gaps in the stone flags and the deterioration of the rafters is localised in these areas. Where the dip in the roof to the rear elevation was noted, one rafter has broken above the purlin and the adjacent one is very obviously deflecting. The purlin below also has been affected by this moisture ingress and it has considerable woodworm. As a result an additional timber purlin has been placed below this which spans between the trusses. The trusses also have woodworm and both are green with algae from being damp.

The internal face of the left hand gable window has two corroded steel beams as an inner leaf lintel. The large crack seen externally to this gable is also seen internally although this movement extends more noticeably into the front elevation. Although the total of this movement is of a similar magnitude to that observed externally, there are more numerous smaller cracks evident across both elevations which are approximately 50mm to 60mm in width. There is a hole in the roof at this corner which was also noted on the front elevation, and the rafters are visibly affected by wet rot as a result. The main opening to the front elevation has a total of four timber lintels internally, two side by side and two above. The upper inner-most one has visibly failed due to damage by woodworm and its compression has led to some minor cracking and distortion of the stonework above.

The bearings of both trusses to the rear of the elevation have been noticeably pulled forwards, with the stonework locally bulged and marks on the tie bearings.

The internal dividing wall as viewed from the main barn has a considerable crack to the front aspect of some 150mm at eaves level and 100mm at the ground level. There are timber lintels over the opening which is assumed to be an original forking hole on this elevation, but aside from some enlarged mortar joints at low level the remainder of the masonry is plumb, with good bonding noted with the rear elevation wall.

There is an earth floor throughout the main barn and the remnants of timber stalls remain to be in place.

3.1 The adjoining barn

This roof is supported by a ridge beam and one purlin to each pitch, spanning from the north east gable to the internal wall. The purlin to the rear elevation is a tree trunk still in the round and to the front elevation it is roughly sawn. The ridge beam has failed but it appears to have split as opposed to have rotted through. This has enabled rainwater to penetrate the roof, rotting most of the rear elevation rafters and the purlin in two places. The purlin on the front elevation at the north side has also been affected by water ingress and subsequent wet rot. Both purlins are also suffering from noticeable woodworm.

There is a crack in the dividing wall between the two barns which replicates that noted on the opposing elevation, being some 100-150mm in width (see photo 2).

The floor in this barn is also an earthen floor and there is a partial timber hayloft which bears on to a pier between the pedestrian doors on the front elevation. Timber beams bear into the gable, dividing wall and rear elevation. The hayloft also gains support at mid span from a timber post forming the cubicle partition. Where the beam bears on to the right hand gable, there is a crack in the stonework above, although no more than 15mm in width, it is parallel with a further crack where the gable adjoins the front elevation which is approximately 20mm wide.

4.0 Conclusions and Recommendations

- 4.1 It is clear from the observations noted above that this barn has experienced some considerable movement. Given the severity of the cracking to the gables and internal wall, and the condition of the roof, only very minor works have been undertaken in order to maintain this barn, and it is doubtful that these have been completed recently.
- 4.2 In essence, the source of the cracking and bulging throughout this barn is due to a lack of lateral restraint both at eaves level and first floor level, which has allowed the front elevation to move forwards. Although much of the cracking is due to horizontal movement, given that the duck stones are evident around the main opening it is speculated that this barn has relatively shallow foundations and this has probably enabled more deformity to occur than may otherwise have been likely. The movement of the front elevation has induced severe tension cracks in both gables and the internal dividing wall, which has further facilitated the bulges and the leaning of the masonry noted. The tension in the south west gable has manifested itself across the corner where it joins the front elevation and the deterioration of this corner is generally very evident. It is not known how long this cracking has been obvious, however the continued ingress of moisture and subsequent freeze-thaw over numerous winters has undoubtedly exacerbated the severity of the defects.
- 4.3 The movement of the front elevation has pulled both trusses forwards, hence the inward leaning of the masonry to the rear elevation. The roof of the main barn is in a poor condition; the loose ridge tiles and the displaced flags both to the front and rear elevations of the barn has allowed water ingress and subsequent wet rot to occur in many of the rafters and the central rear purlin. The roof of the adjoining barn is currently in a state of near catastrophic failure, and it is therefore considered unlikely that any of the main roof timbers will be salvageable for use in its conversion.
- 4.4 In general terms, and aside from the more specific measures noted below, we would also recommend that the barn is fully re-pointed to prolong the life of the stonework. The small cracks (ie less than 15mm) level should be raked out and filled with an epoxy mortar as part of the general re-pointing exercise.
- 4.5 Despite the obvious outward lean in the front elevation, in itself remains to be in surprisingly good condition, however some rebuilding of the gables and the internal dividing wall is inevitable. The extent of the rebuilding that would be required at this time has been illustrated on a sketch on pages 8-9, however given the condition of the walls and the likelihood that without remedial works, they will deteriorate further, this should be addressed again prior to the commencement of its conversion. There is little evidence of the tension movement in the outer leaf of the north eastern gable externally, therefore at this time, we have recommended the rebuilding of the internal aspect only. It is appreciated that this may not be practical and therefore provision should be made to rebuild this corner fully. The works to these walls should be done following further consultation with ourselves regarding the provision of temporary works to adequately support the remaining structure and safeguard the operatives during this phase.
- 4.6 In order to minimise the extent of rebuilding, particularly to the front elevation, we have proposed the use of resin anchored ties, through the front elevation and into the perpendicular walls. Notwithstanding the requirement for any underpinning, it is felt that the provision of

restraint by a new roof, first floor and blockwork lining walls, coupled with these ties will be sufficient to stabilise the front elevation. The advice of a specialist company (eg Cintec) who design and install such anchors should be sought as part of its conversion design.

- 4 7 It is considered that the small element cracking and bulging noted to the centre of the right hand gable are also likely to be the result of the movement in the front elevation. The extent of these cracks are relatively minor and it is therefore considered that they could be repaired using a suitable epoxy resin mortar.
- 4 8 New lintels will need to be installed to the outer leaf of both gable openings, and all internal timber lintels should be replaced with suitably designed pre-stressed concrete or steel lintels as required. Whilst the existing stone lintels to the outer leaf are currently considered to be ample in size and sufficient in integrity, the potential requirement for relieving lintels to the stone face should be allowed for, if numerous further openings are to be created. The stone lintel to the south west pedestrian opening should be reseated to improve its bearing, which has been dislodged due to the general movement of the elevation.
- 4 9 Of final note, and although no defects are specifically notable with regard to the footings, all existing wall foundations should be exposed for inspection to assess their acceptability under the Building Regulations (primarily in terms of depth and sub grade type) and may require underpinning to rectify any significant shortcomings.

Photo 1:

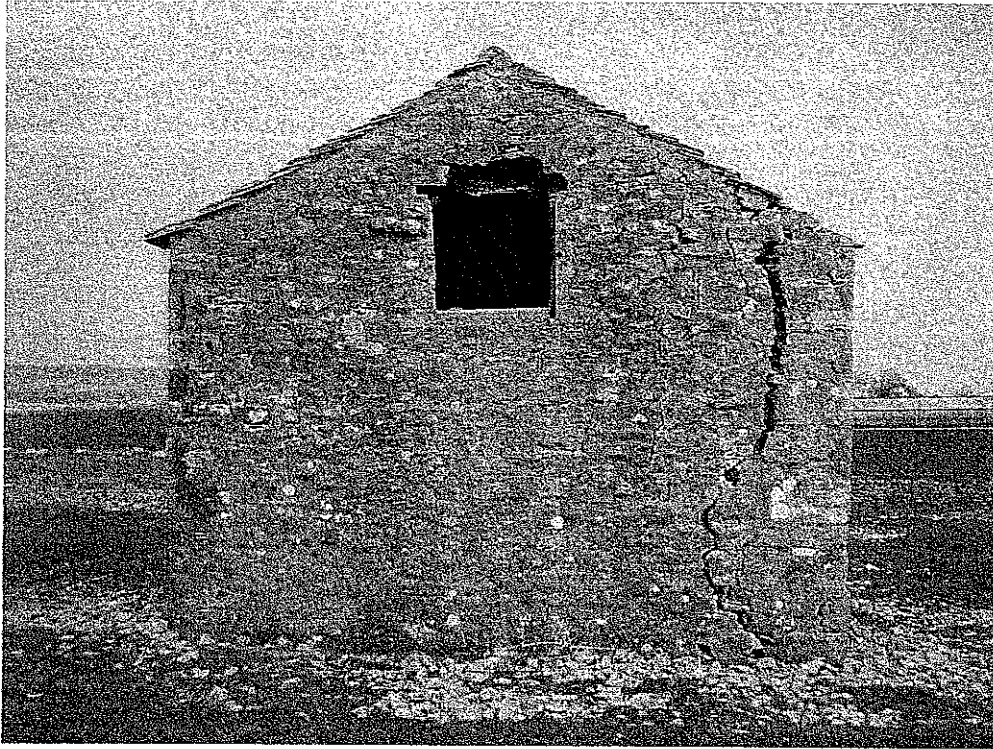


Photo 2:



BARN AT BURNHOUSE FARM,
NEWTON IN BOWLAND

Project No.

3029

VICTORIA DESIGN GROUP

Consulting Civil & Structural Engineers

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Caton, Lancaster LA2 9RA

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e-mail: info@vdg.co.uk

VDG

Part of Structure

EXTENT OF REBUILDING

Calc Sheet No.

08

Drawing Ref

Calculations by

LW

Checked by

Date

MAR-'11

Members
Ref.

CALCULATIONS

OUTPUT

FRONT ELEVATION

REPLACE ROOF

REBUILD
CORNER

STITCH FRONT
ELEVATION TO GABLE
& INTERNAL WALL

SOUTH WEST GABLE

REPLACE LINTEL & REBUILD OVER

REBUILD CORNER

INTERNAL WALL
AS VIEWED FROM MAIN BARN

REBUILD BOTH
SIDES

NOT TO SCALE

BARN AT BURNHOUSE FARM
NEWTON W BOWLAND

Project No.

3029

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Part of Structure

EXTENT OF REBUILDING

Calc Sheet No.

09

Drawing Ref

Calculations by

LW

Checked by

Date

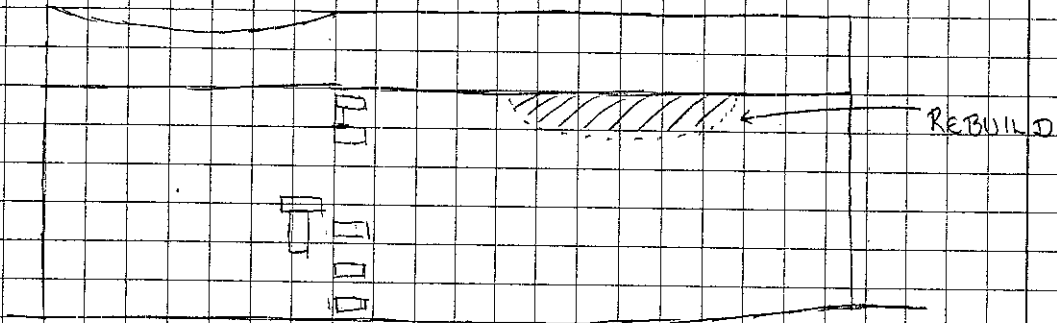
MAR-11

Members
Ref.

CALCULATIONS

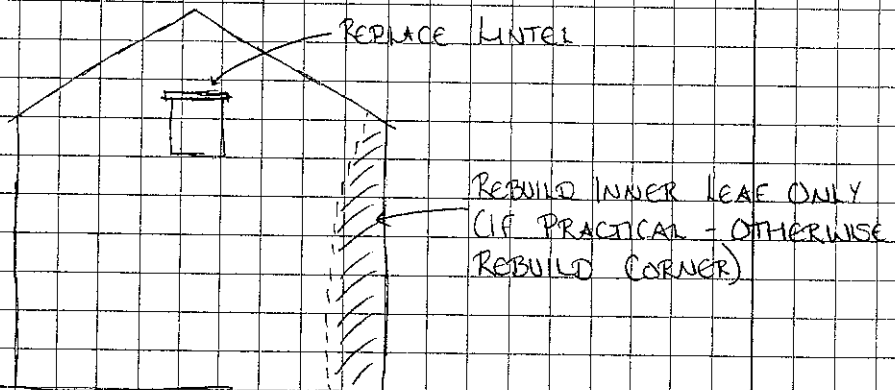
OUTPUT

REAR ELEVATION



NORTH EAST GABLE

AS VIEWED FROM INSIDE ADDITIONAL BARN



Stone Lea
Sedgwick
Kendal
Cumbria
LA8 0JP



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320110622 P

BAT AND BARN OWL SURVEY AT

Dilworth Barn, Burn House Farm, Newton-in-Bowland

BY

Gail Armstrong

On the Instructions of

ML Planning Ltd

BAT/11/978

BAT AND BARN OWL SURVEY

Instructions

Investigate for the presence or absence of bat species and Barn Owls as part of a planning application for the development of a traditional farm building at Burn House Farm in Newton-in-Bowland.

Professional responsibility

This report has been commissioned and the actions of the surveyor have been made in accordance with the Code of Professional Conduct for the Institute of Ecology and Environmental Management. (www.ieem.org.uk) and the Royal Institution of Chartered Surveyors (www.rics.org.uk)

Accuracy of report

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, bats and Barn Owls are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and or in their interaction with bat species and or Barn Owls. If bats or Barn Owls are found during a work programme and continuing the work programme could result in their disturbance, injury or death either directly or indirectly an offence may be committed.

This report does not convey the authority to undertake work which may disturb, injure or kill bats of any species or to disturb Barn Owls.

If in doubt, stop work and seek further professional advice.

Quality and Environmental Assurance

This report has been printed on recycled paper as part of our commitment to achieving both the ISO 9001 Quality Assurance and ISO 14001 Environmental Assurance standards. Envirotech has been awarded the gold standard by the Cumbria Business Environmental Network for its Environmental management systems.

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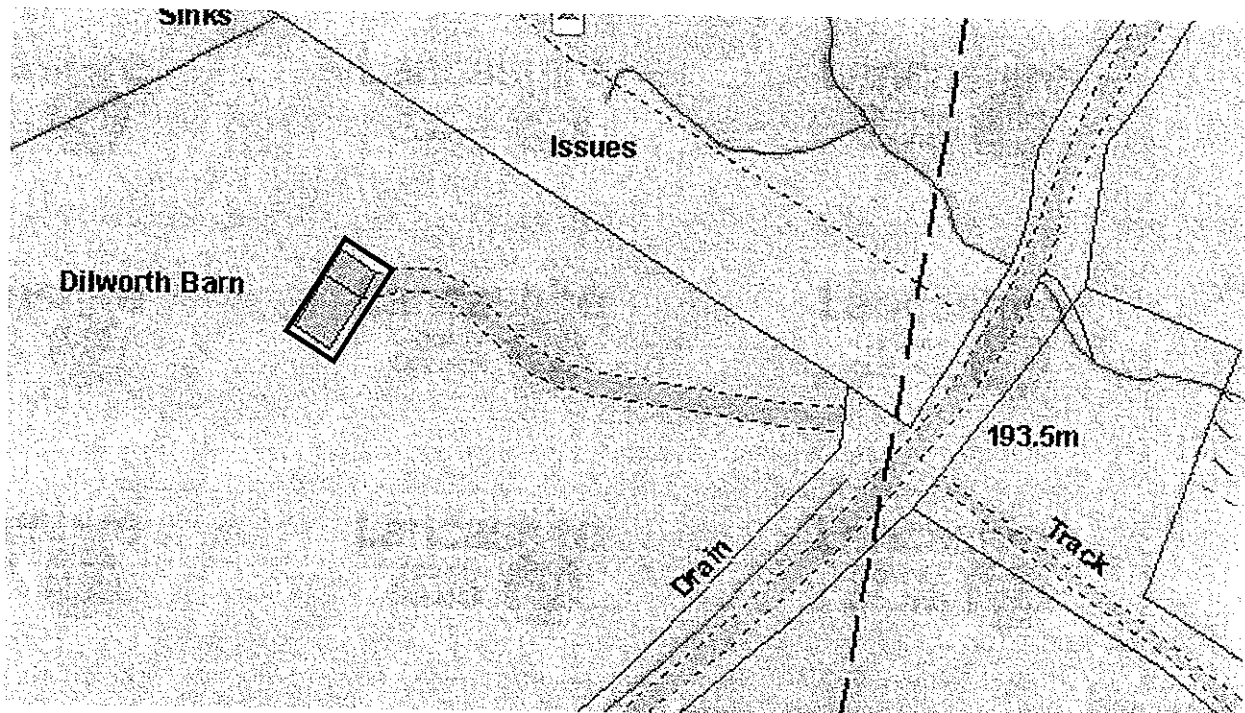
1. Introduction

1.1. Site Description

The site consists of a field barn which stands alone in an open landscape to the West of Slaidburn.

The building surveyed is a traditional stone and stone slate barn in a poor state of repair. It has no doors or windows and is used as a sheep shelter.

Plan View of the Site



1.2. Proposed Works

It is proposed to convert the building into residential accommodation. Full details are included with the plans accompanying this application.

1.3. Aims of Study

To ensure that the proposed development does not affect any bat species which is listed under the Conservation (Natural Habitats, &c) Regulations 2010 which implements the EC Directive 92/43/EEC in the United Kingdom the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

The survey will:-

- ⇒ Identify the past and/or current use of the site by bat species
- ⇒ Assess the likely impact of the proposed development on these species
- ⇒ Provide a basis upon which to propose mitigation (if required) for bat species affected by the development

To ensure the proposed development does not affect Barn Owls or other birds as it is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Kill or injure a Barn Owl
- ⇒ Damaging or destroy the active nest site with eggs or young or before eggs are laid
- ⇒ Disturbing the dependent young of a Barn Owl
- ⇒ Intentionally or recklessly disturb any bird whilst building a nest or whilst it is in, on or near an active nest site.

2. Methodology

The methods used comply with those described in BCT (2007). This is a progressive assessment starting with a broad habitat assessment then increasingly more thorough survey methods, until a level is reached at which additional survey effort is unlikely to provide additional useful information about the site.

2.1. Desk Study

- ⇒ A records search was made of the Envirotech and NBN datasets. The purpose of these searches is to establish the species of bat likely to be found in the local area and any past history of use of the site.
- ⇒ Likely bat roosting and feeding sites adjacent to the site were identified from aerial photography at 1:5000 scale. This allows us to determine likely commuting routes into and off the site. Coupled with the habitat assessment, species likely to be found in the local area can be identified. Additional field based surveys can then specifically target those species identified.

2.2. Field Survey

2.2.1. Methodology

- ⇒ Field assessment of adjacent bat feeding and roosting sites made following a review of aerial photography. This allows us to cross check our interpretation of aerial photography with actual habitat on the ground. Satellite and aerial photography does not always reveal landform and or changes in land cropping and buildings.
- ⇒ Inspection of the walls and eaves using a torch, binoculars and ladders to locate potential bat roosts.
- ⇒ Inspection of the roof using a torch and binoculars to locate potential bat roosts. Evidence of bats utilising roof structures is often evident in the form of droppings, staining, grease or scratch marks. If the angle of inspection is correct, a torch and binoculars can be used to illuminate and inspect gaps under roof coverings. Uneven lichen or moss growth over a roof due to differential nutrient inputs from bat droppings and urine are also sometimes indicators of the presence of bats.
- ⇒ Search of walls, sills, doors and items stored on and in the building for the presence of bat droppings deposited as bats fly inside the internal spaces or as they exit and enter their roosts to forage.

⇒ Search for detritus associated with bat feeding perches and roosts:- These roosts are usually associated with Brown Long-eared (*Plecotus auritus*) bats in roof voids and under eaves.

⇒ Emergence survey using hand-held bat detectors. The emergence survey commenced at a time, based on local cloud and light conditions, that emergence by the species of bats likely to be found in the local area would commence. Sufficient time was spent on site during the emergence survey that, in the experience of the surveyors, any bats at the site would have emerged and have been detected.

⇒ The position of the surveyors was optimised to cover medium and high risk areas of the site. Low risk areas, or those which could be sufficiently well inspected during the site inspection to be sure that bats are absent, are given less attention.

⇒ Search for debris associated with use of the building by Barn Owls including pellets, “white wash” on beams, feathers, down and chick remains which would be indicative of nesting activity.

2.2.2. Timing

Date of Visit	Site Inspection	Emergence Survey
19 th April 2011	18:55 to 20:05	20:05 to 21:35

2.2.3. Weather conditions

Site conditions can have a large impact upon the results of an emergence survey. The emergence survey was undertaken following a day of warm weather and the conditions were good.

Air temp at start of survey 14 degrees Celsius

Wind - negligible

Cloud- patchy

2.2.4. Personnel

The survey was carried out by

1. Gail Armstrong
Natural England Bat Licence Number 20102813 (science and education)
2. Pam Watson
Field Assistant

3. Results

3.1. Desk Study

Bats

There are no records of bats on the Envirotech or NBN datasets for the site.

Having visited the area we are of the opinion that the local area around Dilworth Barn is not optimal for bats, being 200m above sea level and set in an open and well grazed landscape with few hedgerows or tree lines. However, generalist species of bats may forage here.

From the pre-existing records, a review of aerial photography, a field assessment of the area adjacent to the site and the experience of the surveyor, bat species which may occur at the site are:-

- Common Pipistrelle (*Pipistrellus pipistrellus*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Noctule (*Nyctalus noctula*)

3.2. Field Survey

3.2.1. Habitat Description

The barn lies in a rural location to the West of Slaidburn.

The habitat immediately surrounding the site is permanent pasture, the fields are large and the field boundaries being dry stone walls. To the north-west of the site is open moorland. There are small areas of plantation woodland within 1km.

An annotated satellite image of the surrounding habitat is shown overleaf.

Satellite Image of site and surrounds

The site lies in a rural location



Burn Fell is to the North West

The surrounding land is used for grazing

3.2.2. Bat Roost Survey

The exterior walls of the barn were inspected for gaps, cracks, areas of rotten wood and or signs of bats such as grease marks, bat droppings and feeding detritus. A torch and binoculars were used to fully investigate the walls and eaves from the ground.

The walls of the building are constructed from natural stone; there are gaps and cracks in the walls; most of these are large and open but some may be suitable for use by bats for roosting.

There are gaps at the eaves and roof verges of the barn where bats may gain access to roost on the wall tops or in the rubble fill.

The roof was inspected using close focus binoculars. The stone slate roof is in a poor condition with many missing and slipped slates; there are no signs of bats having accessed under the slates. There are large gaps at the ridge of the building where bats may be able to gain access to roost above the ridge board. However, such crevices are unlikely to

provide stable and sheltered conditions for bats.

An external inspection of the entire building was made to look for signs of bats such as droppings. No bat droppings or signs of bats were found on the walls, sills, windows or on the ground close to the barn.

The interior walls were inspected as far as possible for any cracks and gaps, or other signs such as grease or scratch marks in or around the wooden beams.

The internal walls are mainly well pointed but there are some gaps which appeared suitable for bats to take access to the walls internally.

The interior roof is unlined but bats may be able to roost in crevices formed by the overlapping stone slates. No grease or scratch marks were found on the beams or at the tops of the walls which may have indicated extensive or regular use by roosting bats.

Internally, the search for bat droppings was hampered by the sheep detritus but no bat droppings or insect remains were found on the walls or floor, or on items stored inside the barn.

3.2.3. Barn Owls and other birds

Approximately 10 Barn Owl pellets and 20 little owl pellets were found in the barn, along with a small amount of "white-wash" on the beams. The pellets were not fresh and no owls were seen in the vicinity of the barn during the survey.

3.2.4. Bat Emergence Survey

Conditions for an emergence survey on the 19th April 2011 were judged to be good, with a starting temperature at 20:05 of 14 degrees Celsius. With regard to cloud conditions and the sunset time for the day of the survey we would expect emergence for Pipistrelle Sp. bats to commence around 20:30.

One surveyor was positioned at the South-west corner of the barn and one to the North-east corner; this allowed all the walls and roof to be monitored for any bat activity.

No bats were seen or heard during the period of the emergence survey.

4. Assessment

4.1. Constraints

Full co-operation was received from the site owner and all areas of the site were inspected.

4.2. Interpretation

4.2.1. Presence/ absence

No bats were seen to be roosting at the site during the survey. It is unlikely that the building is suitable for anything other than occasional use by some species of bat.

There has been a barn owl roosting in the building in the past but no evidence of nesting activity.

4.2.2. Population size class assessment

From a review of adjacent habitat the maximum number of bats that are likely to use the site is of the magnitude 1-10.

4.2.3. Site status assessment

The site is not optimal for bats, being in an open landscape with no hedgerows or tree lines nearby.

The site is unlikely to be used for roosting except occasionally at some times of year. Bats in this area are likely to rely on a number of roost sites in buildings and trees in the local area. It is likely that the building has a very low significance for bats.

We are of the opinion that the building may have been used by a Barn Owl for roosting in the past.

4.3. Potential Impacts

4.3.1. Bat Roosts

4.3.1.1. Pre and mid-activity impacts

Without mitigation, there is the very low potential for the alteration or loss of occasional roost sites for bats at the site but this is unlikely to have a significant impact on their local distribution.

There is also the potential for new roosting sites to be created during the development of the barn, and this opportunity should be taken in order to enhance the status of the site for roosting bats.

There is low potential for some hibernation at the site; careful working will mean that these potential, unproven sites are not affected so the likelihood of loss of hibernation sites is reduced.

There is low potential for disturbance to roosting bats during work on the barn. However, Pipistrelle bats are known to be adaptable and highly mobile so it is judged that with careful working, no significant disturbance will take place.

4.3.1.2. Long term impacts

There is a very low risk of loss of roost sites for bats, but also a chance of new roost sites being created by the development work.

It is the opinion of the surveyor that the loss or creation of occasional roosts for crevice dwelling bats will not have a significant long term impact on the local population of the species.

4.3.1.3. Post activity interference impacts

No post activity interference impacts are predicted at the site.

4.3.1.4. Other impacts

It is our opinion that there will be no significant other negative impacts relating to the proposed work which may affect bat species.

4.3.2. Bat Foraging and Commuting Habitat

There is unlikely to be a disruption to commuting routes at the site. Good commuting routes are some distance from the site and will not be affected by the development.

There is unlikely to be a disturbance to feeding bats during the construction phase of the project. It is judged that optimal foraging areas are some distance from the site will be unaffected by the proposed work.

4.3.3. Barn Owls

There is the potential for the loss of a roosting site for Barn Owls at the site.

4.4. Legislation and Policy Guidance

4.4.1. Legislative context - Bats

All bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats, &c.) Regulations the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act.

Annex IV of the *Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora* (EC Habitats Directive) lists animal and plant species of Community interest in need of strict protection; this includes all bat species.

In the UK, the EC Habitats Directive has been transposed into national laws by means of the *Conservation (Natural Habitats, &c.) Regulations 2010* (as amended). These are commonly and collectively known as the 'Habitats Regulations' and they give bats, their breeding sites and resting places a high level of strict protection.

In summary, it is a criminal offence to:

- ⇒ capture or kill a bat;
- ⇒ disturb a bat whilst in a place of shelter or rest; or
- ⇒ damage or destroy a bat's breeding site or resting place.

The breeding sites and resting places of bats are usually known as 'roosts' and resting places also include, for example, feeding perches where a bat consumes its prey. Bat roosts are protected even when bats are not present.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used.

Since roosting by Pipistrelle or other crevice dwelling species of bats cannot be ruled out at this building, it is essential that all contractors are instructed to work with particular care in order to avoid disturbing or harming bats. All those working at the site must be aware of the procedures to be followed if bats are found during works. Project Managers must commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

Natural England advises that, if possible, any works at bat roosts should be undertaken so as not to affect the bats and/or their roosts. Bats at this site may roost under the eaves of the barn.

With careful working, it is judged that no significant disturbance to bats will occur at the site and no offence will be committed. It is also judged that there is the potential to enhance the site for bats by building in new roost sites during the construction phase.

4.4.2. Legislative context - Barn Owls

It is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Kill or injure a Barn Owl
- ⇒ Damaging or destroy the active nest site with eggs or young or before eggs are laid
- ⇒ Disturbing the dependent young of a Barn Owl
- ⇒ Intentionally or recklessly disturb any Barn Owl whilst building a nest or is in, on or near an active nest site.

If Barn Owls start to nest in the building, work which may disturb them may need to be deferred until the young are fledged.

4.4.3 Planning policy context

Planning permission is to be sought to convert a traditional stone and slate barn into residential accommodation. Government planning policy guidance throughout the UK requires local planning authorities to take account of the conservation of protected species when determining planning applications.

When considering a planning application which may affect a European protected species on or near the site in question, local planning authorities must consider whether the development will result in a breach of the protection afforded to the species.

If a breach in the protection afforded by the Habitat Regulations will occur, planning permission may only be granted where the three tests specified in Article 16 of the Directive have first been satisfied.

No bats were found to be roosting in the barn at the time of the survey and it is unlikely that the building will be used for roosting except on an intermittent and/or occasional basis by common species of crevice dwelling bats.

4.4.4 Biodiversity policy context

Bats were given legal protection in the UK because of evidence that bat populations have declined significantly in the last century. Local Biodiversity Action Plans (LBAPs) give details of species of local importance. Details of SAPs and LBAPs are available from www.ukbap.org.uk.

In England and Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, *"to have due regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity"*.

5. Recommendations and Mitigation

5.1. Further Survey

No further surveys are required to support the planning application, **but see points 7 to 9** below.

If more than a year passes without work starting at the site, then we would suggest a further survey to update these results prior to the commencement of work.

5.2. Mitigation Measures

5.2.1. Mitigation for Roost Sites

Natural England requires that mitigation addresses the impacts picked up by the site assessment, as follows:-

- Quantitative characteristics: There should be no net loss of roost sites, and in fact where significant impacts are predicted there will be an expectation that compensation will provide an enhanced resource compared with that to be lost. The reasoning behind this concept is that the acceptability of newly created roosts by bats is not predictable
- Qualitative characteristics: the plans should aim to replace like with like. As an extreme example, it would be unacceptable to replace maternity roosts with hibernation sites.
- Functional characteristics: compensation should aim to ensure that the affected bat population can function as before. This may require attention to the environment around the roost.

Natural England also recommends that precautions are taken to avoid the deliberate killing or injury of bats during development work at the site.

The site survey found no bats roosting in the barn and only a low likelihood of occasional and/or intermittent use by small numbers of common crevice dwelling species.

As a precautionary approach the following guidelines will be adhered to.

1. All contractors on the site will be made aware of the possible presence of bats prior to the commencement of work.
2. Contractors will be provided with the contact details of an appropriately qualified

- individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, **all work will cease** and an appropriately qualified individual will be contacted for further advice.
3. Contractors will be observant during construction work for bats which may use the building if new areas of the roof are exposed and left open over night. Bats are opportunistic and may make use of gaps opened up during work overnight.
 4. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the building, with outside access, and placed in a location safe from predators.
 5. Retain four crevices between the masonry at the eaves of the barn on the South-Eastern and North-Western elevations that are 14-25mm in width at the narrowest point and provide access to the top of the wall. A roll of newspaper or similar material will be used to allow retention of a narrow downward pointing access gap whilst allowing the majority to be pointed up. These will provide suitable roosts for small numbers of bats who may wish to use them in the future.
 6. Plans for bat roosts in buildings suitable for the species we feel may be found at the site are included at Appendix 3 of this report. We recommend that access points based on these plans should be incorporated into the building during the work.
 7. **If bats or bat roosts are found during work, all work should cease** as per point 2. The site will need to be re-assessed in regard to its use by bats. A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of roost site.
 8. Following English Nature (Natural England) guidance Mitchell-Jones (2004), if these guidelines are followed we would consider that on balance, a disturbance to bat species which could be contrary to the 2010 Habitat Regulations and Wildlife and Countryside Act 1981 (as amended) is unlikely. **If bats are found prior to or during work a license application may be required.**
 9. If Barn Owls are seen nesting in the barn, all work should cease. The site will need to be re-assessed in regard to its use by Barn Owls. A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance of nesting Barn Owls or their killing or injury.

5.2.2. Mitigation for Foraging and Commuting Habitat

No specific mitigation for foraging and commuting habitat is necessary. The habitat surrounding the site does not change.

5.3. *Requirement for Habitats Regulations (EPS) Licence*

At this stage, we judge that a Natural England license will not be required to cover work on the building. There is no evidence that bats are regularly roosting in the building, roosting potential at the site can be maintained and no significant disturbance to bats will occur, so long as the recommendations at paragraphs 5.1 and 5.2 of this report are followed.

If bats are disturbed or bats are found as a result of work, **all work must cease** as per point 6 above and the site will need to be re-assessed by a suitably qualified person with regard to its use by bats. A **Natural England license** may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of a roost site.

6. *Summary*

Planning permission is to be sought in order to convert a traditional stone and stone slate barn into residential accommodation.

A bat and Barn Owl survey was requested following guidance under Regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation.

The survey was undertaken by a licensed surveyor following a methodology which would be likely to identify past or current use of the site by bat species and/or Barn Owls.

The site survey found no bats roosting at the site at the time of the survey and only a low likelihood of occasional roosts for common crevice dwelling bats at some times of year.

There were signs of a Barn Owl having roosted at the site but no sign of nesting.

It is judged that the work can take place without affecting bats or Barn Owls, **so long as the recommendations in paragraphs 5.1 and 5.2 of this report are followed.**

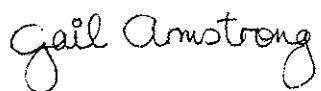
With careful working, roosting potential can be maintained following the proposed works and no significant disturbance will occur to bats during the construction phase of the project, so long as the recommendations of this report are followed.

On the basis of survey information, specialist knowledge of bat species and the mitigation that has been proposed, it is considered that on balance the proposed activity is reasonably unlikely to result in an offence under regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 2010. We do not consider there to be a need for a Natural England licence at this time.

I certify that this report reflects my objective opinion of the facts found in relation to the instruction received and information available based upon the methodology, assumptions and constraints detailed within this report.

Signed

Report Checked



Gail Armstrong
Bat Surveyor
Saturday, 23 April 2011



Andrew Gardner
Director
Wednesday, 04 May 2011

7 References

Information from the following sources has been used in preparing the survey report.

Altringham J, (2003). *British bats*. London: HarperCollins

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Barn Owl Trust (2002). *Barn Owls on site- A guide for developers and planners*. English Nature

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Entwistle, A. C. et al. (2001). *Habitat Management for Bats*. JNCC

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Mitchell-Jones, A (2004) *Bat mitigation guidelines*. English Nature

Mitchell-Jones, A. J. & McLeish, A. P. (1999). *The Bat Workers' Manual*. JNCC

Neuweiller, G (2000). *The Biology of Bats*. Oxford University Press

R. E. Stebbings (1998). *The conservation of European Bats*. Christopher Helm

Russ, J. (1999). *The Bats of Britain and Ireland, Echolocation, Sound Analysis and Species Identification*. Alana Books

Swift, S. (1998). *Long-eared bats*. Cambridge University Press

Appendix 1 Desk Study Data

Appendix 2 Previous Survey Information

No previous survey information is known to exist.

Appendix 3 Photographs



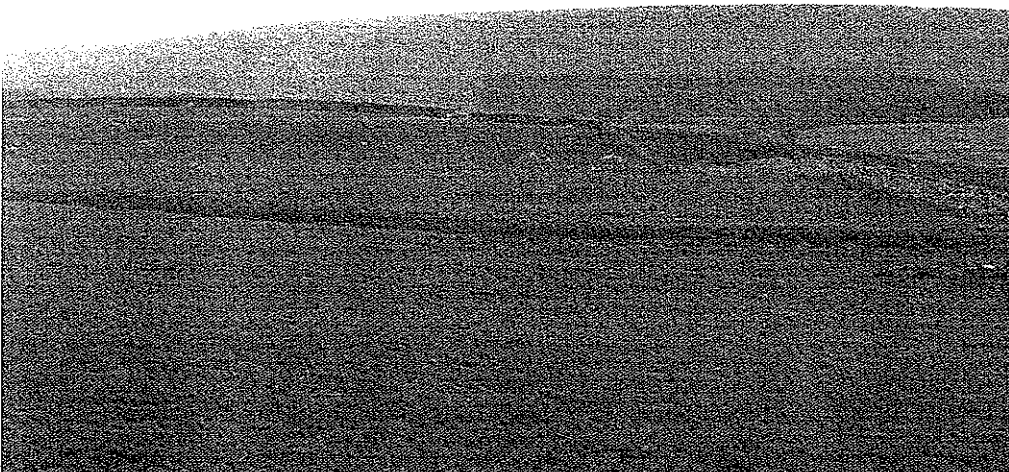
South-East elevation



North-West elevation and South-West gable



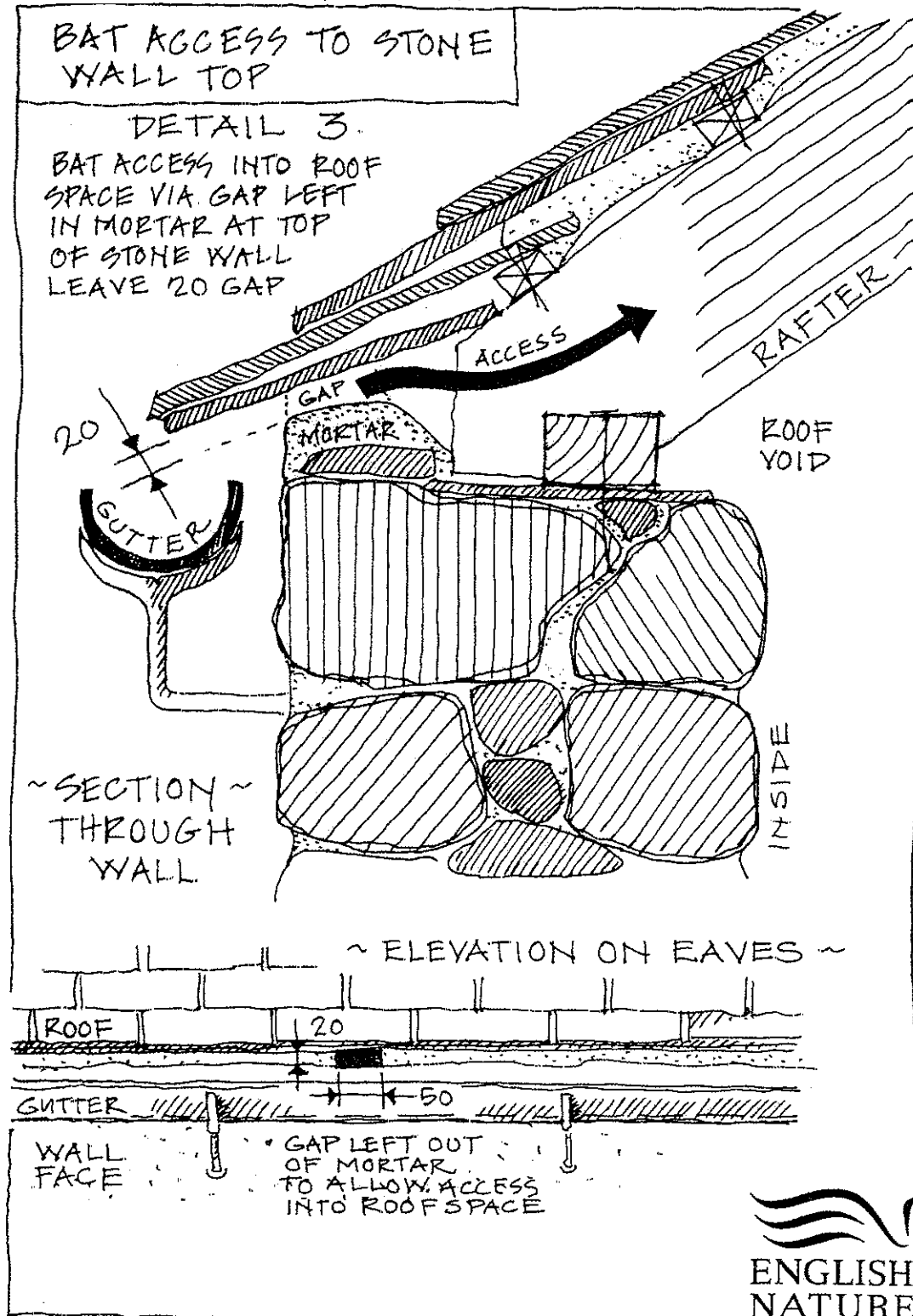
Internal wall and slate detail



Landscape to the North West

Appendix 4 Roost Designs

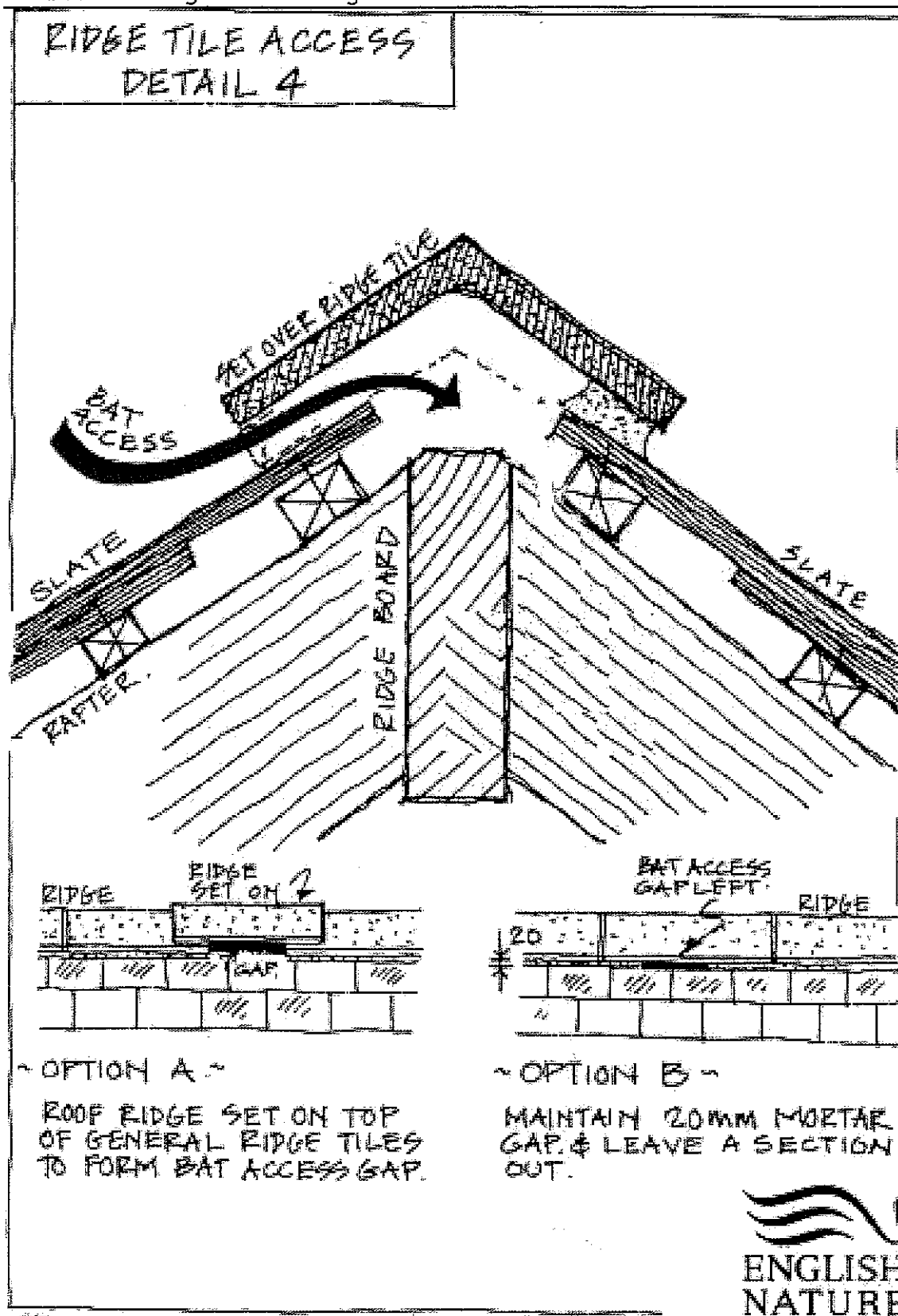
1. Simple bat access to stone wall top by leaving gaps in mortar - access can be restricted to the wall top alone, if preferred.



SP

The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice.
English Nature Cumbria Team, Juniper House, Murley Moss, Oxenholme Road, Kendal LA9 7RL. Tel: 01539 792800 Fax: 01539 792830 Email: cumbria@english-nature.org.uk

2. Bat Access via ridge tile - access can be restricted to the space or "tunnel" between ridge tile and ridge board/beam.



SP

The above information is for guidance only and may not be appropriate in all circumstances. It should be used with professional advice.
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