



RIBBLE VALLEY
BOROUGH COUNCIL

5 AUG 2011

For office use only

Application No 320110633 P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission Town and Country Planning Act 1990

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

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink

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

1. Applicant Name and Address

Title:	Mr + Mrs	First name:	
Last name:	LEEMING		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	C/O AGENT		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	MR	First name:	ALAN
Last name:	KINDER		
Company (optional):	REEDLEY CHARTERED TOWN PLANNING		
Unit:	2	House number:	
		House suffix:	
House name:			
Address 1:	REEDLEY BUSINESS CENTRE		
Address 2:	REDMAN ROAD		
Address 3:	REEDLEY		
Town:	BURNLEY		
County:	LANCASHIRE		
Country:			
Postcode:	BB10 2TY		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE FROM REDUNDANT BARN TO DWELLING

Has the building, work or change of use already started?

☐ Yes

☒ No

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

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: WYCONGILL FARM

Address 1: HOLDEN LANE

Address 2: BOLTON - BY-BOWLAND

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Postcode (optional): BB7 4LZ

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

Easting: Northing:

Description:

5. Pre-application Advice

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

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

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

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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

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

7. Waste Storage and Collection

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

☐ Yes ☒ No

If Yes, please provide details:

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

☐ Yes ☒ No

If Yes, please provide details:

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

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

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	NATURAL STONE	NATURAL STONE	☐	☐
Roof	CORRUGATED FIBRE SHEETING	BLUE SLATE	☐	☐
Windows	TIMBER	TIMBER	☐	☐
Doors	SLIDING METAL SHEET	TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)	N/A	N/A	☐	☐
Vehicle access and hard-standing	N/A	N/A	☐	☐
Lighting	N/A	N/A	☐	☐
Others (please specify)	N/A	N/A	☐	☐

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:

PAS
BAT SURVEY
LEE/01 DWG 01 LEE/02 DWG 02
" " 02

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	+ 2
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☒ Septic tank ☐ Other
☐ Package treatment plant

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

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

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 a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

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

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

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:

REDUNDANT AGRICULTURAL BUILDING

Is the site currently vacant? ☒ Yes ☐ No

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

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

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

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. 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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

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

☒ Yes☐ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐				☒		1	Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1	Totals (a+b+c+d+e+f+g)=							
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Total proposed residential units (A+B+C+D)=							1	Total existing residential units (E+F+G+H)=							

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

+ 1

18. All Types of Development: Non-residential Floorspace

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

☐ Yes

☒ No

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

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER AGRICULTURAL BARN	☐	182 sq. mtrs	182 sq. mtrs	276 sq. mtrs	276 sq. mtrs
Please Specify	☐				
Total					

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

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

19. Employment

Please complete the following information regarding employees:

N/A

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

20. Hours of Opening

N/A

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.04615 ha

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:

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

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

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

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

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

I certify/ The applicant certifies that:

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

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION**

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

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

Name of Tenant	Address	Date Notice Served
	N/A	

Signed - Applicant:

--

Or signed - Agent:

Kinepi

Date (DD/MM/YYYY):

05/07/2011

26. Planning Application Requirements - Checklist

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

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

☒ The correct fee: £335 ☒

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

☒ The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☒
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒
☒ The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒
☒ The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☒

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

05/07/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

planning@reedley.co.uk

30. Site Visit

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

☐ Yes

☒ No

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

☒ Agent

☐ Applicant

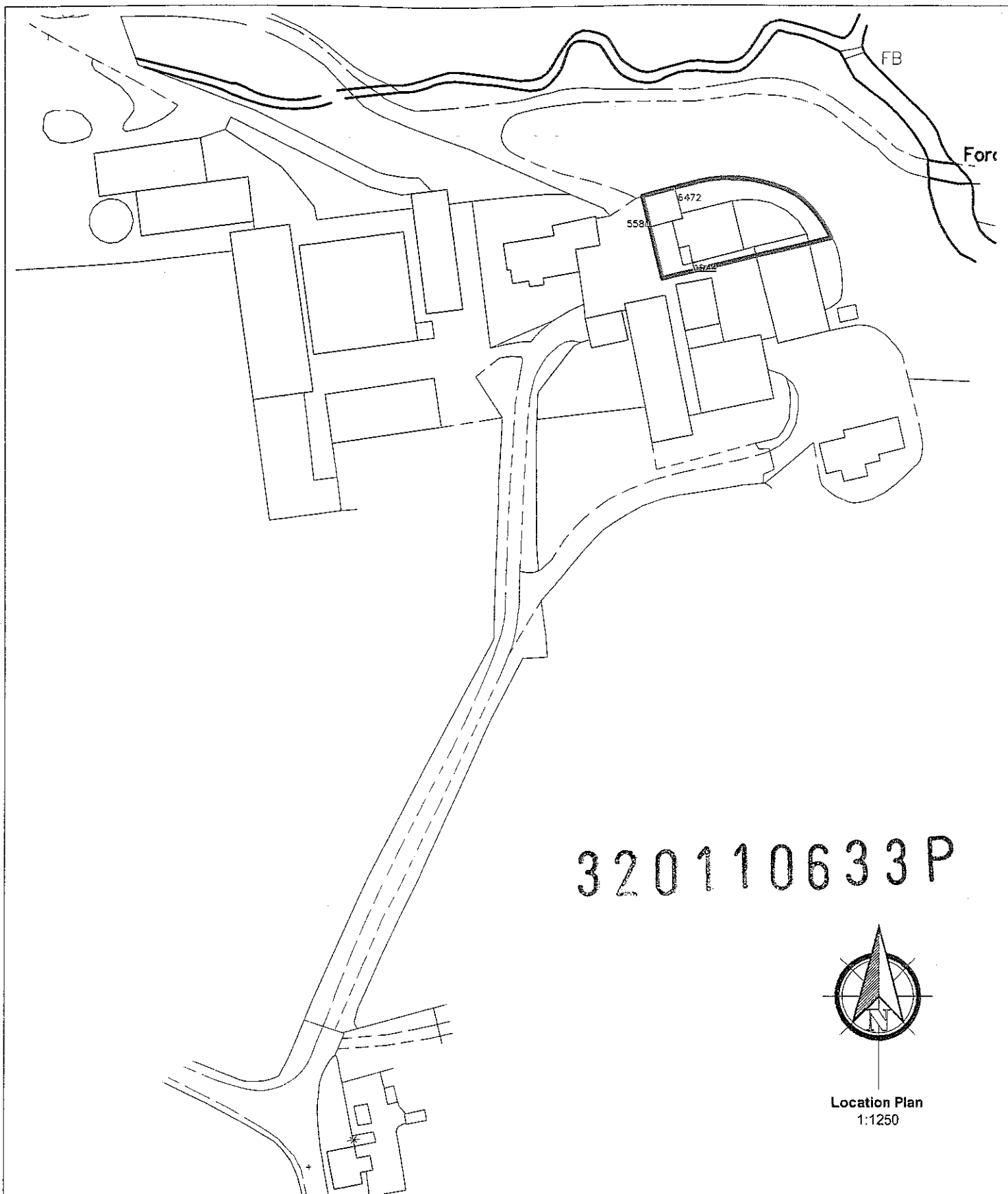
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

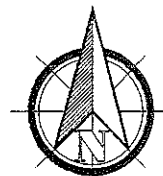
Contact name:

Telephone number:

Email address:



320110633P



Location Plan
1:1250

Reedley

Chartered Town Planning &
Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley, Burnley Lancashire, BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Wycongill Farm
Holden Road
Bolton by Bowland

Client: Mr Leeming

SITE LOCATION PLAN

Project No: LEE/01 Dwg 03

Scale: 1:1250

Date: 08 03 10

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382000

382500

383000

383500

rpa

Rural Land Register (RLR) Map

SBI - 107697439

RLR/DRH009

Map 5/5

Legends

Your RLR Parcel(s)

Permanent Ineligible Features

Adjacent Parcel Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD8247	3422	2.71	2.71	D
SD8247	3814	0.82	0.82	D
SD8247	4308	1.97	1.97	D

320110633P

447000

447500

SD8147 SD8247
SD8146 SD8246

SD8247 SD8347
SD8246 SD8346

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

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Ordnance Survey (London) Limited 100022201

RLR/DRH009

Date: 09/08/2009

382000

382500

383000

383500

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

370200

Rural Land Register (RLR) Map

Map 4/5

Legends

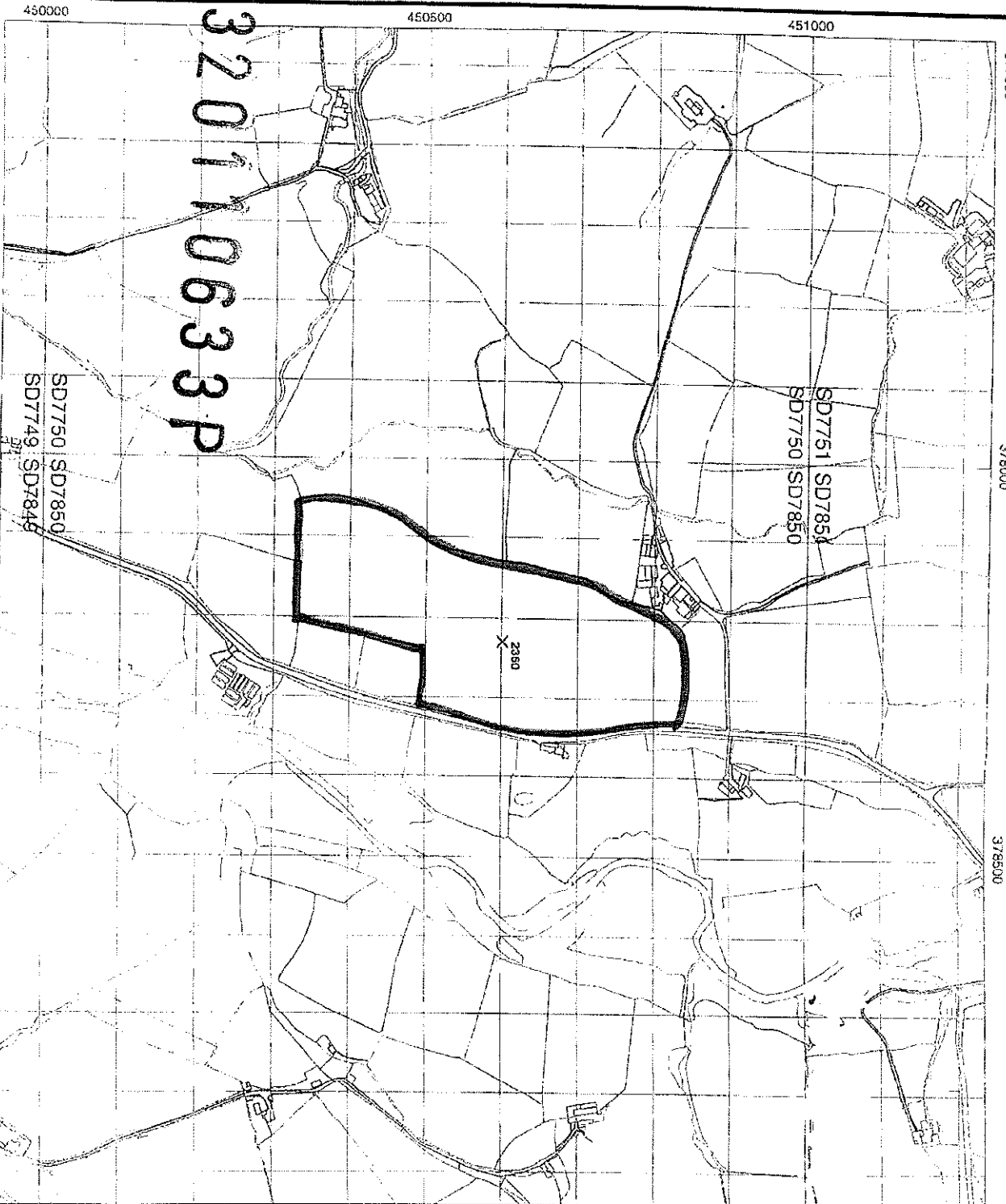
Your PLR Parcel(s)

IPS Permanent Ineligible Features

Adjacent Parcel Boundary

PLR Information

Short ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD7650	2360	9.04	9.04	D



320110633P

SD7750	SD7850
SD7749	SD7849

379066

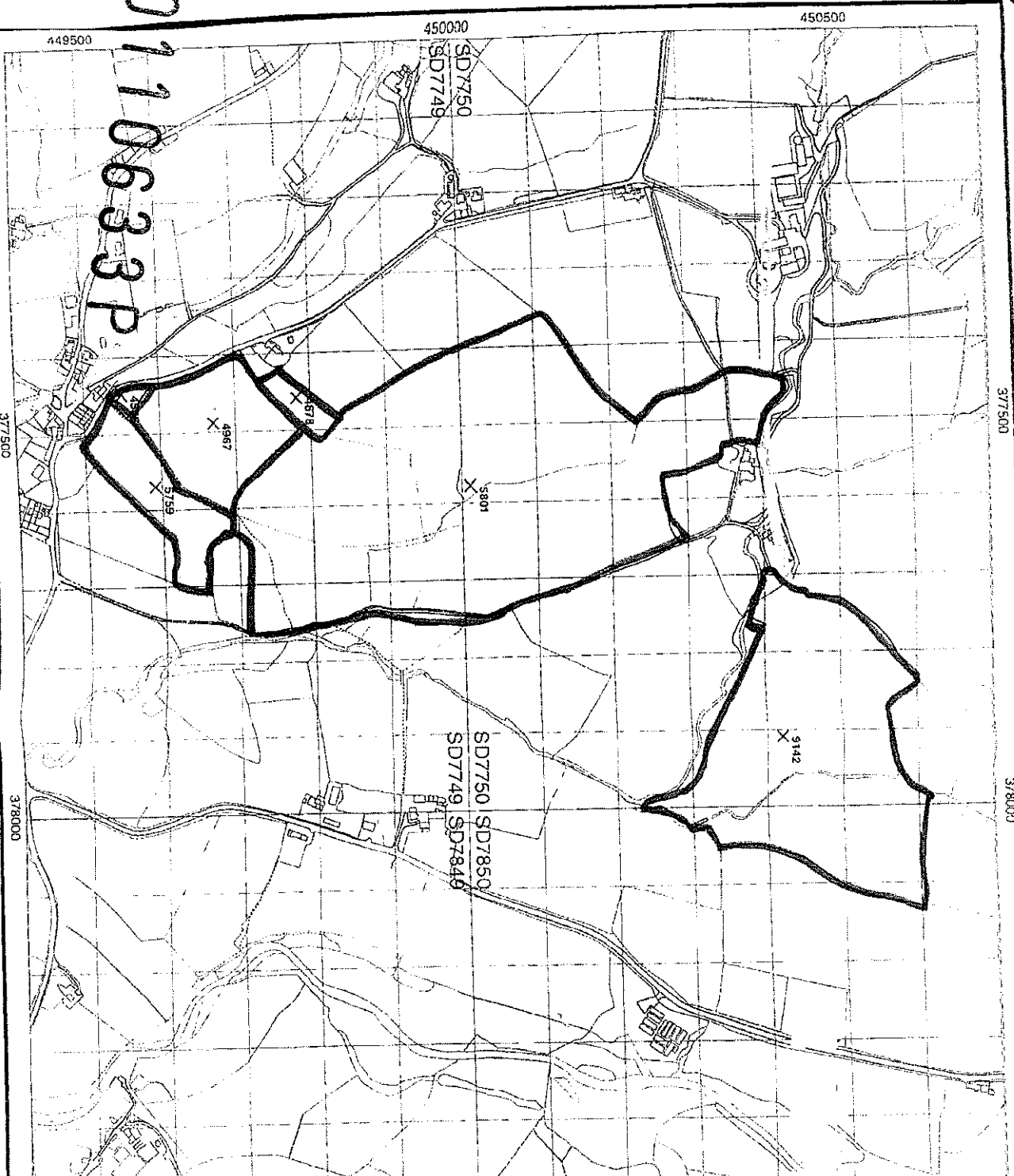
Scale 1:5000

It is located by permission of "Oscar de la Renta" at 1000 1st Avenue, New York, NY 10017-2498. The company is a public company and is listed on the New York Stock Exchange. The company is a public company and is listed on the New York Stock Exchange. The company is a public company and is listed on the New York Stock Exchange.

PLR/DRP009 Date: 05/08/2009

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

320110633P



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

ipa
 Rural Land Register (RLR) Map
 SBI - 107597439
 RLR/DHRO09
 Map 3/5

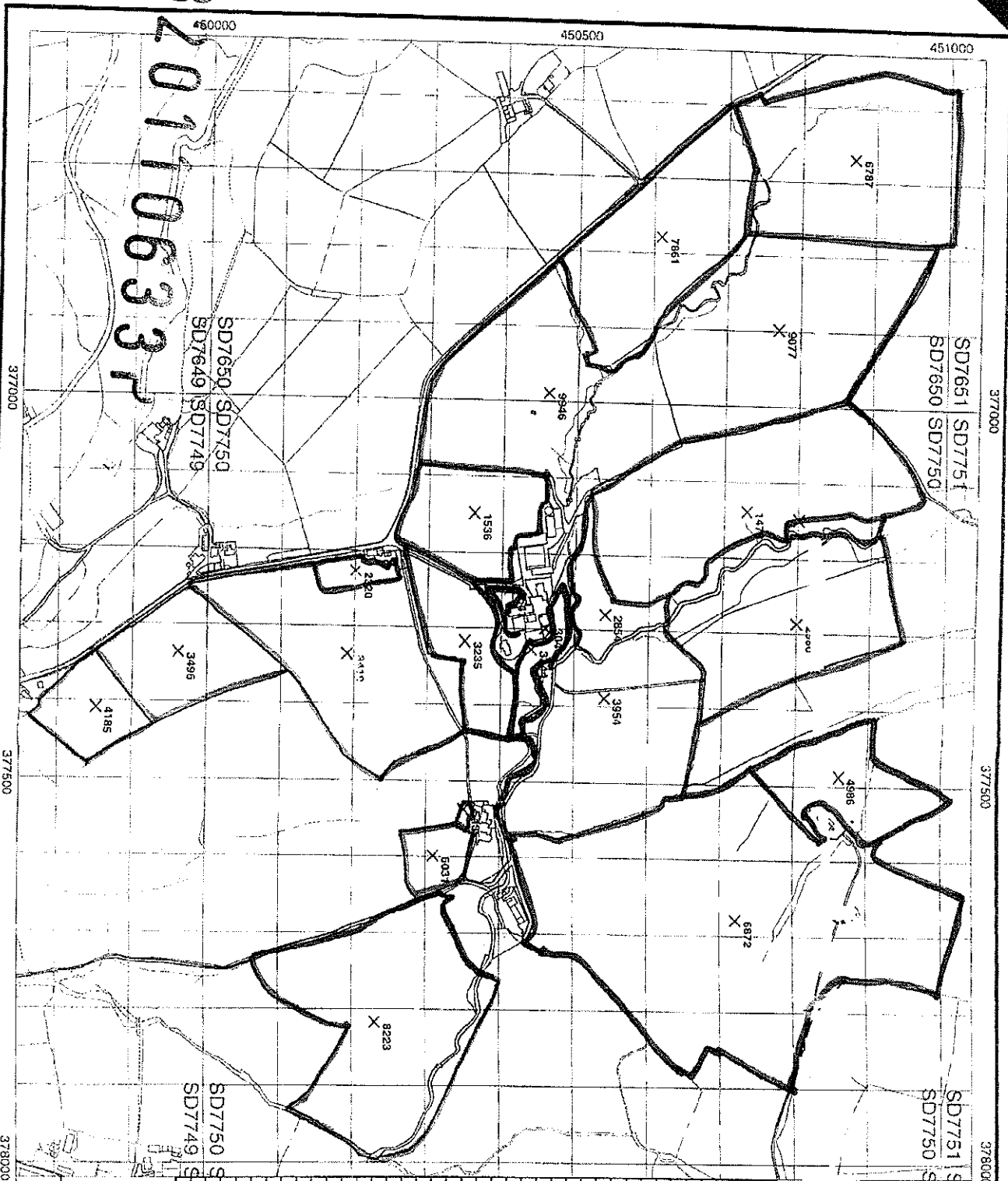
Legends
 Your RLR Parcel(s)
 SPS Permanent Ineligible Features
 Adjacent Parcel Boundary

Sheet ID	Parcel ID	Total Area (ha)	SPS Reported Eligible Area (ha)	English Region
SD7746	4525	0.12	0.12	D
SD7746	4676	0.48	0.48	D
SD7746	4867	2.61	2.61	D
SD7749	5759	1.88	1.88	D
SD7750	6801	17.48	17.48	D
SD7750	9142	8.62	8.62	D

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

RLR/DHRO09 Date: 09/08/2009

Produced by permission of the Land Registry pursuant to section 10(1) of the Land Registration Act 2002. All rights reserved. Ordnance Survey Map 1:50,000 Series Number 100000000




 Rural Land Register (RLR) Map
 SBL - 107597439
 RLR/DR/RO09
 Map 2/5

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

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD7650	6787	5.32	5.3	D
SD7650	7861	5.43	5.43	D
SD7650	9077	7.17	7.11	D
SD7650	9514	6.51	6.47	D
SD7749	3406	2.35	2.35	D
SD7749	4185	1.23	1.23	D
SD7750	1473	6.36	6.36	D
SD7750	1588	2.26	2.26	D
SD7750	2220	0.38	0.38	D
SD7750	2941	0.12	0.12	D
SD7750	2864	0.94	0.95	D
SD7750	2980	4.65	4.65	D
SD7750	3046	0.31	0.31	D
SD7750	3235	1.79	1.79	D
SD7750	3410	0.65	0.65	D
SD7750	3496	5.36	5.36	D
SD7750	3954	2.22	2.22	D
SD7750	4986	0.06	0.06	D
SD7750	5031	0.12	0.12	D
SD7750	6872	14.46	14.46	D
SD7750	8223	6.37	6.37	D

Scale 1:5000
 50m 0m 50m 100m 150m 200m
 (Map produced by the Rural Land Register (RLR) Map 2/5)
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RLR/DR/RO09 Date: 09/08/2009

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

375000

Journal of Management Education

SBI - 107597439
#1 R/DR009

PLF/OPR009

Map 1/5

Legends

Your F.I.R. Parcel(s)

SPS Permanent Ineligible Features

Adjacent Parcel Boundary

FLR Information				
Simult ID	Parcel ID	Total Area (ha)	SFS Recorded Eligible Area (ha)	English Region
S0708.1	0505	7.47	7.47	B
S07751	1318	11.42	11.38	D

320110633P

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PLR/DPRO03

Date: 09/08/2009

378000

Scale 1:5000

50m 0m 50m 100m 150m 200m

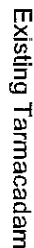
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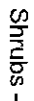
Site Plan 1:200



Stone Paving

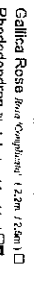


 1075mm Timber Fencing -
See detail



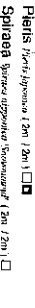
Shrubs -

Large Beds



Gallia Rosea

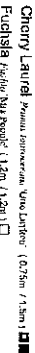
Star Magnolia *Magnolia stellata* (3m-4m) □
Weeping Forsythia *Forsythia weeping* (3m-5m) □□



Pieris *Pieris hypanthoides*

Viburnum Viburnum pilosum (2m / 1.5m) ☐ ☒

Welgela Welgela 'Natali Blau' (1.5m / 1.5m) ☐ ☒



Cherry Laurel
Fuchs/a *fruticosa*

Lace-cap Hydrangea *Hydrangea serrata* "lacecap" (4.2m / 1.5m) **Shrubby Potentilla** *Potentilla fruticosa* "Abrahamsonii" (0.75m / 1.2m)



Trees

A - Ash Fractions: irregularities ($\geq 10\mu$ / 0-15m / Fast) **

- Trees in open space to be 'standard'
- Trees in other space to be 'standard'
- All trees to have straight stems and well shaped heads
- Trees to be planted in accordance with BS4421 (1988)
- Trees Planted in hedges/rows to be 1-1.5mtr whips and require marking to ensure protection from felling until established.
- Shrubs to be planted in offsets of :- 3 for large shrubs / 7 for smaller shrubs -- In accordance with BS3536 (1985) and BS4426 (1986)
- Road/footway Surfaces to be finished to:-
 - Wearing Course -- BS4987P1.2 cl7.5 laid to cl901
 - Base Course -- BS4987P1.2 cl6.5
 - Subbase -- laid to BS4987P1.2 cl603



32076633

Notas

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Reedley

Chartered Town Planning & Architectural Consultancy

Toll: 01202 834934 Fax: 01202 451668
eMail: planning@readleyley.co.uk

Title: Wyoongil Film

Editor-by-Rowland Exiling Landscaping

Project No: LEE/01 Dwg:

Client: Mr Malcolm Leeming

Date: 18.08.17

Scale: 1:100

Amendments

Landscaping Key

Site Plan 1:200



-  Grass
-  Stone Paving
-  Existing Tarmacadam
-  1075mm Timber Fencing - See detail

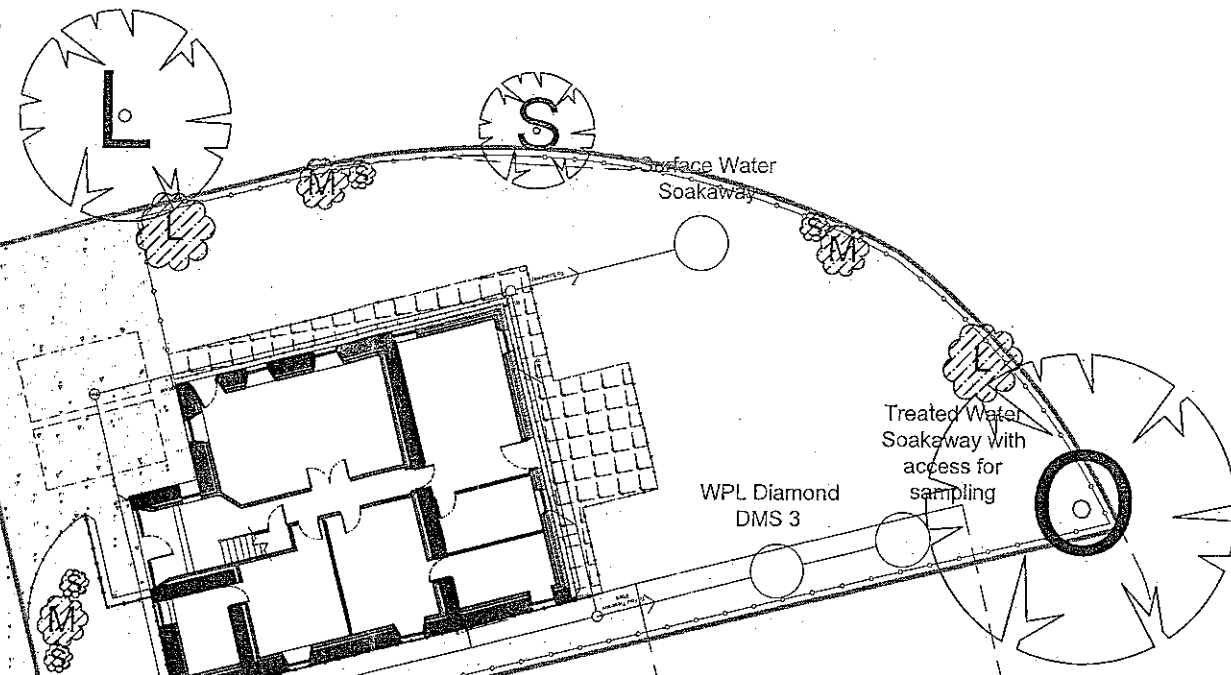
-  Shrubs -
(Average Height / Average Spread) ☐ Direct Light ☐ Lightly Shaded ☐ Shaded
- Large Beds**
- Berberis *Berberis x stenophylla* (2.5m / 2.5m) ☐
- Chinese Privet *Ligustrum sinense* (5m / 5m) ☐
- Gallica Rose *Rosa 'Complicata'* (2.2m / 2.5m) ☐
- Rhododendron *Rhododendron* (4m / 4m) ☐
- Star Magnolia *Magnolia stellata* (3m / 4m) ☐
- Weeping Forsythia *Forsythia suspensa* (3m / 3m) ☐

- Medium Beds**
- Himalayan Jasmine *Jasminum humile* (2m / 2m) ☐
- Pieris *Pieris japonica* (2m / 2m) ☐
- Spiraea *Spiraea nipponica* 'Snowmound' (2m / 2m) ☐
- Viburnum *Viburnum plicatum* (2m / 1.5m) ☐
- Weigela *Weigela Mount Blanc* (1.5m / 1.5m) ☐

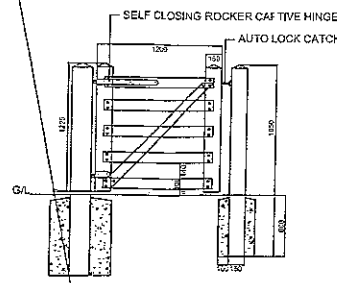
- Small Beds**
- Broom *Cytisus* (1m / 1.2m) ☐
- Cherry Laurel *Prunus laurocerasus* 'Otto Luyken' (0.75m / 1.15m) ☐
- Fuchsia *Fuchsia Mrs Popple* (1.2m / 1.2m) ☐
- Hebe *Hebe rectura* (0.6m / 1.2m) ☐
- Lace-cap Hydrangea *Hydrangea serrata* 'bluebird' (1.2m / 1.5m) ☐
- Shubby Potentilla *Potentilla Abbotswood* (0.75m / 1.2m) ☐

-  Trees -
(Average Height / Average Spread / Growth Rate) " / Suitability for Hedgerows
- A - Ash *Fraxinus angustifolia* (≥16m / 6-15m / Fast) "
- B - Common Beech *Fagus sylvatica* (≥16m / 6-15m / Mod) "
- E - Elm, Caucasian *Ulmus carpiniifolia* (≥16m / ≥16m / Slow) "
- F - Flowering Cherry *Prunus 'Accolade'* (≤6m / ≤6m / Mod) "
- L - Lime, small leaved *Tilia cordata* (≥16m / 6-15m / Mod) "
- O - English Oak *Quercus robur* - (≥16m / ≥16m / slow) "
- R - Rowan *Sorbus forrestii* (≤6m / ≤6m / Mod) "
- S - Silver Birch *Betula pendula* (6-15m / ≤6m / Fast) "
- W - White Willow *Salix alba* (6-15m / 6-15m / Fast) "

- Trees in open space to be heavy standard
- Trees in other space to be standard
- All trees to have straight stems and well shaped heads
- Trees to be planted in accordance with BS4421 (1969)
- Trees Planted in hedgerows to be 1-1.5mtr whips and require marking to ensure protection from trimming until established.
- Shrubs to be planted in drifts of :- 3 for large shrubs / 7 for smaller shrubs - in accordance with BS3936 (1965) and BS4426 (1986)
- Road/footway Surfaces to be finish to:-
 - Wearing Course -- BS4987Pt1.2 cl7.5 laid to cl901
 - Base Course -- BS4987Pt1.2 cl6.5
 - Subbase -- laid to BS4987Pt1.2 cl803

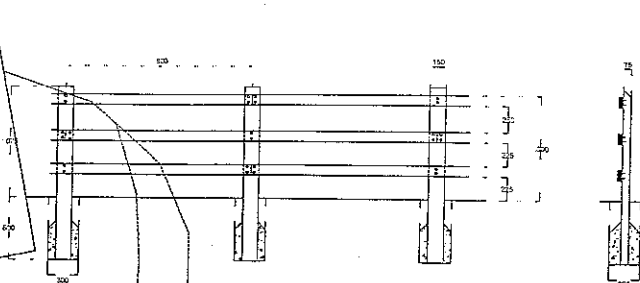


Gate Detail - 1:50



HANGING STILE 75 X 100 X 1225
CLIPPING STILE 75 X 100 X 225
RAILS 60 X 100 X 4650
BGA 250 X 100 X 1500
JOINTS SHALL BE ACCURATE AND TIGHT FITTING
HELD WITH 10 DIA. HARDWOOD DOWELS, GLUED
AND CRAMPED WITH RESIN GLUE.
ALL TIMBER SHALL BE JOINERY QUALITY
SOFTWOOD
ALL TIMBER SHALL BE PRESSURE TREATED IN
ACCORDANCE WITH BS 5569 (1978)
ALL FIXTURES AND FITTINGS TO BE GALVANISED

Fence Detail - 1:50



- NOTES
1. ALL TIMBER IS TO BE APPROVED SOFTWOOD SAWN OR BORED AS SPECIFIED PRIOR TO BEING TREATED.
 2. PRESERVATIVE TO BE COPPER / CHROME / ARSENIC WATER BORNE TYPE TO B.S. 672 TO BE PRESSURE IMPREGNATED IN ACCORDANCE WITH B.S. 5569 (1978) SECTION 6 TABLE 10/70 TO GIVE 40 YEARS LIFE FOR TIMBER IN CONTACT WITH THE GROUND.
 3. ALL RAILS SHALL BE 100 X 5 ROUND WIRE, GALVANISED TO B.S. 723.
 4. POSTS SHALL BE 75 X 150 X 1675 AT A MAXIMUM OF 1600 CENTRES, WITH 50 WEATHERED TOP, SET VERTICALLY 600 IN GROUND MINIMUM HOLE 300 X 300 HALF FILLED WITH 1:10 CONCRETE AND RAMMED. WHEN HARD, BACKFILL REMAINDER WITH SOIL AND RAM.
 5. RAILS SHALL BE 35 X 100, BUTT JOINTED ON CENTRE LINE OF POST, JOINTS STAGGERED AS SHOWN. TWO 100 NAILS PER STATION DRIVEN ON THE SKEW. NO END SPLITS SHALL BE PERMITTED.
 6. FENCE SHALL BE ERECTED TRUE TO LINE AND THE LEVEL SHALL FOLLOW THE PROFILE OF THE GROUND.
 7. END POSTS SHALL BE 150 X 150 X 1675 WHERE DIRECTED AND RAILS SHALL EITHER BE MORTICED OR LET IN FLUSH TO FACE, AS DIRECTED.
 8. WEATHERED TOPS TO POSTS SHALL BE CUT ACCURATELY AND NEATLY, FREE FROM SPLITS, ROUGHNESS AND SPLINTERED EDGES. CHAIN SAWS SHALL NOT BE USED.

Notes:

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Reedley

Chartered Town Planning & Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley Burnley Lancashire BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Wyconghill Farm
Holden Road
Bolton-by-Bowland
Landscaping Plan & Details

Project No: LEE/01 Dwg 04 Drawn: RJ

Client: Mr Malcolm Leeming

Date: 09.03.11 Scale: 1:100

Amendments:

Landscaping Key

Site Plan 1:200



- Grass
- Stone Paving
- Existing Tarmacadam
- 1075mm Timber Fencing -
See detail
- Shrubs -
(Average Height / Average Spread) ☐ Direct Light ☒ Lightly Shaded ☒ Shaded
- Large Beds**
- Berberis *Berberis x stenophylla* (2.5m / 2.5m) ☐
- Chinese Privet *Ligustrum sinense* (5m / 5m) ☐
- Gallica Rose *Rosa 'Complicata'* (2.2m / 2.5m) ☐
- Rhododendron *Rhododendron* (4m / 4m) ☐
- Star Magnolia *Magnolia stellata* (3m / 4m) ☐
- Weeping Forsythia *Forsythia suspensa* (3m / 3m) ☐
- Medium Beds**
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- Shubby Potentilla *Potentilla Abbotswood* (0.75m / 1.2m) ☐
- Trees -**
(Average Height / Average Spread / Growth Rate) / Suitability for Hedgerows
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- E - Elm, Caucasian *Zelkova carpinifolia* (≥16m / ≥16m / Slow) ""
- F - Flowering Cherry *Prunus 'Accolade'* (≤6m / ≤6m / Mod)
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- S - Silver Birch *Betula pendula* (6-15m / ≤6m / Fast) ""
- W - White Willow *Salix alba* (6-15m / 6-15m / Fast) ""

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 - Base Course - BS4987Pt1.2 cl6.5
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Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Wyconhill Farm
Holden Road
Bolton-by-Bowland
Existing Landscaping

Project No: LEE/01 Dwg 05

Drawn: RJ

Client: Mr Malcolm Leeming

Date: 18.08.11

Scale: 1:100

Amendments:

DESIGN AND ACCESS STATEMENT

**SITE: WYCONGILL FARM, HOLDEN LANE, BOLTON BY BOWLAND, LANCASHIRE,
BB7 4LZ**

PROPOSAL: CONVERSION OF BARN TO FORM A RESIDENTIAL DWELLING

1 ASSESSMENT

- 1.1 Wycongill farm is situated to the North of the village of Bolton by Bowland and accessed from Holden Lane via a farm track. Land in the vicinity is predominately in agricultural use interspersed with areas of woodland. The farm is situated within the forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 1.2 Wycongill Farm comprises an extensive group of buildings which traditionally centres around the original farmhouse. However planning consent has recently been obtained for the construction of the new dairy building to the west of the main complex effectively moving the main agricultural hub of the business to the east of the original farmhouse.
- 1.3 There is significant and extensive planning history attached to this site as a whole but the relevant history appertaining to the application can be summarised as follows
 - 3/2007/0363P – Outline application for a proposed dwelling to form retirement accommodation or conversion of redundant barn within the same curtilage – Refused – 14th August 2007.
 - 3/2007/0984 - Change of use of redundant Barn to Agricultural workers dwelling Resubmission – Approved conditionally - 25th November 2008

- 1.4 The policies of the development plan are set out by government in planning policy guidance (PPG) and Planning policy Statements (PPS's) The development plan currently includes policies saved from the Ribble Valley District Wide Local Plan which indicate that the conversion of traditional barns to form dwellings sited within a farmyard grouping is a matter which complies with current policy guidance.

2 INVOLVEMENT

- 2.1 The proposals compliance with adopted policy has not necessitated with pre application discussion with the local authority.

3 EVALUATION

- 3.1 The application site is located to the east of the existing grade 11 listed farmhouse. There is an extant consent for the conversion of this building to form a dwelling for an agricultural worker. As yet this consent has not been implemented due to the change in family circumstances since it was first issued in 2008. Following the death of my clients farther there is not the same pressing need for this accommodation on the farm and this coincides with a recent change in housing policy within the borough whereby the conversion of this building to residential use without the application of an agricultural occupancy tie fits with current policy.

4 DESIGN

- 4.1 The design of the conversion has been amended from that originally approved under reference 3/2007/0984. The revised scheme pays greater regard to the original form of the building and maintains its character. The original building has been reroofed in the past with fibre cement sheeting and as an integral part of the scheme it is proposed to reroof the building in natural blue slate.

5 LANDSCAPING

- 5.1 The scheme incorporates full details of hard and soft landscaping associated with the conversion with details incorporated within drawing number LEE/01 Dwg 04.

6 ACCESS

- 6.1 The proposed access to the building will be from the existing farmyard. It is proposed to create external on-site car parking close to the main door which in turn will provide level access into the building.

Reedley Chartered Town Planning and Architectural Consultancy
2 Reedley Business Centre,
Redman Road, Burnley,
Lancashire, BB10 2TY
01282 - 834834

August 2011

Director - Alan Kinder, Dip.T.P. (Leeds), MRTPI.

Company Secretary - Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY
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320110633P

Barn at Wycongill Farm
Bolton-by-Bowland, Lancashire:
Heritage Statement

August 2011

STEPHEN HAIGH

B u i l d i n g s A r c h a e o l o g i s t

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN

Tel/Fax: 01535 658925 Mobile: 07986 612548

www.stephenhaigh.co.uk enquiries@stephenhaigh.co.uk

BARN AT WYCONGILL FARM, BOLTON-BY-BOWLAND, LANCASHIRE

HERITAGE STATEMENT

1 Introduction

- 1.1 This heritage statement has been produced to accompany an application to Ribble Valley Borough Council, for planning consent for the conversion of a barn at Wycongill Farm, near Bolton-by-Bowland (NGR: SD 7726 5045). It provides a summary of the heritage significance of the site in accordance with Policy HE6 of PPS5, and has been produced by Stephen Haigh MA, a buildings archaeologist with over 15 years professional experience in the region, following a site visit on 12 August 2011.

2 Site designation

- 2.1 The barn is not designated as a heritage asset, but stands detached from and 25m to the east of Wycongill Farmhouse, a grade II listed building, and also lies within the Forest of Bowland AONB. No other designated assets stand in the vicinity. The listed building description for the farmhouse, which makes no reference to the barn, is as follows:

House, late C17th. Rendered rubble with sandstone dressings and stone slate roof. 2 storeys. Windows are mullioned with outer chamfer and inner hollow chamfer. On each side of the porch on the ground floor is a 6-light window with hood. On each side on the 1st floor is a 5-light window. The 1st floor of the porch oversails and has a 4-light window. The door has a moulded surround with Tudor-arched head. Gable copings. There is a chimney to the right of the door and a projecting stack on the left-hand gable. Inside, the left-hand room has a wide chamfered fire-place with segmental head and common ceiling joists with chamfers, stops, and scribed mouldings.

3 History and form of the building

- 3.1 The history of Wycongill has not been researched but there has clearly been a settlement here since the 17th century and perhaps earlier, and until the late 20th century it seems only to have comprised a single farmstead, in an area characterised by similar, dispersed landholdings. In 1850 and 1909 the Ordnance Survey showed only the farmhouse and the two stone barns to the east, which still survive between the modern sheds of the present farm.

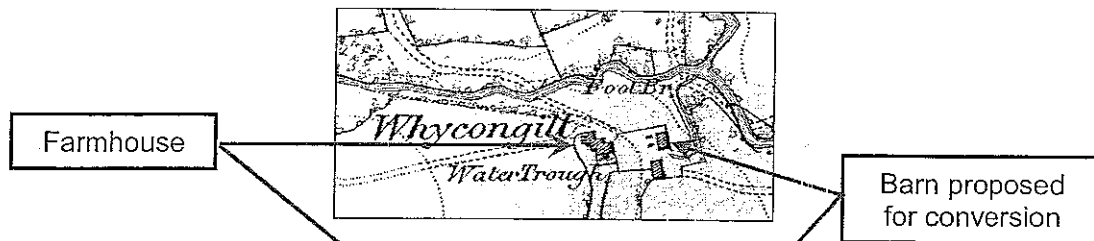


Figure 1: OS 1:10560 map, published 1850

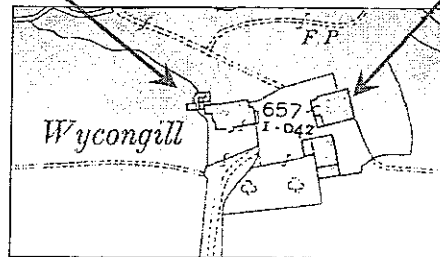
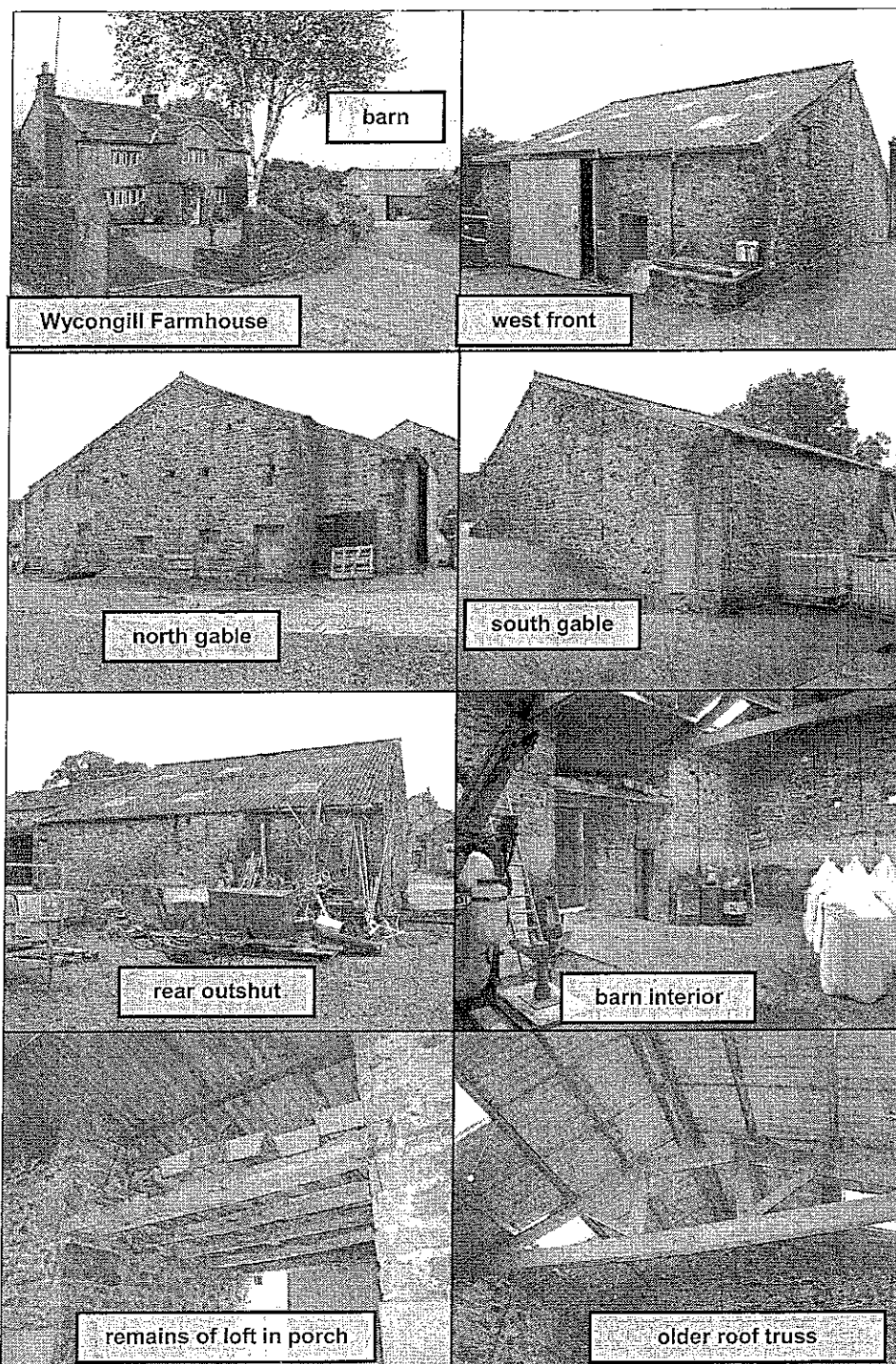
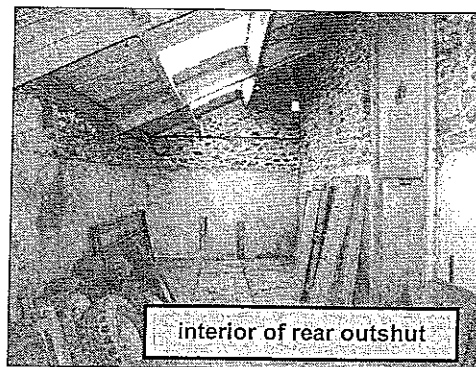


Figure 2: OS 1:2500 map, published 1909

- 3.2 The barn proposed for conversion is of two main phases. The main part of the building probably dates to about 1800, and is a three-bay, two storey combination barn, typical of the district. It has walls of sandstone rubble and a porch in the west front, flanked on each side by a small added outshut, and with a metal sliding door attached. Its stone slate roof has been replaced with asbestos cement sheets, and of the two roof trusses, one is a mid 20th century replacement, while the other is a 19th century queen post truss of bolted softwood. To the rear (east), a lean-to shippon was added between 1850 and 1909 (on the map evidence above), which would have increased the capacity for over-wintering livestock, and additions such as this are commonly found adjoining earlier barns in the Ribble Valley area.
- 3.3 While the historic patterns of openings to the barn and rear lean-to survive largely unaltered, the interior of the building now forms a shell and almost all internal structures and timbers have been removed, a concrete floor has been laid to give unimpeded tractor access, and the walls have been rendered to 2m above floor level. The only fixtures of interest which appear to survive are the oak timbers within the porch, which formerly held the barn doors and supported a loft. The rear lean-to has been similarly stripped of internal fixtures, but is only accessible through the original connecting doorway.
- 3.4 Despite the loss of the internal structures, it can be readily deduced that the barn was built for the combination of purposes required on the small mixed farms of the area: the central bay would have been used for threshing crops and was served by a rear winnowing doorway (now the access into the lean-to), while there seems to have been a shippon for about 10 cows in the north end, where

there is a single gable doorway, as well as later window openings. The two outshuts either side of the porch may have been loose boxes, while the later rear lean-to was a shippin for additional cow housing.





4 Impact of proposals

- 4.1 The conversion of the barn to a dwelling would have a negligible impact on Wycongill Farmhouse, the only listed building at the site, because of the distance between the two (presently separated by an open yard) and the fact that the barn is situated at a lower level. The present appearance of the barn from the south-west is also largely modern, given the asbestos roof and sliding metal door which dominate this view of the building, so its conversion would not have any significant effect on the listed building's setting. Similarly, the scheme would have no detrimental effect on the Forest of Bowland AONB.
- 4.2 The conversion to a dwelling would clearly have some impact on the barn itself. The main changes would be:
- the demolition of the outshut on the north side of the front porch
 - the reduction in height of the outshut on the south side of the front porch
 - the creation of three new window openings in the front elevation
 - the creation of three new window openings in the south gable
 - the creation of one new window opening in the north gable
 - the creation of one new window opening and one new doorway in the rear elevation
 - the replacement of the asbestos roof with slates (positive impact)
- 4.3 While most of these changes would alter the general appearance of the building, they would not directly affect features or fixtures of particular importance, and as the barn is not a well preserved example of its type, the overall impact is minor. However, if possible, the new openings (listed above) should be finished to match existing stonework where possible, and the existing timbers at first floor level within the porch should be retained, as historic features surviving from the earliest phase of the barn.

Stephen Haigh, MA
17 August 2011

earthworks environmental design

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

320110633P

FAO: Mr M. Leeming

Wycongill Farm
Holden Road
Bolton-by-Bowland
Clitheroe
Lancashire

8 June 2011

Ref: B 962

Dear Mr Leeming

Protected Species Survey: Barn at Wycongill Farm, Holden Road, Bolton-by-Bowland.

You have requested a protected species survey (via Reedley Town Planning) as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a building conversion of the existing barn to an agricultural worker's dwelling.

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

A daylight inspection of the site followed by evening emergence survey was undertaken on Monday 30 May 2011 to determine whether protected species (bats and barn owls) were present within the building.

The main conclusions of the survey report are as follows:

There is no evidence of bat roosting activity associated with this property.

The proposed scheme is unlikely to cause significant disturbance to roosting bats or result in the loss of a nursery roost or hibernaculum, or cause injury or death of a European Protected Species.

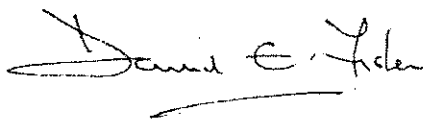
There is no evidence of barn owl nesting activity.

Your attention is drawn to the mitigation summary at the end of the report; it is the developer's responsibility to ensure that procedures are in place to mitigate for the 'potential' impact on bats and wild birds during the proposed building works.

Please note, I do not supply a copy of the report to the local planning authority, therefore it is your responsibility to forward a copy to RVBC in support of the planning application.

Finally, I attach further information on 'protected species and the planning process' with some brief notes regarding 'bats and the law' (Appendix A).

Yours sincerely



David Fisher
(EED)

PROTECTED SPECIES SURVEY

1 Survey methodology

- 1.0 A daylight scoping survey and site inspection was carried out on Monday 30 May 2011 between 19 15 and 20 15. The weather at the time of the survey was mild, dry and bright (maximum temperature: 13°C; cloud cover: clear with very light cloud 1/8 octas; wind: cool light W breeze) providing optimal survey conditions for a building and site inspection.
- 1.1 An evening (dusk) emergence survey was also carried out on Monday 30 May 2011 between 21.00 and 23.00. The weather continued fine, clear and mild / cool (temperature range: 11.5°C - 7.5°C; cloud cover: nil 0/8 octas).
- 1.2 The dusk survey began approximately 30 minutes before sunset and continued for at least 90 minutes after sunset (Sunset time: 21.28 - Preston)
- 1.3 The aim of a bat survey is to make an assessment of the potential value of the site for European Protected Species and to establish whether bats (chiroptera) or other protected species have been active within those areas of property that are likely to be affected by the proposed work.
- 1.4 The survey provided an internal and external assessment of the building.
- 1.5 A desk study and local data search has been undertaken to support the survey findings; the search includes bat records from within 1km of the property using local, regional and national databases.
- 1.6 The survey methodology follows the monitoring guidelines recommended 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, Ch 3, (Bat Worker's Manual, JNCC, 2004)*.
- 1.7 Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using high-powered lamps (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Kodak MD41) and 900mm flexible endoscope (ProVision 300) to view all likely areas of the buildings for the presence of bats, ie. droppings and urine spots, grease stains or feeding remains such as discarded moth and butterfly wings, beetle elytra and other insect fragments typically found near regularly used feeding perches.
- 1.8 Evening emergence and flight activity was monitored using ultrasonic bat detectors. Two types of device were used to record echolocation calls: (1) Batbox Duet - (heterodyne and frequency division) and (2) Anabat SD2 CF detector with a PDA – (HP iPAQ hx2490 pocket PC using Anabat software); headphones were used throughout the survey.
- 1.9 Recommended survey methods were used to assess the use of the building by barn owls and other nesting birds including searches for evidence such as droppings, pellets, discarded items of prey, feathers and nest debris. Barn owl guidelines are those recommended by Natural England, *Barn Owls on Site – A guide for developers and planners, March 2002*.

2 Personnel

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

3 Description of the property

- 3.0 The building is a traditional stone agricultural barn with rubble infill stone wall construction; there is a shippon at the rear and two stores / crofts at the front of the building. The main barn has a timber post and truss roof frame and the roof is clad with corrugated cement asbestos sheets with several clear laminate panels (figure 1)
- 3.1 There is no loft within the building (fig 5); several rafters remain of the loft over the wagon door (fig 7).
- 3.2 Currently the barn is used for agricultural use, storage of machinery and materials; one of the rooms at the front of the barn is used as a kennel (to the right of the wagon door in figure 1), the other room remains unused.
- 3.3 The stonework is largely mortar-pointed; some of the windows are glazed, others are sealed with block work or boarded with timber; both gables have ventilation holes within the stonework (figure 3).
- 3.4 The building is dry, cool and well-ventilated and there is natural light from sky lights and windows.

4 Site location and habitat description

- 4.0 The property is located 1km north of Holden (SD773505) at an elevation of 140m
- 4.1 The barn is one of several buildings at the site; there are other barns, shippons and various out-building nearby. The farmhouse is located within 50m of the barn to the north-west of the yard.
- 4.2 The site is surrounded by open countryside with extensive grazing land and permanent pasture. The property occupies gently rising ground close to two small wooded cloughs at Hungrill Beck and Higher Syke.
- 4.3 The nearest significant woodland is Holden Beck; this is a deeply-wooded clough with extensive riparian woodland, providing high-value feeding, foraging and commuting habitat for bats.
- 4.4 Although there are several small becks in the area, the nearest significant areas of open water are at Holden Beck and Skirden Beck more than 0.5km south of the site.
- 4.5 The location of the farm buildings provides sub-optimal feeding and foraging for bats. Connectivity of the site to high-value foraging habitat however is moderate / high along the wooded cloughs and mature hedgerows.
- 4.6 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)

5 Proposed development

- 5.0 It is understood the proposed scheme is to convert the existing barn into an agricultural worker's cottage, requiring extensive re-roofing and internal works. (*Reference: Reedley Chartered Town Planning and Architectural Consultancy, 2 Reedley Business Centre, Redman Road, Reedley, Burnley, BB10 2TY, Project No LEE/01*).

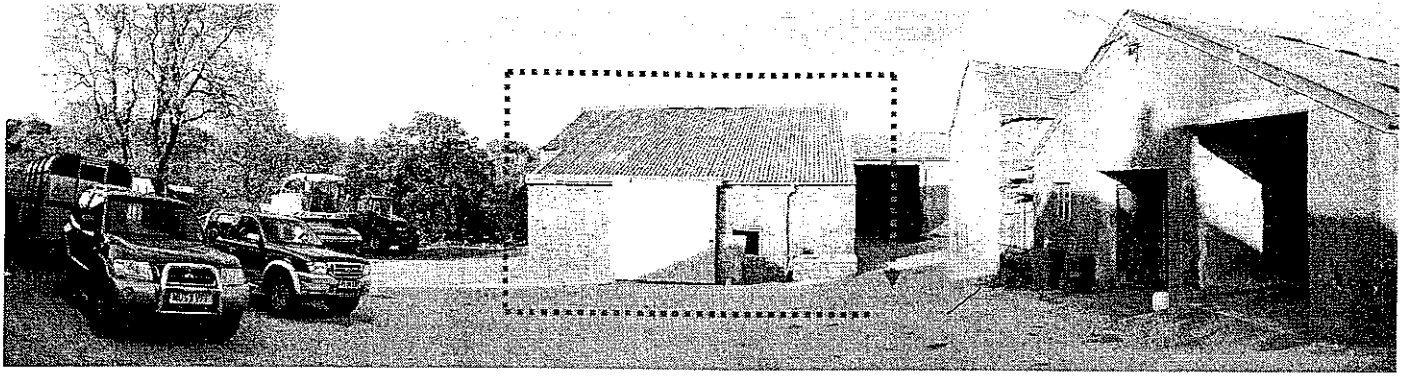


Fig 1: Wycongill barn (front elevation)

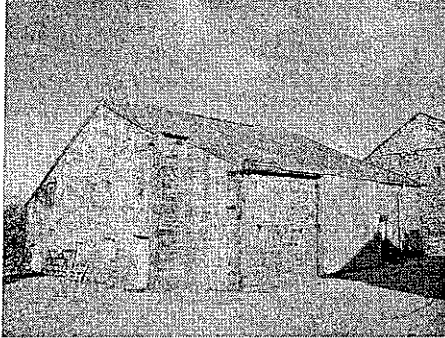


Fig 2: NW corner of building

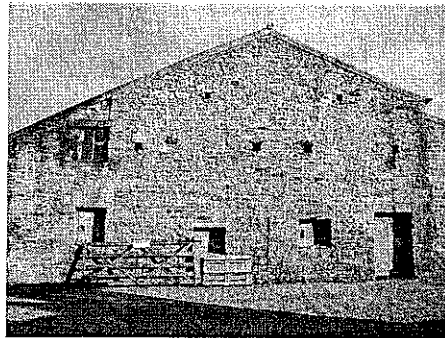


Fig 3: North gable end

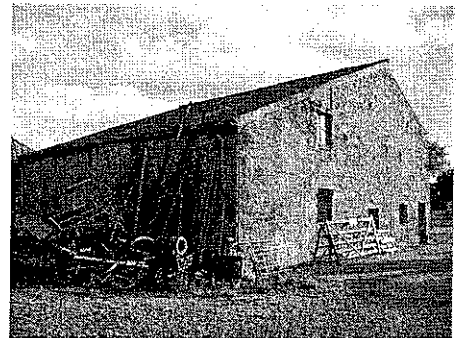


Fig 4: Rear view of barn



Fig 5:

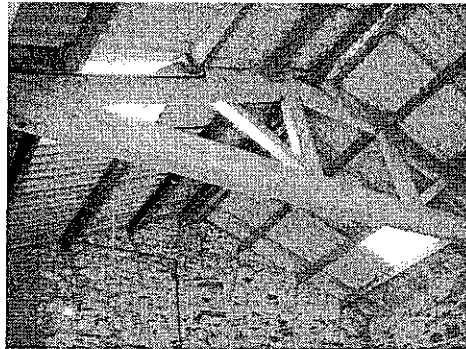


Fig 6:

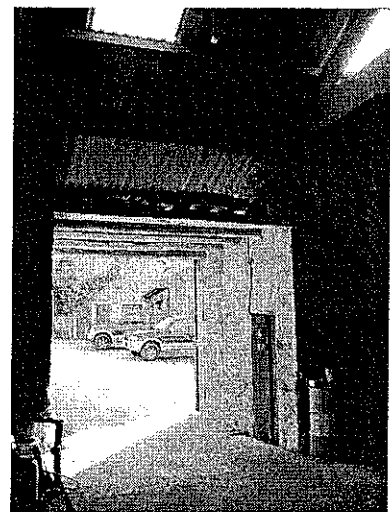


Fig 7: Main wagon door to barn

5 Desk study and data search (SD75)

5.0 A targeted desk study was undertaken to identify the presence of protected species (bats) including notable species records for the area.

5.1 NBN Gateway (10km square SD75) uses mammal datasets (*Terrestrial mammals -Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), and some local and regional biological record centres.

5.2 Based on species records gathered from additional sources, the following species are known to be present within the district where suitable habitat exists (NBN records shown in blue):

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

5.3 Previous (protected species) surveys have not been carried out at this property

5.4 There are no records of roosting bats at this location; the nearest records of roost bat activity within 2 km of the site are shown below:

Species	Site	Grid reference	Date	Comment/recorder
Pipistrellus sp	Holden	SD 778493	31.07.07	Maternity roost/EED
Pipistrellus sp	Holden	SD 774495	09.07.08	Maternity roost/EED
Pipistrellus sp.	Holden	SD774495	01.12.07	Maternity roost/EED
P. pipistrellus	Corgill Lodge, Holden Lane	SD772500	04.10.08	Maternity roost/EED
P. pygmaeus	Bolton-by-Bowland Church	SD785494	07.07.10	Maternity roost /ELBG
P. pygmaeus	Bolton-by-Bowland	SD786495	07.07.10	Maternity roost/ELBG
Plecotus auritus	Forest Becks	SD794518	July 2010	Maternity roost/ELBG
Myotis nattereri	Corgill Lodge, Holden Lane	SD772500	08.10.08	Maternity roost/EED
Myotis nattereri	Bolton-by-Bowland Church	SD785494	08.10.08	Foraging flight/ELBG
Nyctalus noctula	Bolton-by-Bowland	SD786495	07.07.10	Flight over site/ELBG

5.5 The following sources were consulted during the preparation of this report:

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

6 Constraints

6.0 Non-intrusive survey methods were used to assess the use of the property by bats.

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

6.2 National Biodiversity Network records do not confirm presence or absence of a species or habitat

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

7 Survey results

- 7.0 There is no significant evidence of bat roosting activity within any part of the building.
- 7.1 The evening bat emergence survey (30 May 2011) did not find any evidence of roost emergence from the barn and no bats were active within the building during the survey.
- 7.2 Several common pipistrelles were active around the site from very early dusk (21.36) and several bats were seen emerging from a north-facing elevation of the farmhouse. At least 7 pipistrelle bats emerged from beneath the roof soffit and flew directly into trees along Hungrill Beck.
- 7.3 Two bat species were recorded in flight during the evening survey: both common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) was recorded feeding and foraging around the farm buildings.
- 7.4 There were no obvious concentrations of foraging or feeding activity over the property; there is no evidence of swarming activity associated with the building or evidence of a commuting flight corridor.
- 7.5 A very small number of discarded insect wings (4 small tortoiseshell wings) were located within one corner of the shippon area at the rear of the barn; no other accumulations of insect prey were located.

8 Evaluation and interpretation of results

- 8.0 There is no evidence of bat roosting activity within any part of the building. A daylight inspection of the property failed to find any signs of access or roosting activity by bats. Additionally, an evening emergence survey at the site failed to find roosting, perching or feeding activity within the barn.
- 8.1 Several discarded insect wings found at the rear of the building are indicative of occasional / sporadic perching and feeding by a single common long-eared bat. This type of evidence is commonly found within rural barns and does not indicate regular or significant feeding, perching or roosting activity.
- 8.2 The location of the property provides sub-optimal feeding, foraging and commuting habitat for bats.
- 8.3 The overall value of habitat features within the surrounding landscape is moderate¹
- 8.4 Connectivity to high-value feeding and foraging habitat within the wider district is moderate¹
- 8.5 There are no previous records of roosting bats at this location.
- 8.6 Although several bat species are known to be present within the wider district, the density and frequency of bat activity at the site appears to be relatively low / moderate.
- 8.7 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 Geomorphological Sites (RIGS).
- 8.8 The conservation significance of the barn for bats is relatively 'low' as defined by Natural England (*Guidelines for Proportionate Mitigation, BMG, 2004, A. J. Mitchell-Jones*)²
- 8.9 The potential of the building to support a regular or significant day roost, maternity roost, hibernation roost or transitory / mating roost is currently 'low'.
- 8.10 The scale of impact of the development at site level on local bat populations is likely to be low³
- 8.11 There is no evidence of roosting or nesting barn owls within the property.

¹ Guidance for assessing the value of habitat features – (BCT 2007, Bat Surveys, Good Practice Guidelines, p21)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ The scale of main impacts at site level on bat populations – Table 6.1 p37 - (BMG, 2004)

There is no significant evidence of bat roosting, feeding or perching within any part of the building and there is only a low risk of disturbing roosting bats at this site.

The proposed building alterations **are unlikely to cause significant disturbance** to roosting bats or result in the loss of a nursery bat roost, resting place or hibernaculum or cause injury or death of a European Protected Species – Bats.

The work should proceed with reasonable caution and vigilance for the unexpected presence of solitary roosting bats. In the unlikely event that bats are exposed or vulnerable to harm, stop work in that area immediately and seek further advice by contacting Earthworks Environmental Design or the BCT helpline.

As the developer you should be mindful of your responsibilities towards protected species. An outline mitigation plan is provided for your guidance; mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

There is no risk of disturbance to barn owls or other protected species at this property.

- 10.0 Although the risk of disturbing isolated roosting bats during building alterations cannot be entirely eliminated, the scale of impact of the proposed development at site level on local bat populations is likely to be negligible or low
- 10.2 Mitigation (see Table 1 below) 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".

Table 1: MITIGATION SUMMARY

ACTION:	METHOD:
1. Timing constraints	None
2. Risk of disturbance	Risk of disturbance to solitary bats cannot be entirely eliminated Although it is unlikely that roosting bats will be disturbed during the proposed development, there remains a <u>low risk</u> of exposing solitary bats during building and re-roofing operations The areas of the barn with highest risk of disturbing bats are the roof sections and copings
3. Accidental exposure of bats	Stop work immediately if bats are exposed and are likely to be disturbed; eg if you find live or dead bats or expose obvious accumulations of bat droppings under roofing materials In the unlikely event of bats being exposed or vulnerable to harm at this property, 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
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	All contractors and project managers should be made 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 before any building or demolition work is undertaken. The onus lies with the applicant to satisfy herself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
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. Pre-development inspection	Not required
8. Post-development monitoring	Not required

Wildlife legislation – Bats and the law

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

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

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"*²

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

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

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation ODPM.

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".

¹ 2.2.3 - Planning for development, Bat Surveys, Good Practice Guidelines, BCT (2007). (Mitchell-Jones, 2004)

Other references and contacts:

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

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

National Planning Policy - PPS 9, Biodiversity and Geological Conservation, ODPM Circular 06/2005