



RIBBLE VALLEY
BOROUGH COUNCIL

25 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110892P

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

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name	The Huntroyde Estate				
Street address:	Huntroyde Estate Office			Country Code	National Number
				Extension Number	
Town/City	Padiham			Telephone number:	
County:	Burnley			Mobile number:	
Country:	Lancs			Fax number:	
Postcode:	BB12 7QX			Email address:	
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Jane	Surname:	Dickman
Company name:	Dickman Associates Ltd				
Street address:	PO Box 97			Country Code	National Number
				Extension Number	
Town/City	Bolton			Telephone number:	
County:	Lancs			Mobile number:	
Country:	United Kingdom			Fax number:	
Postcode:	BL1 9PT			Email address:	
stadplan@btinternet.com					

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Residential development

Has the building or works already been carried out?

☐ Yes ☒ No

Site Address Details

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

House:		Suffix:	
House name:	Land off		
Street address:	Milton Avenue		
Town/City:	Clitheroe		
County:	Lancs		
Postcode:	BB7		

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

Easting:	374161
Northing:	442212

Description:

320110892 P

Outline consent for new residential development

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):

Officer name:

Title: Miss First name: Sarah Surname: Westwood

Reference: SW/CMS/RV/2011/ENQ/00199

Date (DD/MM/YYYY): 18/07/2011 (Must be pre-application submission)

Details of the pre-application advice received:

RVBC can only show a 2.9 year supply of housing; they require 30% affordable. Advice on layout, visual amenity and access were set out in LPA letter of 1.8.11 following the meeting. LCC planning contributions were also set out and RVBC confirmed their order of priority for key factors like affordable housing which is their top priority. They confirmed the site is in a Zone 1 Flood Risk area and the nearest water course is about 50m away.

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)

An indicative site layout masterplan and transport assessment are included as part of this application.

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:

Normal domestic waste collection

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

☒ Yes ☐ No

If Yes, please provide details:

See D&A statement

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

Materials

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

320110892 P

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

to be agreed

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be agreed

Windows - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be agreed

Doors - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be agreed

Boundary treatments - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be agreed

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be agreed

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be agreed

Others - description:

Type of other material:

None

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

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:

11-021-1001 masterplan; design and access statement Sept 2011

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	100	100
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

320110892 P

Please state how foul sewage is to be disposed of:

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

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

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

See attached FRA report.

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:

open land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

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

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

7. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

320110892 P

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					50
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

50

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	50
Total existing residential units	0

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 ☐ Unknown

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?

01.23

hectares

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)

320110892 P

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: Ms First name: Jane Surname: Dickman
Person role: Agent Declaration date: 25/10/2011 ☒ 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

Notice recipient				Date notice served
Name:	Frank Coar			25/10/2011
Number:		Suffix:		
Street:	Fields Farm, Clitheroe Rd,			
Locality:	Waddington			
Town:	Clitheroe, Lancs			
Postcode:	BB7 3HH			

Title: Ms First Name: Jane Surname: Dickman
Person role: Agent Declaration date: 25/10/2011 ☒ 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 25/10/2011



general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing. Copyright reserved to mck associates ltd and this drawing may not be used or reproduced without prior written consent.

320110892P



Dwg. Name & Location: Z:\Jobs\2011 Jobs\11-021 Huntroyd Estate - Chews Farm, Clitheroe\Drawings\models\existing\os plan\Site location Plan.dwg.

Client: Huntroyd Estate	Project: Wadow View Clitheroe	Drawing Title: Site Location Plan	Job No: 11-021	Drawing No: 11-021-01	Rev:	mck associates limited architecture ■ building surveying ■ project management burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp tel: 01772 774510 fax: 01772 774511 mck@mckassociates.co.uk
			Drawn:	Checked:	Scale: 1:2500 @ A3	Date: April 2011

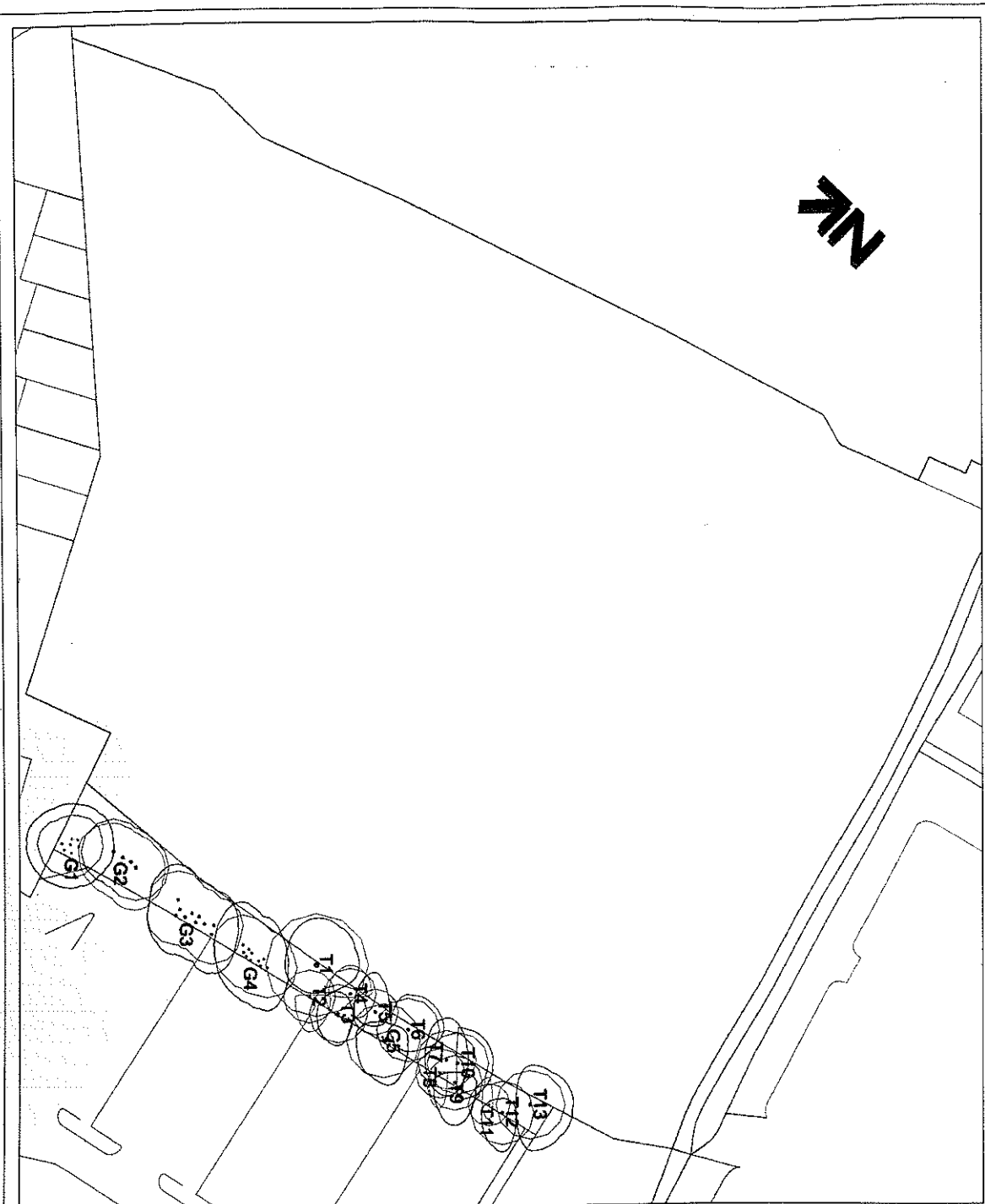
Site; Wadsworth View, Clitheroe **Client; Huntroyde Estate**

Page: 1 of 3

No.	Species	Height	Stem Diam. cm	Branch Spread	Height at C.C.	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	CH Grade	RPA (m ²)	RPA Radius (m)
T1	Ash (<i>Fraxinus excelsior</i>)	15.5	700	N 6 E 4 S 4.5 W 6.5	3.5	EM	G	- Part of group with interconnecting crowns. - Stem bifurcates at a height of approximately 0.3m with a smaller diameter sub-stem to east with a partially included bark union.	Design proposal to allow tree's RPA to be protected with CEZ throughout development.	20-40	B1	153.96	7
T2	Robinia (<i>Robinia pseudo-acacia</i>)	12.5	300	N 3 E 5 S 2 W 0	4	SM	M	- Part of group with interconnecting crowns. - Highly biased crown to east due to partial suppression by neighbouring tree(s).	Design proposal to allow tree's RPA to be protected with CEZ throughout development.	10-20	C1	40.72	3.60
T3	Norway Maple (<i>Acer platanoides</i>)	11	330	N 2 E 4.5 S 3 W 3	4	SM	G	- Part of group with interconnecting crowns. - Stem approx. 0.05m from steel fence and is therefore highly likely to cause structural displacement on incremental growth.	- Protect tree's RPA with CEZ throughout development. - Owner should monitor fence for displacement.	20-40	B1/2	49.27	3.96
T4	Ash	13	350	N 3 E 0.5 S 3 W 4	4	SM	G	- Part of group with interconnecting crowns. - Stem bifurcates into co-dominant sub-stems at a height of approximately 0.4m with an included bark union. - Moderately biased crown to west due to partial suppression by neighbouring tree(s).	Design proposal to allow tree's RPA to be protected with CEZ throughout development.	10-20	C1	38.49	3.5
T5	Ash	13	260	N 2 E 2 S 3 W 3.5	4.5	SM	G	- Part of group with interconnecting crowns. - Slightly biased crown to west.	Design proposal to allow tree's RPA to be protected with CEZ throughout development.	>40	B1/2	30.59	3.12
T6	Ash	14	360	N 5 E 3 S 2.5 W 5	4.5	SM	G	- Part of group with interconnecting crowns. - Large partially occluded basal cavity with extensive decay within.	Inform tree owner of tree's condition.	<10	R	58.64	4.32

THE ADJUDICATING & APPEAL PROCESSES

[illegible]



KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees

Refer user to attached Tree Survey Schedule for more specific details of symbols and codes used.

Tree Categorisation:
Trees are categorised into three groups based on their size, age, and condition. The categories are: Category A (High Quality), Category B (Medium Quality), and Category C (Low Quality).

Category A: High Quality
Trees in this category are generally large, mature, and in good health. They are often the most valuable trees on a site and should be protected wherever possible.

Category B: Medium Quality
Trees in this category are generally medium-sized and in fair health. They may have some minor defects or are slightly younger than Category A trees.

Category C: Low Quality
Trees in this category are generally small, young, or in poor health. They may have significant defects or be at risk of falling.

Tree Protection Areas (TPAs):
A Tree Protection Area is a designated area around a tree or group of trees to ensure their long-term health and safety. The size and shape of a TPA will depend on the category of the tree(s) it covers.

Category C: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category R: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category S: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category T: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category U: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category V: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category W: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category X: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category Y: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category Z: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AA: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AB: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AC: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AD: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AE: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AF: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AG: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AH: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AI: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AJ: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Category AK: Tree Group
This category includes groups of trees that are generally small and in poor health. They are often found in open areas or along roadsides.

Tree Constraints Plan

Title: Tree Constraints Plan

Scale: 1:500 @ A3

Date: April 2011

Drawn by: PH

Checked by: PH

Project: Waddow View, Clitheroe

Client: Huntroyde Estate

Rev: Rev. B7C186-TCP



320110892P

Dickman Associates Ltd

320110892P

**Planning Case
&
Housing Assessment**

Waddow View
Land off Milton Avenue
Clitheroe
Lancs.

On behalf of
The Huntroyde Estate

Dickman Associates Ltd
P O Box 97
Bolton
Lancs.
BL1 9PT
CHARTERED TOWN PLANNER

October 2011

320110892P

CONTENTS

- 1.0 Introduction
- 2.0 Site Description
- 3.0 Planning History
- 4.0 Planning Policy
- 5.0 Housing Assessment
- 6.0 Conclusions

CHARTERED TOWN PLANNER

1.0 INTRODUCTION

- 1.1 This statement supports the residential outline application on the Huntroyde Estate land located off Milton Avenue, Clitheroe which lies within the existing urban boundary.
- 1.2 This statement therefore provides the planning and housing case for the proposed residential use on the site and provides a detailed review of the site, a review of relevant national, regional and local planning policy guidance and an assessment of the proposal against the relevant housing policy related issues.
- 1.3 Market evidence and analysis has been provided by Trevor Dawson & Co, Chartered Surveyors with offices in Blackburn, Bolton and Burnley.
- 1.4 This statement is set out as follows:

Section 2:	Site Description
Section 3:	Planning History
Section 4:	Planning Policy
Section 5:	Housing Assessment
Section 6:	Conclusions

2.0 SITE DESCRIPTION

- 2.1 The site extends to 1.23ha or thereabouts of open land, shown edged red on the location plan included in this application and lies on the western side of Clitheroe town centre. It is a relatively flat site surrounded by hedges and with some trees parallel with its eastern boundary on the adjacent land. (See attached Tree Survey by Bowland Tree Services).
- 2.2 There are existing residential developments both north and south of the site. To the west are open fields and views across to Waddow Hall. The eastern boundary is with a car park and playground, beyond which is the rail/bus interchange and Clitheroe town centre.
- 2.3 The site is in a highly sustainable location adjacent to all the facilities of Ribble Valley BC's major settlement and exceptionally well located for multi modal transport options as detailed in the TA, prepared by dctp, accompanying this application.

3.0 PLANNING HISTORY

- 3.1 In 1999 this site was discussed with RVBC as a possible residential redevelopment scheme by Bellway Homes. Whilst representations to the development plan were made we have found no information indicating that an application was ever made by Bellway on this site.

4.0 PLANNING POLICY

National Planning Policy - Planning Policy Statement 3 – Housing June 2011

- 4.1 PPS3 states that in deciding planning applications for housing, the Local Authority should have regard to five key criteria outlined below as material considerations which may supersede the policies in existing Development Plans.
1. The suitability of a site for housing, including its environmental sustainability
 2. Using land effectively and efficiently
 3. Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives
 4. Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people
 5. Achieving high quality housing

CHARTERED TOWN PLANNER

- 4.2 PPS3 sets out criteria that should be used to assess whether a site is deliverable. The application proposals accord with this criteria as the site is:
- **Available** – The site is available now;
 - **Suitable** – Residential development is compatible with the surrounding land uses; and
 - **Achievable** – If planning permission is secured there is a reasonable prospect that housing would be delivered on the site within 5 years (paragraph 54).
- 4.3 It is contended that the proposed development of the site complies with the objectives of the revised PPS3 being available, accessible, deliverable, achievable and suitable.

Government to Triple the Supply of New Housing

- 4.4 In early April 2011 Government advisors told a group of small developers that they want to increase the supply of new homes to 450,000 a year and that this would be published in the government's housing strategy, which is due out in summer 2011.
- 4.5 The 450,000 homes figure is tens of thousands above the highest number of homes delivered on record – 426,000 in 1968. Last year, only 146,730 new homes were completed in the UK.
- 4.6 It would also be significantly more than the 250,000 new homes that planners estimate are needed each year to keep in step with population growth.

Planning for Growth and Draft NPPF

- 4.7 This additional housing growth referred to above has now been included, in a slightly amended form, in the draft National Planning Policy Framework (NPPF). Central Government planning documents have been issued and the draft NPPF was out for consultation until 17th October 2011.
- 4.8 The underlining premise of the 'Planning for Growth' statement is to provide sustainable homes, economic growth and jobs. LPAs should plan positively for new development and make every effort to meet housing, business and other development needs and wider opportunities for growth. They should be flexible and responsive regarding the supply of land for key sectors, including housing; foster economic growth; recognise

the likely range of benefits; and not impose unnecessary burdens on development.

- 4.9 These key principles are restated in the draft NPPF. In addition LPAs are encouraged to address barriers to investment and understand business needs in their and adjacent areas.
- 4.10 The draft NPPF requires LPAs to:
- Allocate an additional 20% of sites for housing in the initial 5 year housing requirement to give choice and competition.
 - Not rely on windfall sites for housing delivery, and certainly not in the first 10 years.
 - To bring empty dwellings back into use.
 - Provide a wide choice of homes.
 - reappraise previously allocated land and produce the SHLAA and Economic assessments together
 - ensure viability and deliverability of sites
 - they should not seek such a scale of obligations and policy burdens as to threaten the viability of a development
 - schemes should be providing acceptable returns to willing landowners and developers to enable delivery of schemes
 - LPAs should give positive weight to schemes for economic and housing development.
 - The presumption on planning applications should be in favour of sustainable development and finding ways of overcoming substantial planning objections where practical and consistent with the Framework.
 - Planning conditions should only be attached when they can be shown to be necessary, relevant, enforceable, precise and reasonable
 - Planning obligations should only be sought if the following tests are met: necessary to make development acceptable in planning terms; directly relate to the scheme; and fair and reasonably relate in scale to the kind of development
- 4.11 Whilst the NPPF is currently draft PINS have been advised to give it weight in terms of appeals thus it is fair to surmise the principles should also be given weight in current application submissions.

North West Regional Spatial Strategy

- 4.12 The manner of the revocation of the RSS has been challenged but it remains the Government's intention to abolish the Regional Spatial Strategies and measures to achieve this are included in the Decentralisation and Localism Bill currently before Parliament. The abolition of the RSS will happen once the Bill is enacted and the appropriate measures come into force.

- 4.13 The RSS required that RVBC should provide 2900 homes (net of clearance replacement) from 2003 to 2021, with an annual average of 161 homes and 65% being on brownfield sites and therefore 35% being on greenfield sites.

Ribble Valley Districtwide Local Plan

- 4.14 This document (RVDLP) was adopted in June 1998 and the housing policies therein refer to being in accordance with the Lancashire Structure Plan 1991-2006. Given the age of this document and the fact the Structure Plan end date was almost 6 years ago limited reliance should be given to it. The RVDLP is the adopted plan and the application site is shown as an unallocated site within the urban boundary of Clitheroe.

- 4.15 Policy G2 of the RVDLP applies:

Within the plan area developments will be mainly directed towards land within the main settlement boundaries. These are defined on the proposals map. The following **scale of development will be approved:**

ii) Clitheroe - consolidation and expansion of development and rounding off development. In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form;

- 4.16 RVDLP planning policies relating to affordable housing contributions are H19 and H21. Both were saved policies carried forward to the LDF process. Policy H19 relates to affordable housing on large sites within the main settlements and refers to negotiating for the inclusion a proportion of affordable housing on such sites, subject to the policy H21 criteria which required details of the tenure arrangements and who might occupy in terms of target group for local need and a justification that the proposed properties were suitably match to the local need group.

Affordable Housing Memorandum of Understanding

- 4.17 The RVDLP policies have now been superseded by the Affordable Housing Memorandum of Understanding which is the policy currently adopted by the council and treated as a material consideration in planning applications. It provides a definition of affordable housing:

'In Ribble Valley the following formal definition of affordable housing has been agreed as the basis of housing policy:

"housing, irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to occupy homes generally available on the open market".'

CHARTERED TOWN PLANNER

4.18 It also details how affordable homes for sale should be treated:

'To ensure that homes are affordable to the majority of people living in Ribble Valley

These should be sold at a price that does not exceed;

_ three times the mean of an individual's gross annual earnings

_ or two and a half times the gross median household earnings of those households identified as being in housing need in the parish.

This is based on the calculation commonly used by mortgage lenders when assessing the household's suitability for a mortgage.'

4.19 It also discusses how affordable for rent or for shared ownership should be treated. Before setting out the affordable housing thresholds:

'The Council will negotiate the provision of affordable housing on all qualifying housing developments as follows:

_ In Longridge and Clitheroe on housing developments of 10 or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) the Council will seek affordable housing provision at 30 % of units on the site.

_ In all other locations in the borough on developments of 3 or more dwellings (or sites of 0.1 hectares or more irrespective of the number of dwellings) the council will seek 30% affordable units on the site.

_ The Council will only consider a reduction in this level of provision to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision.'

Addressing Housing Need

4.20 RVBC has held recent public consultations in August and September 2011. One of the documents out to consultation is the June 2011 document on Addressing Housing Need. This emerging document includes reference to bungalows for the elderly and half of such dwellings being affordable.

4.21 This new section states:

'Providing housing for the elderly has been a priority within the Housing Strategy for many years. However the market has developed little bungalow accommodation.

The requirement for 15% of the units to be bungalows for the elderly would be achieved by;

- on sites of 30 units or more a requirement for 15% to be for the elderly,
- of the 15% elderly accommodation a minimum of 50% would be affordable and included within the affordable offer of 30%.
- The remaining 50% of the elderly accommodation could be market housing be sold at market value or rent.'

CHARTERED TOWN PLANNER

- 4.22 This is not adopted policy.
- 4.23 The proposal accords with policy ENV6 which refers to the LPA safeguarding the best and most versatile agricultural land unless the need for development overrides the agricultural issues.
- 4.24 Policies ENV7 and ENV13 relate to protection of wildlife and landscape features respectively and prohibit development that would have an adverse effect on either unless mitigation measures are proposed. An Ecology Report and Tree Report accompany this proposal.
- 4.25 Policy T1 refers to transport implications of development and consideration of multi modal accessibility. A Transport Statement accompanies this application explaining its sustainability criteria give its location adjacent to the main rail/bus interchange and to Clitheroe town centre.
- 4.26 Policy T7 refers to provision of adequate parking and servicing and again this is covered in the TA.

5.0 HOUSING ASSESSMENT

- 5.1 RVBC in the report to Committee of June 2011 advised that they have only a 2.9 year supply of housing so significantly below the 5 year supply required by PPS3 , even without the extra 20% now being proposed in the NPPF.
- 5.2 We are providing 30% affordable housing as part of the scheme in line with current Affordable Housing Memorandum of Understanding which is the policy adopted by the council and treated as a material consideration in planning applications.
- 5.3 Since Addressing Housing Need is not an adopted policy it should be given little weight and the additional requirements specifically for bungalows for the elderly including those within the affordable provision is counter to PPS3 and the draft NPPF in that the provision of affordable housing cannot and should not fundamentally undermine the viability of a site. Such an onerous level of requirement on sites will have a significant impact on viability.
- 5.4 PPS3 and NPPF recognise all levels of society need to be catered for and given a choice of accommodation. That choice already exists in RVBC area and suggested amendment to the affordable housing policy is overly prescriptive and unfounded.
- 5.5 In regard to the education contribution this seems to be based on just the number of houses irrespective of tenure or age of occupants. The proposed untested emerging policy on affordable housing which has an elderly specific element does not seem to have been taken into account in the LEA quoted figures for the education contributions. In any event the need for the

CHARTERED TOWN PLANNER

Dickman Associates Ltd

secondary contribution is questioned on the basis that LCC are not the LEA controlling senior schools in Clitheroe and the primary case is questioned as the LEA have admitted recently in Hyndburn that they had not readjusted their figures to reflect actual and consented sites for new housing.

5.6 The LPA have advised us that they have 4 main items on their S106 'wish list' (affordable housing, highways, education, POS) and have these prioritised with affordable housing top of the list. This scheme includes the 30% affordable provision based on adopted policy, so complies with this in including the Council's first priority.

5.7 In addition the New Homes Bonus (NHB) payment for this scheme of 50 dwellings including 30% affordable would accrue to £469,000 over 6 years to RVBC.

5.8 Market information has been provided by Trevor Dawson and Co (TDC), chartered surveyors. They advise that the development will attract predominantly family purchasers and first time buyers in the immediate area, but with scope to bring people into the area due to the proximity of the rail link. Market research suggests a range of properties, mainly semi and detached, three and four bedroom family homes with gardens, and off road parking. There are a number of terraced properties in the Town Centre where owners would be looking to go up the ladder and yet stay within the Town Centre and all its attractions and amenities.

5.9 There are a number of recent market comparables these range from 3 and 4 bed semi and detached homes:

Four bed detached: Dun Croft £382,500
Brow Gate, Clitheroe £349,950
Moorland Crescent, Clitheroe £299,500
Fairfield Drive, Clitheroe £285,000

Three bed detached: Henthorne Road, Clitheroe £279,950 and £234,950
Shireburn Avenue, Clitheroe £265,000

Three bed semi detached: Barn Croft, Clitheroe £169,950
Dean Meadow, Clitheroe £145,000

5.10 TDC recommend the following mix:

3 bed detached	900 sq. ft.	£225,000
3 bed semi detached	800 sq. ft.	£175,000
4 bed detached	1,200 sq. ft.	£300,000

CHARTERED TOWN PLANNER

6.0 CONCLUSIONS

- 6.1 The proposal complies with the relevant national and local policies.
- 6.2 From a planning perspective this is a highly sustainable site within the urban boundary. As the TA demonstrates it is highly accessible by a variety of transport modes being adjacent to the rail/bus interchange.
- 6.3 The site complies with adopted local plan policy G2, being rounding off of land and wholly within the settlement boundary of Clitheroe. It is of an appropriate size and scale of development.
- 6.4 It meets PPS3 criteria being deliverable, accessible, suitable, available and sustainable.
- 6.5 The scheme includes 30% affordable in line with your current adopted policies (H19 and H21) and we have explained why the additional emerging untested policy requirements for affordable should not apply to this site.
- 6.6 The scheme will through NHB contribute £469,000 to RVBC over the next 6 years
- 6.7 For these reasons this application for residential development should be approved.

CHARTERED TOWN PLANNER

320110892P



Waddow View, Clitheroe, Lancashire

Extended Phase 1 Habitat Survey

October 2011

Control sheet

Project No & Title: BOW0017/293, Waddow View, Clitheroe, Lancashire – Extended Phase 1 Report.

Client: Huntroyde Estate

320110892P

Prepared by: Jo Bates, *Ecologist*

Checked by: Emma Kilduff, *Ecologist*

Date of Issue: October 2011

Status: Final

Version No: 2

Revisions: 0

CONTACT DETAILS

Bowland Ecology Ltd
No 8 Poorsland Barn
Slaidburn
Clitheroe
BB7 3AE

Tel: 01200 446777
Fax: 01200 446775
Web : www.bowlandecology.co.uk

320110892P

Contents

1. Introduction	1
2. Methodology	1
3. Results	2
4. Impact Assessment	5
5. Legal Status	6
References	7
Appendix 1 - Extended Phase 1 Target Notes and Species List	8
Appendix 2 – Extended Phase 1 Plan	10
Appendix 3 – Masterplan	11

320110892P

1. Introduction

- 1.1 Bowland Ecology Ltd was commissioned by Huntroyde Estate to undertake an Extended Phase 1 Habitat survey and desk study of land at Waddow View, Clitheroe, Lancashire (SD 741 421). The survey is in support of an outline planning application for a proposed housing development encompassing an area of approximately 1.23ha, including 50 units (see Site Masterplan- Appendix 3).
- 1.2 The Phase 1 Habitat survey methodology followed that of an Extended Phase 1 Habitat Survey. A targeted desk study to search for relevant notable species records within 1.5km of the site was also undertaken.
- 1.3 The aim of the surveys and desk study was to make an assessment of wildlife interests at the site with particular reference to legal requirements and potential development constraints.
- 1.4 This report includes a description of survey methods; a summary description of habitats and fauna; and outlines recommendations to provide protection and enhancements for biodiversity and protected species.

2. Methodology

Desk Study and Data Search

- 2.1 A targeted desk study was undertaken of the site and a 1.5km buffer zone to search for records of statutory and non-statutory wildlife sites, legally protected and notable species involving an online search of the National Biodiversity Network (www.nbn.org.uk) and Natural England's Nature on the Map (<http://www.natureonthemap.org.uk/>). The UK and Local Biodiversity Action Plans were also consulted.
- 2.2 Further information relating to ecological interests was sought from Lancashire County Council Records Centre.
- 2.3 The aim of the desk study was to identify the presence of any notable site and/or species records for the area.

Extended Phase 1 Survey

- 2.4 The extended Phase 1 Habitat survey was undertaken on the 5th April 2011 by Emma Kilduff, BSc (Hons), MIEEM.
- 2.5 The survey followed Phase 1 Habitat survey methodology (JNCC, 1993) and involves walking the whole site, mapping and describing different habitats (for example: woodland, grassland, scrub). A colour coded map of the habitats on site is produced, with corresponding target notes of ecologically interesting features.
- 2.6 The survey was extended such that evidence of fauna and faunal habitat is also recorded (for example droppings, tracks or specialist habitat such as ponds for breeding amphibians). The Extended Phase 1 Habitat survey is a modified version of the Phase 1 Habitat survey and follows the approach recommended by the Guidelines for Baseline Ecological Assessment (IEA, 1995).

3. Results

320110892P

Desk Study

3.1 A search of the National Biodiversity Network revealed the following relevant BAP species within the 10km OS grid square SD74;

- Soprano pipistrelle (*Pipistrellus pygmaeus*), 4 records recorded in 2005 (2), and 2006 (2).
- Common grasshopper warbler (*Locustella naevia*), 3 records between 2003 and 2009.
- Eurasian Curlew (*Numenius arquata*) 78 records between 2001 and 2009.
- Eurasian Tree Sparrow (*Passer montanus*), 9 records between 2002 and 2009.
- House Sparrow (*Passer domesticus*), over 100 records between 2008 and 2009.
- Grey Partridge (*Perdix perdix*) 29 records most between 2002 and 2009.
- Lesser Redpoll (*Carduelis cabaret*) 14 records between 2002 and 2009.
- Northern Lapwing (*Vanellus vanellus*) 74 records between 2001 and 2009.
- Reed bunting (*Emberiza schoeniclus*) 2 records in 2009.
- Ring ouzel (*Turdus torquatus*) recorded between 2004 and 2009.
- Spotted Flycatcher (*Muscicapa striata*) 47 records between 2001 and 2009.
- Tree pipit (*Anthus trivialis*) 16 records between 2002 and 2009.
- Also recorded were; dandelion (*Lolium temulentum*), field gentian (*Gentianella campestris*) wall butterfly (*Lasiommata megera*), small heath butterfly (*Coenonympha pamphilus*), Duke of Burgundy (*Hamaeris lucina*), cinnabar moth (*Tyria jacobaeae*), Latticed Heath (*Chiasmia clathrata*) and Shaded Broad-bar (*Scotopteryx chenopodiata*).

3.2 There are two statutory wildlife sites within the 1.5km search area as follows;

- Coplow Quarry SSSI (SD 751 432) – designated for its geological interest, notably exposures of Coplow Knoll or Chadian age and its associated exposures and echinoderm fauna.
- Salthill and Bellmanpark Quarries SSSI (SD 758 427) – designated for its geological interest, notably Carboniferous limestone, fossiliferous Salthill Bank Beds (Chadian) and Salthill Cap Beds (Arundian).

3.3 There are nine non statutory wildlife sites within the 1.5km search area as follows;

- Dog House Wood BHS
- Primrose Lodge BHS
- River Ribble, London Road to County Boundary BHS
- Salthill Quarry BHS
- Coplow Quarry and Pimlico Road Grasslands BHS
- Cross Hill Quarry BHS
- Sherburn Wood BHS
- Boy Bank BHS
- Clitheroe Castle Knoll BHS

- 3.4 The nearest BHS to the site is Castle Knoll, at approximately 500m in a south westerly direction. Due to the distance from the site it is not felt that any of the BHS sites will be adversely affected by the development.
- 3.5 Consultation with Lancashire County Council highlighted the presence of numerous BAP records within 1.5km of the site including; pochard, teal, swallow, curlew, starling, song thrush, bullfinch, lapwing, redshank, water vole, hedgehog, bat (species not identified), and numerous flowering plants and ferns. None of the above were recorded within 500m of the site; however bird and mammal species are likely to be present within the local area.

Extended Phase 1 Survey

- 3.6 Target notes summarising key interest features recorded during the Extended Phase 1 survey are included as Appendix 1. The Phase 1 Habitat plan for the site is presented in Appendix 2, which also includes the locations of the target notes.
- 3.7 The site comprises improved pasture and hedgerows and is bounded by residential properties on two sides, a car park and railway to the south east and further pasture to the west. Areas of interest include potential breeding bird habitat in hedgerows and trees.

Habitat descriptions from field survey

- 3.8 The following Phase 1 habitats are present on or adjacent to the site;

Hard standing

- 3.9 An area of hard standing (car park) is directly adjacent to the site on the eastern boundary. Additional areas of hard standing are found to the north and south and are mainly access roads and car parking for the residential areas.

Improved pasture

- 3.10 Species poor grazed pasture is present at Target Note 1 and is the main habitat type within the site. Species include perennial rye grass, cocksfoot, broad leaved dock, cow parsley, and creeping buttercup. Towards the boundary of the field additional species included bramble, cleavers and marsh marigold.

Buildings

- 3.11 A disused farm building is present at target note 5 outside the western boundary of the site. The main building is constructed of stone, with a pitched slate roof and ridge tiles. A smaller brick building, with pebble dashing is attached to the main stone building. The roof is constructed of corrugated metal sheeting. Several open doorways and windows are also present.

- 3.12 Several gaps and crevices are present within the mortar and stone/brick work. Gaps and crevices are also present underneath the roof and ridge tiles of the stone section of the building providing suitable habitat for roosting bats.

Hedgerow, scattered scrub and trees

- 3.13 The hedgerows bordering the site to the west, south and east are generally species poor. Target Note 2 denotes a mixed species hedgerow with semi mature trees bordering the eastern edge of the field. Species included; hawthorn, bramble, blackthorn, sycamore, ash, alder and hazel. It is fenced in parts. Ground flora included; cocksfoot, cow parsley, marsh marigold, dog's mercury, cleavers, dandelion, creeping buttercup, ivy, common nettle and lords and ladies.

- 3.14 Target Note 3 is a hedgerow bordering the western field boundary, species composition comprising hawthorn, ash blackthorn and bramble. Ground flora is similar to that of Target Note 2 with patches of meadowsweet.
- 3.15 The hedgerow at target note 4 bordering the site to the north includes the species; hawthorn, blackthorn, elder, ash and bramble. The groundflora species includes; dog's mercury, common nettle, cleavers, localised patches of meadowsweet, ivy, marsh marigold and cow parsley.

Watercourse

- 3.16 A shallow field drain is situated approximately 50m to the west of the proposed site boundary at Target note 6 and was observed to be largely dry at the time of survey. The dry section of the drain was observed to be heavily vegetated with the following species; greater willow herb, false oat grass, creeping thistle, rosebay willowherb and creeping buttercup. A further section of the drain, adjacent to an area of residential houses is shaded by a section of hawthorn dominated hedgerow with scattered trees and was observed to be of moderate flow at the time of survey.

320110892P

Faunal description from field survey

- 3.17 The proposed application site is dominated by improved pasture, hedgerow and trees and hardstanding considered to be of relatively low value for fauna.
- 3.18 Blackbird (*Turdus merula*) and house sparrow (*Passer domesticus*) were noted during the survey.
- 3.19 Areas of hedgerow and trees are not of high ecological value but are likely to support breeding birds.
- 3.20 The existing stone farm building situated outside the north-western boundary of the site provides suitable habitat for roosting bats. The trees within the site boundary or in adjacent plantings and scrub were considered to be of low potential value for roosting bats. Bats will potentially forage over the site however, no trees were found to be mature, or showing suitable features for bat roosting.
- 3.21 The field drain at Target note 6, situated to the west of the proposed site boundary is considered to be unsuitable for water vole, due to its small, shallow and largely dry nature. The watercourse provides habitat for a range of other small mammal species such as; bank vole, mice and shrews.

4. Impact Assessment

320110892P

- 4.1 This section provides a summary of features of ecological interest as identified by the Extended Phase 1 Habitat Survey and mitigation measures.
- 4.2 The key ecological impacts of the proposed development will include:
- potential impacts to nesting birds within trees and hedgerows if works are not undertaken outside the bird breeding season;
 - potential impacts to bats within the existing stone farm building, situated outside of the development boundary.
- 4.3 Any vegetation clearance work should occur outside the bird breeding season, which runs from late February to September. If vegetation is cleared during the nesting season it should be preceded by a pre-clearance nesting bird survey by an experienced ecologist. If nesting birds are found an exclusion zone should be maintained around any occupied nest and these areas should not be cleared until declared free of nesting birds by the ecologist.
- 4.4 Mitigation for the loss of breeding bird habitat should include the planting of native species of local provenance and the provision of alternative nesting opportunities in the form of nest boxes.
- 4.5 The existing stone farm building situated outside of the north-western boundary of the site provides suitable habitat for roosting bats. It is not thought the building is to be affected by the proposed development. However if this is not the case an initial bat inspection survey of the building will be required, along with possible emergence survey (s), depending on the findings of the initial inspection. Activity surveys can be carried out between May and September inclusive.
- 4.6 Although no impacts are anticipated with regards to water vole and the field drain situated approximately 50m to the west of the site, it is recommended that measures are put in place to ensure that the watercourse is protected from any pollution or siltation during the works. This should be in accordance with the Environment Agency Pollution Prevention Guidelines (PPG5).

5. Legal Status

320110892P

Birds

- 5.1 All birds, their nests and eggs are protected by The Wildlife and Countryside Act 1981 (as amended) and it is thus an offence, to:

- Intentionally kill, injure or take any wild bird;
 - Intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built;
 - Intentionally take or destroy the egg of any wild bird;
 - Use traps or similar items to kill, injure or take wild birds;
 - Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.
- the ability of any significant group of animals of that species to survive, breed or rear or nurture their young; or
 - the local distribution or abundance of that species

Bats

- 5.2 All bats in the UK are listed on Schedule 5 of the Wildlife and Countryside Act (WCA) (1981, as amended), updated by the Countryside and Rights of Way Act (2000). It is therefore subject to provision 9 of the WCA which makes it an offence to;

- Intentionally kill, injure or take any wild bat,
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by any wild bat
- Intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for that purpose.

- 5.3 The Conservation of Habitats and Species Regulations 2010 make provision implementing Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna (the Habitats Directive). These give additional protection to bats. Under Regulation 39 a person commits an offence if he;

- Deliberately captures, injures or kills any wild animal of a European protected species
- Deliberately disturbs wild animals of any such species in such a way as to be likely to significantly affect;
 - the ability of any significant group of animals of that species to survive, breed or rear or nurture their young;
 - Or
 - in the case of a hibernating or migratory species; to hibernate or migrate.
- Deliberately takes or destroys the eggs of such an animal or;
- Damages or destroys a breeding site or resting place of such an animal

- 5.4 A bat roost has been interpreted to mean any structure or place which is used for shelter or protection whether or not bats are present at the time.

320110892P

References

- English Nature (2001). *Great Crested Newt Mitigation Guidelines*. Natural England
IEA. 1995. *Guidelines for Baseline Ecological Assessment*. Chapman and Hall.
Joint Nature Conservation Committee (1993). *Handbook for Phase 1 Habitat Survey: A technique for environmental audit*. JNCC.

320110892P

Appendix 1 - Extended Phase 1 Target Notes and Species List

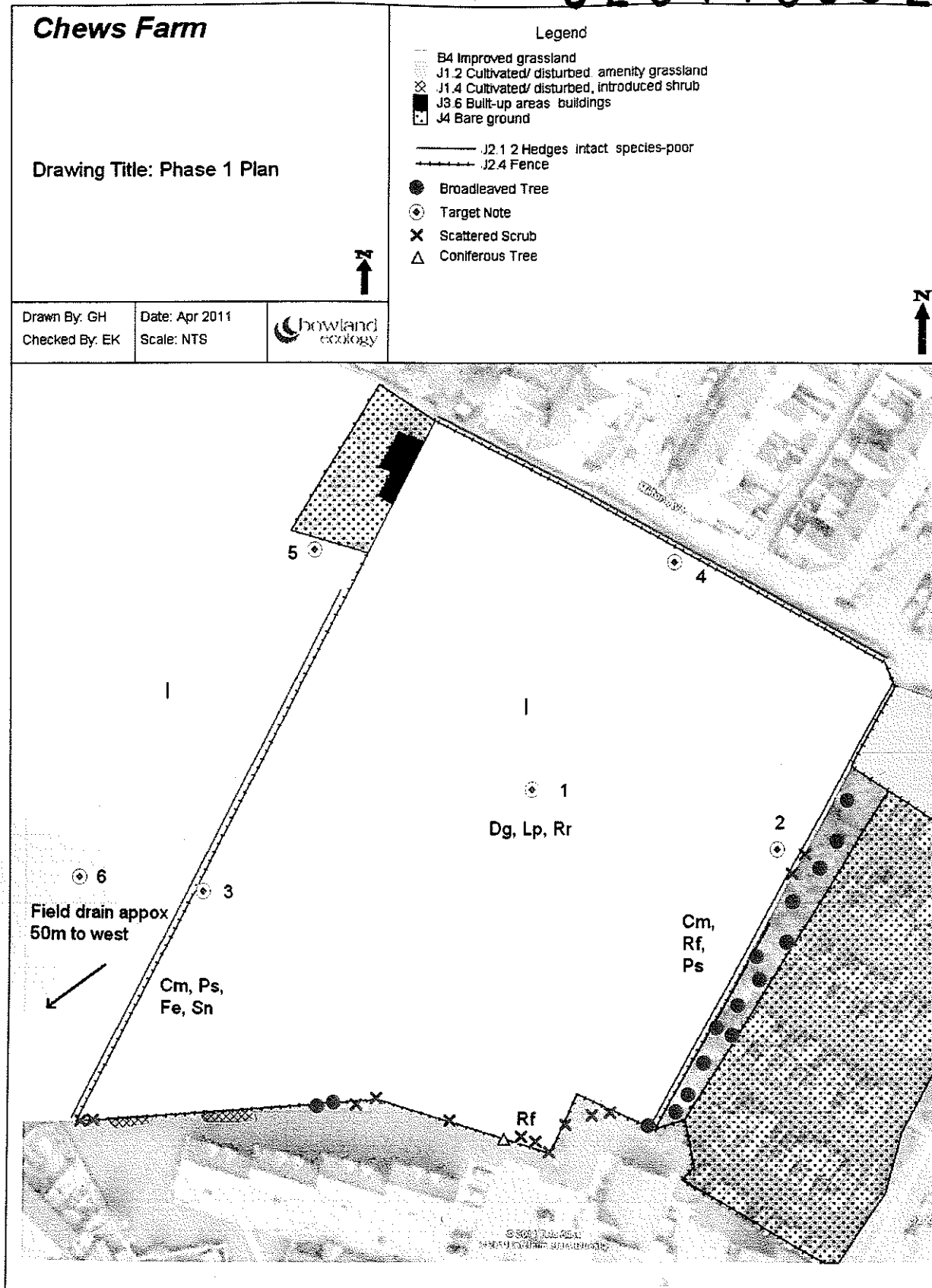
Target Notes (TN) should be read in combination with and with reference to the extended Phase 1 habitat plans (Appendix 2).

TN	Description	Photograph
1	Improved pasture. Species poor. Species included; perennial rye grass (<i>Lolium perenne</i>), cocksfoot (<i>Dactylis glomerata</i>), broad leaved dock (<i>Rumex obtusifolius</i>), cow parsley (<i>Anthriscus sylvestris</i>), and creeping buttercup (<i>Ranunculus repens</i>). Towards the boundary of the field additional species included bramble (<i>Rubus fruticosus</i> agg), cleavers (<i>Galium aparine</i>) and marsh marigold (<i>Caltha palustris</i>)	
2	Hedgerow with semi mature trees bordering the field. Species included; hawthorn (<i>Crataegus monogyna</i>), bramble, blackthorn (<i>Prunus spinosa</i>), sycamore (<i>Acer pseudoplatanus</i>), oak (<i>Quercus robur</i>), alder (<i>Alnus glutinosa</i>) and hazel (<i>Corylus avellana</i>). Fenced in parts. Ground flora included; cocksfoot, cow parsley, marsh marigold, dogs mercury (<i>Mercurialis perennis</i>), cleavers, dandelion (<i>Taraxacum officinale</i>), creeping buttercup, ivy (<i>Hedera helix</i>), common nettle (<i>Urtica dioica</i>) and lords and ladies (<i>Arum maculatum</i>).	
3	Hedgerow bordering the western field boundary, species composition comprising hawthorn, ash blackthorn and bramble. Ground flora includes broad leaved dock, marsh marigold, lords and ladies, common nettle, cleavers, cocks foot, ivy with patches of meadowsweet (<i>Filipendula ulmaria</i>).	
4	Multi-species hedgerow bordering the field at TN1 to the north of the site. Species present include; hawthorn, blackthorn, elder (<i>Sambucus nigra</i>), ash (<i>Fraxinus excelsior</i>) and bramble. The groundflora species includes; dog's mercury, common nettle, cleavers, localised patches of meadowsweet, ivy, marsh marigold and cow parsley.	

5	An old unused farm building, just outside of the western boundary of the site. The building is constructed of stone with a pitched slate roof with ridge tiles. A smaller brick building, with pebble dashing is attached to the main stone building. A corrugated metal roof is present, along with several open doorways and windows. Several gaps and crevices are present within the mortar and stone/brick work. Gaps and crevices are also present underneath the roof and ridge tiles of the stone section of the building. The building is considered to provide suitable habitat for roosting bats.	320110892P 
6	A field drain is situated approximately 50m to the west of the proposed site boundary. The majority of the watercourse was observed to be dry at the time of survey and heavily vegetated with greater willow herb (<i>Epilobium hirsutum</i>), false oat grass (<i>Arrhenatherum elatius</i>), creeping thistle (<i>Cirsium arvense</i>), rosebay willowherb (<i>Epilobium angustifolium</i>) and creeping buttercup (<i>Ranunculus repens</i>). A section of the drain, adjacent to an area of residential houses is shaded by a section of hedge and was observed to be of moderate flow and approximately 1m in width and 0.3m in depth. The watercourse is considered to be unsuitable for water vole, due to its small, shallow and in the main dry nature.	No photo available

Appendix 2 – Extended Phase 1 Plan

320110892P



Masterplan

Waddow View Clitheroe



1000

[illegible]

•Scale 1:500 @A1
•Drawg No 11-021-1001