



RIBBLE VALLEY
BOROUGH COUNCIL

05 APR 2012

For office use only

Application No. 320120354P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	Ouzledale Foundry Co Ltd				
Street address:	Watt Close Farm				Country Code
	Gisburn				National Number
					Extension Number
Town/City:	Clitheroe				Telephone number:
County:					Mobile number:
Country:					Fax number:
Postcode:	BB7 4JY				Email address:
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Simon	Surname:	Hill
Company name:	Horsley Townsend Architects Ltd				
Street address:	Wharfe Suite Brunswick Court Victoria Street				Country Code
					National Number
					Extension Number
Town/City:	Wetherby				Telephone number:
County:					Mobile number:
Country:	United Kingdom				Fax number:
Postcode:	LS22 6RE				Email address:
					simon@horsleytownsend.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of stone barn to residential dwelling

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

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:			
Street address:	Watt Close Farm		
	Gisburn		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4JY		

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

Easting:	383158
Northing:	447173

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Random Rubble Stone; Brickwork; Ashlar quoins

Description of *proposed* materials and finishes:

Random Rubble Stone; Ashlar quoins

Roof - description:

Description of *existing* materials and finishes:

Natural Slate

Description of *proposed* materials and finishes:

Natural Slate

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Painted timber

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:

AL(2)-31, AL(2)-32

10. Vehicle Parking

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

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

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

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

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Stone Barn

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

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

☐ Yes ☒ No

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

16. Trade Effluent

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

17. Residential Units

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

Market Housing - Proposed

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

Proposed Market Housing Total 1

Market Housing - Existing

	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	1
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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0

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

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B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	107.3	107.3	189.7	82.4
	Total	107.3	107.3	189.7	82.4

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

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

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

1,010

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

Title: First name: Surname:

Person role:

Declaration date:

☒ 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:	sole tenant - not applicable	05/04/2012
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		
Title: Mr First Name: Simon Surname: Hill		
Person role: Agent	Declaration date: 05/04/2012	☒ Declaration Made

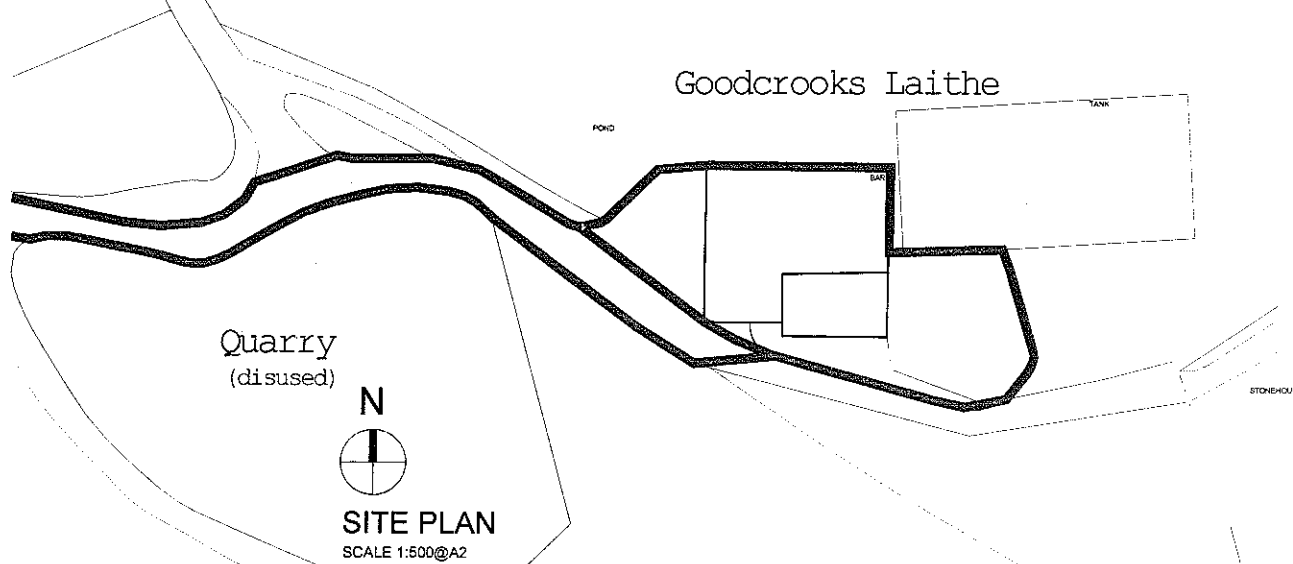
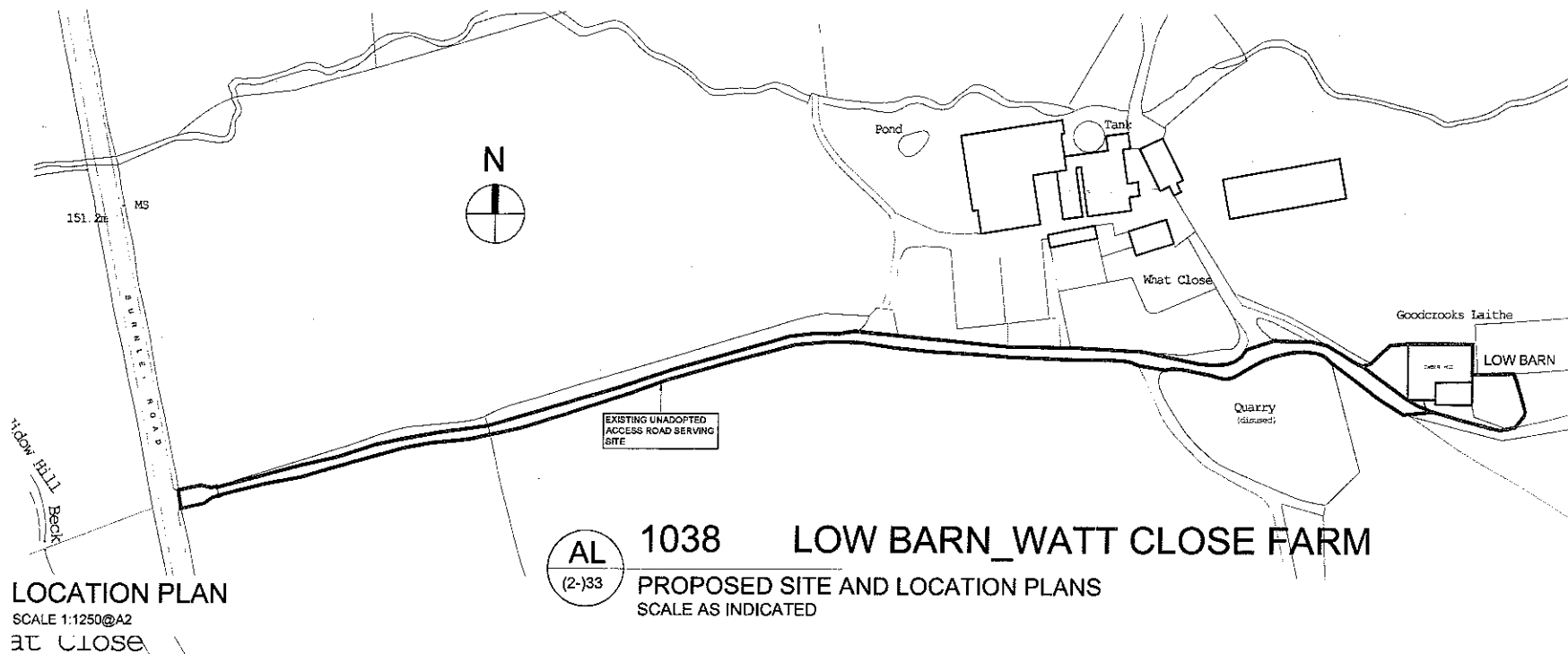
26. Declaration

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



Date 05/04/2012

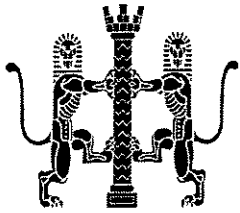
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001 ISSUED FOR PLANNING PURPOSES 09.04.17

horsley townsend consulting architects

client GUZLEDALE FOUNDRY COMPANY LTD
project LOW BARN WATT CLOSE FARM GIBBURN
drawing SITE AND LOCATION PLAN
date SEPTEMBER 2011 scale AS INDICATED checked
job no 1038 drawing no. AL(2-33)01 rev. AS INDICATED
File Name: S:\10. Gibb Burn Court View\AL 1038\1038.dwg 09.04.17 10:08:27 547416
COPYRIGHT RESERVED DO NOT SCALE



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Horsley Townsend Architects Ltd

The Wharfe Suite, Brunswick Court, Victoria Street, Wetherby, Leeds, LS22 6RE
Ph: 01937 587420 Fax: 01937 587419 www.horsleytownsend.com

1038_A341/08/02 _

05th April 2012

**DESIGN ACCESS AND STRUCTURAL STATEMENT
PROPOSED CHANGE OF USE STONE BARN TO SINGLE DWELLING
HOUSE**

WATT CLOSE FARM, BURNLEY ROAD, GISBURN, CLITHEROE, BB7 4JJ

1. Applicant Name and Address

This Design and Access Statement (DAS) accompanies an application for a change of use by the Ouzledale Foundry Company Ltd, Watt Close Farm, Gisburn, Clitheroe, BB7 4JJ

2. Agent, Name and Address

- a. the application has been prepared, collated and submitted by
Horsley Townsend architects, The Wharfe Suite, Brunswick Court,
Victoria Street, Wetherby, Leeds, LS22 6RE

3. Description of the proposed works

- a. Introduction
 - i. The applicant seeks consent for the change of use of the agricultural barn to a single detached dwelling.
 - ii. Prior to purchase of the application site by the applicant, the land formed part of a dairy farm. The land is currently used for the production of crops and haylage. The traditional stone buildings at Watt Close do not lend themselves to modern farming requirements. Consent has recently been granted for the conversion of the other remaining stone barn into 2 semidetached dwelling houses.
- b. Site history
 - i. The land has been in freehold ownership by the applicant for a period of approximately 2 years.
 - ii. Records of people residing at Watt Close date back to the reformation. It is likely that the farmhouse and buildings adjacent to the main farmhouse originate from the late C17th. Due to the size of the footprint of this building, it is unlikely that it dates from the same period as the main farmstead. The stone construction indicates that is likely to date back to the C19th; which in addition to the development in the technology of cast iron and steel in roof trusses allowed much greater roof spans to be achieved.
 - iii. The north west corner of the building is interesting because the corner pier is formed from cut stone quoins. An adjoining doorway has been filled in with brickwork and rendered over.

The principle north elevation is predominantly in brickwork indicating that the roof eaves at some stage may have been supported by cut stone piers or columns, allowing for the free passage of farm plant and machinery.

- iv. The Ordnance Survey describes the building a Goodcrooks Laithe.

c. Proposals

- i. It is proposed to convert the barn to a single dwelling house. Approximately 100 sq m of accommodation will be created at ground floor, and a further 60 sq metres in the roof space at first floor.
- ii. The site is cut into a section of rising ground. External ground level being some 550mm higher on the south road side than on the north paddock side. The floor levels in the barn have been altered on at least two occasions in history denoted by the concrete floor slabs seen at the base of the openings to the north side. It is intended to make use of the sloping site and the removal of the existing concrete floor slab to maximize the potential volume within the existing building.
- iii. The ground floor level will be set to be at a similar level to the external ground level on the north side of the barn. This will allow for a first floor of approximately 2 thirds of the proposed ground floor area.
- iv. There is a significant opening in the west gable; and in conjunction with the infill brick panel within the north elevation this will allow for a significant amount of daylight to the ground floor rooms. The internal planning of rooms at ground floor has been arranged so that each room has an original door or window opening in it. Some of the existing window and door openings extend up to the current eaves level and will therefore cross the proposed first floor construction. In these cases it is proposed to infill above the window / door heads with oak boarding.
- v. All the windows and doors will be painted timber conservation sliding sashes or natural finish hardwood casements and frames. All sills will be cut stone; and heads will be cut stone or oak.
- vi. The first floor windows will be traditionally formed and will consist of painted timber conservation sliding sashes. The jamb, soffit and sill lining will be in natural lead sheet. The cheeks will be formed in code 5 lead sheet at 500ctrs.
- vii. Rain water goods will be in painted metal.
- viii. The roof finish will be existing slate supplemented with second hand slate to match existing.

4. Site address and details

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- a. As above.

5. Pre-application advice

- a. No pre application advice has been sought on this application

6. Access

- i. It is not proposed that there will be any modifications to the existing pedestrian or vehicular access arrangements. Discussions were had during the previous planning application regarding the length of the access track. The highways officer felt that the situation was manageable due to the openness of the site and the good forward visibility. The applicant would be willing to consider forming a passing place if it is felt to be necessary.

7. Waste storage and collection

- a. All food waste will be collected by a waste management company as is the existing situation
- b. All cooking oils will be collected and recycled as is the existing situation.

8. Council Employee / Member

- a. The applicant or agent is not a member of the council's staff, or an elected member of the council, or related to a member of staff or elected member of the council

9. Materials

- a. New masonry will be cut stone to match existing
- b. The roof slates will be second hand slate to match existing.
- c. Windows and doors will be painted timber or natural hardwood.
- d. Rainwater goods will be painted metal.
- e. All other cladding will be natural lead.

10. Vehicle parking

- a. 2 number vehicle parking spaces will be created as part of these proposals

11. Foul sewage

- a. The proposed will require an independent on site foul and waste water treatment plant.

12. Assessment of Flood Risk

- a. The application site is not susceptible to flooding

13. Biodiversity and Geological Conservation

- a. The development proposal is not likely to significantly affect features of biodiversity or geological conservation interest.

14. Existing Use

- a. The ground floor accommodation is currently vacant; and was last used as a dairy barn until 2010.

15. Trees and hedges

- a. No trees or hedges on adjacent land will influence the development.

16. Trade effluent

- a. Not applicable.

17. Residential units

- a. 1 residential unit will be created as part of these proposals

18. Non residential floor space

- a. The gross internal floor space of the existing barn is approximately 100 sq metres.

19. Employment

- a. Not applicable

20. Hours of opening

- a. Not applicable

21. Site area

- a. The site area is approximately 1250 sq metres.

Structural statement

It will not be necessary to rebuild the building as part of these proposals.

The thickness of the walls varies between 450mm and 600mm and are of substantial construction and in good condition.

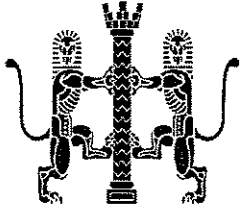
There has been some subsidence in the north east corner of the building and this has been repaired in brickwork and render. As part of these proposals the brick infill panel to the north elevation will be replaced.

The nature of the roof structure places considerable outward thrust on the two flank walls of the building. As part of these proposals internal partition walls will be used to support intermediate purlins thus removing some of the horizontal load from the flank walls.

Over time the ground floor level of the barn has been raised. As part of the proposals the existing floor slab will be removed and reinstated to coincide with the external ground level to the north of the building. It is likely that some underpinning will be required to the north elevation. The quarry adjacent to the farmstead indicates that the ground should have very good bearing capacity. This will assist in allowing the north wall to remain in situ whilst underpinning works are being carried out.

Prepared by
HORSLEY TOWNSEND ARCHITECTS

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Horsley Townsend Architects Ltd

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Ph:01937 587420 Fax:01937 587419 www.horsleytownsend.com

13th April 2012

SH/1038/A341/27

HERITAGE STATEMENT

CHANGE OF USE OF STONE BARN AT GOODCROOKS LAITHE TO ONE DWELLING

GOODCROOKS LAITHE, WATTS CLOSE FARM, BURNLEY ROAD, GISBURN, CLITHEROE, BB7 4JJ

Rev 001 - For planning purposes

1. Introduction

- 1.1 This Heritage Statement accompanies an application for the conversion of a vacant stone barn to 1 number detached dwelling.
- 1.2 The building has remained vacant for approximately 24 months, prior to which its last use was as a horse livery and exercise yard.
- 1.3 The barn is considered a Heritage Asset as determined by the Local Planning Authority.
- 1.4 The Heritage statement makes reference to the following guidance:
 - 1.4.1 PPS5, Policy HE6:Information requirements for applications for consent affecting heritage assets
 - 1.4.2 The Conversion of Traditional Farm Buildings, English Heritage.
 - 1.4.3 Historic Farmstead, North West – English Heritage

2. Historical Context

- 2.1 The vast majority of agricultural building stock dates from the period between 1750-1880 due to a time of increased agricultural productivity and the demands of an increasingly urban population.
- 2.2 Local improvements in transport and infrastructure such as the Canal and Railway networks provided access to imported construction materials such as Welsh slate tiles and new agricultural products including artificial fertilisers, manures and feeds. The Leeds – Liverpool canal, completed in 1816, is located approximately 5 miles away from the site in Barnoldswick while the Gisburn Railway station that served the local area opened in 1879

3. Historical Maps

- 3.1 An 1810 conveyance obtained from the Yorkshire Archaeological Society records a Good Crooks meadow as Item 34 and Barn and Fold as Item 35. The conveyance was prepared by agents acting for Lord Ribblesdale's estate
- 3.2 An 1853 map loosely indicates the presence of a building in this location but it is too large a scale to definitively prove its presence, it is noted as Goodcrooks Laithe - a name associated with this building on later maps.

- 3.3 The 1894 Ordnance Survey map shows the barn; and either an extension or paddock to West of the building. The map does not signify one over the other
- 3.4 The 1909 map the same footprint as the 1894 map.

4. Laithe Barn

- 4.1 A regionally distinct linear plan-type shared with adjoining parts of Yorkshire and the Humber is the laithe house, the word 'laithe' or 'lathe' being a northern English dialect word for a combined barn and cow house (RCHME 1986, p.178). The house and farm buildings are usually of one build, and there is no cross passage or inter-connection between the domestic and agricultural parts; both the roofline and the width of the various components may differ. Typically the farm buildings housed corn, cattle and occasionally other functions (such as stabling). Examples date from the mid-17th century but are not common until after 1750, with a concentration in the 1780–1840 period. They typically served farms of about 30 acres or less. They are found in Cumbria and Bowland, and are most densely concentrated in the Pennine part of West Yorkshire and Lancashire.

5. External Materials

- 5.1. The external materials and construction of the barn indicate that it originates from the period beginning in 1750. The slate roofing materials will have likely arrived with the either the Canal or Railway. Given the mention of the barn in the 1810 conveyance, it is likely that the building was covered in a different roofing material prior to the coming of the canal or railway.
- 5.2. The existing rubble stone walls have been partially rendered. Elements within the walls indicate areas where stone has been more regularly finished which is attributable to the late 18th, early 19th Century Barn architecture.
- 5.3. The barn is of sufficient height to sustain two storey's.

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South Elevation of Goodcrooks Laithe



East Elevation of Goodcrooks Laithe

6. Modifications and Significant Features

6.1. Modification

- 6.1.1. The barn has been significantly modified and extended over its lifetime and various uses. As such very few original features have survived unaffected.

6.2. Concrete Slab

- 6.2.1. The barn features a new concrete slab. This is thought to be overlaid over the original floor finish. The openings on the North side indicate the possibility of two concrete slabs overlaid on top of each other

6.3 External timber shed

- 6.3.1. A steel framed external timber shed has been attached to the barn. This is supported off of concrete blockwork walls.

6.4. Internal Partitions

- 6.4.1. The barn does not contain any original stone partitioning walls
- 6.4.2. The remainder of the structure has been segregated internally with concrete blockwork walls during its time as a horse stables.
- 6.4.3. A number of concrete upstands and railings used to house horses are still present

6.5 Roof Structure

- 6.5.1. The original trusses have been replaced by a steel structure. As a result of this, it is considered that the existing rafters and purlins are not original
- 6.5.2. Where possible existing timber rafters and purlins will be retained
- 6.5.3. The existing roof has been further modified to accept 2no. rooflights

6.6 Slate Roof

- 6.6.1. It is likely that the roofing materials arrived with the Canal or Railway because it appears to be a Welsh slate. However Welsh slate was widely available in the lowlands of Lancashire via established coastal shipping routes.
- 6.6.2. There are 4no galvanised steel ridge vents visible on the roof. These are not considered original.

Prepared by
Horsley Townsend Architects Ltd

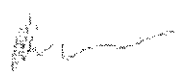
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BE Brooks Ecological Ltd

Cost effective grounded advice

Bat Survey
Barn at Watts Close Farm, Gisburn

Report reference: BE-R-1044-02
April 2012

Report Title:	Bat Survey Barn at Watts Close Farm
Report Reference:	BE-R-1044-01.2
Written by	Robert Weston BSc MSc MIEEM Principal Ecologist
Technical review	Peter James Brooks BSc (Hons) MA MIEEM CEnv Director
QA review:	Peter James Brooks BSc (Hons) MA MIEEM CEnv Director
Approved for issue Peter James Brooks BSc (Hons) MA MIEEM CEnv Director	
Date	05 04 12

BE Brooks Ecological Ltd
Cost effective. guaranteed advice

High Street House, 2 High Street, Yeadon, Leeds, LS19 7PP
Phone **0113 250 6101**
Fax **0113 250 6944**
Email: pjb@brooks-ecological.co.uk
www.brooks-ecological.co.uk
Registered in England Number 5351418

Summary Statement

A small roost used by natterer's bats has been identified within the barn.

Development of the site will need to be carried out under a Natural England license and a rationale for securing a license and planning permission is presented in the report.

Introduction

Brooks Ecological was commissioned by to carry out a bat survey of two barns at Watts Close Farm, Gisburn (SD 832 471). These are referred to in the report as the Stone Barn and the Low Barn.

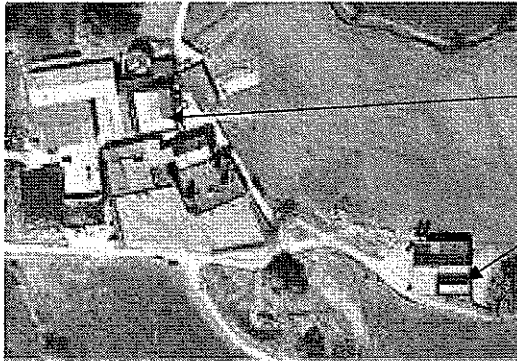


Figure 1 Site location

Stone barn

Low barn

Site Proposals

The existing buildings are subject to a planning applications for renovation and alteration for residential use. This is likely to entail the sealing of the building's exterior and re-roofing, re-instatement of internal floors and walls and the demolition of adjacent outbuildings (not forming part of the application).

Box 1 Legal background

Bats are afforded full protection under The Wildlife and Countryside Act (1981) plus amendments, and the Conservation of Habitats and Species Regulations 2010. Under these Acts it is an offence among others, to recklessly kill, injure or disturb bats. It is also an offence to destroy or obstruct a roost even if bats are not in occupancy at the time of the action.

There are no defences against contravention of the Conservation of Habitats and Species Regulations 2010 which means that it is important for detailed and well designed bat surveys to be carried out prior to carrying out activities that may impact upon bat roosts such as demolition of buildings or removal of trees.

Where bats are found within a potential development site, a license from Natural England may need to be secured if works that could otherwise contravene legislation are to be carried out. These licences are only issued where Natural England is satisfied that works are unavoidable and would not have a negative impact on the favourable conservation status of bats. A Natural England license requires that the potential development site has full planning permission and that bats were a material consideration of the planning permission.

Box 2 Bat roosts

Bats roost in buildings and trees in different locations depending upon time of year and environmental factors such as position of the sun, proximity to heat sources and feeding grounds. The following types are commonly referred to:

Transitional roosts:

Bats frequently gather early in the season (March to April) before dispersing to summer roosts. Bats can be found in high numbers in these roosts for a very short period. Transitional roosts can also be found shortly before hibernation in August to October when bats (depending upon species) can gather in roosts not used earlier in the season.

Maternity roosts:

These are among the most important roosts and are normally occupied from May to August. Depending on the species involved, some maternity roosts can contain a very significant proportion of the local population.

Summer (non-breeding) roosts

Small groups of non-breeding female and male bats can gather in these roosts or bats from a local population may choose to roost individually. There are normally a large number of suitable locations for summer non-breeding roosts and these may be routinely used or used only on an occasional basis. Irregularly used summer roosts can be very hard to find without unreasonable survey effort.

Mating roosts

Around September bats will gather in roost to mate; these are often in different locations than summer or breeding roosts.

Hibernation roosts

As bats in hibernation roosts are highly vulnerable to disturbance and bats can be present in large numbers these are considered to be among the most important bat roosts. Many species of bats roost in large and nationally important hibernation roosts associated with underground sites, many of which are well known and protected. However, the most common bat in the UK (the common pipistrelle) is largely unaccounted for in winter but thought to disperse and roost individually or in small groups in thermally stable cracks and crevices in thick walls or trees.

Local Status

The application site is within the natural range of species of bats listed in Table 1.

Table 1: Bat species recorded within 100km of the application site

Species	National status
Pipistrelles (<i>Pipistrellus pipistrellus</i> and <i>P. pygmaeus</i>)	widespread/common
Nathusius' Pipistrelle (<i>Pipistrellus nathusii</i>)	Widespread/rare
Noctule (<i>Nyctalus noctula</i>)	widespread/frequent
Leisler's (<i>Nyctalus leisleri</i>)	widespread/rare
Brown long-eared (<i>Plecotus auritus</i>)	widespread/common
Natterer's (<i>Myotis nattereri</i>)	widespread/frequent
Daubenton's (<i>Myotis daubentonii</i>)	widespread/common
Whiskered/Brandt's (<i>Myotis mystacinus</i> and <i>M. brandtii</i>)	widespread/scarce
Alcathoe's (<i>Myotis alcathoe</i>)	Local/unknown

Method

A thorough daytime inspection of the site was made in January 2011 in order to look for evidence of bats and assess bat roosting potential. Evidence of bats may take the form of droppings, feeding remains, live bats, dead bats, stains on masonry or timber from the oils in bats' fur and claw marks made by bats regularly roosting in the same location.

Bat roosting potential of the building was classified according to the following criteria set out in table 2, developed with reference to the Bat Mitigation Guidelines (2004), Bat Workers Manual (2004) and the Bat Conservation Trust Good Practice Guidelines (2007).

Table 2: Bat roosting potential in buildings

Roosting potential	Criteria
<i>Good</i>	Buildings that have many areas suitable for roosting with a large number of potential access points. These are normally in sheltered locations, subject to low variation in temperature. Buildings with good potential could be used for a whole range of roosts including maternity roosts.
<i>Moderate</i>	Buildings with a smaller number of areas suitable for roosting, but still supporting features that could be attractive to bats and potentially support maternity roosts.
<i>Limited</i>	Buildings with limited roosting opportunities. These may be in locations that are subject to wide temperature fluctuations and drafts. They could be used as occasional or transient roosts but are unsuitable for maternity roosts. Buildings that would otherwise be moderate to good potential but have reduced value due to other factors such as exposed location, separation from nearby foraging, or presence of strong lighting.
<i>Very Limited</i>	Buildings that have no obvious places for bats to roost but could be used on a sporadic or occasional basis for feeding or solitary day roosting.
<i>None</i>	Buildings which appear unsuitable for roosting bats due to clear lack of roosting spaces such as voids etc and/or absence of suitable access points.

Survey work was directed by Rob Weston BSc (Hons) MSc MIEEM. Rob has many years experience of carrying out bat surveys in a professional capacity and holds a Natural England license in respect of bats (No. 20110642). He is a member of the West Yorkshire Bat Group and runs training in bat surveys for student ecologists.

Records

The North Lancashire Bat Group was contacted for all bat records within a 1km radius of the application site. They have yet to respond, should records affecting the findings of this report be returned however, a report addendum will be produced and submitted immediately.

Results

Bat Roost Potential Survey

The application site is located in the rolling landscape to the south of Gisburn. The area is characterised by arable fields separated by degraded hedgerows. Significant watercourses or areas of woodland are not a feature of the immediate landscape, although a Eel Beck flows just to the north of the site and drains towards the River Ribble c. 5km to the east. Based on the habitat features present the area is likely to support small bat populations.

The application site comprises two barns which are described separately below:

The Low barn

This is a low stone barn, currently used as stabling for horses. It is adjoined and obscured on two sides by a more modern wooden construction containing paddocks, stables and tack rooms.

**Figure 2**

The low barn form the west with adjoining paddock building in the foreground.

The barn is of local stone construction and throughout most of the building the mortar pointing is flush to and seals the exterior of the walls. In a few places where pointing is missing small shallow crevices are apparent, as seen the front corner in the picture above.

The double pitched blue slate roof is more modern than the barn walls and is supported by a simple wooden and cast iron frame, roof lights shed light into the interior and chimney pot vents provide air directly. The roof is unlined and in good condition, it does not support potential roost spaces.

The eaves throughout the building are un-guarded and the wall tops accessible, although in many places these are well sealed to the roof above with mortar, or (as in the covered sections adjoining buildings) are heavily cobwebbed.

**Figure 3**

Cobwebbed eaves found under the covered section to the north of the low barn

A search of the interior of the low barn reveals that it is light and airy inside and unsuitable for roosting. There are no potential crevice spaces apparent within the barn's interior. A single bat dropping was found inside the low barn adhering to one of the lime washed walls. This was not associated with any potential roost spaces and is assumed to be associated with bats' foraging within the barn during the night.

Based on the partially accessible wall tops the low barn is assessed as having limited roost potential.

The Stone barn

This building comprises a two storey barn of local stone construction, with adjoining single storey lean-to extensions to the south and west, a further

blockwork extension projects from the east of the building. Although thick, inspection of exposed areas of the building's original stone walls suggests that they do not enclose any wall cavity and lean-to extensions have single skin or solid brick or block work walls.



Figure 4

The stone barn viewed from the east

In generally sound repair, most of the building's mortar pointing is flush to and seals the exterior of the walls, extensions have a layer of mortar render similarly precluding access for bats. Occasionally areas of pointing have fallen away to create crevices in the walls and in places and where vent holes breach the walls and where pipe work has been inserted in the past there are now holes in the outer walls which provide access to the interior of the barn for bats. Windows or doors within the barn are either missing or ill fitting and similarly provide ample access for bats directly into the interior of the barn.

The western extension section has a corrugated asbestos roof but otherwise the roofs associated with the building are of blue slate construction and are in good repair with no significantly moved slates, an area of lead flashing which seals the southern extension to the main barn is hanging off and would provide access to crevice space behind.



Figure 5

Typical roof detail, this showing the single pitch of the southern lean-to extension and peeling lead flashing

The verges of the main barn building are well sealed with mortar although the wall tops are accessible throughout where the uneven stonework is not sealed to the roof tiles above.

Internal inspection of the building reveals that the extension section presents little in the way of roost potential. The southern section contains what used to be a dairy / milk store area and is lined with plastic or metal sheeting though out.

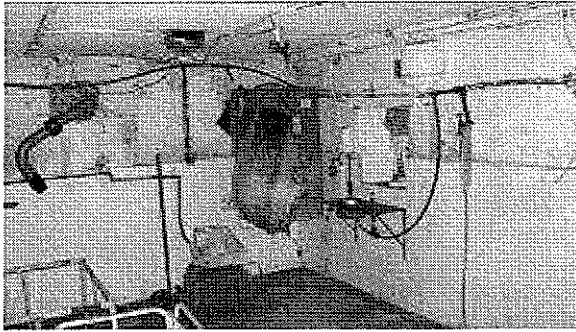


Figure 6

Typical interior of the dairy occupying the southern extension.

The western section contains cow stalls and roof lights and a large open door to the north make it light and airy inside.



Figure 7

Stalls in the western extension.

The main barn is occupied on the ground floor by a milking parlour and further dairy /processing areas. Partition walls have been used to divide this area up and now provide some potential roost crevices in the form of un-pointed block-work. Gaps leading upwards from the wooden door lintels also lead into small potential roost spaces.

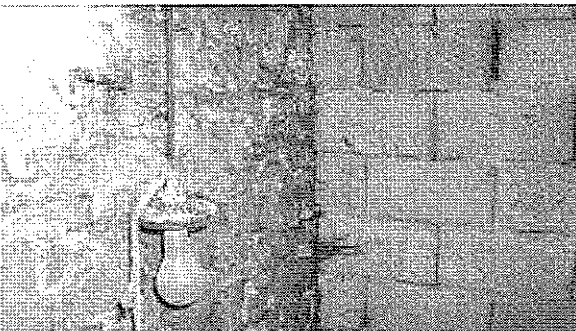


Figure 8

Gaps within the block-work walls inside the main barn.

The upper storey of the barn is accessible via ladders to hayloft style floors, in the northern and southern ends of the barn. The interior of the roof is unlined in the southern section and has a plastic lining in the northern half. The ancient timbers supporting the roof are un-planed and contain significant joint work, these provide plenty in the way of suitable crevice space and the interior of the barn is relatively sheltered and dark and is likely to be attractive to roosting bats. The interior walls of the main barn also present crevices and accessible wall tops.

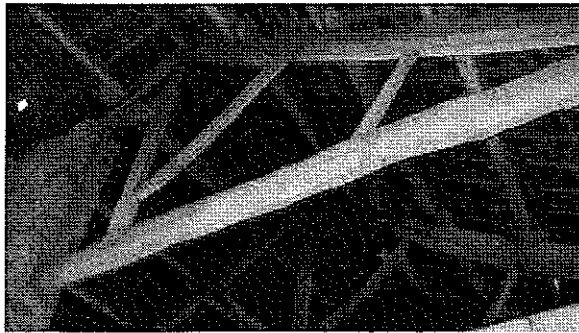


Figure 9

Typical beam-work within the original barn section of this building

Internal inspection found several bat droppings adhering to internal walls and on the central ground floor and upper southern floor. None of these were accumulated or clearly associated with particular potential roosting areas.

The stone barn contains a number of good roosting opportunities – mainly in the original barn section. Due to the absence of significant voids it is however unlikely to support large roosts and an assessment of moderate roost potential has been made for this building.

Emergence Survey

Due to the assessment of roost potential in both buildings and the presence of bat droppings, emergence survey of both buildings was recommended and duly commissioned.

Brooks Ecological specialise in bat surveys ranging from individual buildings through to complex sites requiring numerous visits with large teams. In terms of the survey effort, number of personnel required and number of visits required to be able to properly evaluate the building(s) use by bats we refer to the Bat Conservation Trust, Survey Good Practice Guidelines (2007). However these guidelines are not prescriptive and we approach each site individually as required using our professional judgement and significant experience base.

In this case, 3 visits with a team of up to 5 surveyors, were deemed necessary to fully evaluate the potential use of the site for roosting. The surveys were carried out on the 26th July, 2nd August and 9th August 2011 with surveyors positioned around the buildings to cover all aspects where bats could potentially emerge, and to establish activity levels around the site.

The surveyors, using heterodyne detectors, were in place half an hour before sunset and left once all species of bat would be expected to have left a roost

and patterns of activity within the site had been appraised. Conditions and dates are summarised in the table below:

A Frequency Division (Anabat SD1) remote bat detector was also left in the barn during the survey on the 2nd August and from the 9th – 12th August. The SD1 allows for sound recordings to be made of any passing bats and subsequent analysis of the sonograms to identify species. This is a very useful tool in such sites as they are especially helpful at detecting and identifying brown long-eared bats (often elusive using traditional detection methods) and for depicting species calls in a cluttered environment. It also allows night long recordings picking up all passes of bats and recording time and duration of the pass and associated activity.

Table 2: Survey summary

Date of Survey	Temperature	Weather	Invertebrate activity
26.07.11	16°C	75% cloud cover, dry with light breeze	Moderate
02.08.11	18°C	100% cloud cover, dry and no wind.	Good
09.08.11	14°C	10% cloud cover, dry and light wind.	Moderate

Emergence survey work was directed by Rob Weston BSc (Hons) MSc MIEEM. Rob has many years experience of carrying out bat surveys in a professional capacity and holds a Natural England license in respect of bats (No. 20110642). He is a member of the West Yorkshire Bat Group and runs training in bat surveys for student ecologists.

Results

Survey – 26th July 2011

Stone Barn

The first bat seen on the site was a common pipistrelle, this arrived on the site almost half an hour after sun-set (21.33) from the south and passed straight through the application site. The next bat recorded was at 21.42 when a *Myotis* sp. first detected on a bat detector placed within the barn. This bat flew within the barn for nearly 5 minutes before flying out of one of the windows and leaving the site to the north. This was followed by another *Myotis* sp. bat appearing within the barn and behaved identically leaving the barn through the main door in the eastern elevation, no bats were seen to enter the barn between these two appearances

From 9.50 several (maximum count 7) bats appeared from the north of the site (not emerging from the building), these were almost all common pipistrelle bats but the occasional call of a *Myotis* sp. bat was also picked up. These bats stayed on site for some time going in and out of the main barns eastern and western elevations as part of the foraging circuit. On balance it is thought that a further *Myotis* sp bat emerged from the barn during this part of

the survey, although the number of noisier bats flying in and out of the building at this time made it impossible to be precise.

Low Barn

Bats did not appear at this part of the site until much later, with the first appearance of a common pipistrelle bat being at 21:53. This is well after mean emergence time for this species and suggests that they are definitely not emerging from this part of the site but arriving as part of a wider foraging circuit. No other species was recorded at this part of the site and no bats were seen to emerge from the building.

Survey – 2nd August 2011

Stone barn

Activity patterns were almost identical to the first visit, save for the fact that the first bat to be recorded was a *Myotis* sp. bat emerging from within the barn. Again this was repeated and it is thought that two *Myotis* sp. bats emerged from the barn on this occasion, although again this pattern was obscured by the arrival of several foraging common pipistrelles (maximum count 6) from the north. Foraging takes in all of the farm buildings and slurry store close by, with bats going in and out of the open doorways in the eastern and western elevations of the stone barn.

Low barn

Activity patterns were identical to those seen in the first survey. No bats were seen to emerge from the low barn building.

Survey - 9th August 2011

Bat activity was much less than during the previous two surveys. Although again a maximum 2 *Myotis* sp. bats emerged from the interior of the stone barn to forage inside and then leave the site to the north.

On this occasion only two common pipistrelle bats arrived on the site to forage later in the survey.

Anabat remote recordings

Remote recordings were made within the barn for later analysis during the 2nd August survey and from the 9th to the 12th August.

Recordings confirm the presence of *Myotis* sp bats in the barn early in the evening returning at dawn or in response to rain. This confirms the barn as a roost site for (maximum 3) *Myotis* sp. bats and strongly suggests that these are natterer's bats, a conclusion supported by the beam-work type roosting available in the barn and the pastoral / arable habitat hereabouts.

Bats continue to visit the barn throughout the night with recordings of common pipistrelle, whiskered bat and one daubenton's bat made – there was no pattern to suggest that any of these bats roosted in the barn.

Evaluation and recommendations

The low barn has not been found to be used by roosting bats, although it and other farm buildings in the area do form part of the foraging circuit of a local population of common pipistrelle bats. The arrival pattern of common pipistrelle bats suggests a roost in buildings or trees some distance from the site, they use the application site for gleaning insects during the early evening.

The proposals for the long barn to not present significant risks of harm to bats and will not be contrary to relevant guidance or legislation. However, due to the fact that the site has potential to be used for occasional roosting and bats are active in the area the following precautions should be put in place.

- If works do not begin before May 2012, they should be preceded by a precautionary emergence survey to check that roosting has not established during the intervening period.
- Even where surveys have been carried out which demonstrate absence of roosting, site workers should always be aware that bats can move into buildings previously found not to support them. On this basis work should proceed with care and if a bat is found during demolition/refurbishment, works should stop immediately and a professional ecologist and/or the bat helpline on 0845 1300 228 (Bat Conservation Trust) should be contacted. The local office of Natural England should also be contacted to seek advice.

In the case of **the stone barn**, this building has been found to support a small summer roost of natterer's bats. It is unlikely that this represents an important maternity site for this species but as a bat roost it (and the bats which use it) are fully protected under EU and UK wildlife law. Due to their emergence after dark and inside the building, it has not been possible to pin down the exact location of the roost site but beam work in the southern half of the original barn section is suspected. It is proposed that work to locate the roost site is carried out during bats' absence (during the winter) by close inspection using an endoscope.

The proposed development of the barn will result in changes to this roost and potential disturbance of, or harm to, the bats using it and will therefore constitutes an offence under the Habitats Regulations (2010) and the Wildlife and Countryside Act (1981). The proposed works will require licensing by Natural England - a license can only be applied for once planning permission has been granted and bats have been a material consideration.

The proposed method is outlined below using the format heading currently required by Natural England, further detail will be added prior to submission.

A Mitigation and compensation**A.1 Summary of mitigation strategy**

- Roosting will be retained in the building through the production of a section of loft space with exposed beam work and suitable joints and roosting crevices. Suitable access will be provided in the gable wall of the barn. The location of the roost will be guided by further investigation into the roost location.
- To prevent killing, injury and disturbance to bats, works to the barn and renovation of the barn will only be carried out in winter (period October to March inclusive) once their absence has been established. Works will begin with the creation of a new roost space and the exclusion of access to other parts of the barn.
- The new roost will be completed in time for bats to use it again in late spring.

B Works to be undertaken by the ecologist or suitably experienced person

- The ecologist will carry out proving survey / inspection prior to commencement to establish the absence of bats from the building.
- The ecologist will approve specification and location of the retained loft section and help the architect with the design of this feature.

B.1 Capture and exclusion

Exclusion of bats from the main part of the barn will be achieved by a combination of pointing, fitting windows and doors and sealing the barns exterior during the period October to March.

B.2 Works to be undertaken by the developer/landowner

- Time the contract for demolition to coincide with the period October to March inclusive.
- Provide access to the ecologist such that the survey can be safely carried out.
- Commission the design of suitable replacement roosting – this will be informed by further study of the building and will be detailed in a license application to Natural England. Delivery of this roosting will be made legally binding in any license issued.
- Ensure that site personnel are briefed as to the presence of bat roosts and of the potential to find bats within the building.

- Provide a chain of command which ensures that works to roost area will not take place until the absence of bats has been demonstrated. The chain of command will ensure that, should bats or their roosts be found during operations, work will stop immediately and ecological advice be sought.

C Bats roosts

C.1 In situ retention of roosts

N/A

C.2 Modification of existing roosts

Modification of the existing roof space is outlined in section A above. A loft minimum of 2m x 3m floor space with a height of minimum 2m to the apex will be provided for bats' continued use of the original section of the stone barn.

C.3 New roost creation

C.4 Scaled maps and plans

Refer to Architect's submitted plans.

D Post development site safeguard

D.1 Habitat / site management and maintenance

The property will be sold with the presence of bat roosts clearly identifiable to the potential buyer. Obligations not to interfere with these through blocking up or shining excessive lighting at the entrances will be set out in documentation used in support of the subsequent license.

D.2 Population monitoring, roost usage etc

Not applicable.

D.3 Mechanism for ensuring delivery of post development works

The Natural England license will require monitoring surveys for at least two years. Monitoring surveys will be reported to Natural England. The buyer of the site will be made aware of these obligations.

References

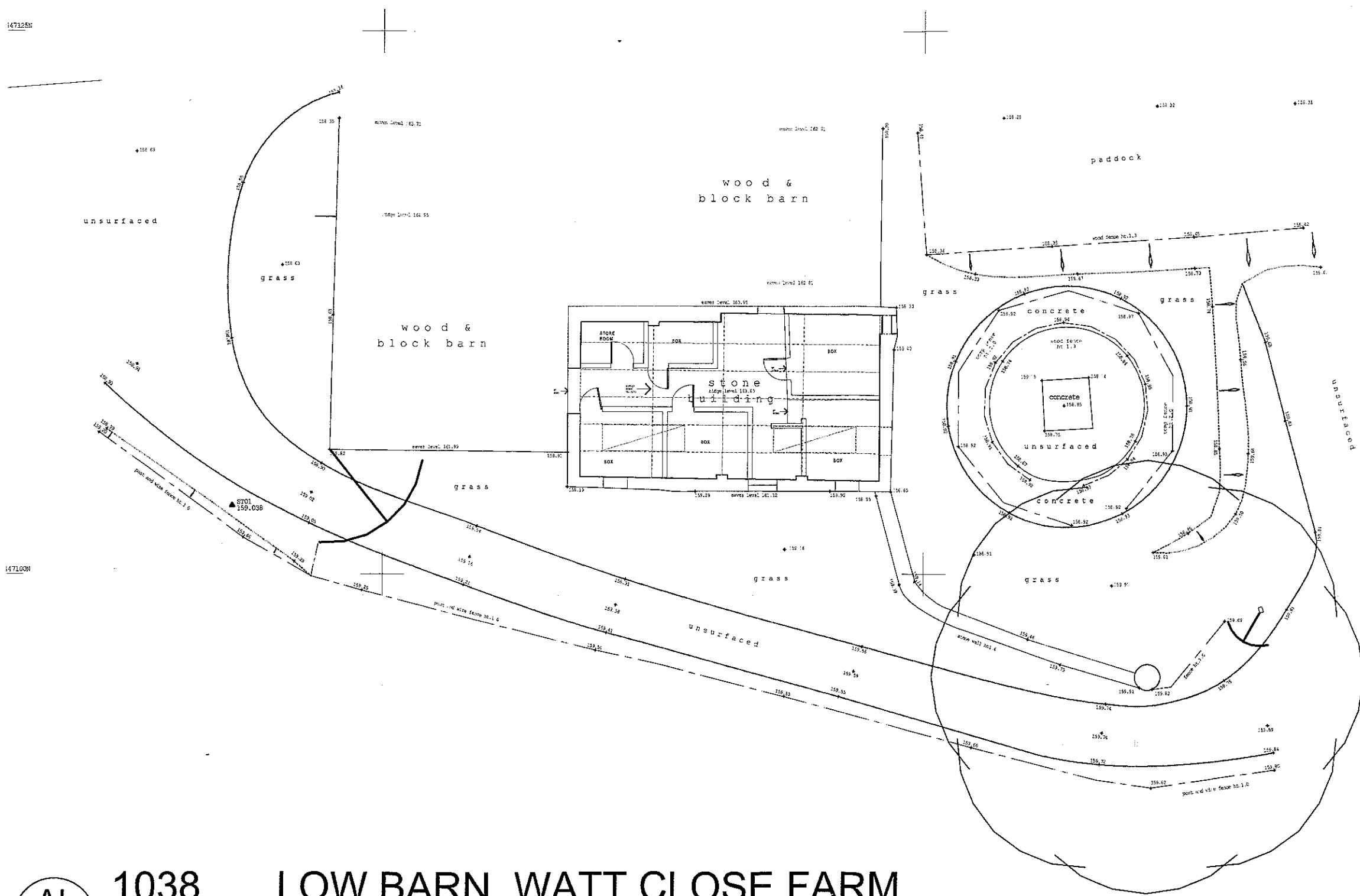
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English Nature (2004) Bat Mitigation Guidelines. English Nature. Peterborough.

JNCC (2004) The Bat Workers Manual. 3rd Edition.

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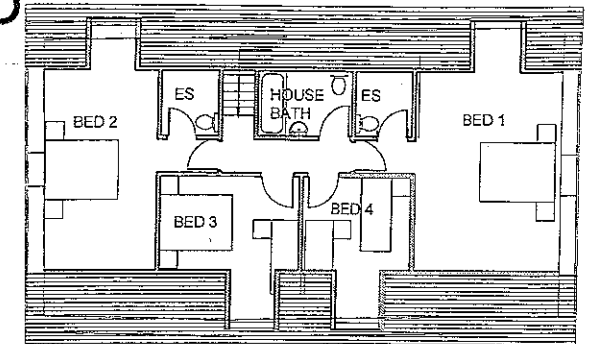
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project	LOW BARN_WATT CLOSE FARM, GIBBURN		
drawing	EXISTING ROOF PLAN		
date	MARCH 2012	scale	AS INDICATED
checked			
job no	1038	drawing no.	AL(2-)34
rev.	AS INDICATED		

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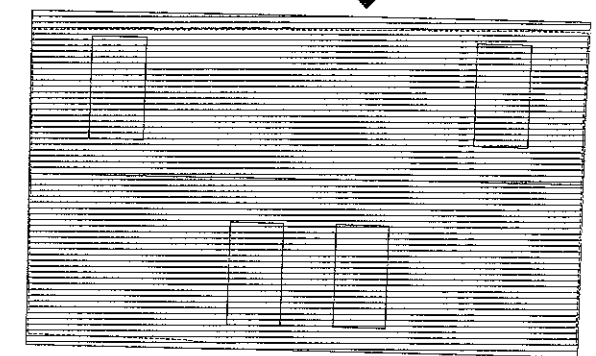
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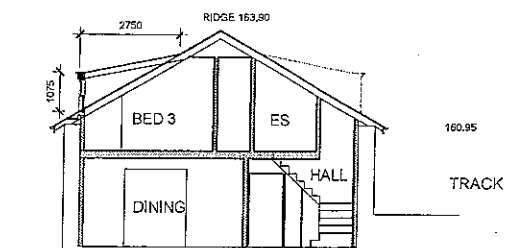
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WIDTH AND LENGTH ARE AS THE
EXISTING BARN

NOTE:
RIDGE HEIGHT IS 100MM HIGHER
THAN EXISTING TO ALLOW FOR
OVER RAFTER INSULATION

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PROPOSED FIRST FLOOR PLAN
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PROPOSED ROOF PLAN
SCALE 1:100 @ A1

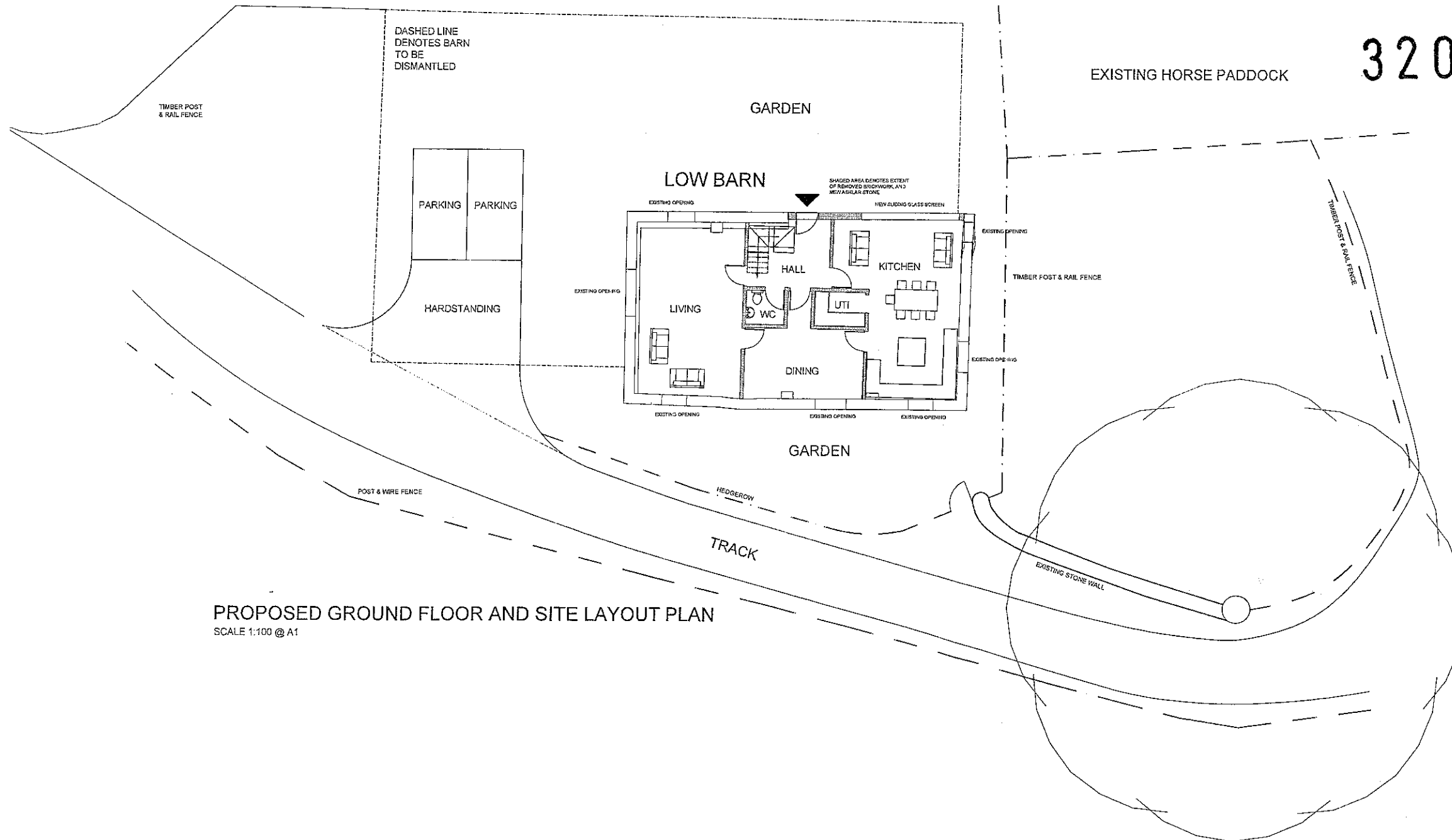


PROPOSED SECTION
SCALE 1:100 @ A1

horsley townsend consulting architects

client: OULEDALE FOUNDRY CO LTD
project: LOW BARN_WATT CLOSE FARM, GIBBURN
drawing: PLANS AND SECTION
date: MARCH 2012 scale: AS INDICATED checked:
job no: 1038 drawing no: AL(2-)-32 rev: AS INDICATED
T: The Wharf, 5th Floor, 100 Victoria St, Melbourne, VIC 3000. Tel: 03 9337 5522 Fax: 03 9337 5523
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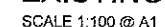
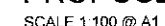
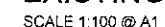
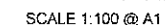
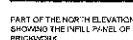
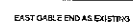
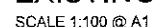
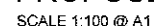
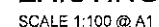
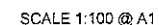
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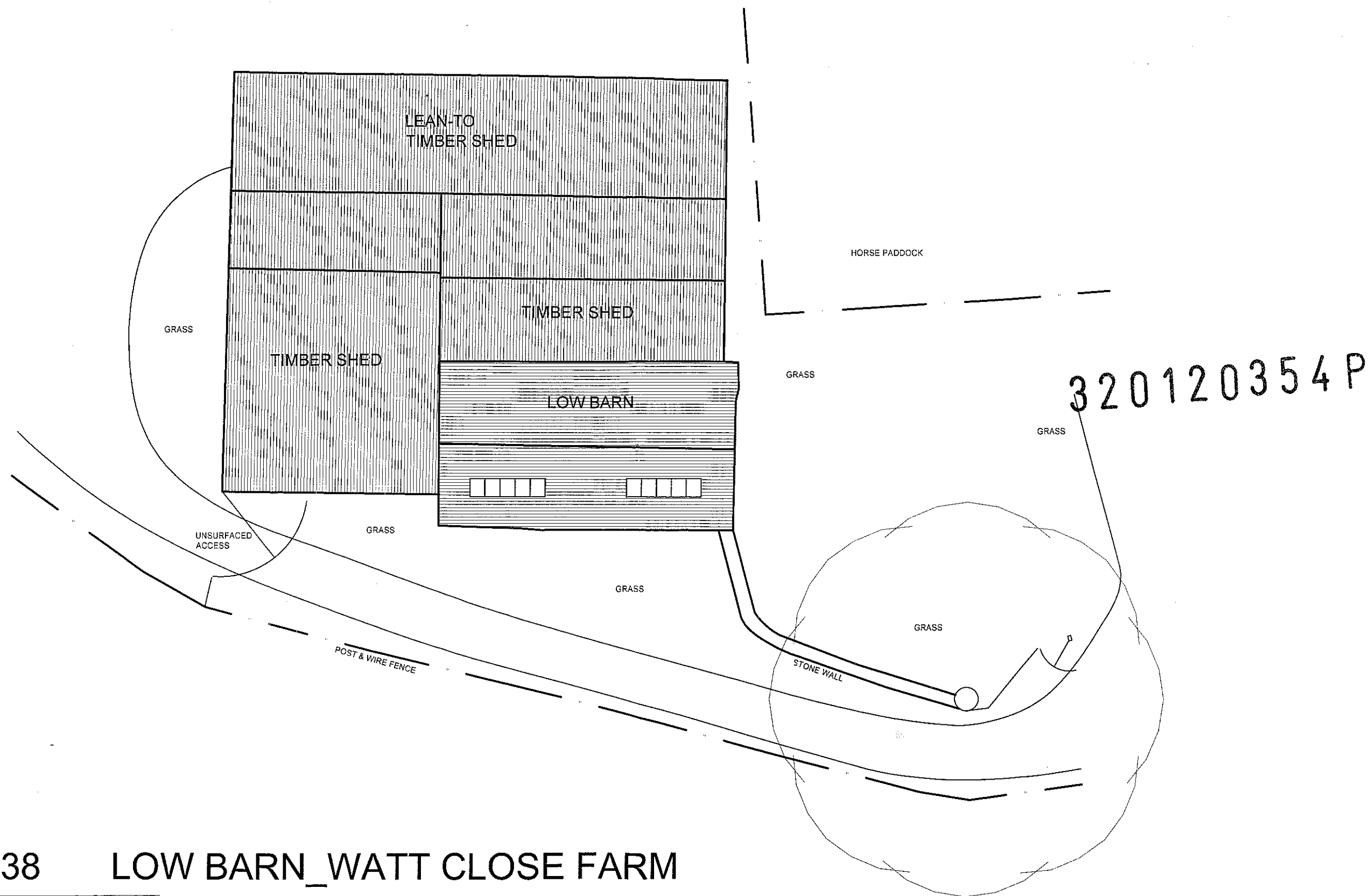


PROPOSED GROUND FLOOR AND SITE LAYOUT PLAN
SCALE 1:100 @ A1

EXISTING HORSE Paddock

AL 1038 LOW BARN_WATT CLOSE FARM
(2-)-32 PLANS AND SECTION
SCALE 1:100 @ A1





AL
(2-34)

1038 LOW BARN_WATT CLOSE FARM

EXISTING ROOF PLAN
SCALE 1:100 @ A3

001 ISSUED FOR PLANNING 05 04 12

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client OUZLEDALE FOUNDRY
project LOW BARN_WATT CLOSE FARM, GIBBURN
drawing EXISTING ROOF PLAN
date MARCH 2012 scale AS INDICATED checked
job no 1038 drawing no. AL(2-33 rev AS INDICATED

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