

21 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No:

Date received

Fee paid £

Receipt No:

320120778P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA

Tel: 01200 425111

www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	A	Surname:	Proctor
Company name:					
Street address:	Billingtons Farm, Mile Lane				
					Telephone number:
	Longridge				
Town/City:	Preston				Mobile number:
County:					Fax number:
Country:					Email address:
Postcode:	PR3 2TA				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Julia	Surname:	Pye
Company name:	J Pye Planning				
Street address:	Hill Crest Farm				
	Startifants Lane				Telephone number:
	Chipping				
Town/City:	Preston				Mobile number:
County:					Fax number:
Country:	United Kingdom				Email address:
Postcode:	PR3 2NP				jpyeplanning@gmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

conversion of barn to 2 residential units, to include the demolition of 3 agricultural buildings and 1 stone building

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:	Billingtons Farm		
Street address:	Mile Lane		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 2TA		

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

Easting:	361119
Northing:	438273

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:

natural random sandstone with stone quoins

Description of *proposed* materials and finishes:

natural random sandstone with stone quoins

Roof - description:

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

reclaimed natural slate

Windows - description:

Description of *existing* materials and finishes:

single glazed timber

Description of *proposed* materials and finishes:

dark stained timber, double glazed units

Materials - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

dark stained timber units

Boundary treatments - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

Lighting - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

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:

Ground plans and elevations, Drawings, Design and access statement, location map, heritage statement, details of the septic tank

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐

Package treatment plant ☐

Unknown ☐

Septic tank ☒

Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Agricultural

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

S/S - see attached amended P.17

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)

(II Types of Development: Non-residential Floorspace (continued))

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
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	665.3	0.0	665.3	665.3
	Total	665.3	0.0	665.3	665.3

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?

665.31 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:	n/a sole tenant	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

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

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

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 (shelley) advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

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

Is your proposal within 10 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposed increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/flow

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on further information on whether 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) Disturbed sites, important habitats or other biodiversity features

☐ Yes on the development site

☐ Yes on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes on the development site

☐ Yes on land adjacent to or near the proposed development

☒ No

14. Existing Use

Please describe the current use of the site:

Agricultural

Is the site currently built?

☐ Yes ☒ No

Does the proposed use of the site involve building?

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

Land which is not to be contaminated?

☐ Yes ☒ No

Can future contamination be expected for all or part of the site?

☐ Yes ☒ No

Is 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

A likely to affect trees or hedges on land adjacent to the proposed development site that could influence the development or might be required as part of the development scheme?

☐ Yes ☒ No

If yes to either or both of the above, you may need to prepare 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 BS5837:2012 '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

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FOR THE
ATTENTION OF

Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total

2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

Market Housing - Existing

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	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

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FOR THE ATTENTION OF

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 Tradeable 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
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	665.3	0.0	665.3	665.3
Total	665.3	0.0	665.3	665.3

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 and when, please complete the following information regarding employees:

	Full-time	Part-time	Seasonal or casual employment
Existing employees	0	0	0
Proposed employees	0	0	0

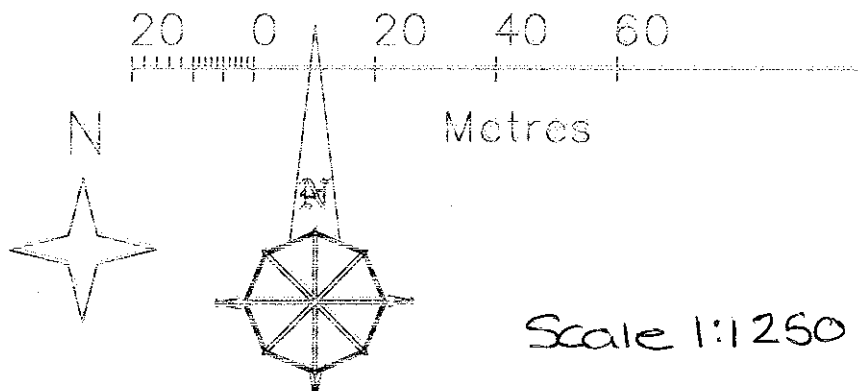
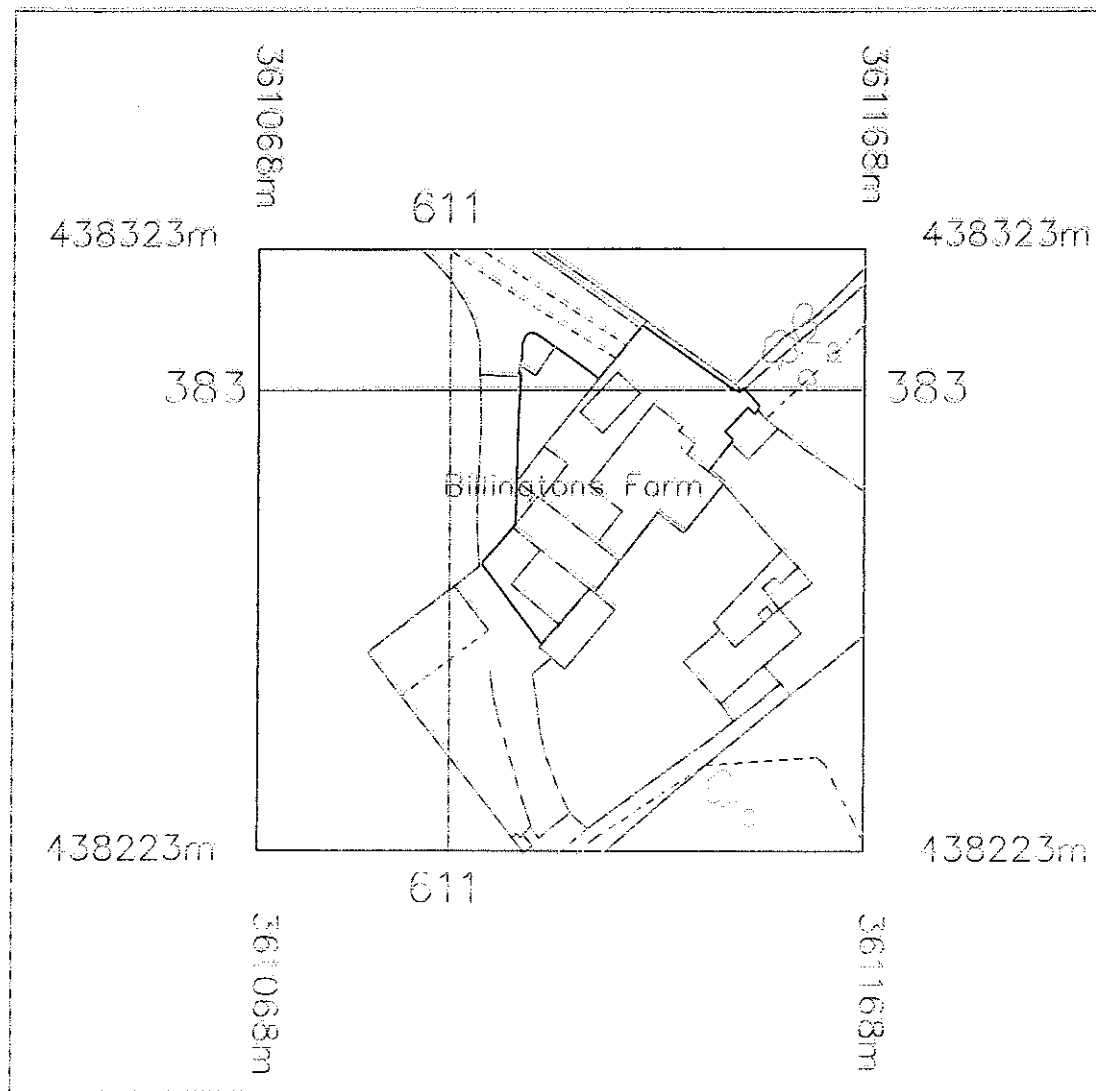
20. Hours of Opening

If known, please state the hours of opening for each additional use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Notes
	Start time End time	Start time End time	Start time End time	

Stanfords VectorMap

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Scale 1:1250

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HERITAGE STATEMENT

320120778P

IN SUPPORT OF A PLANNING APPLICATION FOR
CHANGE OF USE BARN TO TWO DWELLINGS
AT

BILLINGTONS FARM, LORDS LANE, LONGRDIGE, PRESTON, LANCASHIRE

HISTORY

The main structure of the barn was built around the early to mid 19th Century, from natural random sandstone with a slate roof. There is evidence to suggest from historic mapping that the barn was been in its present location since the mid 1800's however the two storey structure to the rear of the main barn was a later edition and is not shown on the historic mapping, it is belived that this structure was built in the early part of the 1900's, and was used for cattle housing and the storage of animal feed and bedding.

The main structure of the barn is on two levels, the part of the barn at the highest level with the main barn door in would of historically been utilized for the storage of hay and straw with the single storey part of the barn utilized for the housing of livestock.

In addition to the main structures a stone outbuilding is also evident which has some historic value however due to its severe structural damage this building will be demolished.

There have been several modern portal framed buildings constructed around the barns however these will be demolished if the change of use application for conversion is granted. The applicant has a more modern farm set up further down the track from the barns which have been erected due to the exisiting barns being of very limited use for modern farming practices.

The walls of the barn are constructed from natural random sandstone, and they both benefit from a slate roof.

APPLICATION

The application seeks to convert the redundant barns into two residential units

The design of the building has been considered alongside Policies H15 and H16 of the Ribble Valley Borough Council Local Plan and also guidelines from English Heritage on the conversion of rural buildings to ensure that once converted the barn will not cause any detrimental impact on the surrounding area, and ensure that the barn will retain its agricultural appearance and integrity, with as much of the historic features of the barn remaining as possible.

The window openings will be glazed in a simple manner as not to detract from the previous function of the building to ensure that the barn retains its original form. The cart door on the front of the barn will be glazed, to allow natural light

A Structural Report carried out by D J Lingard and Associates accompanies this planning application. It clearly states at no more than 30% of the barn would need to be rebuilt.

SITE AND SURROUNDINGS

Billingtons Farm is sited at the top of Lords Lane, on the outskirts of Longridge, pedestrian access can be sought from this location onto Higher Road. The barns are visible from Chipping Road and are within close proximity to the dwelling at Billingtons Farm, however the conversion of these dwellings will not have an adverse impact on the amenity of the applicants within the dwelling, as due to the natural topography of the site the barn is set much lower than the house, and no windows will overlook the property.

There are also several barn conversions on the other side of Lords Lane, which will ensure that this type of development is in keeping with the site and surroundings.

The barns are within a defined cluster of buildings and are not isolated, the conversion of these barns will not have any impact on the surrounding area as they are already defined within the landscape, no additions to the barns are proposed, in fact the demolition of the the agricultural buildings will improve the site on the whole.

IMPACT ON THE BARN

The design of both the conversions seek to be as sympathetic to the agricultural history of the building whilst seeking to provide a good standard to living accommodation ensuring that both structures have as minimal impact as possible. No new window openings are proposed and it is our intention to maximise the existing openings.

Design and Access Statement

320120778P

In Support of a Planning Application for

**Change of use of agricultural Barn to form
2 residential dwellings**

**Mr A Proctor
Billingtons Farm
Lords Lane
Longridge
Preston**



**Mrs Julia Pye
J Pye Planning
Hill Crest Farm
Startifants Lane
Chipping
Preston
PR3 2NP**

Amount

This application is for a change of use of an agricultural barn, to form 2 dwellings

Use

The barns have become redundant in terms of modern farming practices, they are now used for storage and occasional livestock housing with a small amount of hay and straw being kept within the two storey barn at the rear.

The barn is now falling into a state of disrepair and due to it having minimal value in terms of agricultural use the applicants are finding it difficult to repair it.

The barn will always of had an agricultural use since it was constructed in the early to mid 19th century, it would of been used for the housing of livestock and hay and straw, but as modern farm machinery has increased in size and animal welfare standards have changed it is no longer best practice to house livestock in barns.

To this end the applicants have constructed modern portal framed buildings further down Lords Lane for their livestock.

It is the applicants intention of change the use of the barn into two dwellings, which will be sited in close proximity to the existing dwelling on site, within a cluster of existing buildings which will not have any impact on the surrounding area.

Layout

The layout of the existing barn including window and door openings can clearly be seen on the attached drawings there are no new window or door openings proposed and the conversion will utilise both the two storey and single storey elements of the structures to provide a good standard of living accommodation

Scale

The scale of the development will not alter in terms of size, bulk or mass from the existing barns. However the occupancy will increase as the building is converted from an agricultural building into two residential dwellings. This will

increase the efficiency of the site and turn a redundant building into one of value

The conversion will also ensure that the buildings are protected against dilapidation in the future and will remain part of the heritage of the countryside.

Landscaping

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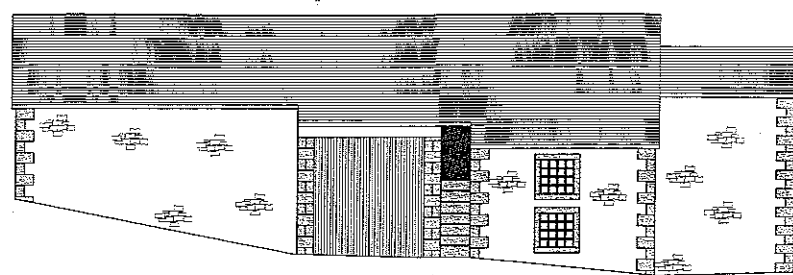
The farm buildings directly behind the barn will be demolished to allow for a domestic garden area and parking for the dwelling. No other landscaping is proposed as part of this application, as the applicants want to retain the agricultural appearance of the barn and minimised any domestic planting etc around the barn.

Appearance

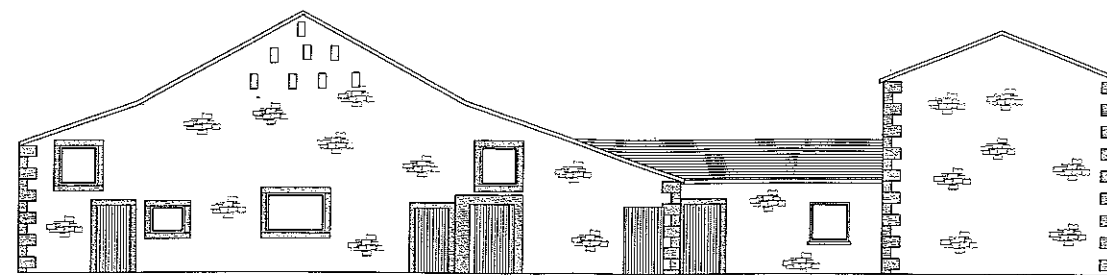
The appearance of the barn will not be dissimilar from that of the existing barn. The roof will be constructed from reclaimed natural slates taken off the existing building.

Access

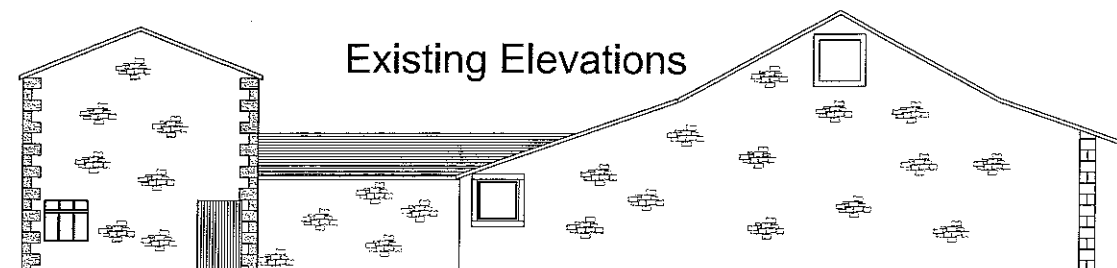
Access to the barn will be from the existing access on site to the main dwelling. We are proposing an adequate area for parking and room for the turning and manovering of vehicles and room for emergency services if they were ever required on site.



Existing North Elevation

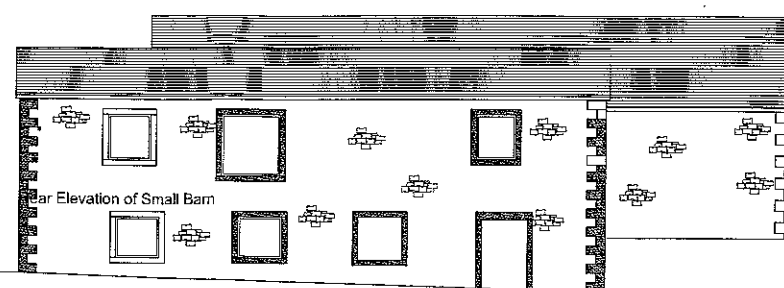


Existing East Elevation



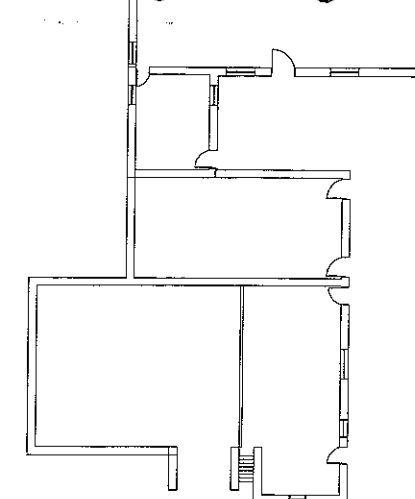
Existing Elevations

Existing West Elevation

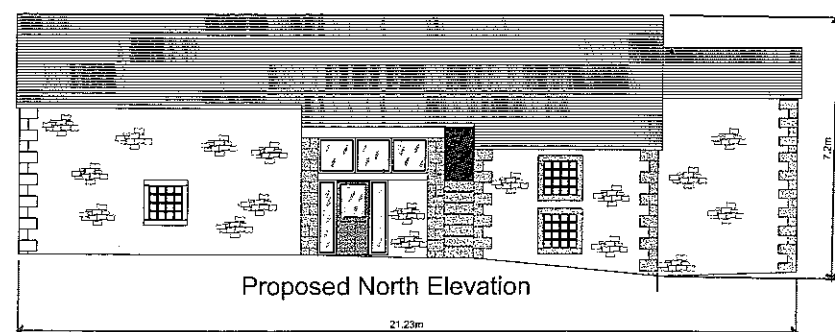


Existing South Elevation

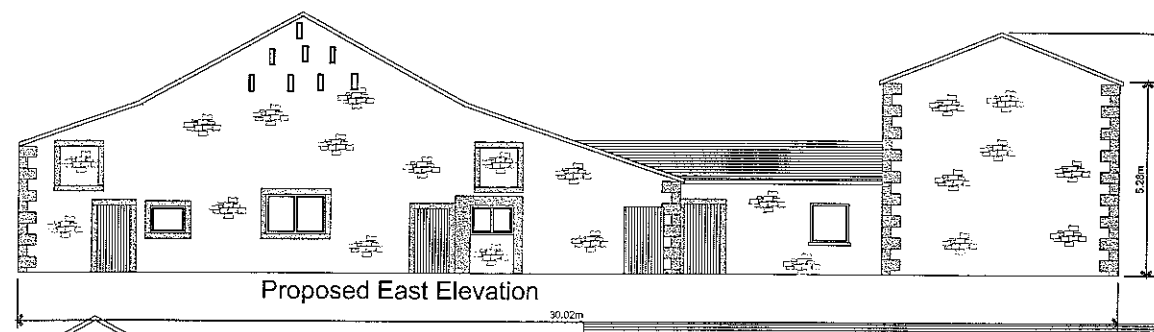
320120778P



Scale 1:200



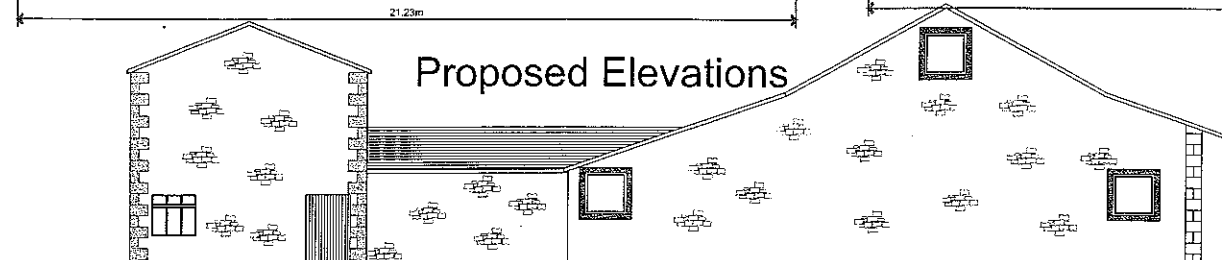
Proposed North Elevation



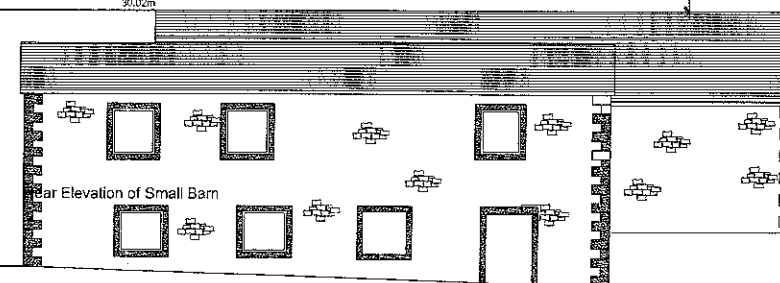
Proposed East Elevation

Materials

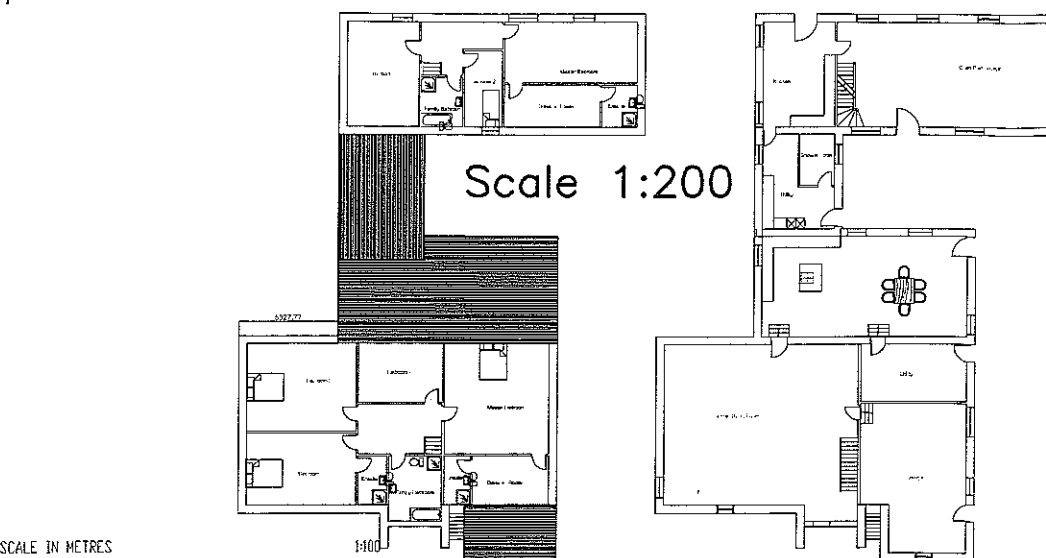
- Walls constructed from natural random sandstone with stone quoins
- Roof constructed from reclaimed natural slate
- Windows constructed from dark stained timber double glazed units
- Doors constructed from dark stained timber units



Proposed West Elevation

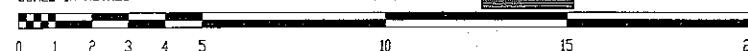


Proposed South Elevation



Scale 1:200

SCALE IN METRES



Plot Sheet @ A1 1:100

Julia Pye

Hill Crest Farm, Startants Lane, Chipping PR3 2NP
Tel 01995 61576 67803557019
email: jpyeplanning@gmail.com

Client Details

Mr A Proctor

Project Details

Conversion of Barn into two residential units
to include the demolition of 3 farm buildings and stone building

Project Address

Billingtons Farm
Lords Lane
Longridge
PR3 2TA

Drawing No.

AF/2418/

Date

April 2012

Scale

1:100

Drawn By

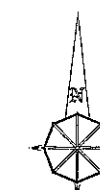
Julia Pye

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

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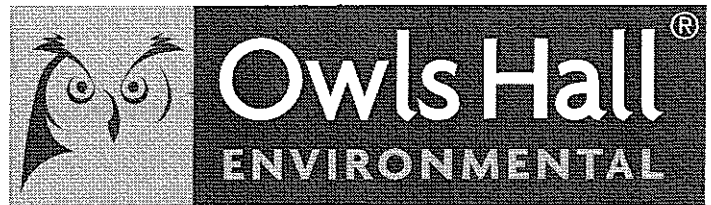
Buildings to be demolished

Billingtons Farm



Scale 1:500

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Environmental

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efficient to European
Performance Standards

Klargester BioDisc® BA-BD

High Performance Package Sewage Treatment Plants
for Residential Applications



Sustainable, Reliable, Affordable


Kingspan®

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Klargester BioDisc® BA-BD from Kingspan Environmental

For domestic dwellings without access to mains drainage, the Klargester BioDisc® provides a reliable, efficient and environmentally safe solution to your sewage disposal needs.

It is ideal for locations where discharge is to sub-surface irrigation, or to a suitable watercourse where approved by the Regulator, and where a septic tank will not meet the required standards.

Certified to European Standard EN 12566 - Part 3 - Annexe B - Performance Tests

In 2005, the Klargester BioDisc® underwent 40 weeks of stringent testing to assess its treatment efficiency as part of Kingspan Environmental's commitment to meet the new European Standard for small treatment plants.

After delivering exceptionally high levels of pollution removal (95%) under varying loads and conditions, the Klargester BioDisc® was awarded its Performance Certificate.

The test report also highlighted:

- The Klargester BioDisc® operates without noise or odour
- Maintenance requirements are low with good access
- No technical or mechanical faults
- Low power consumption at 1.3kw/d - approx 10-14 pence per day*
- Low sludge build up and large storage capacity

Designed for Quality, Reliability and Peace of Mind

Kingspan Environmental has pioneered the development of packaged treatment plant with many thousands of successful installations worldwide. The Klargester BioDisc® is robustly constructed from corrosion free materials, manufactured and performance tested in accordance with BS EN 12566-3 and has been awarded British and Irish Board of Agrément Certification (for BA, BA-X and BB sizes only). Kingspan Environmental is an accredited company under BS EN ISO 9001:2000 quality management systems. Kingspan Environmental offer a range of alarm systems to alert the end user to mechanical failure. The installation of such, will be required under BS EN 12566-3.



Unique Design

The Klargester BioDisc® is the only packaged sewage treatment plant utilising Rotating Biological Contactor technology for small domestic applications.

This process offers inherent cost and performance benefits with a low carbon footprint.

Assured Performance

Klargester BioDisc® is a high performance package treatment plant which, in normal domestic situations, will produce effluent qualities of better than 15mg/l BOD, 25mg/l SS and 15mg/l ammonia.



Low Running Costs

Klargester BioDisc® has the lowest running and maintenance costs of any packaged treatment plant in its class.

The single home unit requires an annual de-sludge only, the motor rating is 50 watts and routine mechanical maintenance is minimal.

Low Lifetime Costs

Lowest running costs combined with the quality and durability of the equipment - particularly the drive motor which has a considerably longer service life than the pumps and blowers fitted to competitive units - all add up to a significantly lower lifetime cost for the Klargester BioDisc®.



Process Stability

The Klargester BioDisc® is recognised for its process performance. This is further enhanced by Kingspan Environmental's unique Managed Flow System, which ensures optimum performance by smoothing peak flows and buffering biological loads over the whole working day.

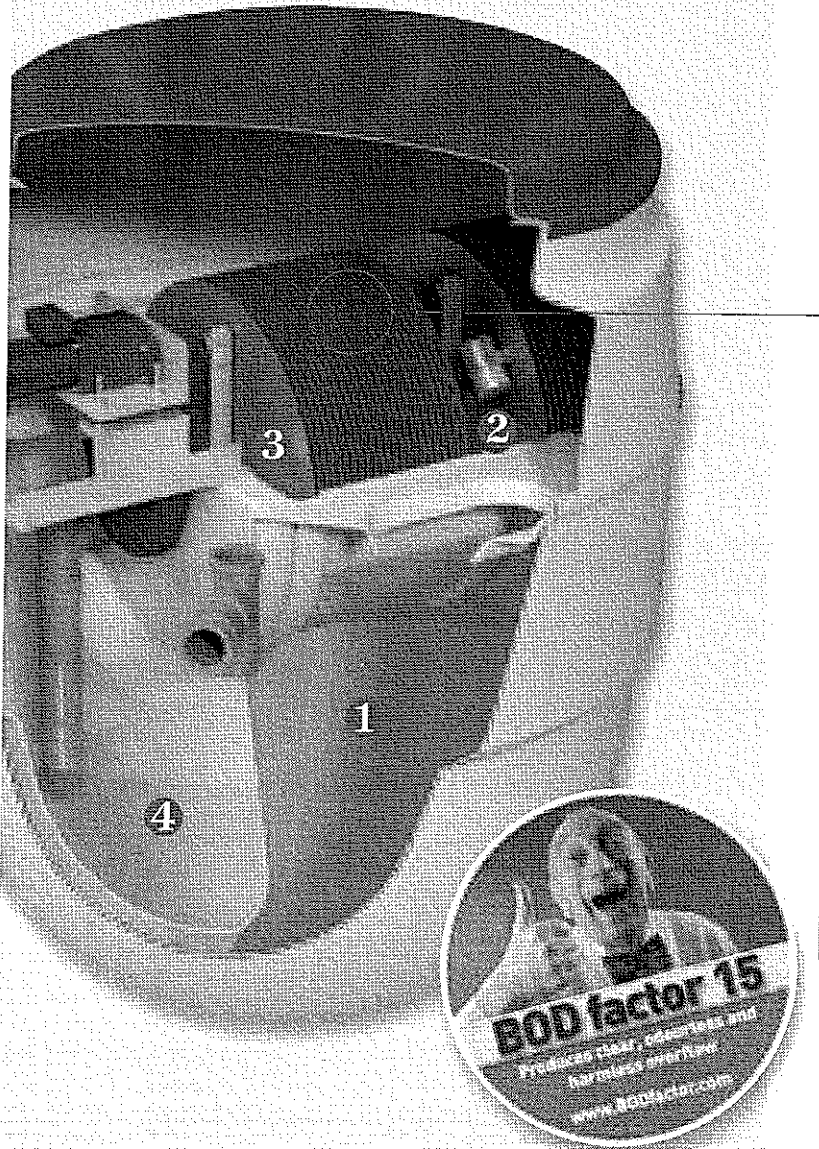


Low Profile Covers

Access for service and maintenance is provided via a durable, unobtrusive cover at ground level.

* BA model BioDisc® - prices subject to local supplier.

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How the Klargester BioDisc® Works

Central to the operation of each Klargester BioDisc® is the Rotating Biological Contactor (RBC), which supports a biologically active film or biomass on to which aerobic micro-organisms, naturally found in sewage, become established. Natural breakdown of sewage can then occur as described below

The Breakdown Process

Wastewater and sewage flows into the primary settlement zone ① where solids are settled out and retained. This accumulated sludge should be drawn out periodically

Partially clarified liquor containing fine suspended solids flows upwards into the first stage Biozone ② for breaking down by micro-organisms on the RBC. Suspended solids return to the primary settlement zone and the liquor is transferred to the second stage Biozone ③ for further treatment

Any solids remaining are settled out in the final settlement tank ④. The very high effluent quality is discharged to a watercourse

Rotating Biological Contactor (RBC)

The RBC comprises banks of vacuum formed polypropylene media supported by a steel shaft. This is slowly rotated by a low energy consumption electric motor and drive assembly.

Note: The Klargester BioDisc® is designed to deal with normal domestic sewage. If the sewage is likely to contain unusual substances, please consult Kingspan.

Dispersal

Subject to relevant authorities consent and site conditions, the plant discharge can be a watercourse or to a drainage field.

Standard Invert Options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The Klargester BA, BA-X and BB BioDisc® are available with an integral pump to move effluent from point of treatment if site level demands.

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Klargester BioDisc® BA-BD from Kingspan Environmental

Specification

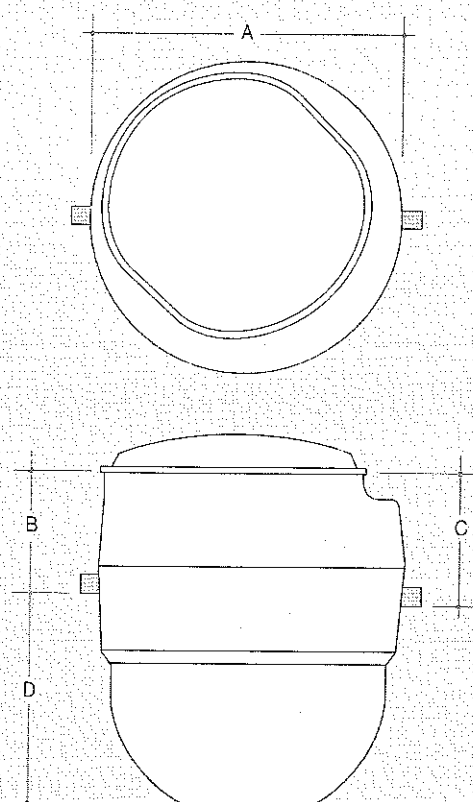
Unit Size	Single House		Multiple Houses		
	BA	BA-X	BB	BC	BD
Population Equivalent	1 house up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 8 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter (A) mm	1995	1995	1995	2450	2450
Standard Drain Invert Inlet (B) mm	750*	750*	750*	600†	600†
Standard Outlet (C) mm	835	835	835	685	685
Depth from Invert to Base (D) mm	1400	1400	1400	1820	1825
Pipework Diameter (mm)	110	110	110	110	110
Sludge Storage Period (approx)	12 months	9 months	6 months	7 months	6 months
Standard Power Supply	Single phase	Single phase	Single phase	Single phase	Single phase
Motor Rating	50W	50W	50W	75W	75W
Weight (tonnes) standard units	0.388	0.418	0.418	0.600	1.100

Applications which include waste disposal units will require special sizing. Please consult Kingspan Environmental.

* Optional invert depths of 450mm and 1250mm are available

† Optional invert depth of 1100mm is available

** Optional integral pump available in BA, BA-X and BB models



Sizing Your Treatment Plant

The above table is a general guide to selecting the correct Klargester BioDisc® for your property but, with many variables to consider, it is essential to obtain an accurate assessment.

We are pleased to offer professional advice by adhering to British Water's sizing criteria published in their guidance booklet 'Flows and Loads'. By following this best-practice, Kingspan Environmental will ensure you are installing the most suitable Klargester BioDisc® model to serve your needs.

Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargester BioDisc® is ready for installation on a suitably prepared site. The unit should be stabilised in concrete and the back fill completed with concrete.

We can provide an installation service through our network of Certified Installers and full details are provided in our comprehensive installation instructions covering all site conditions. Additional technical information sheets are available on the Klargester BioDisc® process, siting, installation, effluent disposal and other specific topics. Please contact Kingspan Environmental for further information.

Hiab Off-loading

Kingspan Environmental can provide on-site mechanical off-loading, if required (subject to location, please enquire).

Nationwide Availability

Kingspan Environmental products can be sourced from your local builders merchant or through local pollution control specialists.

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Alarm beacon

Control panel

Complete Monitoring and Control

New for 2008, is the introduction of Kingspan Environmental's high-tech control panel featuring a new alarm and digital read-out display, providing the homeowner with an immediate alert should any problem occur.

The control panel is able to communicate the nature of any fault, including loss of disc rotation, pump failure, or power failure. The display will inform the householder, or maintenance representative on site via a digital display and fault code. The system also features a highly visible external beacon (optional) as a primary warning.

The control panel has a facility for telemetry to be fitted (supplied by others) to enable remote fault diagnosis by service engineer.

Alarms are now required for sewage treatment plants in the event of a power failure.

EN12566-3 Section 6.0 para 6.1.1 states:

"Plants shall be provided with an alarm to indicate operational failure (for example electrical, mechanical or hydraulic failure). The manufacturer shall indicate which kind of failure is detected with the alarm."

The new control and alarm panels offer a range of features and benefits including:

- Digital display with fault code to speed up fault diagnosis
- Rapid wiring installation
- Facility for optional telemetry to be fitted
- Flasher beacon available if required

Sample Chambers

When a treatment plant discharges into a watercourse, it is a regulatory requirement to have a sampling point so that the effluent quality can be periodically checked by regulatory bodies.

Available to suit all outlet depths of our standard ranges, a Kingspan Environmental sample chamber provides the solution, enabling both quick installation and easy access for accurate and convenient effluent testing.



Solutions for All Your Off-mains Needs

Kingspan Environmental has a sewage treatment solution to meet a wide range of requirements, from single house treatment plants to larger industrial/commercial and community developments:

- Individual houses (of all sizes)
- Off-mains developments of various sizes (housing, commercial, industrial)
- Offices and commercial properties
- Upgrading existing septic tank systems

If you already have a septic tank and would like to upgrade to a sewage treatment plant, we can meet your requests.

The company has the expertise and experience in upgrading to biological treatment plants and has a network of Certified Installers that can carry out the work effectively and efficiently.

If you must pump sewage to the mains, we can supply you with a pump station to meet your requirements. Please contact Kingspan Environmental for further details.

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Klargester Reed Beds from Kingspan Environmental

What is a Reed Bed?

A reed bed is a filtration process used in conjunction with a Klargester BioDisc® treatment plant to further enhance the quality of the effluent migrating into a drainage field or surrounding watercourse.

Benefits

- Tertiary treatment for new applications with tight discharge consents
- Satisfies new building regulations
- Improved effluent quality for existing works
- Very low maintenance
- Aesthetically pleasing and environmentally friendly
- Easy to install and maintain
- Significantly improves discharge after a treatment plant
- Minimal running costs, uses less than a 60w bulb (except where site levels or location requires an additional pump)

Design

- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control
- Modular system comprising of:
 - 2 individual reed beds = Single house application**
 - 4 individual reed beds = Two house application**
- One piece GRP moulding installed flush to the ground
- Reeds and GRP beds supplied. Washed pea gravel, 'growing' media by others (not included)
- Effluent discharge is typically improved by at least 50%, providing reduced BOD and suspended solids
- Provides rooting zone depth of 600mm (required by Phragmites Australis)

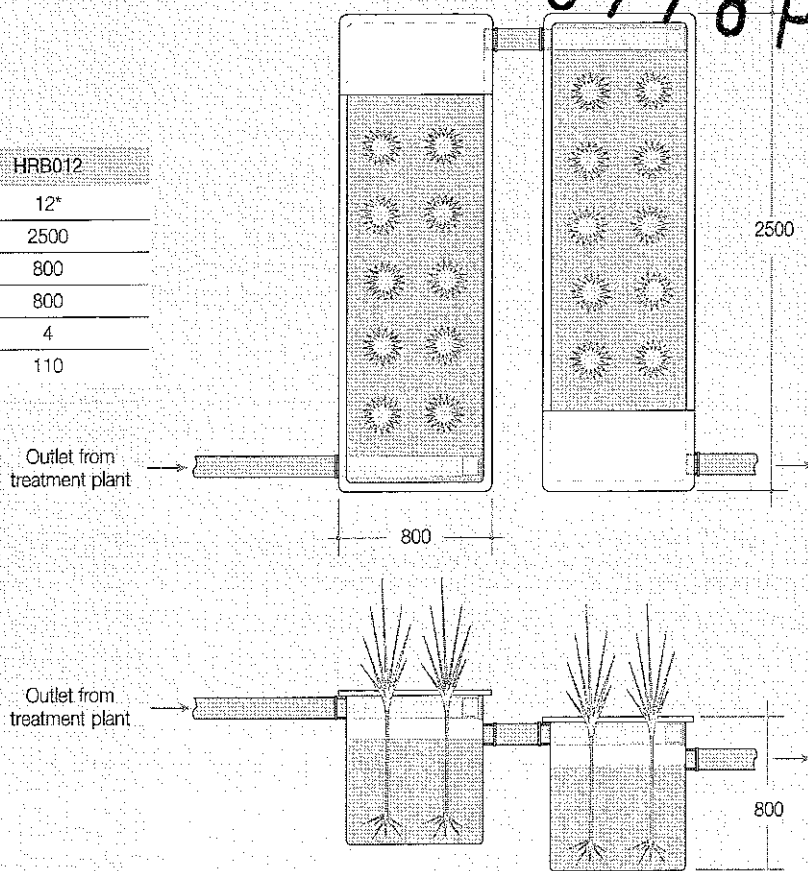


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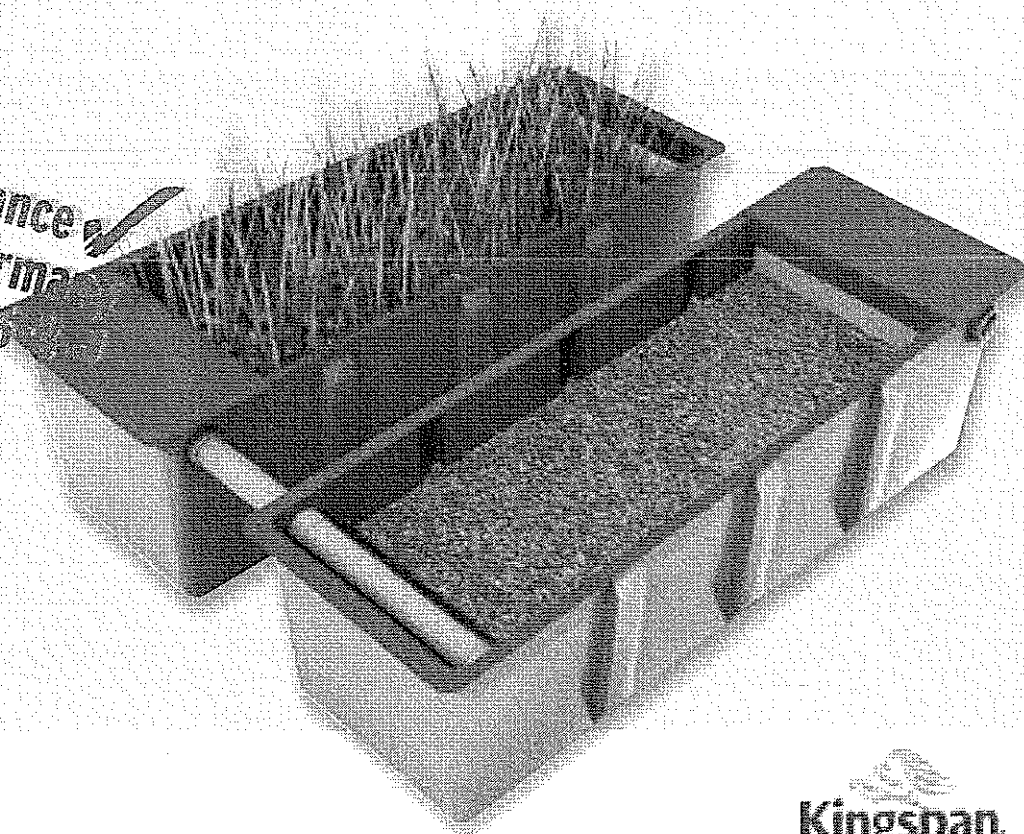
Specification

Reed Bed	HRB006	HRB012
Population Equivalent	6	12*
Length (mm)	2500	2500
Width (mm)	800	800
Depth (mm)	800	800
No. Required	2	4
Outlet Size (mm)	110	110

* 12 population equivalent maximum



Performance
Tested in Germany
to EN12566



Kingspan Environmental Solutions

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Commercial Sewage Treatment Plants



Large Capacity Pumping Stations



Stormwater Attenuation Systems



Residential & Commercial Rainwater Harvesting



Oil/Water Separators



Domestic Sewage Treatment Plants



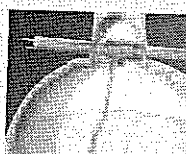
Packaged Pump Systems



Reed Beds



Domestic Rainwater Harvesting



Garden Watering Systems



Septic Tanks



Below Ground Storage Tanks



Grease & Silt Traps

Kingspan Environmental Certified Installers

Strategically located throughout the UK and Ireland, Kingspan Environmental Certified Installers are appointed following rigorous selection procedures which assess their installation expertise, reputation and financial status.

These performance criteria, together with their design skills and knowledge of Kingspan Environmental products are also reviewed on an annual basis to ensure that the highest levels of professionalism are maintained.

Kingspan Environmental Service

Kingspan Environmental have a dedicated service division providing maintenance for waste water treatment products. Factory trained engineers are available for site visits as part of a planned maintenance contract or on an 'on-call' basis.

Unique Customer Care

Kingspan Environmental offers a unique and comprehensive care package both before and after supply. Throughout the UK and Ireland, our team of service engineers is always on hand to ensure that Kingspan Environmental products provide their owners with a long and cost-effective life. Call our Customer Care Department for further information.

Larger Applications

Kingspan Environmental also manufactures a range of Klargestar BioDisc® plant to cater for larger applications such as residential developments, caravan sites and hotels.

As specialists in wastewater treatment we are able to provide solutions for many different applications. Please contact us for further information.

In keeping with Company policy of continuing research and development and in order to offer our clients the most advanced products, Kingspan Environmental reserves the right to alter specifications and drawings without prior notice.



BRITISH WATER



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Kingspan Environmental

UK: College Road North, Aston Clinton, Aylesbury, Buckinghamshire HP22 5EW

Tel: +44 (0) 1296 633000 Fax: +44 (0) 1296 633001

Tel: +44 (0) 1264 353222 Fax: +44 (0) 1264 353122

Scottish Office: Tel: +44 (0) 1355 248484

Ireland: Unit 1a, Derryboy Road, Carnbane Business Park, Newry, Co. Down BT35 6QH

NI Tel: +44 (0) 28 302 66799 Fax: +44 (0) 28 302 60046 ROI Tel: +353 (0) 48 302 66799 Fax: +353 (0) 48 302 60046

email: klargestar@kingspanenv.com

Visit our website www.kingspanenv.com, or our group website www.kingspan.com

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire, BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

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FAO: Julia Pye

Hill Crest Farm
Startifants Lane
Chipping
Lancashire
PR3 2NP

14 February 2012

Job ref: B 1102

Dear Julia

Re: Protected Species Survey: Agricultural buildings at Billington's Farm, Mile Lane, Thornley-with-Wheatley.

You have requested a protected species survey on behalf of your client Mr Andrew Proctor as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed change of use of agricultural buildings at Billington's Farm.

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

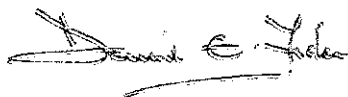
A daylight scoping survey (also referred to as a 'first stage survey') was undertaken on Monday 6 February 2012 to determine whether protected species (bats and barn owls) are present or absent at the site.

The key points from the survey report (attached) are as follows:

1. The proposed building alterations are unlikely to cause significant disturbance to roosting bats or to result in the loss of a nursery bat roost, transitory mating roost or place of hibernation or cause injury or death of a European Protected Species – Bats.
2. The scale of impact of the proposed development at site level on local bat populations is likely to be low.
3. There is no evidence of roosting or nesting barn owls within any part of the building.
4. A Habitats Regulations licence is not recommended.

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

Yours sincerely



David Fisher

1.0 INTRODUCTION

1.1 Site description

Agricultural barns and out-buildings located at Billington's Farm, Thornley-with-Wheatley (shown in figure 1). Location: NGR: SD 612384; Elevation: 125m; approximately 1km NE of Longridge.

The property is located on rising ground at the southern end of Lords Lane (also called Mile Lane). The site is surrounded by open countryside with extensive permanent grassland / grazing land (B2.2 semi-improved neutral grassland – Phase 1 habitat category); there is a small area of broadleaved woodland just south of the farm on higher ground and several broadleaved hedgerows close to the farm; there is also extensive grazing land to the north and east. The River Loud is located approximately 1.2km north of Billington's Farm.

There are no areas of standing open water or river channel adjacent to the site; the nearest open water is at Dilworth Reservoirs approx. 0.4km NE of the farm. There are no significant river channels within 0.5km, although a number of small springs and water courses are present near the property.

There are no designated nature conservation / wildlife sites adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Although the property has a relatively sheltered aspect on a north-facing slope, the adjacent habitat provides sub-optimal feeding, foraging and commuting habitat for bats.

1.1.1 Description of property

Several buildings were inspected as follows:

Building A: a stone barn with rubble-infill wall construction, large wagon door, internal hayloft with under crofts; the barn has a duo-pitched roof with post-and-truss timber frame. The slate-with-batten roof is unlined. A small two-storey stone building is also attached to front of barn comprising upper floor workshop and storage area and redundant ground floor croft. The slate roof is damaged causing significant ingress of water. To the rear of the barn is a lean-to shippon with mono-pitched slate (catslide) roof and rafter-with-purlin construction with 14 skylights providing good natural light.

Building A1: (figure 5) single storey block-work shippon / midden with open front portal, mono-pitched roof clad with corrugated cement fibre panels; the structure is light, well-ventilated and exposed; building currently in use.

Building B: single storey stone shed linking barn A with barn C; the slate roof has a single skylight and is poorly lit; the building is currently in use for animals.

Building C: two storey stone barn with first floor hayloft and ground floor shippon currently in use for animals; although there are four windows on the ground floor light levels are relatively poor. The loft is dry and draughty.

Building D: (figure 9) lean-to shed at rear of barn C; a partly open-fronted building with profiled metal roof with 2 skylights; currently used as a feed store and for ewes; cool, well-ventilated and light.

Building E: (figure 8) single storey block-work shed with mono-pitched roof, currently used as a lambing area.

Building F: (figure 10) 4-bay single storey shed with timber frame construction; open portal, earthen floor; area used for parking farm vehicles; light, dry, cool and draughty; building partly dilapidated.

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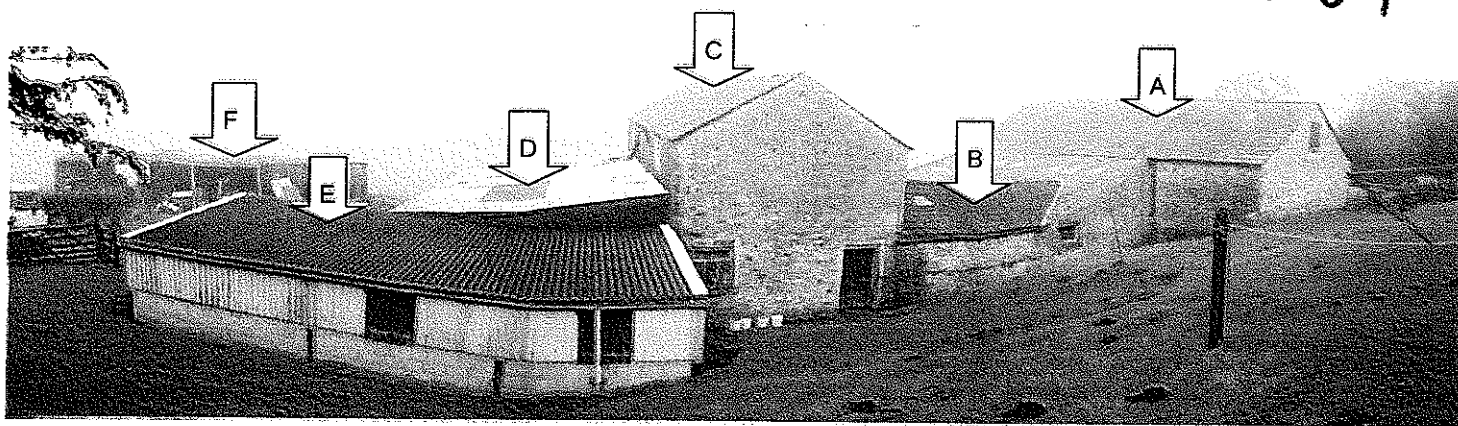


Figure 1: Billington's Farm showing the buildings (A to F) as referred to in description of the property (page 1)



Figure 2: Barn- Building 'A'

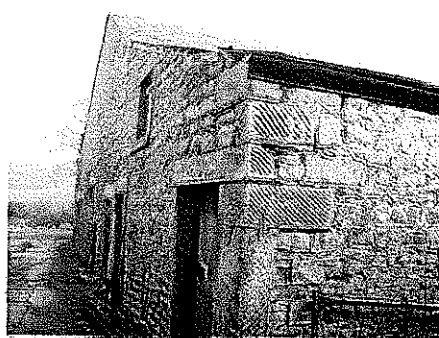


Figure 3: Rear of barn at building 'A'

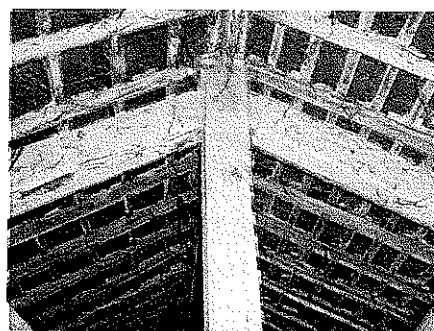


Figure 4: Roof in building 'A'

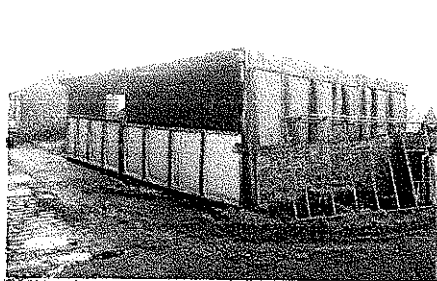


Figure 5: Building 'A1'



Figure 6: Barn C and Building 'B'



Figure 7: Workshop building 'C1'



Figure 8: Building 'E'



Figure 9: Building 'D'



Figure 10: Building 'F'

1.2 Proposed works

Change of use of barns A and C to create 2 residential properties. Demolish buildings A1, C1, D, E and F.

1.3 Aims of study

The aim of the scoping survey is to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats, barn owls or other protected species have ever been active within any part of the buildings that are likely to be affected by the proposed development.

From the developer's perspective, the primary objective of a protected species survey is to ensure that any development can proceed without breaking the law.

*For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important material planning consideration. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and if necessary to design mitigation and compensation**

*Bat Surveys: Good Practice Guidelines BCT (2007)

2.0 METHODOLOGY

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

Barn owl survey methodology is that recommended by Natural England and the Barn Owl Trust.

The survey report follows the general reporting template as recommended by BCT (page 27 – *Bat Survey Guidelines, BCT, 2004*).

2.1 DESK STUDY

A targeted desk study was undertaken to identify the presence of protected species (ie. bats and barn owls) and whether there are any designated wildlife and conservation sites of local or regional significance nearby.

The search includes on-line access to the Multi-Agency Geographical Information Centre (www.magic.gov.uk) Natural England - Nature on the map (www.natureonthemap.org.uk) and National Biodiversity Network (NBN).

NBN uses mammal datasets (*Terrestrial mammals – Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme – Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), including some local and regional biological record centres or data providers.

Additional records are normally obtained from local data providers including East Lancashire Bat Group, North Lancashire Bat Group and may include species records from other ecological consultants or bat workers with good local knowledge.

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Pre-existing information

Previous bat surveys have not been undertaken by EED at this property (NGR: SD 612384).

There are no published records of roosting bats at the property; the nearest available records (EED) are at nearby Bradley's Farm, approximately 1.5km to the north-east at NGR: SD 623395.

Few records are available for the Thornley-with-Wheatley area; any existing records are shown in Appendix A.

2.1.1 Information / data sources

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

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire and Cheshire Fauna Society
8. East Lancashire Ornithologist's Club
9. Fylde Bird Club
10. Lancashire Biodiversity Partnership
11. Biological Heritage Sites Partnership (LCC, NE and LWT)
12. EED dataset (Lancashire bat records 2000 - 2011)
13. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
14. Natural England - Nature on the map (www.natureonthemap.org.uk)

2.1.2 Data search (SD63)

NBN identifies four bat species in the recording squares SD53 and SD63, these are: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*P. pygmaeus*), Whiskered bat (*M. mystacinus*) and brown long-eared bat (*Plecotus auritus*).

Based on species records obtained from additional sources, the following bat species are likely to be present within the wider district (ie. 10km squares SD53 and SD63):

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

*These species are regularly recorded throughout the north-west region where suitable feeding, foraging and commuting habitats are present

There are no records of roosting bats at this property; there are no designated nature conservation / wildlife sites immediately adjacent to the site.

2.2 FIELD SURVEY

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2.2.1 Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design), an experienced ecological consultant with more than 25 years experience of bat ecology, site surveying and monitoring techniques, impact assessments and mitigation guidance in connection with development and planning issues. The survey work is carried out under Natural England licence No: 20113901, (Conservation, Science and Education).

2.2.2 Timing of the survey

The scoping survey was undertaken on Monday 6 February between 09.30 and 11.30. The weather at the time of the inspection was cold, dry and bright (max temperature: 4.5°C; cloud cover: 50%, wind: nil; rain: nil) providing satisfactory conditions for a daylight site inspection.

2.2.3 Survey methodology

Non-invasive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Field recording methods are those used by British Trust for Ornithology (BTO) and RSPB. Standard survey methods were used to assess the use of the buildings by barn owls and other nesting birds. The search method aims to find droppings, pellets (castings), discarded prey items, feathers and nest debris as described in Natural England's guidance notes - *Barn Owls on Site – A guide for developers and planners, March 2002*.

3 RESULTS

3.1 Field Survey

An internal and external inspection of the property was undertaken to include all loft areas, under crofts, windows, sills, door frames, timber spars and frames, roof apexes, roof verges, ridge tiles, wall surfaces, glazed surfaces, fascia boards and roofing materials where visible.

There is no evidence of 'regular or significant' roosting, feeding or perching activity in any part of the property.

There are no signs of winter hibernation, summer maternity roosts or spring / autumn transitory roosts.

Although there is no obvious signs of feeding perches or discarded insect prey in any of the buildings, two small tortoiseshell wings found within the hayloft (Barn C); discarded wings may be indicative of sporadic bat feeding activity in this area, however, significantly there are no accumulations of discarded insect wings and there is no clear evidence of bat droppings in any part of the property.

A single bat dropping found within the ground floor area of Barn A; this is likely to indicate the presence of an occasional foraging bat inside the barn. Barn swallows are also likely to roost inside this building and bird faeces are present within the building also.

There is no evidence of roosting or nesting barn owls at the property.

There are numerous signs of rat faeces throughout the buildings and numbers are likely to be relatively high.

4.0 ASSESSMENT

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4.1 Constraints (limitations of the survey)

Bats are highly mobile animals and frequently change their roost sites. Crevice-roosting species often conceal themselves within wall cavities and roofing materials and may remain undetected during the site inspection.

The survey was carried out using 'non-invasive' survey techniques to determine the presence of bat roosting and flight activity within the buildings. (*reference: Bat Surveys, BCT, 2007, p23*).

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; lack of evidence particularly during the winter, is therefore evaluated with caution.

Although scoping surveys and site assessments may be undertaken any time of year, the timing of this survey is outwith the optimal period for carrying out reliable dusk roost emergence, dawn re-entry or flight activity surveys.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence. Negative survey results are only provided where there is a high level of confidence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

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

4.2 Potential impacts

The scale of impact of the development at site level on local bat populations is likely to be negligible or low¹.

Bat activity at this property is likely to be low frequency (ie. sporadic / infrequent roosting, feeding and perching); occasional feeding and foraging flight by common pipistrelle and brown long-eared bats within several buildings is likely during the main activity period (April to October), however,

- there is no evidence of a maternity roost, transitory / mating roost or place of hibernation within the buildings; there is a 'low to moderate' potential of the site to support low numbers of day roosting individuals.
- the overall 'conservation significance' of the property in terms of roosting bats / barn owls is currently low²
- the site is not adjacent to high-value feeding and foraging habitat and there are no significant areas of semi-natural broadleaved woodland, plantation woodland or deeply wooded watercourses within 400m.
- the overall value of adjacent habitat features for feeding and foraging bats within 0.4km is low to moderate³
- the location of the building provides sub-optimal feeding, foraging and commuting habitat for bats.
- there is low to moderate connectivity to feeding, foraging and commuting habitats for bats.

Reference source: notes 1 to 3 - Potential impacts (page 6)

¹ The scale of main impacts at site level on bat populations – Table 6.1, page 37 - (BMG 2004)

² Guidelines for proportionate Mitigation - figure 4 page 39 - (Bat Mitigation Guidelines 2004).

³ Guidance for assessing the value of habitat features – page 21 - (BCT 2007 Bat Surveys Good Practice Guidelines)

4.3 Risk of disturbance

The level of disturbance to roosting / resting bats at this property is likely to be relatively low risk*

* Risk categories are shown in Table 1 below:

Negligible risk: it is highly unlikely any bat species have been present at this site

Low risk: there is only low risk of disturbance to solitary bats or small numbers of common and widespread bat species.

Low / moderate risk: caution required; activity of common / rarer species is possible, including the presence of occasional / regular night perching and feeding activity or the presence of small numbers of rarer species (but not a maternity or hibernation site)

Moderate risk: caution required; there is moderate risk of disturbance to common bat species; activity may include the presence of regular / significant feeding perches and signs of feeding, a regularly used day / night roost or a maternity site of a common and widespread species or the likely presence of low numbers of rarer species (rarer as defined within the local context)

Moderate / high risk: considerable caution is required; this category may include a maternity site of rarer species.

High risk: considerable / extreme caution is required; there is a significant risk of causing disturbance to roosting bats at this site including large numbers of common species a maternity site of locally rare or rarest UK species or a significant hibernation site for rare or rarest species; this is likely to be a site meeting the SSSI guidelines.

Table 1: Risk categories (adapted from Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004) figure 4, page 39)

5.0 RECOMMENDATIONS AND MITIGATION

5.1 Further survey

The daylight scoping survey has found evidence of only low very frequency bat activity within these buildings.

There is no clear evidence to indicate regular or significant bat activity at this site. Using current good practice guidelines to assess the level of survey effort that is required*, it is recommended that further survey work is not required during the optimal survey period when bats are most active.

*source: Section 6.4.3 page 57 - (BCT, Bat Surveys, 2007)

"If the evidence is clear enough, a single daytime survey visit may be adequate to determine if bats are, or have been, present. ... If bat signs are not present and the building or built structures provide no suitable locations for roosting bats, then no further visits would be required."

5.2 Mitigation measures

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Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines (Natural England, 2004) define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

Table 1: Mitigation guidance notes

ACTION:	METHOD:
1. Timing constraints	No specific timing restrictions are required at the site.
2. Risk of disturbance	Although it is unlikely that roosting bats will be disturbed during the proposed development, there remains a low risk of exposing solitary bats during building / re-roofing operations. The risk of exposing solitary roosting bats cannot be entirely eliminated by visual inspection alone. Crevice-roosting species such as pipistrelles and long-eared bats can hide in very small cavities and gaps inside rubble-infill stone wall, beneath roofing materials, around window frames, door frames, or between window sills and door lintels. You should be aware of the risk when carrying out any building conversion; if bats are exposed or vulnerable to harm, stop work in that particular location and seek further advice immediately from Bat Conservation Trust (BCT) - helpline No. 0845 1300 228.
3. Removal of roofing materials	There is a very low risk of accidentally exposing roosting bats at this property; be aware that isolated bats are occasionally found roosting beneath roofing materials such as slates, roof verges and coping stones, ridge tiles and lead flashings, or deep within rubble-infill stonework and wall cavities.
4. Accidental exposure of bats	Stop work immediately if bats are exposed and are likely to be disturbed or if you evidence of dead bats or obvious accumulations of bat droppings. In the unlikely event of bats being exposed or vulnerable to harm at this property, all work in that particular area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT). Bat roosts are protected whether bats are present or not.
5. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
6. Legal protection	All contractors and project managers should be made aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats before any building or demolition work is undertaken. The onus lies with the applicant to satisfy herself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
7. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or roosting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.

5.3 Requirement for Habitats Regulations (EPS) licences**6.0 SUMMARY**

- 6.1 The proposed building alterations are **unlikely to cause significant disturbance to roosting bats** or to result in the loss of a nursery bat roost, transitory mating roost or place of hibernation or cause injury or death of a European Protected Species – Bats.
- 6.2 The scale of impact of the proposed development at site level on local bat populations is likely to be low.
- 6.3 There is **no evidence of roosting or nesting barn owls** within any part of the building.
- 6.4 Using current good practice guidelines to assess the level of survey effort that is required at the property, it is recommended that further survey work during the period May to September is not required.
- 6.5 Building operations should proceed with reasonable caution and vigilance for the unexpected presence of roosting or resting bats.
- 6.6 Mitigation notes are provided for your guidance; the onus lies with the applicant to satisfy himself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
- 6.7 Based on the results of the daylight scoping survey, a Habitats Regulations licence is not required.

7.0 References

Appendix 1: Additional bat records, Thornton-with-Wheatley area, within 1.5 km

Species	Site	Grid ref.	Date	Comment
Brown long-eared Bat	Bradley's Farm, Thornton-in-Wheatley	SD623395	13.01.2012	Feeding perches located in out-building

Source: EED

Appendix 2: Wildlife legislation – Bats and the law

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

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

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

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

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

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

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

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines BCT (2007)

Bats, development and Planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

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