



RIBBLE VALLEY
BOROUGH COUNCIL

05 SEP 2012

FOR THE
ATTENTION OF

For office use only

Application No 320120789P

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:	Mr	First name:	J	Surname:	Lofthouse
Company name:					
Street address:	C/o Agent		Telephone number:	Country Code	National Number
					Extension Number
Town/City			Mobile number:		
County:			Fax number:		
Country:			Email address:		
Postcode:					

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road		Telephone number:	Country Code	National Number
	Reedley				Extension Number
Town/City	Burnley		Mobile number:		
County:	Lancashire		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	BB10 2TY		planning@avalontp.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing building and the erection of one detached dwelling with granny annexe, and access alterations

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

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Land Opposite, Foxhill House		
Street address:	Whins Lane		
	Simonstone		
Town/City:	Burnley		
County:			
Postcode:	BB12 7QT		

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

Easting:	377489
Northing:	435260

5. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title:	Mr	First name:	Colin	Surname:	Sharpe
Reference:	ENQ/2011/00365				
Date (DD/MM/YYYY):	18/11/2011	(Must be pre-application submission)			

Details of the pre-application advice received:

See attached Das

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Dwg 01

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

Within domestic curtilage

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

☒ Yes ☐ No

If Yes, please provide details:

In line with local authority collection policy

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):

9. (Materials continued)

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Walls - description:Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Natural Stone, render with stone detailing

Roof - description:Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Concrete tiles

Windows - description:Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

UPVC

Doors - description:Description of *existing* materials and finishes:

Timber workshop doors

Description of *proposed* materials and finishes:

UPVC

Boundary treatments - description:Description of *existing* materials and finishes:

Stone wall

Description of *proposed* materials and finishes:

Stone wall

Lighting - add descriptionDescription of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Others - description:

Type of other material:

guttering

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

UPVC

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:

Das
Extended phase 1 habitat survey
Tree Survey
Drawings:
LOF/01 Dwg01
LOF/01 Dwg02

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	4	4	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

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

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary) ☐ Yes ☒ No

If Yes, you will need to submit 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:

Former small stone quarry and disused workshop building

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

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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
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	58.0	58.0	0.0	-58.0
Total		58.0	58.0	0.0	-58.0

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:

20. Hours of Opening (continued)

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?

00.13

hectares

22. Industrial or Commercial Processes and Machinery

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

N/a

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. Site Visit

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



Yes



No

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



The agent



The applicant



Other person

25. Certificates (Certificate A)**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:

Mr

First name:

A

Surname:

Kinder

Person role:

Agent

Declaration date:

30/08/2012



Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

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



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



If any part of the land is an agricultural holding of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title:

Mr

First Name:

A

Surname:

Kinder

Person role:

Agent

Declaration date:

30/08/2012



Declaration Made

26. Declaration

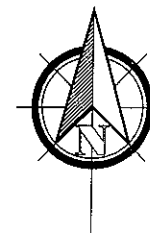
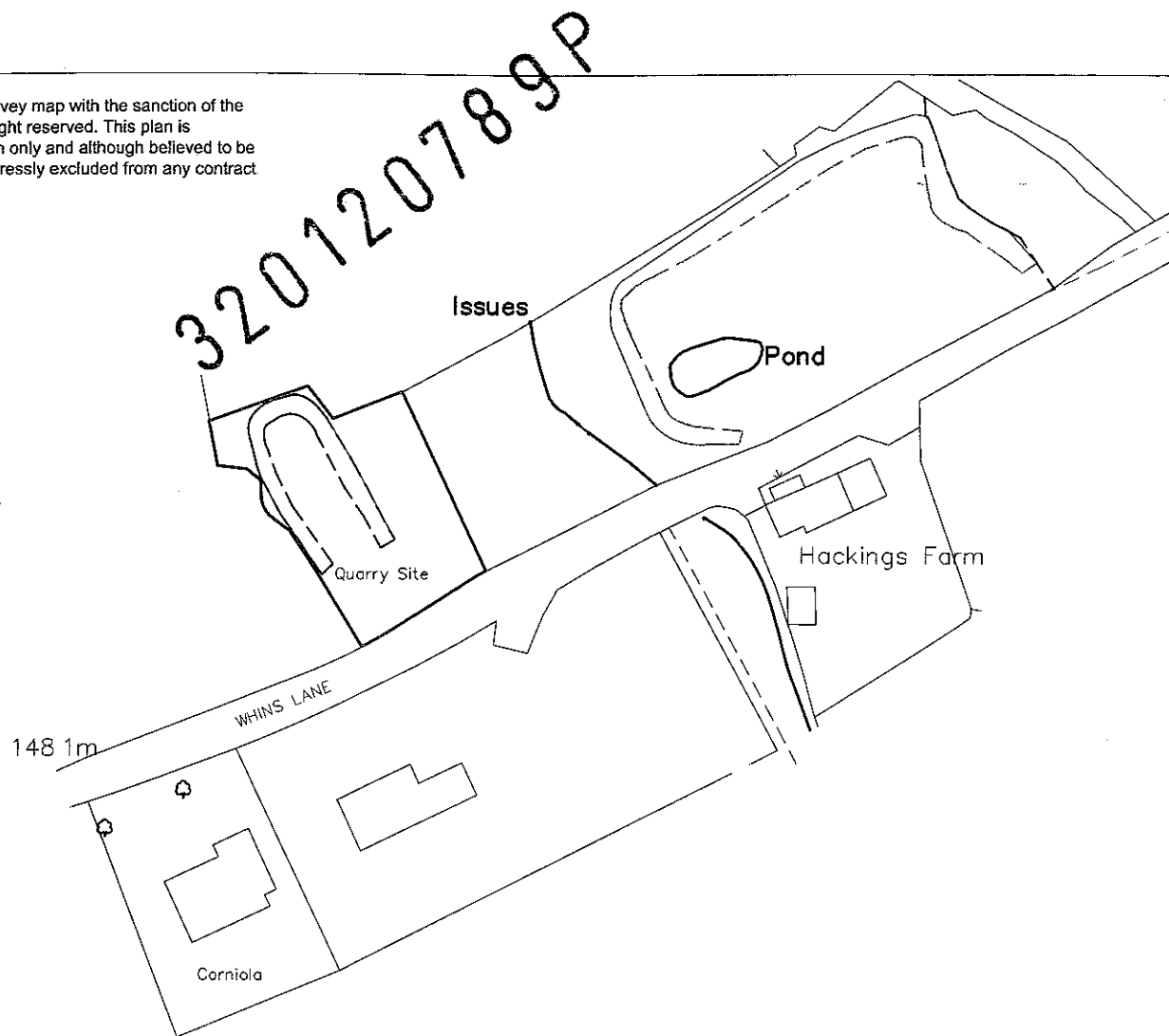
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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



Date

30/08/2012

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SITE LOCATION PLAN

Site: Proposed Development
Former Quarry Site
Whins Lane
Simonstone

Client: Mr John Lofthouse

Drawn: DS

Date: 23.07.12

Scale: 1:1250 @ A4

Project No: LOF/01 Dwg 02

Amendments:

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Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings. If in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

Avalon

Chartered Town Planning

Town Planning -- Architectural Design -- Building Regulations -- Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalontp.co.uk **Email:** planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire,
BB10 2TY

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Whins Lane, Simonstone, Lancashire, BB12 7QR

Client: Mr John Lofthouse

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 26 July 2012

Job Reference: BTC359

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No	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Leyland Cypress	11.5	210	N E S W 1 5 1 1	1-E 1 5	SM	G	▪ Acute included bark unions of all primary branches	▪ Remove due to low value. ▪ Grind out stump	10+	C1	20	2.52
T2	Leyland Cypress	19	540	N E S W 1 5 4 2 5 1.5	3-S 2 5	EM	G	▪ Two primary branches arise from south side of stem at a height of approximately 3m with acute included bark unions	▪ Remove due to low value. ▪ Grind out stump.	10+	C1	132	6.48
T3	Hawthorn	9.5	6x80 (ms)	N E S W 1 2 5 4 1	1 2 5	PM	P	▪ Stem divides into multiple primary branches at a height of approximately 1m. ▪ Highly biased crown to south ▪ Crown showing signs of a significant reduction in vitality with very small leaves and sparse foliage cover.	▪ Remove due to short projected remaining safe life expectancy ▪ Grind out stump	<10	U	17	2.35
T4	Common Oak	20	620	N E S W 5 8 6 8	5-E 4	M	M	▪ Moderately dense ivy up stem. ▪ Crown showing signs of a minor reduction in vitality with slightly small leaves and slightly sparse foliage cover	▪ Retain and protect throughout development, as per Tree Protection Plan (TPP) ▪ Sever ivy at base	20+	B1/2	174	7.44
T5	Sycamore	20	630	N E S W 7 8 4 8	3-E 6	M	G	▪ Very dense ivy up stem and into branches ▪ Large diameter and heavily weighted primary branch arises from east side of stem at a height of approximately 2.5m.	▪ Remove in order to implement development ▪ Grind out stump	20+	B1	180	7.56
T6	Common Oak	15	430	N E S W 2 0 1 5 5 5.5	6-S 9	SM	M	▪ Highly biased crown to south-west due to suppression by neighbouring tree(s)	▪ Remove in order to implement development ▪ Grind out stump	10+	C1	84	5.16

Headings and Abbreviations:

No. Allocated sequential reference number - Tree (T), Group (G), Woodland (W) or Hedge (H) reference number - refer to plan and to numbered tags where applicable

Species: Common name

Height: In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc

Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

PC: Physiological Condition - a measure of the tree(s)' overall vitality. i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

General Observations and Comments: Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

(Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a '#' symbol

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL
Site: Whins Lane, Simonstone, Lancashire, BB12 7QR

Client: Mr John Lofthouse

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 26 July 2012

Job Reference: BTC359

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T7	Common Oak	17	460	N 0 E 3 S 9 5 W 7	4 5-SE 8	EM	G	▪ Moderately biased crown to south-west	▪ Remove in order to implement development ▪ Grind out stump	20+	B1/2	96	5 52
T8	Common Oak	15	2x430 (ts)	N 6 E 6 S 5 W 4	2-E 0 5	M	G	▪ Stem bifurcates into co-dominant primary branches at a height of approximately 1m	▪ Retain and protect throughout development, as per TPP	40+	A1/2	167	7 3
T9	Common Oak	10	190	N 0.1 E 2 S 2 W 1	4-W 5	Y	M	▪ Moderately biased crown to south	▪ Remove in order to implement development ▪ Grind out stump	40+	C1	16	2 28
T10	Common Oak	12	360	N 1 E 5 S 6 5 W 3	0-S 2	SM	M	▪ Highly biased crown to south ▪ Primary branch arise at ground level on south side of stem	▪ Remove in order to implement development ▪ Grind out stump	20+	B1/2	59	4 32
T11	Common Oak	12	580	N 3 5 E 4 5 S 9 W 9	1 5-S 8	M	M	▪ Moderate stem lean to west ▪ Crown showing signs of a moderate reduction in vitality ▪ Large amount of deadwood to approximately 150mm diameter.	▪ Remove in order to implement development ▪ Grind out stump	20+	B1/2	152	6 96
T12	Sycamore	11	200	N 2 5 E 4 S 1 W 1	3-N 1	Y	G	▪ Moderately biased crown to north-east. ▪ Extensive partially occluded squirrel wounding to upper stem and branches.	▪ Remove in order to implement development ▪ Grind out stump	10+	C1	18	2 4
T13	Sycamore	16	460	N 5 E 5 S 4 W 2.5	2-N 0 5	EM	G	▪ Stem bifurcates into co-dominant primary branches at a height of approximately 4m with a tight fork	▪ Retain and protect throughout development, as per TPP	20+	B1/2	96	5 52
T14	Common Oak	18	1x510 1x470 (ts)	N 9 5 E 5 S 4 W 8 5	2-SE 13	M	M	▪ Growing on top of earth mound ▪ Stem bifurcates into co-dominant sub-stems at a height of approximately 1m with a tight fork ▪ Crown showing signs of a substantial reduction in vitality with moderately small leaves, moderately sparse foliage cover and extensive chlorosis.	▪ Remove in order to implement development ▪ Grind out stump	10+	C1	217	8 32

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No	Species	Height	Stem Diam	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T15	Common Oak	9	260	N 0 1 E 0 1 S 2 W 3	N/A 5	SM		- Highly biased crown to south-west due to suppression by neighbouring tree(s) - Crown showing signs of a significant and progressive reduction in vitality - Short projected remaining safe life expectancy.	- Remove due to short projected remaining safe life expectancy - Grub out stump	<10	U	31	3 12
T16	Sycamore	19	500	N 3 E 5 S 7 W 5	4-S 5	EM	G	- Located on earth mound - Moderately biased crown to south.	Retain and protect throughout development, as per TPP	20+	B1/2	113	6
T17	Sycamore	18	430	N 3 5 E 3 5 S 5 W 3	5-S 4	EM	G	Slightly biased crown and minor stem lean to south-west	Retain and protect throughout development, as per TPP	40+	B1/2	84	5 16
T18	Cupressus	13 5	260	N 1 5 E 1 5 S 1 5 W 1 5	4-W 5	SM	G	- Number of partially included bark unions to branches - Uneven lower crown	- Remove in order to implement development. - Grind out stump.	10+	C1	31	3 12
T19	Sycamore	15	420	N 5 E 6 S 7 W 4	1-E 1 5	SM	G	Evidently located outside site within highway verge	Retain and protect throughout development, as per TPP	20+	B1	80	5 04
G1	1no. Holly, 1no Hawthorn, 1no Sycamore	≤ 15	≤ 250	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 5	≥ 1 ≥ 0 5	Y-EM	P-G	- Growing below crown of T4 - Sycamore is young with a highly biased crown and severe stem lean to west - Hawthorn's crown showing signs of a substantial reduction in vitality with small leaves and moderately sparse foliage cover.	- Remove Sycamore due to growth suppression and Hawthorn due to poor physiological condition - Treat stumps of removed trees with suitable herbicide to prevent re-growth - Retain Holly and protect throughout development, as per TPP.	10+	C1	≤ 28	≤ 3
G2	2no Leyland Cypress	≤ 10	≤ 170	N ≤ 1 5 E ≤ 1 5 S ≤ 1 5 W ≤ 1 5	≥ 1 ≥ 0 5	Y	G	Low value group internal to site	- Remove in order to implement development - Grind out stumps	10+	C1	≤ 13	≤ 2 04

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No	Species	Height	Stem Diam	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G3	2no. Common Oak, 2no Silver Birch, 1no Holly	≤ 15	≤ 450	N ≤ 3 E ≤ 5 S ≤ 5 W ≤ 5	≥ 2 ≥ 6	Y-EM	G	- Loose group to top of steep quarry face - Not inspected in detail - Dense ivy to stems and ground of quarry face. - Crown of one of the semi-mature Oaks currently overhangs the location of the proposed property substantially.	Remove in order to implement development	10+	C1/2	≤ 92	≤ 5.4
G4	approx 5no Hawthorn, 1no Common Oak	≤ 12	≤ 350	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0.5 ≥ 5	SM-PM	P-G	- Moderately closely spaced group to top of steep quarry face. - Not inspected in detail - Hawthorns' crowns showing signs of a substantial reduction in vitality with small leaves and moderately sparse foliage cover.	Remove all Hawthorn due to poor physiological condition	10+	C1	≤ 55	≤ 4.2
G5	3no Common Oak, 1no Hawthorn	≤ 16	≤ 350	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 2.5-W ≥ 0.5	SM	G	Closely spaced group to top of steep slope	Retain and protect throughout development, as per TPP	40+	B1/2	≤ 55	≤ 4.2
G6	4no Common Oak, 1no Silver Birch	≤ 13	≤ 270	N ≤ 3 E ≤ 2 S ≤ 2 W ≤ 5	≥ 5 ≥ 8	Y-SM	M	- Loose group to top of and on steep slope - Highly biased crowns due to suppression by neighbouring tree(s) - Oak are young, Birch is sm Birch is on evidently unsafe part of slope.	Remove due to short projected remaining safe life expectancies	<10	U	≤ 33	≤ 3.24
G7	2no Common Oak	≤ 14	≤ 550	N ≤ 6.5 E ≤ 6.5 S ≤ 6.5 W ≤ 6.5	≥ 0.5 ≥ 1	EM	G	Loose group within grass area to top of steep quarry face	Retain and protect throughout development, as per TPP	40+	A1	≤ 137	≤ 6.6
G8	6no Leyland Cypress	≤ 18.5	≤ 550	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	≥ 0.5 ≥ 1.5	Y-M	G	- L-shaped linear group at road frontage. - Two mature trees to centre have acute included bark unions of branches and have both sustained past large branch failures leaving large stem wounds - Short projected remaining safe life expectancies.	- Remove due to short projected remaining safe life expectancies - Grub out stumps	<10	U	≤ 137	≤ 6.6

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

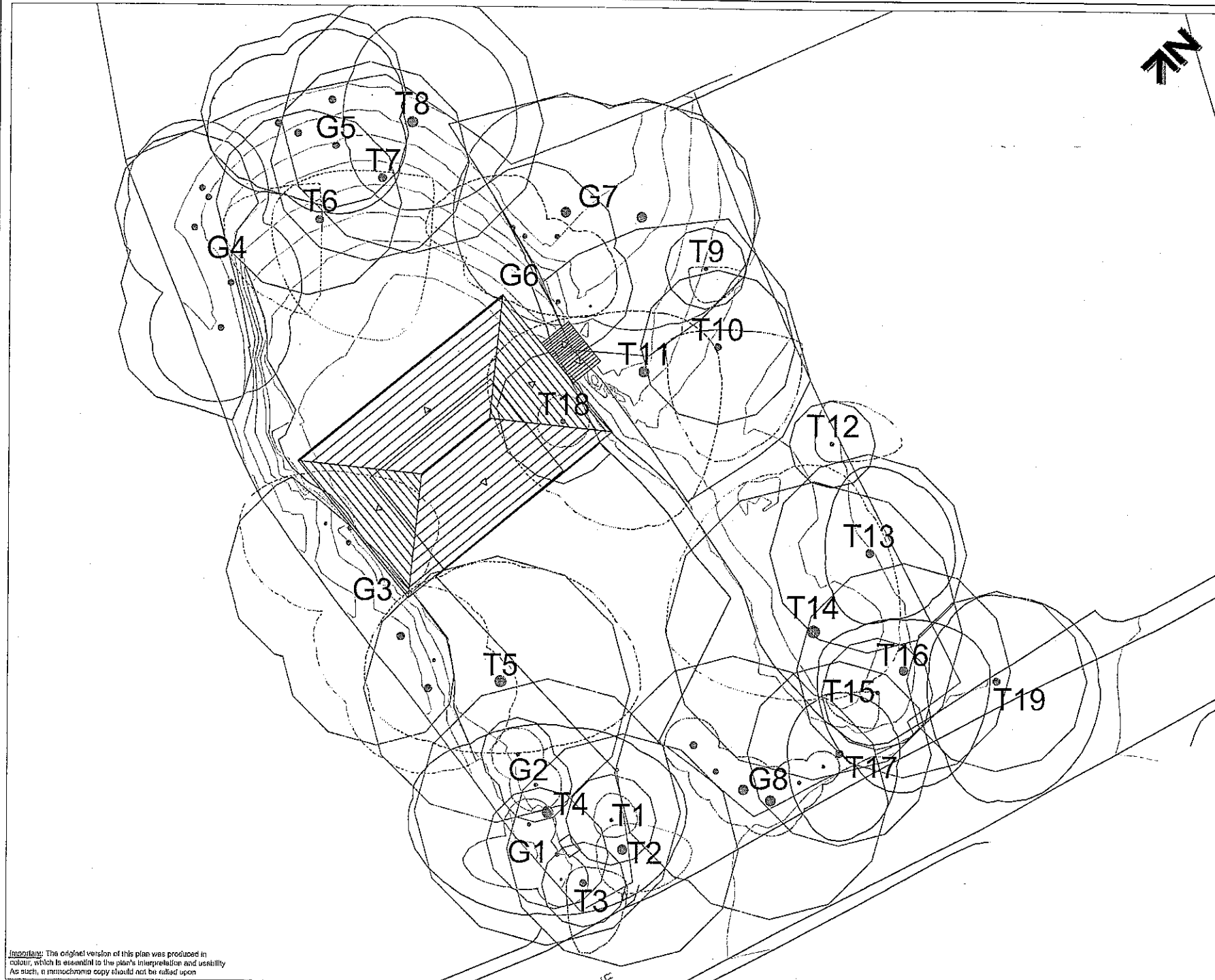
Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The potential influence of trees upon buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The advice of a structural engineer must be sought with regard to appropriate foundation depths for new buildings, with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

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KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees

Please refer to associated Tree Survey Schedule for specific details in respect of items detailed below:

Tree Categorisations:

Trees to be Considered for Retention:

Category A Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category B Tree/Group/Hedge
Those of Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category C Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Trees Unsuitable for Retention:

Category 'U' Tree/Group
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Areas:

Root Protection Area (RPA)
Area that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone

Project:

WHINS LANE
SIMONSTONE
LANCASHIRE
BB12 7QR

Client:

MR JOHN LOFTHOUSE

Title:

TREE IMPACT PLAN

In Relation to Proposed Residential
Development of 1no. Detached Unit

Scale: 1:500@A3

Date: July 2012

Drawn by: PH

Bowland
Tree Consultancy Ltd

e: info@bowlandtreeconsultancy.co.uk

t: 01200 441117

Ref: BTC359-TIP

Rev:

Important: The original version of this plan was produced in color, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon.

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- TEMPORARY PROTECTIVE FENCING SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

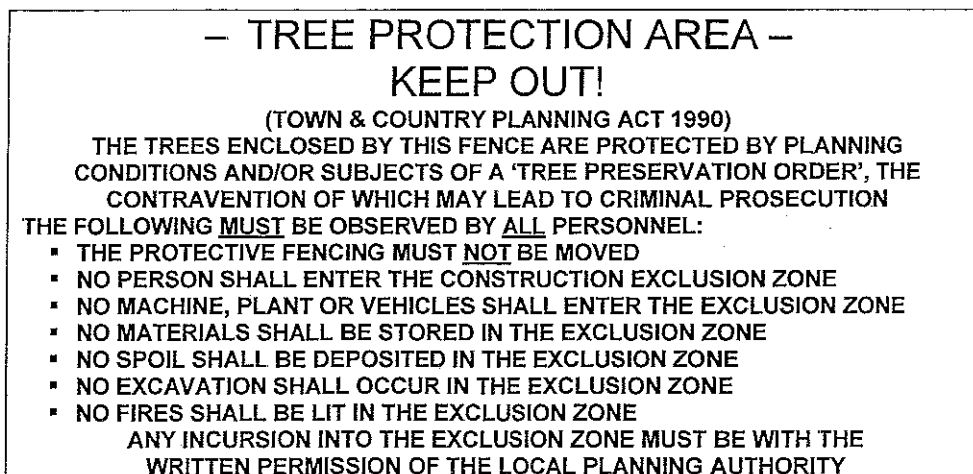
1. be retained in place throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2012 Figure 2 (overleaf);
2. be sited in the area defined on the Tree Protection Plan (TPP);
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
6. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist shall inspect the Temporary Protective Fencing.

Figure 1: CEZ Warning Sign



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Figure 2: BS5837:2012 Default specification for protective barrier

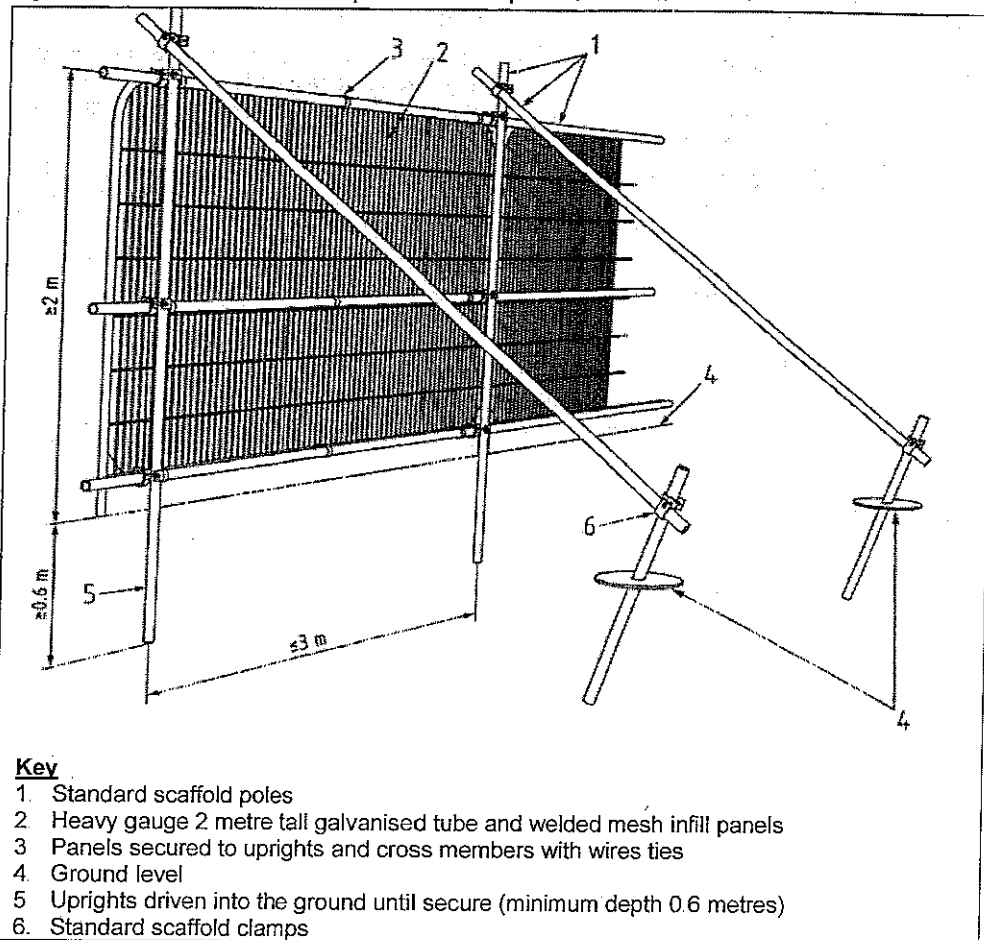
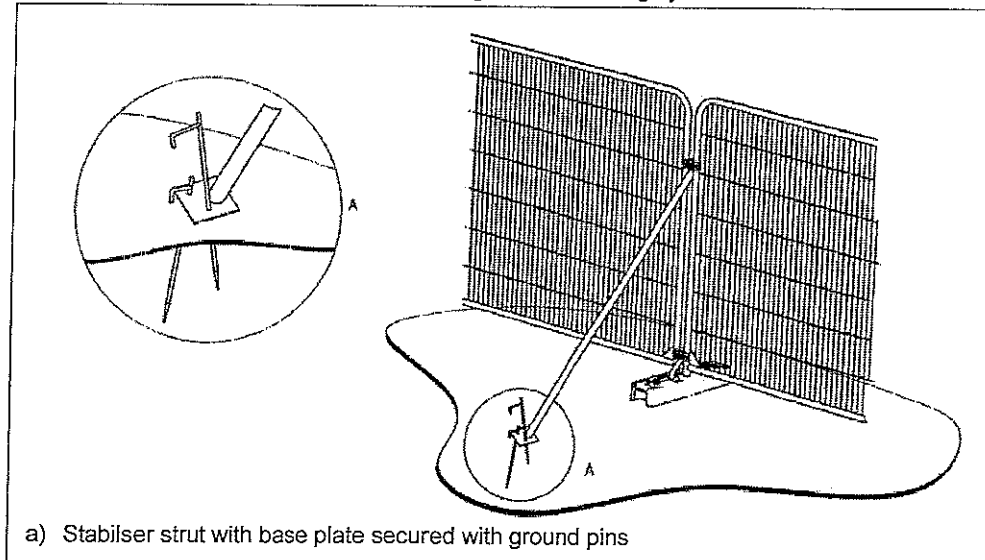
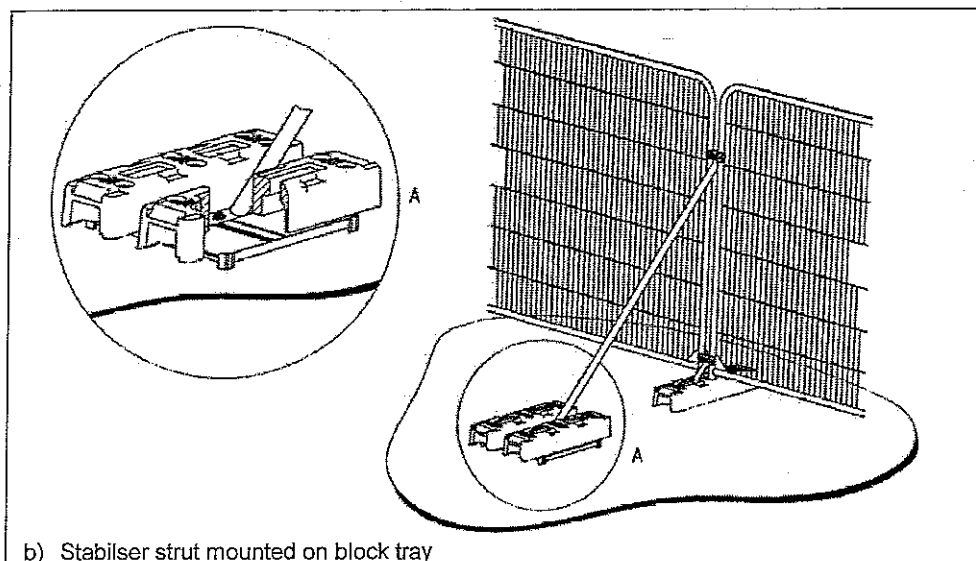


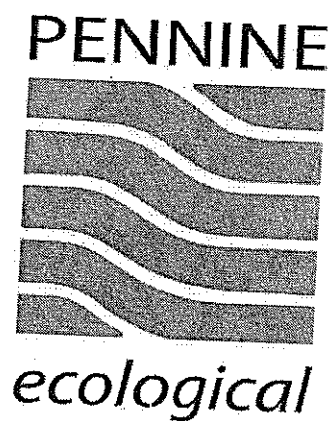
Figure 3: BS5837:2012 Examples of above-ground stabilising systems





b) Stabiliser strut mounted on block tray

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**FORMER QUARRY SITE
WHINS LANE - SIMONSTONE**

**EXTENDED PHASE 1 HABITAT SURVEY
& ECOLOGICAL EVALUATION**

**FORMER QUARRY SITE
WHINS LANE - SIMONSTONE**

**EXTENDED PHASE 1 HABITAT SURVEY
& ECOLOGICAL EVALUATION**

A report for

Avalon Chartered Town Planning

on behalf of

Mr John Lofthouse
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August 2012

**FORMER QUARRY SITE
WHINS LANE - SIMONSTONE**

**EXTENDED PHASE 1 HABITAT SURVEY
& ECOLOGICAL EVALUATION**

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PART 1 INTRODUCTION:

1.1 REASONS FOR SURVEY:

PENNINE *Ecological* have been commissioned by Avalon Chartered Town Planning and Architectural Consultancy on behalf of Mr John Lofthouse, to undertake an Extended Phase 1 Survey and Ecological Evaluation of a disused quarry site at Whins Lane, Simonstone, Nr Burnley, Lancashire.

The study includes a vegetation survey and badger survey, and also includes a full evaluation of the ecological significance of the survey findings. A statement of potential impact and recommended mitigation measures are provided where appropriate.

The surveys are required due to a proposal to develop the land for a single dwelling

1.2 SITE LOCATION:

The locations of the habitats surveyed are shown on Map 1 in the Appendix.

1.3 SURVEY METHODOLOGY:

1.3.1 Extended Phase 1 Habitat Survey:

An Extended Phase 1 Habitat Survey (*Nature Conservancy Council 1990*) of the study area was undertaken on 30th July 2012. The site's habitats were fully mapped and higher vascular plant species were recorded and given abundance values according to the standard DAFOR scale, where:

D = Dominant
A = Abundant
F = Frequent
O = Occasional
R = Rare

Where appropriate these values can be prefixed by the letter L (locally) or V (very), to provide more subtle biogeographical data

1.3.2 Badger Survey:

The badger survey focused on land directly affected by the proposed development and was extended where possible to include land where badger setts might occur up to a distance of 30m from the boundary of the site.

The badger survey used standard techniques for establishing the use of the site by badger, and includes searches for evidence of badgers including:

- Setts
- Pathways
- Footprints
- Latrines

- Foraging areas
- Scratching posts

1.3.3 Other Species:

In addition to the above, general assessments of the suitability of the site to support breeding birds, roosting bats and great crested newt were also undertaken as part of this study.

1.4 SURVEY CONSTRAINTS:

1.4.1 Extended Phase 1 Habitat Survey:

The survey was conducted at an optimum time for Extended Phase 1 Habitat Survey and there were no significant constraints.

1.4.2 Badger Survey:

There were no constraints to the badger survey on the land affected by the proposal. Areas of grassland beyond the north and western boundaries of the site could not be accessed, however this area was subject to a visual search of the land from the site boundary which revealed low badger sett potential as the area is largely open grassland.

PART 2 SURVEY RESULTS:

2.1 DESK BASED STUDY:

A request for ecological data was made to Lancashire Environment Record Network (LERN) to obtain details of any biological records relating to the site. The extent of the study is shown on the LERN Whins Lane Quarry Ecology Plan in the appendix.

Desk based studies were also undertaken to establish the presence of ponds within a 500m radius of the site, as part of a scoping study relating to great crested newt (GCN)

Natural England's 'Nature on the Map' website was referred to as a matter of course.

Species records supplied by LERN are not provided in the appendix as none relate directly to the study area.

The results of the desk study revealed the following information;

- The site has no statutory or non-statutory wildlife or ecological designations.
- There are no Sites of Special Scientific Interest (SSSI) within 1km of the site.
- There are no known waterbodies capable of supporting GCN within 500m of the site.
- None of the records supplied by LERN relate directly to the site.
- The nearest Biological Heritage Site is Huntroyde Demesne 230m south-east of the site.

No other information or data is known for the site.

2.2 EXTENDED PHASE 1 HABITAT SURVEY:

2.2.1 General Description:

The site of the proposed development is composed of a small abandoned quarry cut into the slopes on the northern side of Whins Lane.

The site has been partly formalised and contains a large timber garage/workshop and areas of concrete floor/yard in its centre. Several Leyland cypress have been planted along the site frontage, and some minor tree felling has been undertaken in the past.

The quarry also contains sections of exposed sandstone quarry cliffs with small communities of common fern species. The cliff top on the north and eastern side supports a planted broad-leaved woodland that is estimated to be <100 years old. The woodland has a typically acidic ground flora and poor overall structure.

The cliff top on the western side is formed by the adjacent field which is outside of the site.

A small stand of Japanese knotweed is present.

Note: All species nomenclature follows Stace, C. (1996) 'New Flora of the British Isles' – definitive English names.

A small stand of broad-leaved plantation woodland on the northern and eastern side of the quarry basin. In addition, there is a very small, isolated and younger stand of associated woodland on the western boundary.

The woodland is even-aged and estimated to be <100 years old and has an open structure with a sparse understorey.

Sessile oak is dominant in the canopy and the ground flora is dominated locally by wavy hair-grass and creeping soft-grass.

A small stand of Japanese knotweed is present.

Abundance:

Sessile oak	D
Sycamore	VLD
Pedunculate oak	O
Silver birch	R

Bramble	LD
Holly (seedling-sapling)	LA
Rhododendron	VO
Hazel	VO
Hawthorn	VO
<i>Ribes</i> sp.	R
Beech	R

Wavy hair-grass	LD
Creeping soft-grass	LD
Common bent	VLD
Broad buckler-fern	F
Red fescue	LF
Enchanter's nightshade	VLF
Lady fern	O

Target Note 1 Continued:

Species:	Abundance:
Star moss (<i>Polytrichum commune</i>)	O
Foxglove	O
Tufted hair-grass	O
Sweet vernal-grass	O
<i>Heuchera</i> sp. (Exotic sp.)	VO
Male-fern	VO
Soft-rush	R

Target Note No: 2

A tall vertical cliff on the western boundary of the site. The cliff receives a small amount of groundwater seepage and a liverwort *Conocephalum* sp. is present here. Moss spp. were also present locally.

A sparse fern community occurs which includes male-fern and broad buckler-fern.

Holly saplings are rare.

A very narrow strip of grassland on the top of the cliff could not be accessed but is thought to be a semi-improved poor or semi-improved acidic grassland. Yorkshire-fog, creeping soft-grass, common bent and sweet vernal grass occur in varying abundance.

Target Note No: 3

This area does not conform to the Phase 1 habitat classification due to its artificial nature. The area is therefore described as a target note and there is no habitat colour code represented on the habitat map.

The area is composed of several planted Leyland cypress that are <40 years old and a single mature sessile oak. Ivy is dominant below.

The trees have been planted as part of frontage landscaping

Site Photographs:



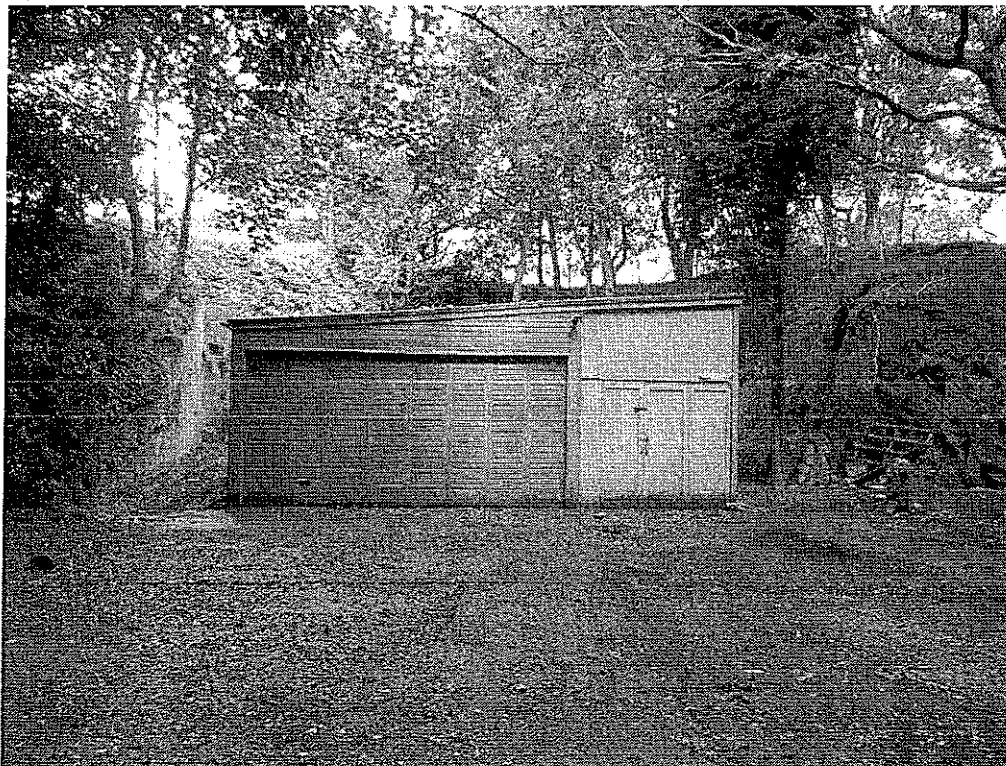
Photograph 1: Broad-leaved plantation woodland. (See Target Note 1)



Photograph 2: Quarry cliff on western boundary. (See Target Note 2)



Photograph 3: Area with planted Leyland cypress at site entrance. (See target Note 3)



Photograph 4: Garage and concrete frontage. The cliff shown in photograph 2 is on the left and the broad-leaved woodland in photograph 1 is to the right and rear of shot.



Photograph 5: Land at the back of the garage.

2.3 BADGER SURVEY:

2.3.1 Survey Details and Results:

The badger survey employed standard techniques to establish if badgers are present on site or use the site for foraging/commuting. (See Section 1.3 Survey Methodology)

The following searches were undertaken.

- Searches for setts on and off site for up to 30m where possible.
- Searches for foraging signs and pathways
- Boundary searches for runs, pathways and latrines.

The survey results are outlined below.

Sett Search:

The survey found no setts on site and no visible sign of setts on the adjacent land to the east or north. The land to the east is short scrub and there are vertical cliffs of another quarry beyond that. The land to the north is a mown improved grassland with good visual access.

The grassland to the west of the site was searched with binoculars from the road and no sign of any sett was found. The grassland was mown at the time.

Therefore it can be concluded that it is very unlikely that there are badger setts within 30m of the site.

Search for Foraging Signs and Pathways:

The site was thoroughly searched for badger pathways or signs of foraging. No sign of badger activity was found therefore it can be concluded that the species is not using this area for foraging or commuting.

Boundary Search:

All of the boundaries of the site except the cliff top were walked and examined for potential runs, pathways and latrines. The search found no evidence to suggest badger activity along any of the site boundaries.

The absence of any obvious means of ingress indicates that badgers are not entering the site. The absence of latrines indicates a lack of territorial activity in the near vicinity of the site.

2.3.2 Survey Conclusions:

The survey found no evidence of historic, recent or current use of the site by badgers for foraging, commuting or occupation and the species is considered to be absent.

2.4 BIRDS:

2.4.1 Bird Evaluation:

Bird surveys were not undertaken as bird potential is considered to be limited due to the small size of the site. Any bird population present is unlikely to be no greater than site-local value only, and is expected to include common passerines such as blackbird, robin, dunnoek, wren, and chaffinch.

2.5 BATS:

2.5.1 Bat Evaluation:

During the site visit the trees of the site were examined for the presence of holes that could potential used as bat roosts. The cliffs and garage building was also assessed for bat roost potential.

Bat Roosts:

The roost search found no potential roost sites in any of the trees on the site.

The garage building was searched for areas where bats might gain ingress for roosting. The search revealed that the exterior of the building is well sealed with no means of ingress by bats.

The cliffs have cracks and fissures however it was possible to see to the rear of the cracks where no bats were found.

No bat droppings or staining associated with bat habitat were found around the garages or the cliffs.

2.6 GREAT CRESTED NEWT:

2.6.1 Great Crested Newt Evaluation:

Reference to Ordnance Survey maps (1:1250) indicated that there is a pond in the nearby disused quarry approximately 50m east of the site boundary. The pond was visited to assess its potential to support great crested newt (GCN) and to determine if survey was required. A general description is provided below

The pond is located on the quarry floor and is heavily shaded by broad-leaved woodland within and surrounding the quarry. Trees and shrubs are also growing from the area defined as a pond on the O.S. map.

At the time of the visit, the pond was shallow <0.2m and is known to dry out during summer. The pond area was found to be roughly 60% smaller than that shown on site plans, and consists of a series of small, irregular shaped pools of water, and despite heavy rain the previous night the pond remained in a shallow semi-dry state.

There is no aquatic or emergent vegetation to suggest any permanence in the pond.

Based on the site visit, the impermanence of the pond even in a year of particularly high rainfall, creates highly unsuitable conditions for amphibians, with the possible exception of common frog, a species that needs shallow water and spawns early in the year.

During the site visit a Habitat Suitability Index (HSI) survey was undertaken to assess general suitability for the species using a recognised methodology. HSI cannot be used instead of standard 'Presence/Absence' survey, however it is a useful tool for assessing the likelihood of GCN being present in a pond.

The HSI of the pond which returned a score of 0.18 which is rated at the lower end of 'poor' as defined by the HSI (See below)

Categorisation of HSI scores

HSI Pond suitability

<0.5	= poor
0.5 – 0.59	= below average
0.6 – 0.69	= average
0.7 – 0.79	= good
> 0.8	= excellent

There are no other ponds within 300m of the site.



Photograph 6: Pond photographed from cliff above, shallow pools of open water are circled in red.

PART 3 ECOLOGICAL EVALUATION:

3.1 EVALUATION OF SURVEY FINDINGS:

The following section evaluates the site in relation to statutory/non-statutory sites, protected species and species/habitats listed on the UK Biodiversity Action Plan Priority List, Section 41 Species/Habitats of Principal Importance in England (NERC) Act 2006, and the Lancashire Biodiversity Action Plan.

3.1.1 Statutory Sites:

There are no statutory wildlife sites within 1 km of the site.*

(*Source – Nature on the Map)

3.1.2 Biological Heritage Sites:

The area affected by the proposed works fails to meet any of the guidelines for selection associated with the Lancashire Biological Heritage Site scheme.

3.1.3 Protected Species:

There are no known protected species issues relating to the site.

Desk-based studies and field surveys indicate that there are no potential great crested newt (GCN) ponds within 250m of the site. The nearest pond is an ornamental feature within the grounds of the Higher Trapp Hotel approximately 300m north-east of the site.

No potential for bat habitation exists in the building, trees or cliffs of the site.

There are no badger setts on site and there is no evidence of badger foraging on site or runs entering the site through boundaries.

Small numbers of common birds might use the hedgerows, trees and shrubs as nest sites.

3.1.4 Biodiversity Action Plan (BAP) Habitats and Species:

There are no UK BAP habitats or species clearly associated with the site, however the small stand (approx. 550m²) of woodland has a very minor affinity with the UKBAP habitat Lowland Mixed Deciduous Woodland.

3.1.5 Section 41 (S41) Habitats and Species of Principal Importance in England Natural Environment and Rural Communities (NERC) Act 2006:

The woodland on site has only a minor affinity with the Section 41 Habitat - Lowland Mixed Deciduous Woodland. (See Section 3.1.4 above)

3.1.6 Lancashire Biodiversity Action Plan Habitats & Species:

The woodland on the site has an affinity with the LBAP habitat Broadleaved and Mixed, however its small size of approximately 550m² diminishes its association with that LBAP habitat.

No other LBAP habitats are affected by the proposal.

3.2 SUMMARY EVALUATION:

3.2.1 Vegetation – Habitats and Species:

The survey found no habitats of obvious high biodiversity value. The habitats present are common and include a small area of broad-leaved plantation woodland, bare ground and two sandstone quarry cliffs with common fern communities.

Several planted Leyland cypress are present at the frontage while the centre of the site is composed of a concrete yard with a garage building.

The woodland has a very minor affinity with UKBAP/S41 and LBAP habitats on account of its limited size/age and planted origin.

In biodiversity terms the habitats are collectively of site-local value only.

3.1.2 Badgers:

There is no evidence of badger occupation/use on the site or where visible off site. The species is considered to be absent in the immediate locality.

3.1.3 Birds:

The site has limited value to nesting birds generally, although small numbers of common birds might use the woodland, trees and possibly the cliffs as nest sites.

3.1.4 Bats:

There are no potential bat roosts in the trees, building or cliffs on the site.

3.1.5 Great Crested Newt:

Survey by HSI indicates very poor conditions for GCN in the pond in the adjacent quarry, and the possibility of GCN being present is considered to be remote.

There are no other ponds within 250m of the site.

PART 4 RECOMMENDATIONS:

4.1 HABITATS:

The proposed works will only directly affect small areas of common habitats of site-local value only, and no further habitat surveys are recommended.

A single small stand of Japanese knotweed is present on the site. Japanese knotweed root systems can extend to 7m from the plant, therefore there is a risk of disturbance and potential spread of the species during the works. The proposed works must comply with statutory guidelines to prevent the spread of Japanese knotweed, therefore guidance from a specialist contractor is advised before undertaking any work.

4.2 FAUNA:

4.2.1 Badger:

There was a total absence of any evidence of activity that could be associated with badger on the site. Therefore no further survey in respect of badger is recommended.

4.2.2 Birds:

Small numbers of common birds might breed in the trees, and possibly in the cliffs on the site. Surveys in spring/summer are considered unlikely to reveal any population greater of site-local significance, therefore additional surveys are not recommended.

To avoid impacts on nesting birds, if any of the trees need to be removed, then this must be done outside of the bird breeding season during September-February. Removal in the period March-August must not be undertaken unless an ecologist has inspected the site and deemed the trees/shrubs to be clear of nesting birds.

Similarly if the cliffs are directly affected by the proposal, then the same seasonal constraint or checks by an ecologist applies.

4.2.3 Bats:

The trees, building and cliffs have no bat roost potential, therefore no further precautions are advised.

4.2.4 Great Crested Newt:

Evaluation of the adjacent pond using the HSI revealed the pond to be at the lower end of 'poor' in terms of its suitability to support GCN. The pond also has very low suitability for amphibians generally.

No further surveys are recommended.

PART 5 REFERENCES:

5.1 REFERENCES:

DEFRA (2006) Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England. DEFRA/Natural England

English Nature (2004) *Bat Mitigation Guidelines*, English Nature.

English Nature (2001) *Great Crested Newt Mitigation Guidelines*, English Nature.

Lancashire County Planning Department, (1998) *Biological Heritage Sites Guidelines for Selection*. Lancashire County Council

Nature Conservancy Council (1990) *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit*. Nature Conservancy Council.

Pyefinch, R. & Golborn, P. (2001) *Atlas of the Breeding Birds of Lancashire and North Merseyside 1997-2000*. Lancashire Bird Club/Lancashire and Cheshire Fauna Society

Roper, T. J., (2010) *Badger*. New Naturalist Library – Collins.

Rose, F. (1981) *The Wildflower Key*. Warne.

RSPB *Birds of Conservation Concern 3: the population status of birds in the United Kingdom, Channel Islands and Isle of Man*. (RSPB et al 2009)

Stace, C., (1997) *New Flora of the British Isles (Second edition)*. Cambridge University Press.

Web Sites:

Biodiversity Planning Toolkit - Association of Local Government Ecologists (ALGE) et al.

Google Earth.

Lancashire Biodiversity Partnership website.

MARIO.

Natural England – Nature on the Map.

APPENDIX:

Map 1: Extended Phase 1 Habitat Survey

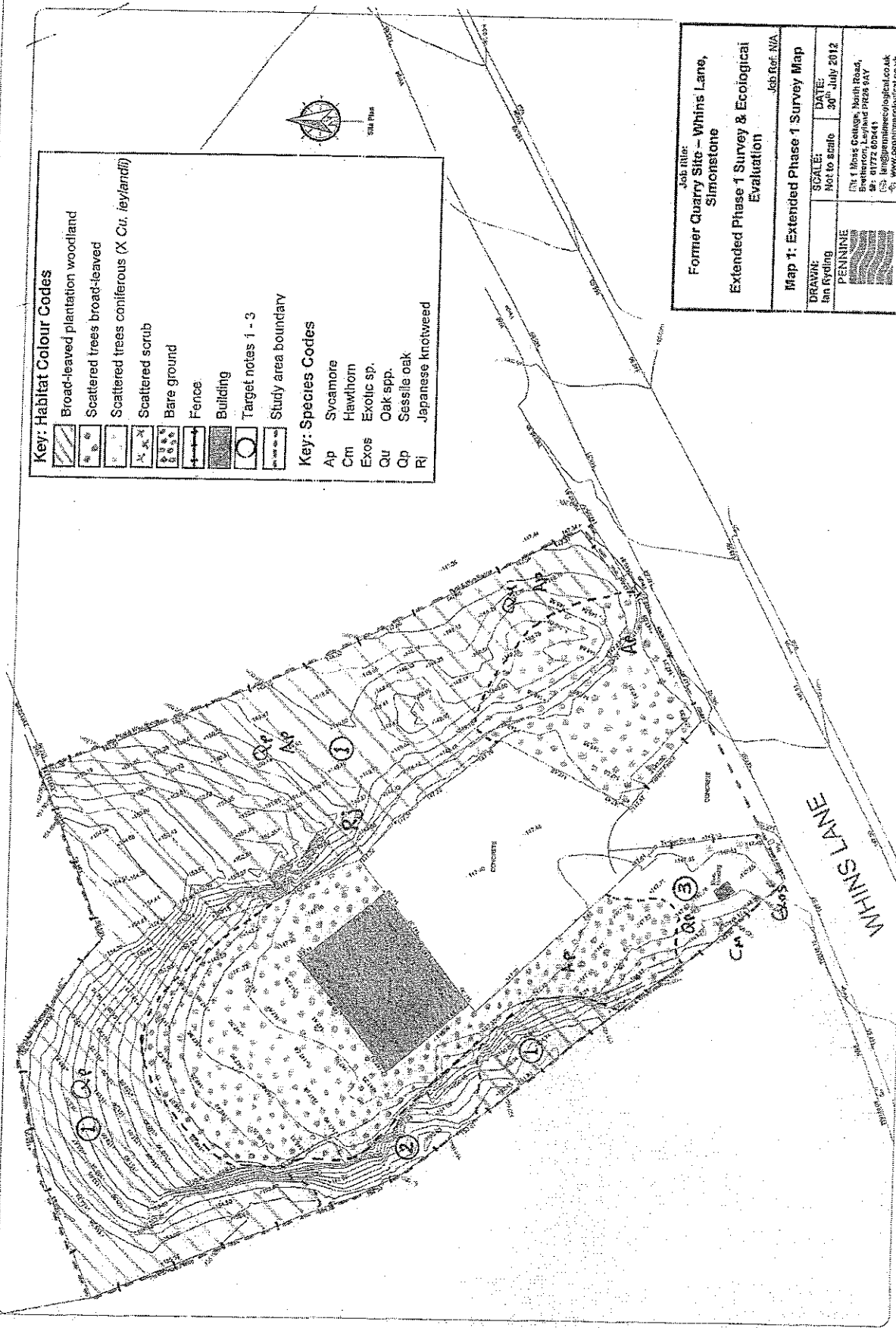
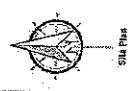
LERN Whins Lane Quarry Ecology Plan

Key: Habitat Colour Codes

	Broad-leaved plantation woodland
	Scattered trees broad-leaved
	Scattered trees coniferous (X Clu. leylandii)
	Scattered scrub
	Bare ground
	Fence
	Building
	Target notes 1 - 3
	Study area boundary

Key: Species Codes

Ap	Sycamore
Cm	Hawthorn
Exos	Exotic sp.
Qu	Oak spp.
Qp	Sessile oak
Rj	Japanese knotweed



Job title:
**Former Quarry Site - Whins Lane,
Simonstone**

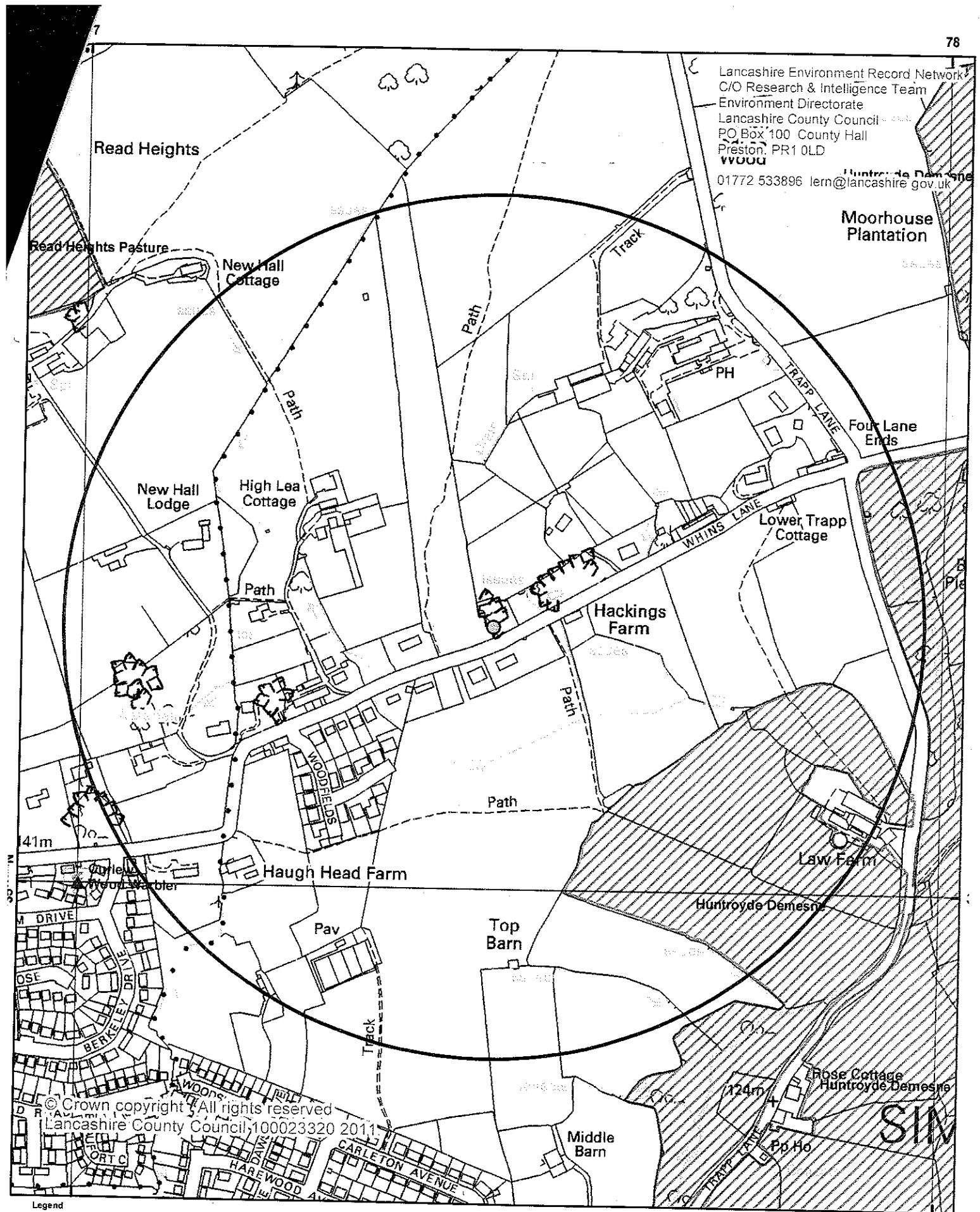
**Extended Phase 1 Survey & Ecological
Evaluation**

Job Ref: N/A

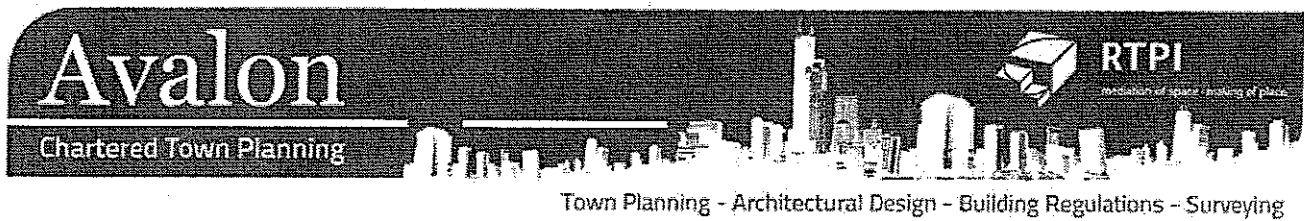
Map 1: Extended Phase 1 Survey Map

DRAWN: Ian Ryding	SCALE: Not to scale	DATE: 30 th July 2012
PENNINE ecological		

CN 1 Whins Lane, North Road,
 Swanton, Leicestershire LE12 6AT
 Tel: 01772 655441
 Email: info@pennineecological.co.uk
 Web: www.pennineecological.co.uk



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DESIGN AND ACCESS STATEMENT

FORMER QUARRY SITE, WHINS LANE, SIMONSTONE

**FULL APPLICATION FOR
THE DEMOLITION OF EXISTING BUILDING
AND
THE ERECTION OF ONE DETACHED DWELLING WITH GRANNY
ANNEXE, AND ACCESS ALTERATIONS**

August 2012

Directors – Alan Kinder, Dip.T.P (Leeds), MRTPI & Val Kendall
2, Feedley Business Centre, Redman Road, Burnley, Lancashire BB10 2TY
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1 ASSESSMENT

- 1.1 The application site comprises the former quarry site which fronts on to the north side of Whins Lane opposite Foxhill House, approximately 400m to the west of the Four Lane Ends crossroads. The site extends to approximately 0.13 hectares.
- 1.2 In common with the local topography, across the site the land slopes down towards the road, although where the quarrying has taken place the land has been levelled down. On the flat part of the site there is a single storey garage/workshop of timber construction with a mono-pitch roof, set approximately 22m back from the road frontage. The building has served historically as a domestic garage to the property on the opposite side of Whins Lane. On the slopes around the building there are a number of trees.
- 1.3 The site has a road frontage of approximately 25m, and the vehicular access is off-set slightly to the west of the centre. A timber gate is set back into the site approximately 7m, and on either side of the approach to the gate and along the road frontage there is a timber fence. The style of the gate and fencing together with the conifers in the vicinity of the road suggest a domestic use.
- 1.4 Land to the west side of the site and to the rear is in agricultural use, with the land down to grass. Abutting the eastern side of the site there is a small area of woodland. On the opposite side of the road and scattered at intervals along Whins Lane there are residential properties which display a variety of architectural styles.
- 1.5 The site is situated in open countryside as defined on the local plan proposals map.
- 1.6 The National Planning Policy Framework (NPPF) details government planning policy and supports in principle the provision of sustainable development.
- 1.7 The development plan includes Regional Spatial Strategy (RSS) policies and policies saved from the Ribble Valley Districtwide Local Plan adopted in 1998. Saved policies of particular relevance to the determination of this application are the following:
- G1 which details a number of development control criteria;
 - G5 which limits development in the open countryside to small scale development which fulfils one of a number of needs;

- H2 which limits residential development in the open countryside to that which satisfies a number of needs;
- H9 which is concerned with the provision of extended family accommodation (granny annexes); and
- ENV3 which protects the landscape and visual amenity of the open countryside.

1.8 The emerging Core Strategy has been the subject of Regulation 19 consultation; further public consultation is scheduled on proposed alterations.

2 INVOLVEMENT

2.1 The applicant sought pre-application advice from the Local Planning Authority. The letter dated 18 November 2011 advises that in view of the lack of an identified five year supply of deliverable housing sites the proposal is acceptable in principle (CS/CMS/ENQ/2011/00365 - appendix 1). Notably, the advice confirms that this is a brownfield site, that it is in close proximity to other dwellings, and that it is not in an isolated position, remote from community facilities, jobs etc.

2.2 A Phase One Habitat Survey has been undertaken by Pennine Ecological (report attached).
A Tree Survey has been carried out by Bowland Tree Consultancy (copy attached).

3 EVALUATION

3.1 Since the pre-application advice was prepared, Planning Policy Guidance and Planning Policy Statements have been superseded by the NPPF. Paragraph 14 requires that where development plan policies are absent, silent or out of date, planning permission should be granted unless to do so would significantly and demonstrably outweigh the benefits, or specific policies in the Framework would preclude the development. Paragraph 49 states that housing supply policies cannot be regarded as up to date if the local planning authority are unable to demonstrate a five year supply of deliverable housing sites; where the housing policies are not up to date, applications for residential development should be considered in the context of a presumption in favour of sustainable development.

- 3.2 The last six monthly Housing Land Availability Schedule is dated April 2012; on the strength of the figures contained therein a report to Planning and Development Committee on 24 May 2012 purports to demonstrate a 5.2 year housing land supply. Unusually, another Housing Land Availability Schedule was prepared in July 2012, and a report to Planning and Development Committee on 16 August 2012 apparently shows a 6 year housing land supply.
- 3.3 However, the basis on which the supply is calculated was changed to allow the inclusion of sites that are the subject of Section 106 Agreements; previously such sites had been excluded from the calculation. Also for the August Committee a second table was prepared reflecting the fact of the housing requirement of 161 units per year stipulated by RSS policy L4 being increased to 200 units per year in the emerging Core Strategy. On this basis a five year housing land supply is indicated.
- 3.4 However the veracity of the housing land supply figures is in question, principally because deliverability has not been demonstrated. Accordingly the housing land supply policies must be considered to be out of date and thus NPPF requires the approval of sustainable development. The pre-application advice from the Council confirms that the application site is appropriate in principle for residential development in these circumstances.
- 3.5 The pre-application advice identifies the trees as an issue to be addressed and these matters are fully approved within the tree report.
- 3.6 The pre-application advice also advised of the need to provide a Phase One Habitat Survey. This report is appended
- 3.7 Other matters such as highway safety, residential amenity and impact on visual amenity were not identified in the pre-application advice as possible impediments to development. It is the case that minor alterations are required to improve the site access but they will not be detrimental to visual amenity. The dwelling will be set back 23m into the site and thus separation distances between the proposed and existing dwelling on the opposite side of Whins Lane will exceed the standard required.
- 3.8 In terms of impact on visual amenity, the application site comprises brownfield land and is currently occupied by a particularly unattractive building. The proposed dwelling will

appear to be three storey only when viewed from the front, and from all other directions will be two storey. This will be achieved by setting the building down into the slope of the land, which will enclose the building on three sides precluding any openings on the lower ground floor level with the exception of the front elevation.

- 3.9 The development includes a granny annex. Saved policy H9 sets out considerations when applications to extend a dwelling for this purpose are submitted for determination; thus whilst it is not directly relevant to the proposal it contains useful guidance.
- 3.10 Accordingly, the granny annex is situated on the lower ground floor which facilitates, with only minor alterations, the provision of a second garage when circumstances change. Alternatively there is the potential for the granny annex to be used as a gym, hobby room or teenage den as changing circumstances dictate. The granny annex occupies less than half of the lower ground floor (40m²) and comprises one bedroom with a bathroom and a combined kitchen/dining/lounge, and thus it comprises only a modest level of accommodation. It should also be noted that the provision of the granny annex on the lower ground floor facilitates ease of access.
- 3.11 Materials will comprise a mixture of natural stone, blue slate and render, all of which are evident in the locality and will not therefore be detrimental to visual amenity. As far as possible the existing tree cover is to be retained, which not only is beneficial to the natural environment but will also provide effective screening of the development from the outset.
- 3.12 Accordingly the proposal complies with the requirements of the NPPF and relevant saved local plan policies.

4 DESIGN

USE

- 4.1 The site will be in residential use.

AMOUNT

- 4.2 The dwelling will have four bedrooms and a one-bedroom granny annex, and an integral garage.

LAYOUT

- 4.3 The proposed layout is informed by existing site circumstances, notably the natural topography and the area of levelled land resulting from the quarrying activity. Although having a larger footprint than the existing building, the proposed dwelling will be sited in such a way that it will come no closer to the road than the existing building. Parking and turning space will be provided in front of the dwelling.

SCALE

- 4.4 The overall height of the dwelling will be 11.6m, although the full three storeys will only be visible on the front elevation. From all other directions the dwelling will appear to be two storey, with an overall height of 8.8m.
- 4.5 The footprint of the building will be 15.0m wide and 10.0m deep, with the addition of a porch on the north east elevation, the footprint of which will be 2.0 x 3.0m.

LANDSCAPING

- 4.6 The driveway, parking and turning space will be surfaced with and steps will be provided to access the ground floor porch. The boundaries will be retained as existing, and an informal garden reflecting the wooded nature of the site.

APPEARANCE

- 4.7 The dwelling will appear to be a conventional modern dwelling with a hipped roof except for the front elevation, where the lower ground floor accommodating integral parking and a granny annex will be accessible.
- 4.8 The front elevation of the dwelling will be faced with coursed natural stone, and the other elevations will have a render finish with natural stone detailing. The roof will be blue slate.

CRIME PREVENTION MEASURES

- 4.9 It is intended that the development will achieve Secure by Design status.

AMELIORATION OF CLIMATE CHANGE

- 4.10 The development will adopt sustainable design and construction methods.

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7

5 ACCESS

5.1 Minor access alterations are necessary to ensure satisfactory sight lines.

5.2 Level access can be provided into the dwelling.

6 APPENDICES

1 CS/CMS/ENQ/2011/00365

Directors - Alan Kinder, Dip.T.P (Leeds), MRTPI & Val Kendall

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RIBBLE VALLEY BOROUGH COUNCIL

please ask for: COLIN SHARPE
direct line: 01200 414500
e-mail: colin.sharpe@ribblevalley.gov.uk
my ref: CS/CMS/ENQ/2011/00365
your ref:
date: 18 November 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Lofthouse

RE: PRE-APPLICATION ENQUIRY CONCERNING THE PROPOSED DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF ONE DWELLING (OR CONVERSION OF THE EXISTING BUILDING IF THIS IS DEEMED SUITABLE) AT THE FORMER QUARRY SITE, OPPOSITE FOXHILL HOUSE, WHINNS LANE, SIMONSTONE

I refer to your pre-application enquiry in respect of which we had a meeting in these offices on 10 November 2011, and we discussed the enquiry further in a telephone conversation on 17 November 2011.

I will deal firstly with the question of whether the formation of a dwelling on this land is acceptable in principle. In relation to this particular question, it does not make any difference whether the dwelling is formed by converting the existing building or by its demolition and replacement with a new-build property.

As the site is outside the settlement boundary of Read/Simonstone, saved policies G5, H2 and ENV3 of the Local Plan are applicable.

Policy G5 states that on sites outside main settlement boundaries, and in the open countryside, planning permission will only be granted for small-scale developments that are:

- essential to the local economy or social wellbeing of the area;
- needed for the purposes of agriculture or forestry;
- sites developed for local housing need (subject to Local Plan Policy H20);
- small-scale tourism development and small-scale recreational developments appropriate to a rural area;
- other small-scale uses appropriate to a rural area which conform to the policies of the Plan

Policy H2 (Dwellings in the Open Countryside) emphasises that residential development outside the settlement boundaries will be limited to:

- development essential for the purposes of agriculture or forestry or uses solely appropriate to a rural area;
- the appropriate conversion of buildings to dwellings;
- residential developments specifically intended to meet a proven local need.

Policy ENV3 is a more general policy that seeks to ensure that developments in the open countryside do not detract from the landscape character and visual amenities of the locality.

If it were appropriate to consider your proposal solely in relation to Local Plan policies G5 and H2, I would be concluding that the development would not comply with those policies and would therefore not be acceptable in principle.

The Council, however, is presently in a situation where it cannot identify a five-year supply of deliverable sites for housing development. National Planning Policy Statement 3: Housing (PPS3) states that, in such circumstances, planning applications for housing should be considered favourably having regard to the wider policies within the PPS and including criteria in paragraphs 69. That paragraph states, that in deciding planning applications, Local Planning Authorities should, amongst other issues, have regard to the following:

- the suitability of a site for housing, including its environmental sustainability;
- using land effectively and efficiently;
- ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and a spatial vision for, the area and does not undermine wider policy objectives.

In considering the issue of the suitability/sustainability of the site, PPS3 further advises (paragraph 10) that the planning system should deliver a number of specific outcomes, two of which are as follows:

- housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure;
- a flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including the re-use of previously-developed land, where appropriate.

As it contains a building, I consider this to be a brownfield site. Although outside the settlement boundary, it is also in close proximity to other dwellings and is not in a totally isolated location that is a considerable distance away from community facilities, jobs etc. Overall, I consider that this site complies with the guidance in PPS3 and that (in the present housing situation in the Borough) its development to form 1 dwelling is acceptable in principle. I would advise, however, that any application submitted at any time in the future when the Council was in the position to identify a five-year housing land supply, would be considered against Policies G5 and H2 (or any similar replacement policies that might at that time be in place). As such, there is a strong likelihood that an application in those future circumstances would be refused.

As I have advised you in our meeting and telephone conversation, even if the site is considered to be acceptable in principle for your proposed development, there are still detailed considerations that need to be made. In this particular case, the main consideration relates to the existing trees within and surrounding the site.

I have discussed your enquiry with the Council's Countryside Officer, David Hewitt. He considers that the existing trees make a strong positive contribution to the appearance and character of the area. David has advised us that any planning application should therefore include a detailed survey of all trees within and adjoining the site which shall include the diameter at breast height (DBH) of each tree in order that (if appropriate) a

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root protection zone (RPZ) can be identified. You would also need to indicate which (if any) of the existing trees you would be seeking to fell

You advised me that, as it presently stands, it would be your intention, should planning permission be granted, to live in the dwelling yourself with your family. Notwithstanding this, the Countryside Officer considers that, on this particular site, as it is more or less totally surrounded by trees, there could be serious "tree resentment issues" in the future. By this, he means that, whilst in the first instance you may be happy to retain the trees, once you have lived in the property you may begin to resent their presence due to their effects on light, leaves blocking drains, safety fears that they may be unstable etc. This would lead to future requests for trees to be felled which would be detrimental to the appearance and character of the locality.

The Countryside Officer can only make a full assessment of the proposal if provided with a comprehensive tree survey; and he also considers that a Phase One Habitat Survey should also be submitted with any application in order that any effects upon ecology/wildlife can be assessed.

It is, of course, possible that the Council's conclusion following the consideration of these details at planning application stage, could be that the application must be refused due to detrimental effects upon trees, ecology or wildlife. You may therefore choose to submit such information for the Council's consideration before submitting a formal planning application.

I trust you will find this letter of assistance. I must point out, however, that it is written at officer level only and is entirely without prejudice to the Council's formal consideration of any planning application that you may decide to submit.

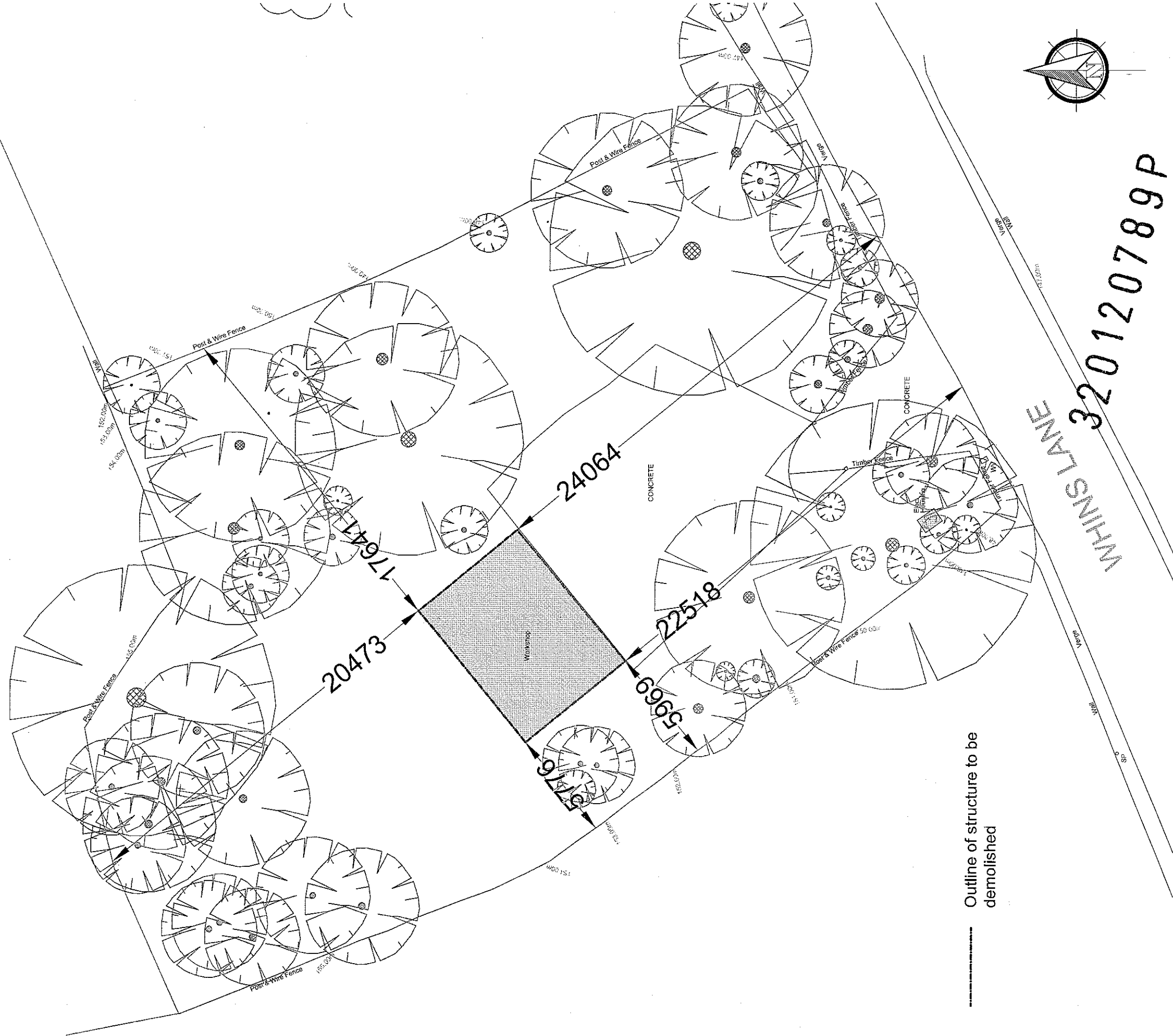
Yours sincerely



COLIN SHARPE
SENIOR PLANNING OFFICER

Mr J Lofthouse
2 Singleton Avenue
Read
BURNLEY
Lancashire
BB12 7PJ

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Outline of structure to be demolished

EXISTING SITE PLAN

Site: Proposed Development
Former Quarry Site
Whinns Lane
Simonstone

Client: Mr John Lofthouse

Drawn: NYB

Date: 04.09.12

Scale: 1:200 @ A3

Project No: LOF/01 Dwg 03

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask. Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval



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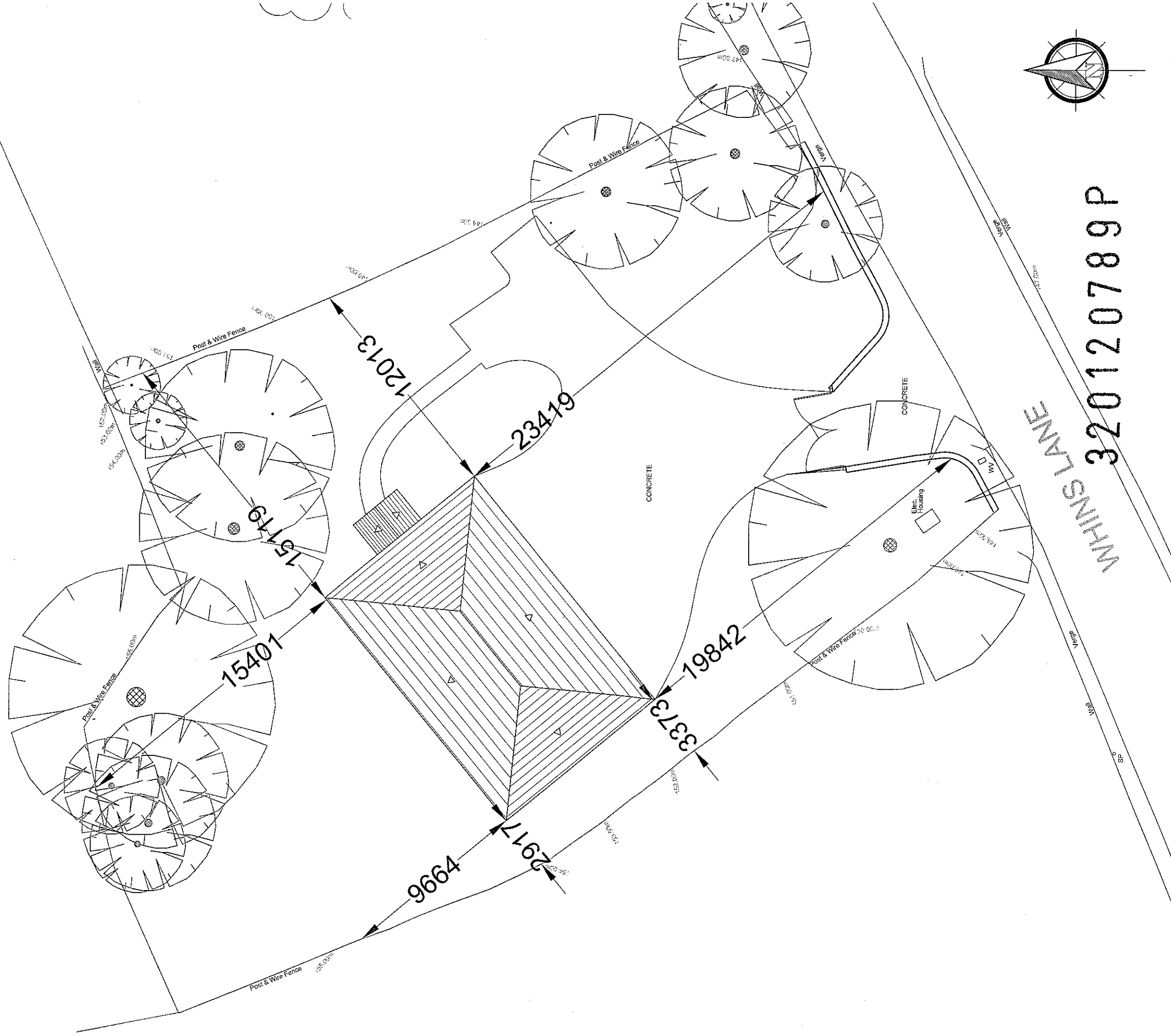
Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

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PROPOSED SITE PLAN

Site: Proposed Development
Former Quarry Site
Whinns Lane
Simonstone

Client: Mr John Lofthouse

Drawn: NYB

Date: 04.09.12

Scale: 1:200 @ A3

Project No: LOF/01 Dwg 04

Amendments:

Notes:

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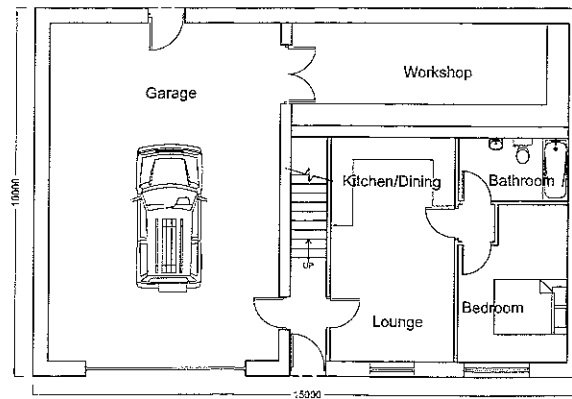


Avalon

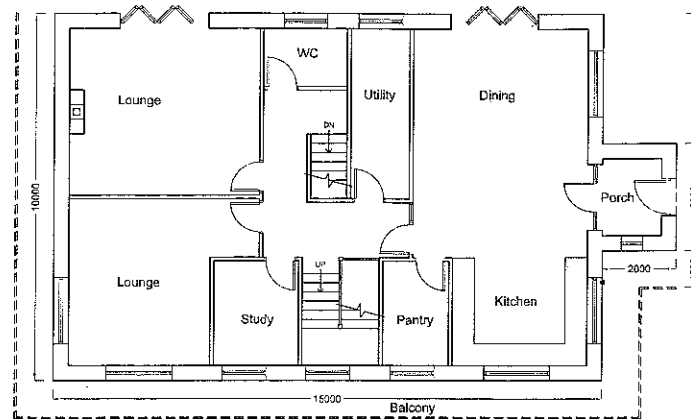
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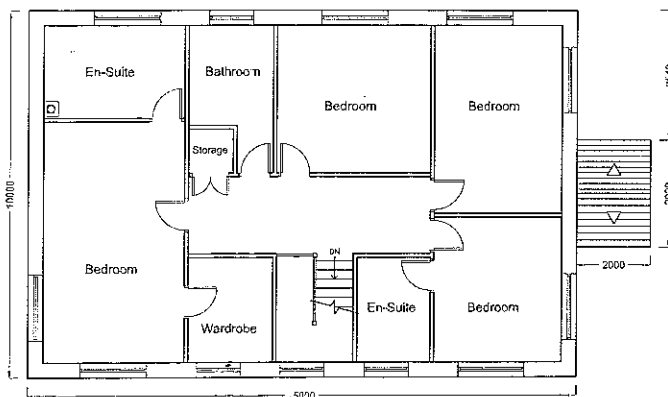
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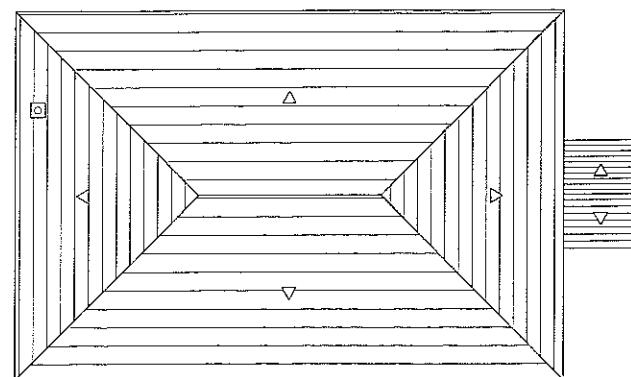
Lower Ground Floor Plan



Ground Floor Plan



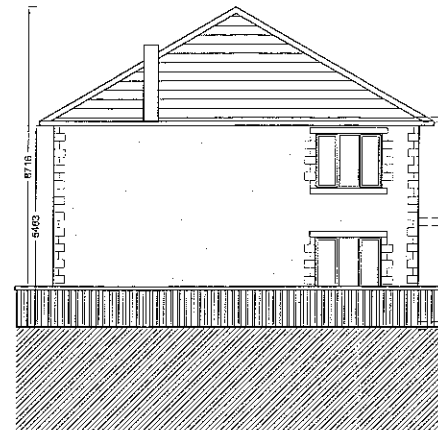
First Floor Plan



Roof Plan



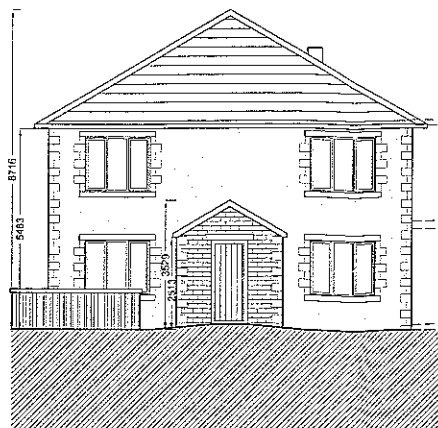
Front Elevation



Side Elevation

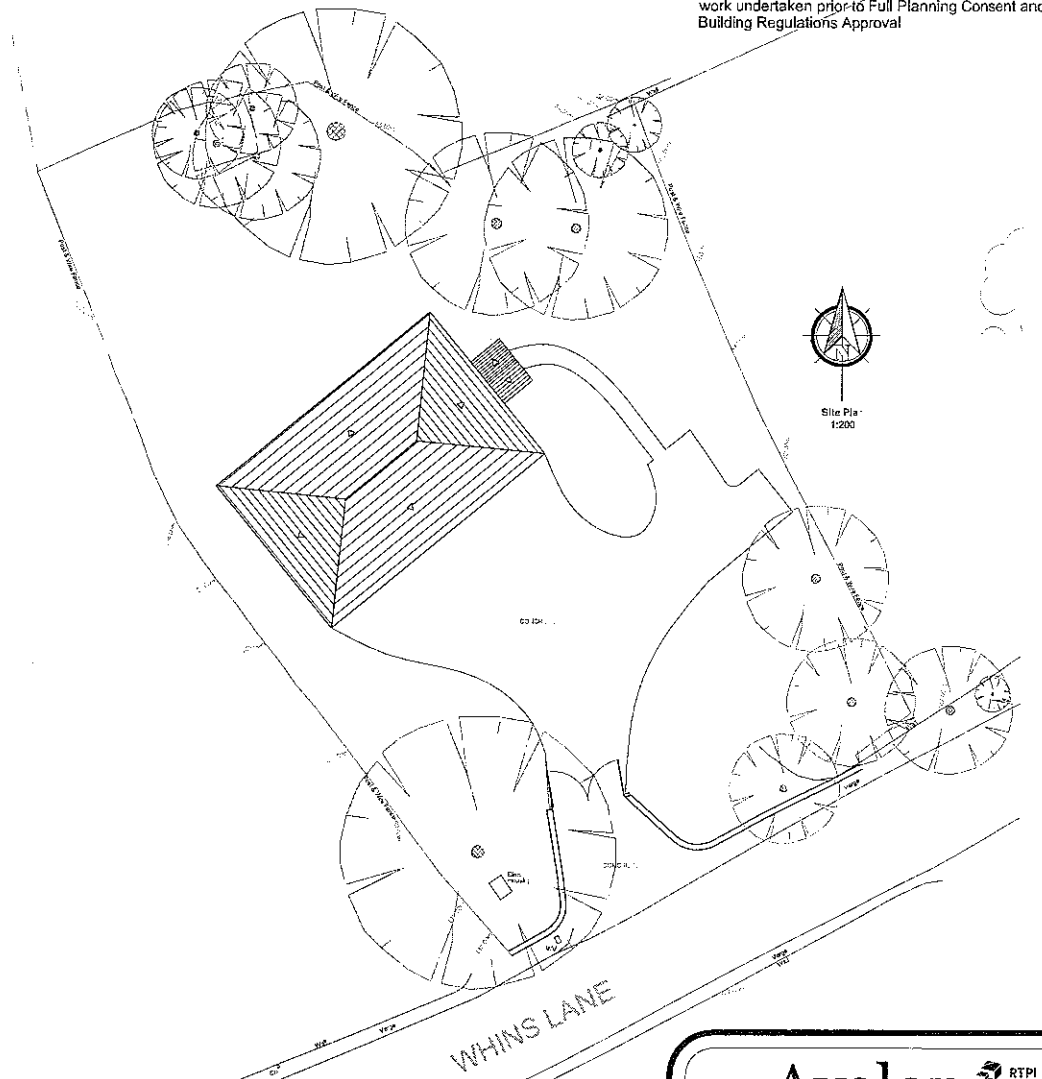


Rear Elevation



Side Elevation

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Notes:

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All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer

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

PROPOSED PLANS & ELEVATIONS

Site: Proposed Development
Former Quarry Site
Whins Lane
Simonstone

Client: Mr John Lofthouse

Date: 12.07.12

Scale: 1:100/200 @ A1

Project No: LQF/01 Dwg 01

Drawn: NYB

Amendments: