



RIBBLE VALLEY
BOROUGH COUNCIL

12 SEP 2012

FOR THE
ENTION OF

For office use only

Application No.

Date received 13.9.12

Fee paid £335.00 Receipt No: 16579

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 & Mrs	First name:		Surname:	Marsden
Company name:					
Street address:	22 Standen Road			Country Code	National Number
				Telephone number:	Extension Number
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:	Lancashire			Email address:	
Country:	England				
Postcode:	BB7 1JY				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Matthew	Surname:	Wyatt
Company name:	JWPC Limited				
Street address:	1B Waterview			Country Code	National Number
	White Cross			Telephone number:	Extension Number
				Mobile number:	
Town/City:	Lancaster			Fax number:	
County:	Lancashire			Email address:	
Country:	England				
Postcode:	LA1 4XS				

enquiries@jwpc.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of barn to form residential accommodation.

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:	Higher Flass Farm		
Street address:	Settle Road		
	Bolton by Bowland		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4NY		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	379092		
Northing:	453091		

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: Gareth Surname: Fort

Reference: RV/2012/ENQ/00022

Date (DD/MM/YYYY): 09/03/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Acceptance of principle of development and design.

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:

Mixed stone

Description of *proposed* materials and finishes:

Mixed stone

9. (Materials continued)

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Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate

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:

Planning, Design & Access Statement, Heritage Statement, Structural Report, Plans Ref: 125-01, 125-02

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	1	1
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:

Barn (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

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

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

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B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	170.0	170.0	0.0	-170.0
	Total	170.0	170.0	0.0	-170.0

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:

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?

170 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: Mr First name: Matthew Surname: Wyatt

Person role: Agent

Declaration date: 12/09/2012

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

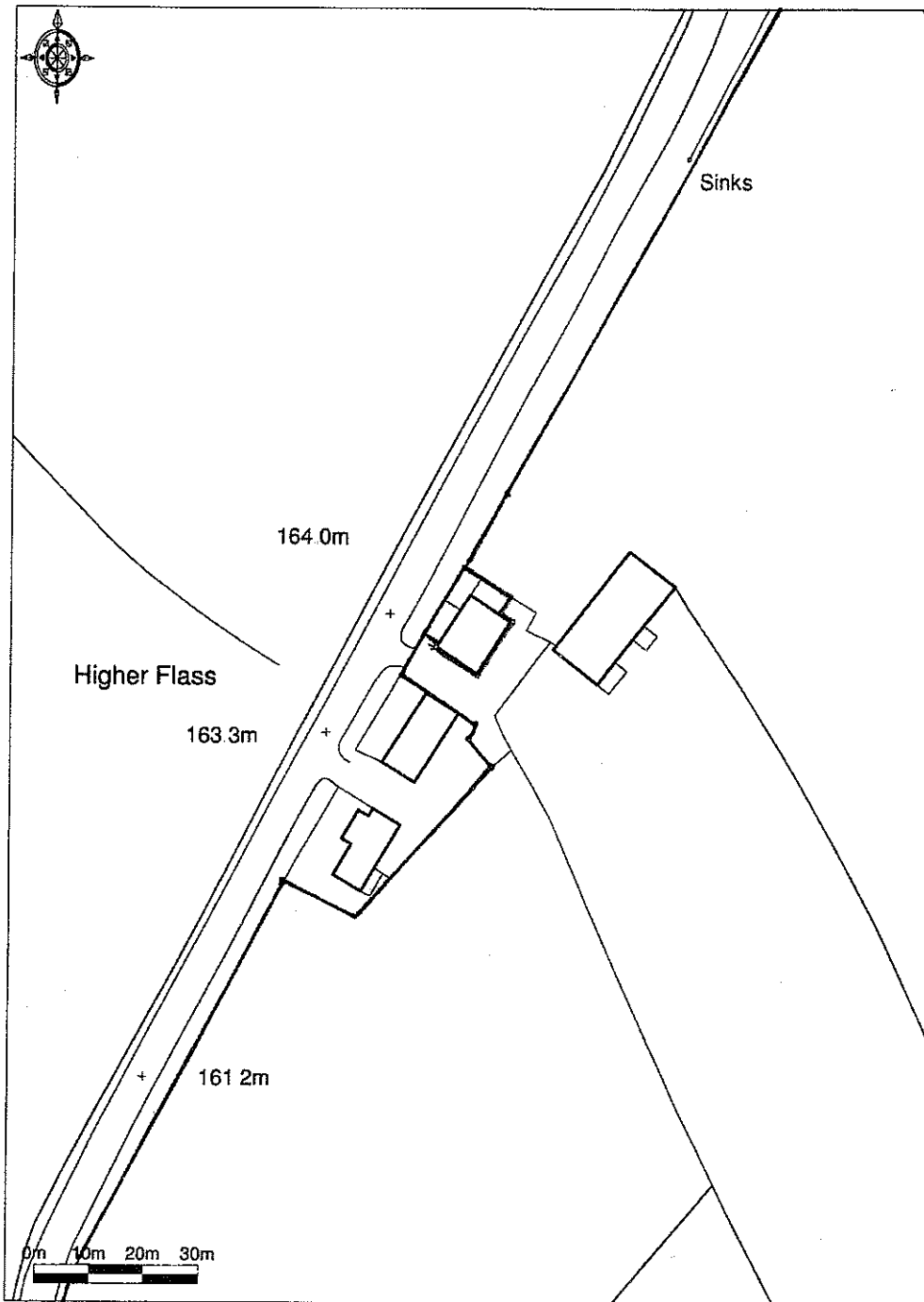
26. Declaration

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

Higher Flass Farm, Settle Road,
Bolton by Bowland, BB7 4NY

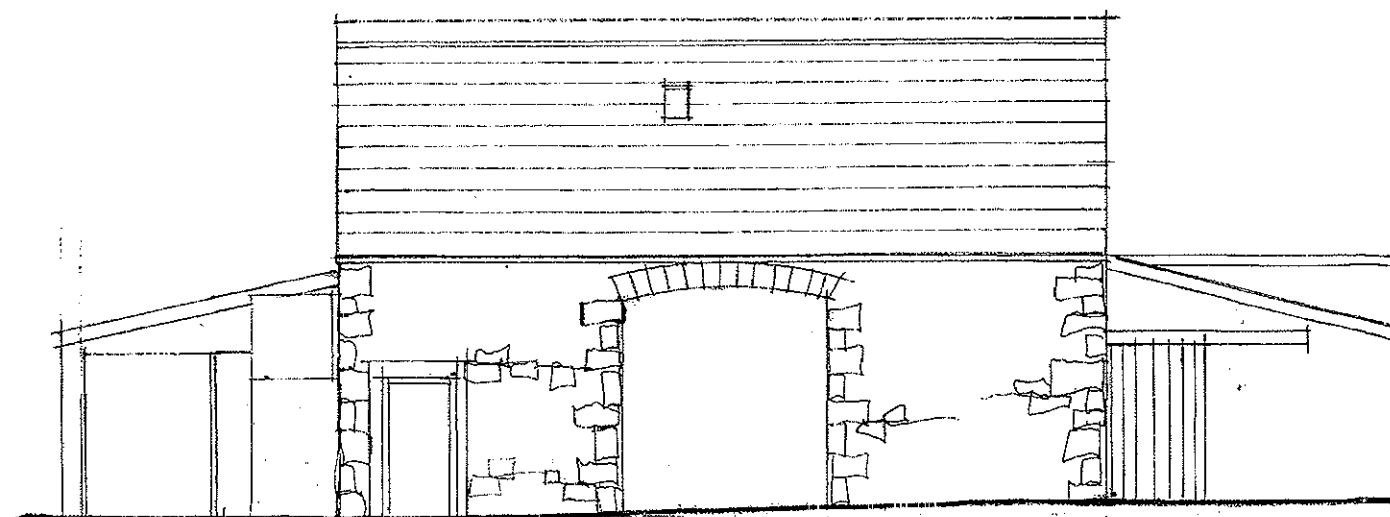
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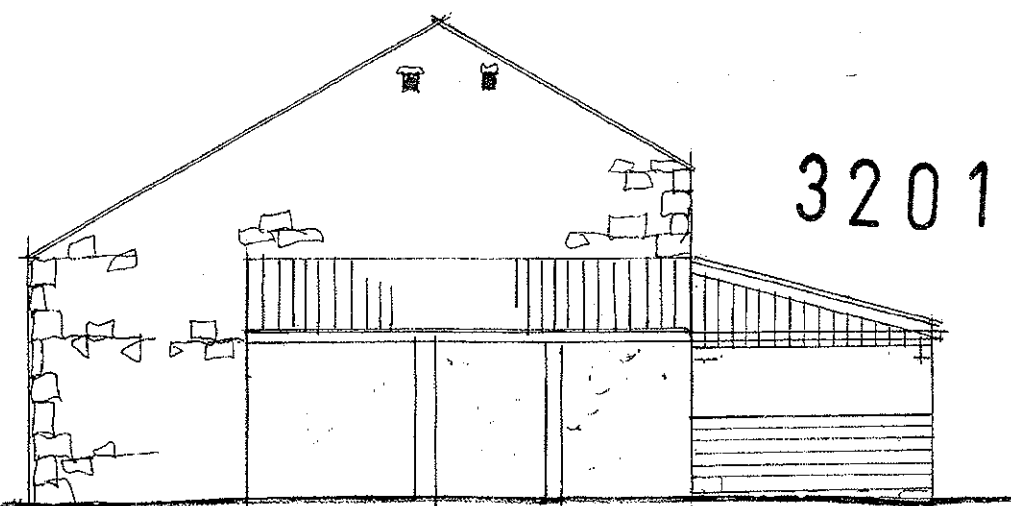
 **Promap**

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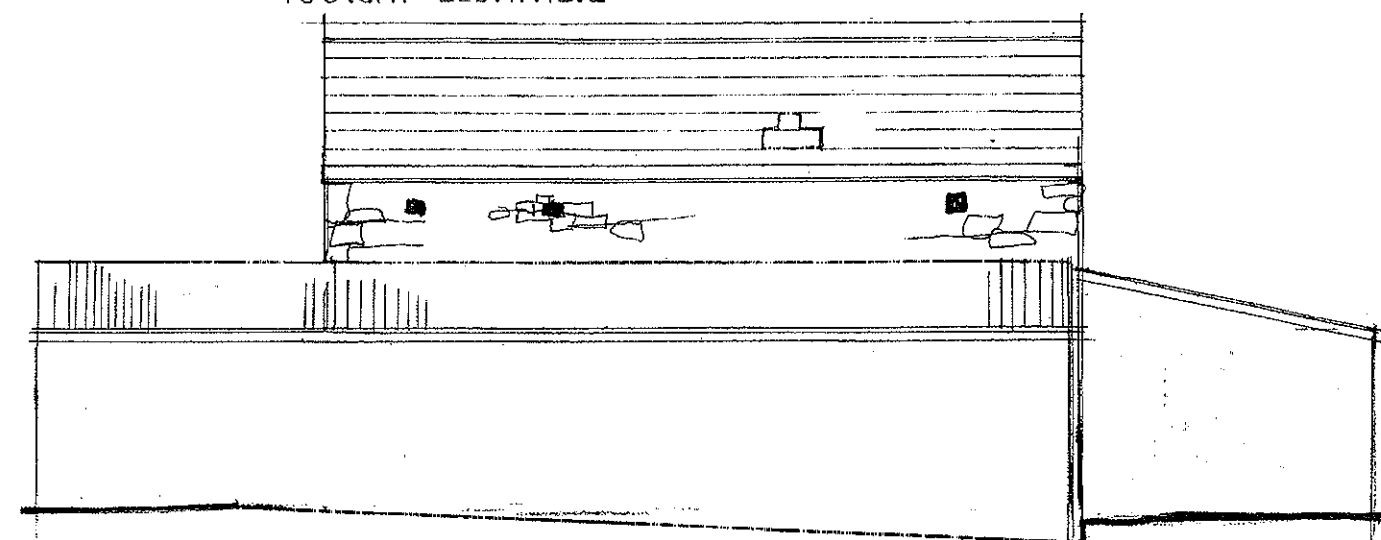
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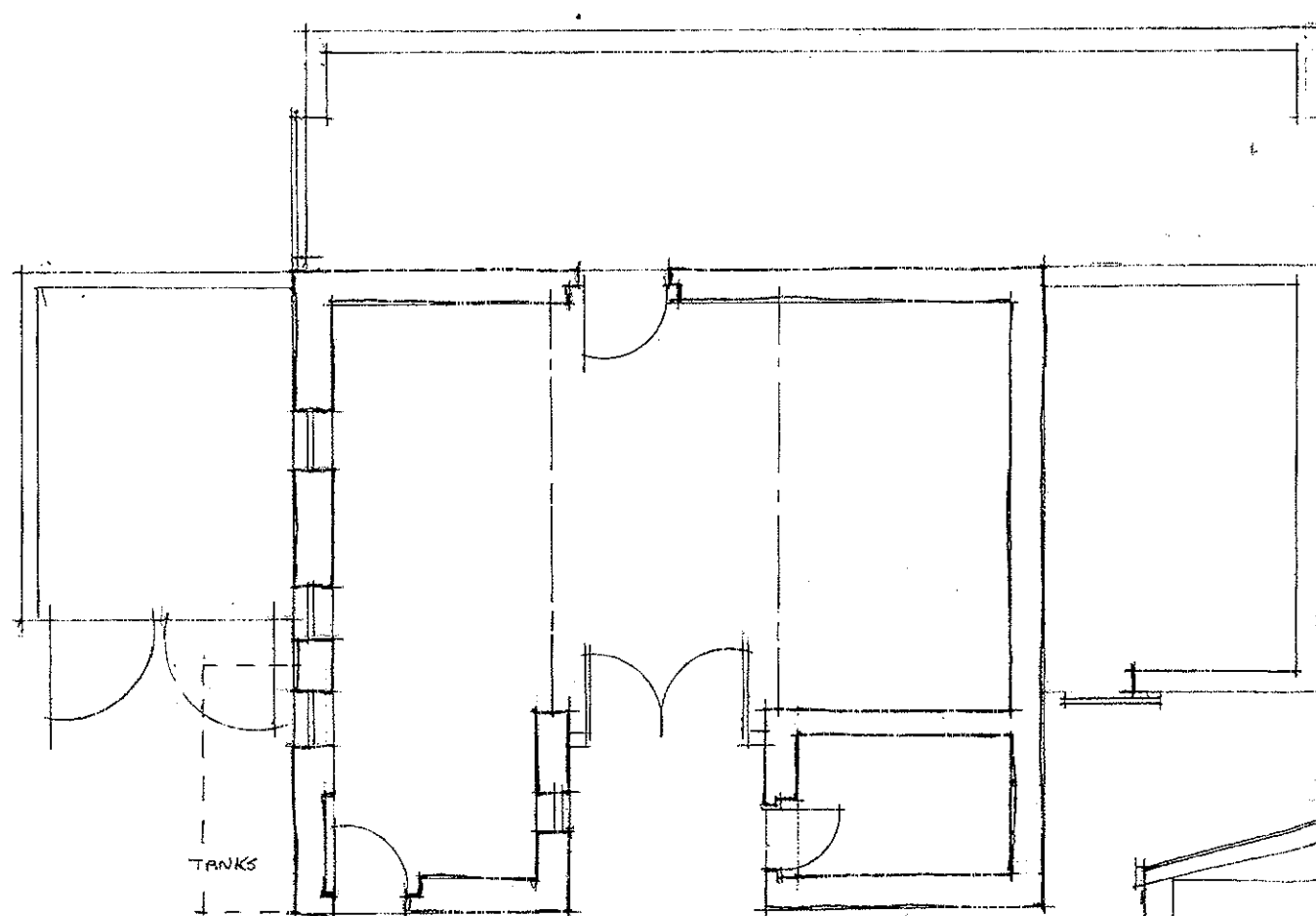
EAST ELEVATION



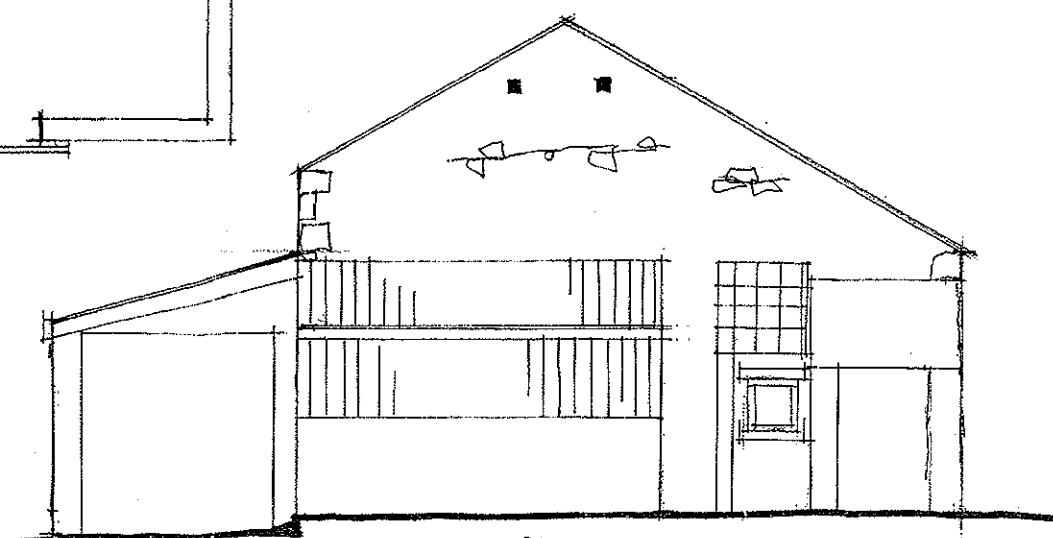
NORTH ELEVATION



WEST ELEVATION



PLAN



SOUTH ELEVATION

MR & MRS MARSDEN

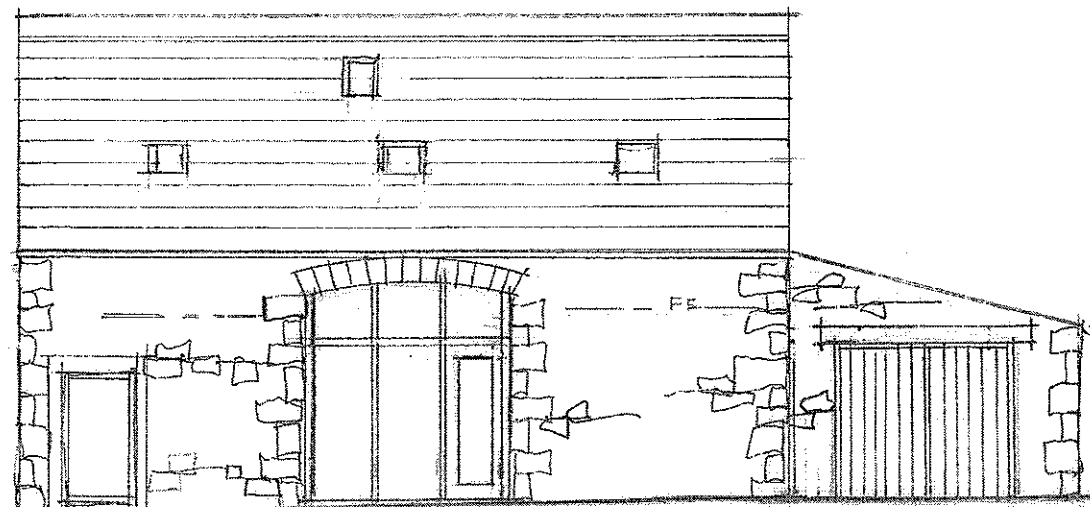
Drawing Title
EXISTING PLANS AND ELEVATIONS
HIGHER CLASS BARN

Scale 1:100	Date MAY 2012	Drawn LKR
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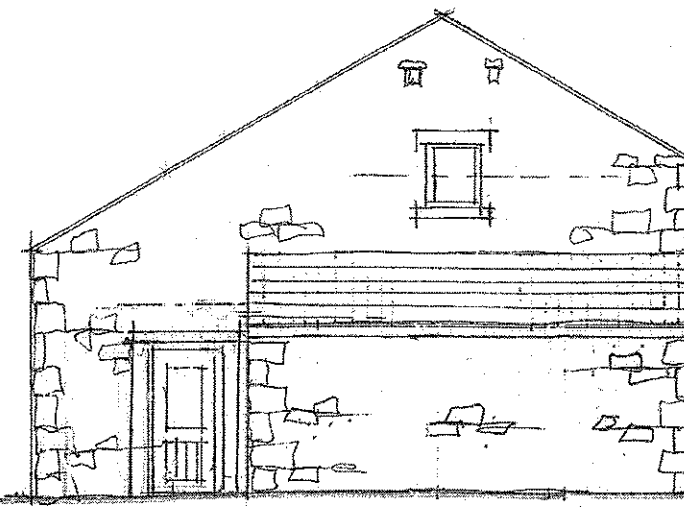
125 - 01

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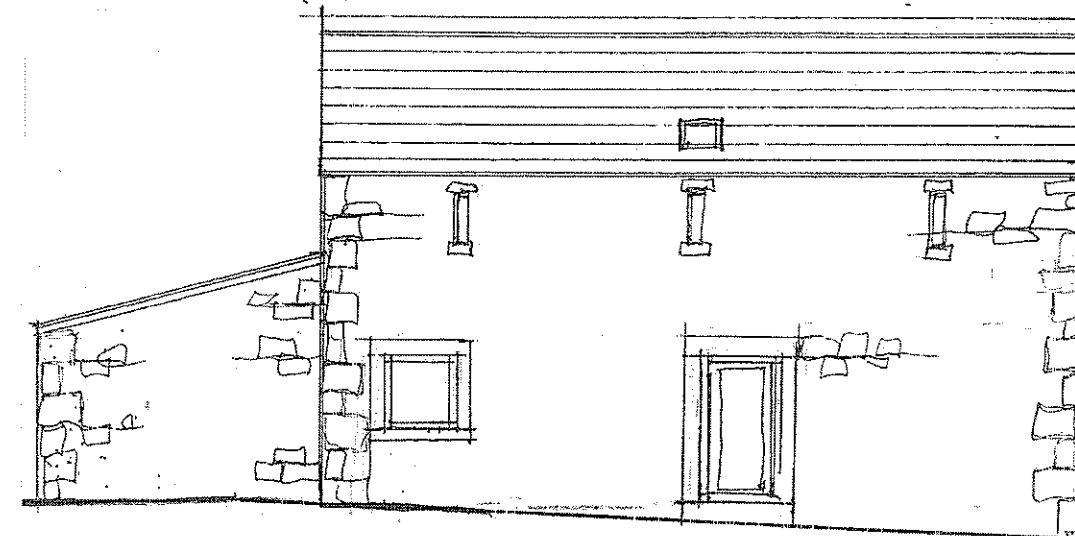
EAST ELEVATION



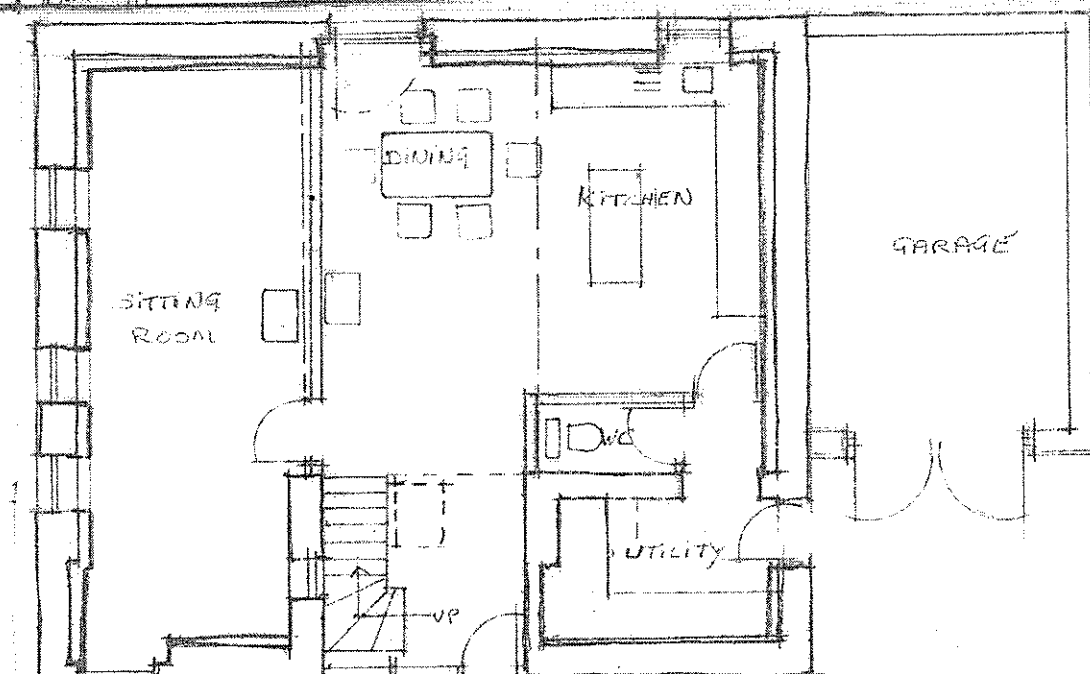
NORTH ELEVATION



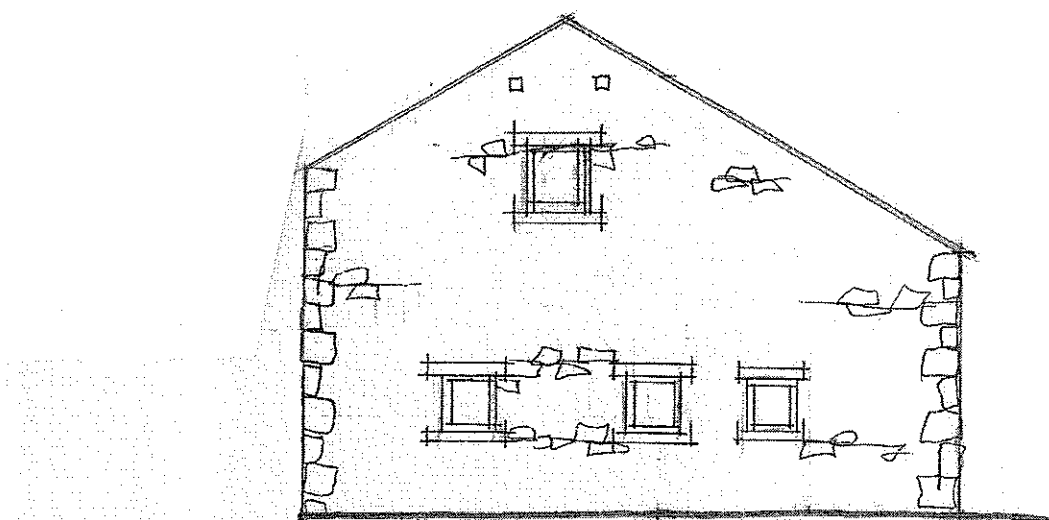
WEST ELEVATION



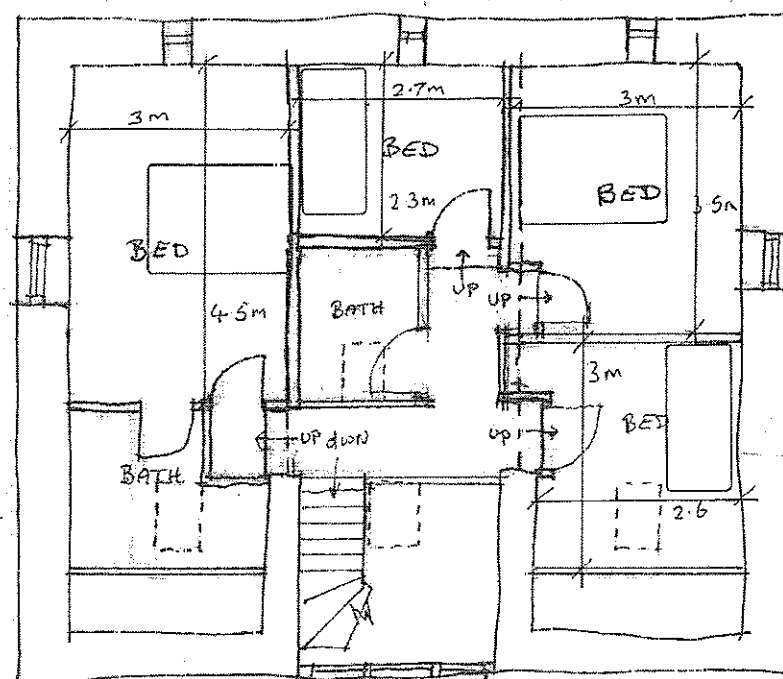
GROUND FLOOR PLAN



SOUTH ELEVATION



FIRST FLOOR PLAN



MR & MRS MARSDEN

Drawing Title
PROPOSED PLANS AND ELEVATIONS
HIGHER GLASS BARN

Scale 1:100 Date MAY 2012 Drawn LKR

125 - 02

JWPC



CHARTERED
TOWN PLANNERS

**Higher Flass Farm
Settle Road
Bolton-by-Bowland
BB7 4NY**

**Conversion of Barn to form
Residential Accommodation**

Client:
Mr & Mrs. Marsden

320120813P



Planning, Design & Access Statement

Contents

- 1** Introduction
- 2** Site Characteristics
- 3** Design & Access
- 4** Planning Policy
- 5** Planning Considerations
- 6** Summary

Appendix 1 – Pre-application Response Letter

1. Introduction

- 1.1 This Statement is intended to support the application for planning permission by Mr and Mrs. Marsden for the conversion the existing 19th century barn at Higher Flass Farm to permanent residential accommodation. It is the Applicant's intension to occupy the property, allowing them to maintain a presence on the expanding agricultural business.
- 1.2 The planning application follows a formal pre-application enquiry (Ref: 2012/ENQ/00022) and has been prepared in light of the recently published National Policy Framework (NPPF) and the 'Saved' Policies of the Ribble Valley Local Plan. Under the requirements of the Planning Compulsory Act 2004 (Section 42) this document also serves as a Design and Access Statement. It provides a detailed assessment of the planning context and justifies why the proposed development should be supported and ultimately approved by the Local Planning Authority.
- 1.3 Consideration of the proposal should also be taken in context of the submitted Heritage Asset Survey, Structural Report and Protected Species Survey.

2. Site and Surroundings

- 2.1 The planning application site consists of an existing barn within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), situated approximately 9 miles to the north of Clitheroe and 9.5 miles to the south of Settle. The barn falls within the existing farmstead of Higher Flass Farm, situated along and accessed from Settle Road (B6478 Highway), Bolton-by-Bowland. It forms one of several other agricultural businesses located on this stretch of highway.
- 2.2 The original farmhouse located to the south of the barn is within separate ownership to the agricultural buildings and surrounding land. The site however remains a busy working farm, utilising the large shippon building for the majority of agricultural activity. This activity was supported through the approval of an extension in September 2011 under application reference 3/2011/0658. There is currently no residential accommodation associated with the land in ownership of the working farm and the Applicants currently travel to the site each day from Clitheroe.
- 2.3 The barn subject to this proposal has a single storey floor area of approximately 170m², including all modern additions. The principle building is a traditional stone built barn structure with an unbroken slate roof that was constructed around the mid-19th century. Due to its age and design quality, it is regarded a non-designated Heritage Asset, however due to its structural condition, use is limited to providing basic storage for hay and light equipment. Extensions have been erected over the past 100 years to the north south and west to provide additional storage space. For a more detailed description of the building's historic character and condition, reference should be made to the detailed Heritage Asset Statement and Structural Survey submitted alongside this application.
- 2.4 A Protected Species Survey has been submitted amongst the planning application documents. This concluded that there was no evidence of roosting bats or nesting barn owls, nor would a conversion be likely to cause disturbance to them.

1. Introduction

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- 1.1 This Statement is intended to support the application for planning permission by Mr and Mrs. Marsden for the conversion the existing 19th century barn at Higher Flass Farm to permanent residential accommodation. It is the Applicant's intension to occupy the property, allowing them to maintain a presence on the expanding agricultural business.
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3. Design and Access

Use

- 3.1 This full planning application seeks to secure consent for the change of use of the traditional agricultural barn to permanent residential accommodation. The converted property will provide accommodation for the owners of the working farm, allowing them to maintain a presence of site. All other surrounding buildings and yard space shall remain as present.

Amount

- 3.2 The proposal intends to demolish the current extensions to the south and west of the barn to reduce the overall footprint. Accommodation will be spread across the two floors within the principle building and the space occupied by the northern extension will be re-built as a garage (total floor area of 202m²). The principle barn structure will provide four bedrooms to the first floor, with a bathroom and ensuite to serve the master bedroom. The ground floor will comprise of a main sitting room, dining/ kitchen area, utility room and water closet. An area of private amenity space will be created to the rear of the barn, in place of the former western extension with a garden of approximately 20m².
- 3.3 Works to improve the structure of the building will be undertaken as per the recommendations of the Structural Survey. These requires that for the conversion to proposal needs to:
- Take down the northerly gable complete and rebuild in reclaimed materials on new foundations taken down to firm stratum.
 - Take down pike of southerly gable and rebuild in reclaimed materials.
 - Take off roof structure and replace to vertical and horizontal alignment using reclaimed materials.
 - Repair arch structure and cracking to archway side wall.
- 3.4 Excluding works to the roof, it is estimated that the re-build will constitute 35% of the surface area of the original building.

Layout

- 3.5 Further to the creation of a small area of curtilage to the rear, an area for private parking will be located adjacent to the garage to the north.
- 3.6 Internally, the main habitable rooms such as the sitting room, dining room and master bedrooms are located in areas which either benefit from existing window openings or to elevations where creation of new window openings would not detract from the historic appearance of the barn.

Scale

- 3.7 Whilst the overall footprint of the building is to be reduced to expose the historic character of the barn, the scale is to be maintained. No alterations are proposed to alter the height of the barn at either eaves or ridge level. The scale of the barn is already one at which has potential to provide adequate space to meet the needs of a modern family home.

Appearance

- 3.8 Exposure of the barns eastern elevation and southern gable through the removal of the extensions will substantially improve the appearance of the traditional structure, particularly when viewed from the adjacent highway. Works will need to be undertaken as detailed within the Structural Report to improve the suitability of the building for permanent accommodation. These elements however will retain the historic character through a stone structure and slate roof. The proposed garage to the northern elevation will be constructed of materials to match those of the principle building.
- 3.9 Proposed new window openings are essential for the functioning of the new residential unit, however these have been kept to an absolute minimum and are of a style which reflects the sites former agricultural use. Slit windows are proposed to the western elevation, serving three of the first floor bedrooms and a window is proposed to serve the ground floor kitchen. New bedroom windows are proposed to the first floor gable elevations and three new roof lights will be added to the principle, eastern elevation. The arch of the barn (in

place of the barn door) will be fully glazed and will continue to act as the main door to the property.

Landscaping

- 3.10 The proposal does not involve any substantial landscaping however a small garden area will be created as private residential curtilage to the rear of the barn conversion property. The boundary between the site and the highway is currently well screened by a tall hedge and this will be maintained for privacy. The yard area to the front of the site will be maintained as present, continuing to form part of the farm.

Access

- 3.11 Access will continue to be provided from the main highway as existing. Private vehicles will be required to pass through the existing yard and a small parking area will be provided to the north of the property.

4. Planning Policy

National Planning Policy Framework (NPPF)

- 4.1 The NPPF was adopted on the 27th March 2012, superseding previous Planning Policy Statements and the majority of the other national guidance. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay.
- 4.2 Housing applications should be considered in context of achieving sustainable development. Paragraph 50 aims for Local Authorities to deliver a wide choice of high quality homes, to widen opportunities for home ownership and to create sustainable, inclusive and mixed communities. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 4.3 Chapter 12 provides guidance for the conservation and enhancement of the historic environment. It states within Paragraph 131 that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.

Local Policy

- 4.4 The Development Plan for the Ribble Valley consists of the 'Saved' Policies of the Ribble Valley Local Plan (adopted 1998).

4.5 Policy G1 states that all development proposals are expected to provide a high standard of building design and Landscape quality. In determining planning applications, the Local Planning Authority will apply the following criteria:

- a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
- b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.
- c) Developments should make adequate arrangements for car parking.
- d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.
- f) Developments should provide adequate arrangements for servicing and public utilities.
- g) Developments should provide adequate daylighting and privacy.
- h) Materials used should be sympathetic to the character of the area.

4.6 Policy G5 sets out that outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

- i) Essential to the local economy or the social well being of the area; or
- ii) Needed for the purposes of agriculture or forestry; or
- iii) Sites developed for local needs housing (subject to Policy H20 of this plan); or
- iv) Small scale tourism developments and small scale recreational developments appropriate to a rural area; or
- v) Other small-scale uses appropriate to a rural area which conform to the policies of this plan.

4.7 Through Policy ENV1, the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in

deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.

4.8 Policy H2 states that outside the settlement boundaries, as defined on the proposals map, residential development will be limited to;

- Development for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area to the appropriate conversion of buildings to dwellings, providing they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need of complete or substantial reconstruction.
- Residential developments specifically intended to meet a proven local need.

4.9 The impact of proposals on the countryside will be an important consideration in determining all applications. Developments should be appropriately sited and landscaped. In addition scale, design and materials used must reflect the character of the area, and the nature of the enterprise.

4.10 Through Policy H15, planning permission will be granted for the conversion for buildings into dwellings in situations where:

- There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
- There would be no materially damaging effects on landscape qualities of the area;
- There will be no unacceptable harm to nature conservation interests;
- There will be no detrimental impact to the rural economy; and
- Within the AONB the proposal should be consistent with the conservation with the natural beauty of the area.

4.11 Policy H16 provides specific criteria for the conversion of buildings to dwellings. It states that conversions will be granted providing.

- a) The building is structurally sound and capable of conversion for the proposed use without the need for extensive re-building or major alterations which would adversely affect the character and appearance of the building, the Council will require a structural is submitted with all planning applications. This should include plans of any rebuilding proposed;
- b) The building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the buildings;
- c) The character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting;
- d) The building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise.

4.12 Policy H17 refers to design and states that planning permission for the conversion of buildings will be granted providing:

- a) The design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;
- b) The impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;
- c) The access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area.

5. Planning Considerations

- 5.1 The planning application proposal was previously subject to a formal pre-application enquiry (ref: 2012/ENQ/00022). A copy of the formal response is included within the Appendix to this Statement. The response dated 9th March 2012 provided assessment of the proposal in terms of the principle of development and initial design. Support is offered for the conversion through the removal of the later extensions which would reveal the building's traditional character and materials. In compliance with Local Plan Policy H15, the barn was regarded to form part of a cluster of other buildings (including another dwelling) and not to be isolated, therefore suitable for conversion.
- 5.2 Although not discussed within the pre-application response the application site is regarded an undesignated Heritage Asset. The National Planning Policy Framework requires local authorities to recognise that Heritage Assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. As explored in Chapter 2, due to the site's age and condition the continued use of the barn for agricultural purposes is severely limited. The structural report submitted alongside this statement (undertaken following the pre-application response) identifies that the barn in its present state is un-structurally sound for re-use, recommending works to rebuild the northern gable, southern gable pike, the roof and cracks to the arch on the principle elevation. Re-build is likely to be needed for up to 35% of the building and it is recognised this would be regarded as 'substantial' through analysis of Local Plan Policies H2 and H16.
- 5.3 The Structural Report concludes however that if remedial measures are left unaddressed, there continues to remain potential for instability of the barn which could result in the collapse of both gables and the roof structure. Despite the need for works, the conversion to living accommodation presents an opportunity for the viable restoration of the historic barn. Given its current function, this is an opportunity which is unlikely to become available through continued agricultural use for basic storage. Collapse would inevitably lead to a replacement building within the farm of little or no positive value to the character of the AONB.
- 5.4 The application proposes to re-build identified sections of the building from reclaimed materials, to a standard representative of the original construction. Works will not replace,

but repair key features to the principle eastern elevation (including the arch above the barn door). The character of the building will ultimately be conserved for future generations.

- 5.5 Alterations to the design of the proposal through conversion are only for the functionality of the residential use. This includes several new window openings to the first floor bedrooms which were each considered acceptable at pre-application stage. In response to pre-application comments regarding the barn door area, this is to be fully glazed, incorporating a new front doorway. This feature will attract visual attention to the site's former use and character.
- 5.6 Whilst some reconstruction will be required in order to convert the building, the benefits of conserving this heritage asset are a material consideration in favour of the proposal. The heritage quality of this mid-19th century agricultural structure is characteristic of historic activities which enhances the Forrest of Bowland Area of Outstanding Natural Beauty. The ability for the farmers to live on-site and maintain a presence at all times is also a factor which improves the sustainability of the agricultural business. The application is therefore compliant with the NPPF and the spirit of Local Plan Policies G1, G5, ENV1, H2, H15, H16 and H17.

6. Summary

- 6.1 This Statement has been prepared in support of a proposal to convert the traditional mid-19th century barn at Higher Flass Farm to residential accommodation. Since the original farmhouse is within independent ownership, farmers of the expanding agricultural business currently travel to the site from Clitheroe. The converted barn would be occupied by the farmers, allowing for a presence to be maintained on-site. Lessening the need to travel by private car would thus assist with wider sustainable development aims.
- 6.2 The current proposal has been prepared in light of a pre-application response which supported the principle of conversion in light of adopted planning policies. Due to the age and location of the barn it is regarded a non-designated heritage asset. Removal of the modern extensions to the north, west and east elevations would expose the traditional structure and agricultural character and represent an important material planning gain.
- 6.3 Amendments to the design of the barn door have been made on the recommendation of the pre-application response. The current proposal to fill the arch with glazing (incorporating a front door) draws visual attention to this agricultural feature. Other minor proposed openings will be created to serve the first floor bedrooms and these were deemed acceptable at pre-application stage.
- 6.4 The Structural Report undertaken subsequent to the pre-application response recommends works to improve the buildings long-term stability, in whatever use. The age and condition of the barn currently limits its use to the storage of hay and basic equipment. However the conversion proposal provides the viable opportunity to carry out the essential structural works to the barn, which if left unaddressed could eventually lead to collapse. This would inevitably lead to a replacement building of little or no positive value to the character of the AONB. The undertaking of a planning permission to convert the building represents a significant investment into the protection and enhancement of a heritage asset. The benefits of maintaining the historic agricultural character is also in the spirit of promoting the AONB and this is a significant material consideration in favour of the development.

- 6.5 Given the above assessment of site context and adopted planning policy, the proposal is perceived compliant with guidance contained in the NPPF and Local Plan Policies G1, G5, ENV1, H2, H15, H16 and H17. The Local Planning Authority is respectfully invited to grant planning permission for the development.

JWPC Ltd

September 2012

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Appendices

Appendix 1 – Pre-application response Ref 2012/ENQ/00022

please ask for: Gareth Fort
direct line: 01200 414501
email: gareth.fort@ribblevalley.gov.uk
my ref: RV/2012/ENQ/00022
your ref:
date: 9th March 2012

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Dear Mrs Marsden,

**PRE APPLICATION ADVICE, CHANGE OF USE TO RESIDENTIAL, HIGHER FLASS
FARM SETTLE ROAD, BOLTON BY BOWLAND**

I am writing in response to your request for pre- application advice in respect of the above- named proposal.

You submitted plans with your request for advice, which showed the broad principles of the proposed conversion. The plans showed the removal of two of the buildings adjoining the barn, and the retention of one the adjoining blocks on the northern elevation to provide garage facilities. The plans showed 5 new rooflights, two on the eastern elevations. The proposed front elevation retains the barn door opening, but suggests glazing for most of the space. The drawing shows the existing air vents being glazed, with each alternative opening being enlarged. The retained adjoining garage building is to be clad in stone. In terms of the side elevations, one new window opening is shown roughly in the position of existing forking holes but larger in scale.

In assessing this proposal I have been mindful of Ribble Valley District Wide Local Plan policies in respect of the Area of Outstanding Natural Beauty, and policies in relation to barn conversions.

The proposal is broadly in line with policy ENV1, which relates to the Area of Outstanding Natural Beauty (AONB). The proposal seeks to re- use an existing building rather than create new development; the proposed curtilage of the building also respects existing boundaries and relationships between buildings. The proposal for the removal of the later buildings and extensions would reveal the building's traditional character and materials.

More detailed guidance is contained in Local Plan policies with regard to barn conversions. These policies seek to strike a balance between the benefits of bringing these buildings into residential use, and the desirability of protecting their character and heritage, and that of the surrounding area. Policy H15 deals with the location of the building to be converted, and contains specific advice with regard to conversions within the AONB. The policy states that development proposals should cause no unnecessary expenditure by public authorities and utilities on the provision of infrastructure. In terms of your proposal, this is unclear, however, its position in relation to existing established residential buildings would indicate that this should be achievable. The building is within a cluster and is not isolated, although it is remote from settlements. As the building is

located in the AONE, its effect in contributing to the natural beauty of the area will be considered in determining the application. This relates not only to any changes to the building itself, but also to the character of surrounding space, within the proposed residential curtilage, which should not detract from the rural setting of the building by the provision of overly residential or urban treatments in terms of car parking area and other domestic details.

Policy H16 deals with the building itself, suggesting that conversions will be permitted where the building is "structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building." In order to comply with this the Council require submission of a structural survey, including plans of any rebuilding work proposed.

Furthermore, this policy stipulates that the building to be converted is of "sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building."

Policy H17 deals with design matters in relation to Barn Conversions, and is of particular relevance to this proposal. The Policy stipulates that design should be of a high standard, in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings. Furthermore, development will not be permitted where the impacts of the development, or the creation of a garden area, garaging or car parking, will harm the appearance or function of the area.

In order to comply with the above policies, the number of new openings, either doors or windows, should be kept to a minimum. In general the drawings you submitted have adopted this principle. However, I have concerns that the proposed design for the barn door, with the mix of glazing, stone wall and a door would be a little over-complicated, and not in line with the simple rural detailing of the existing building. A more simple solution, which maintained the existing opening, but involving some glazing would be preferable in this case. New rooflights are generally resisted in barn conversions of this type, as they are detrimental to the building's character. However, I note that there is an existing transparent panel in the roof, which may give an opportunity for a flush fitting rooflight in its place. Your proposals for new windows in the gables of the property are more in line with the character of the building, and existing, though smaller openings. The proposal for the glazing of airvents also respects the character of the building, although any enlargements of these should preferably be kept to a minimum. Retention of the lean-to building for garaging is a reasonable proposal, but again, it will be important to design this feature with details that respect and enhance the building's character.

Any planning application which seeks barn conversion and demolition of this type will need to be accompanied by appropriate wildlife surveys, to ensure that any development is carried out in a way that is sensitive to any existing habitats.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-application enquiry, which sought guidance on the general principle of development on this site.

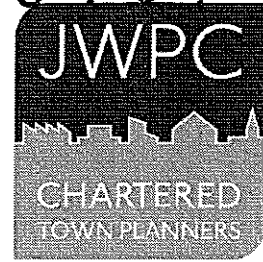
I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of the application submitted.

Yours sincerely

GARETH FORT
PRE- PLANNING ADVICE OFFICER

Mrs L Marsden
22, Standen Road,
Clitheroe
BB7 1JY

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Heritage Asset Statement
Higher Flass Barn, Forest Becks Brow,
Wigglesworth

1. Introduction

- 1.1 This Heritage Asset Statement supports a full planning application for the change of use of Higher Flass Barn to permanent residential accommodation. Paragraph 128 of the National Planning Policy Framework (NPPF) states that *"in determining planning applications, local planning authorities should take account of:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness".*

- 1.2 The below details will therefore describe the scale and significance of the heritage asset to be affected by the proposal. It will allow Ribble Valley Borough Council to make a balanced judgement on the potential impact of the conversion, in line with current national guidance.

2. The desirability of sustaining and enhancing the significance of the heritage asset and putting it to a viable use consistent with conservation

- 2.1 Higher Flass Farm consists of a dwelling and several agricultural structures, accessed from Forest Becks Brow (B6478), to the south of Wigglesworth. The farmhouse currently forms a separate residential unit to the south of the site, however the land, with a large shippon building, traditional barn and yard remain in active agricultural use. The farm does not form part of a designated conservation area but it is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

- 2.2 Paragraph 5.13.2 of The Ribble Valley Local Plan recognises traditional built stone barns as *"very much a part of Ribble Valley's character and heritage"*. The paragraph furthermore states *how "the objective of allowing conversions is to keep these buildings well maintained and protect them as a feature within the landscape for future generations"*. Through Policy H16 (paragraph 5.13.10) a clear distinguishment is made between traditionally constructed barns which are worthy of retention and modern farm buildings which are less so.
- 2.3 It has not been possible to obtain previous records of the barns construction date or use. However, following a site inspection, it is likely that the barn was constructed in the mid 19th century for the purposes of hand threshing. The barn at present consists of the principle structure with a single threshing floor which has been internally divided. Three modern additions have been erected to the north, south and west.



Figure 1: Eastern Elevation

- 2.4 The principle structure is 7m to ridge height and features an unbroken slate roof at 3.3m to eaves on the eastern elevation and 4.5m on the western elevation. The service yard of the farm is located to the east of the site and therefore the main

features of the barn are located to the eastern elevation. This includes the large barn doors which are inset, providing an external porch. The porch also provides access to a small, storeroom which is separate to the main internal area. A further doorway is present to the southern part of this elevation which appears to have been created at a later date. The roof of the eastern elevation features only one small opening.



Figure 2: Western Elevation

- 2.5 The western elevation is less exposed due to the presence of flora along the boundary of the highway and the modern extension. The roof again features only one opening and four small openings also exist along the elevation at a height of 4 metres although one of these has been covered. At ground level, this elevation features a single doorway which currently leads into the extended part of the barn.
- 2.6 The north gable elevation features only two small high level openings. These are also present on the south gable, along with three ground level windows. Due to the presence of the modern side addition, only one of these windows is currently exposed.



Figure 3: North Elevation

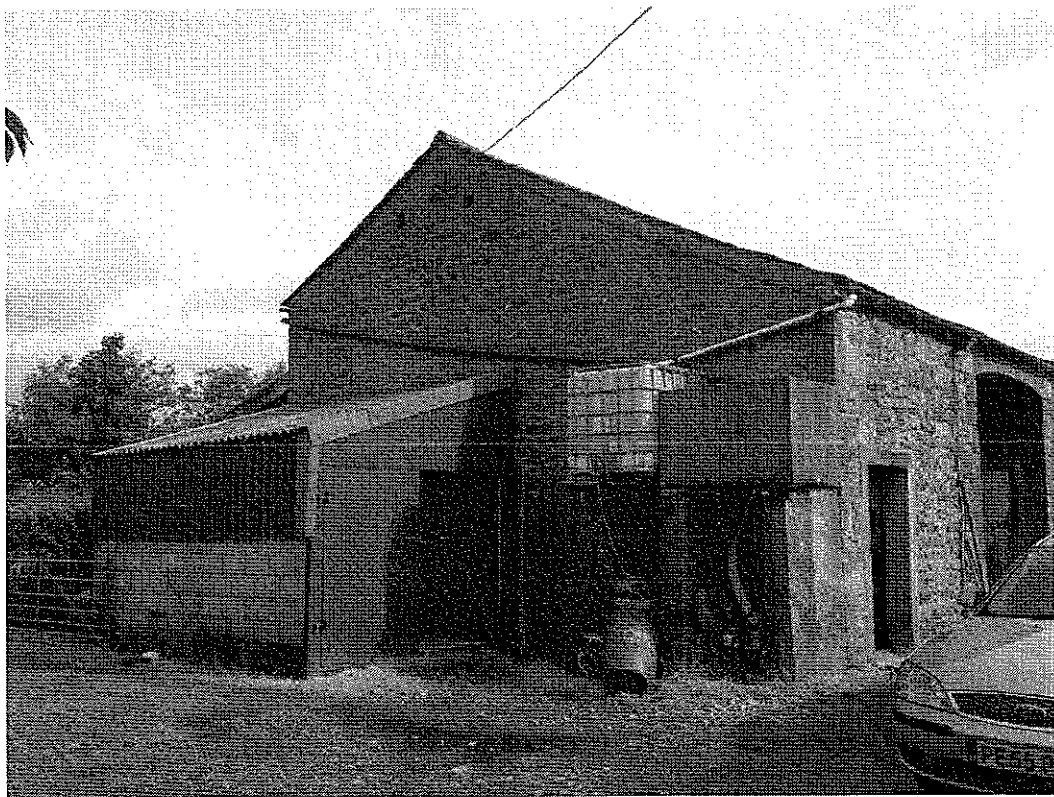


Figure 4: South Elevation

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- 2.7 It is apparent from internal inspection that the agricultural use of the barn has evolved over time. Whilst the barn currently lacks substantial active use (being utilised for the storage of hay and farm equipment), that use for hand threshing ceased and the layout was divided for handling of livestock. In particular, the separate doorway from the eastern elevation leads to an area which is in view but now inaccessible from the main barn / storage area.

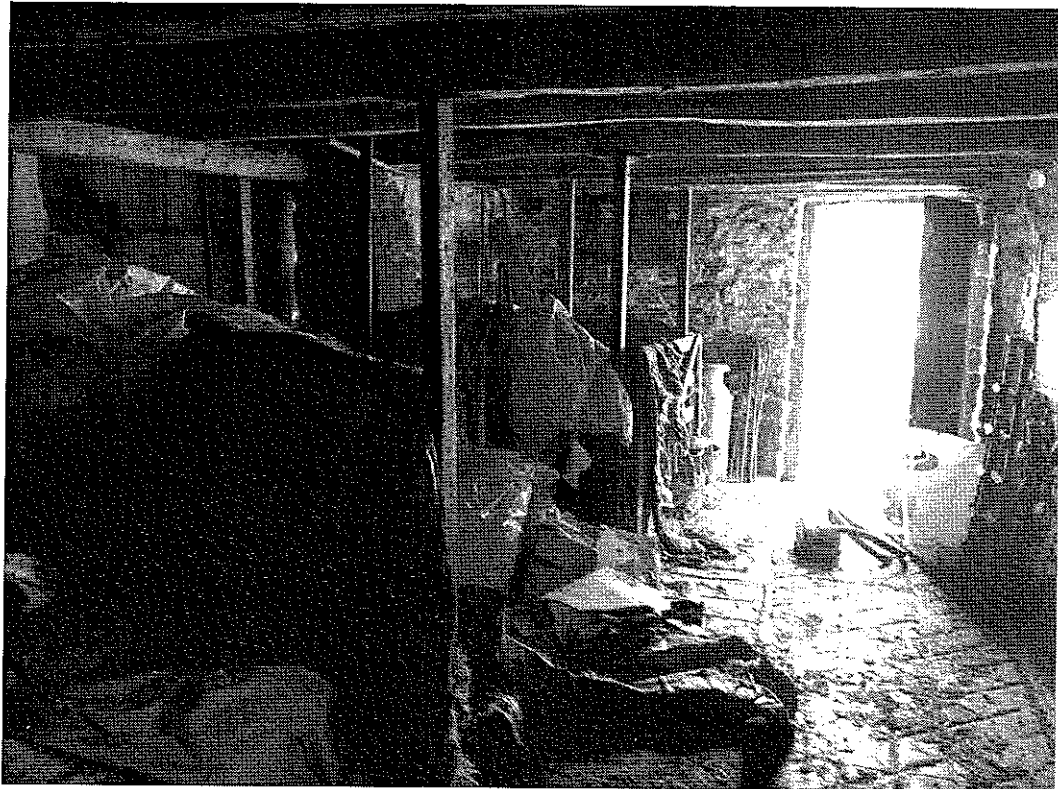




Figure 5: Internal View

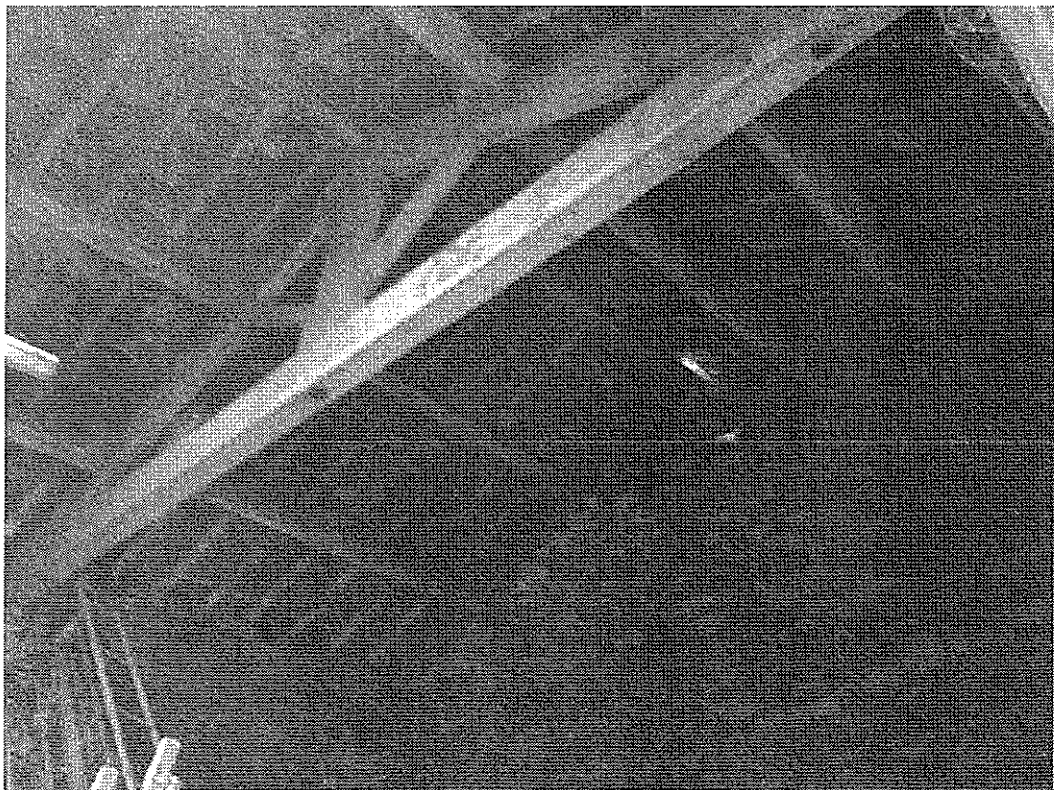


Figure 6: Barn Roof and Timber Beams

- 2.8 Looking at the recent extensions, the addition to the northern elevation is accessed externally and is only 6 metres in depth and 3.5m in height with a shed roof. Materials consist of breeze block walling coated in external render and the roof is corrugated asbestos. Asbestos sheet roofing is also a feature of the western extension which is slightly taller at 3.5 metres and stretches the length of the elevation. Further to the doorway from the main structure, this is accessed by two large gates to the north and south. The exposed elevation material is principally corrugated iron. The third and most recent addition is to the south of the barn, at a depth of 5m and 3.5m in height. The structure is constructed of breeze blocks with corrugated iron roofing which also covers the upper half of the elevation. Access is made externally from the principle barn building.
- 2.9 Whilst the barn is not listed, the original structure is in light of adopted planning policy and the above site assessment regarded a Heritage Asset. It is therefore relevant to look towards viable means of securing an active role for the barn which preserves and enhances the agricultural character.
- 2.10 The Structural Report submitted with the application identifies that works are required to improve its soundness for any use future use (including continued agricultural). It also recognises that if works are not undertaken then it is likely that the barn will in time collapse. Given that the barn is utilised only for the storage of hay and basic equipment, structural works undertaken as part of a conversion present an opportunity for the preservation and enhancement of the barn which is unlikely to be made available through continuation of its present function.
3. The positive contribution that conservation of the heritage asset can make to sustainable communities including their economic vitality
- 3.1 Since the farmhouse is within separate ownership to the agricultural enterprise, workers currently travel to the farm from outside the area. Agricultural activity at Higher Flass Farm is currently expanding and in 2011, Ribble Valley Borough Council approved an extension to the existing shippon building through application reference 3/2011/0658. Due to its age and condition, intensive use of the

traditional barn has now ceased and it is principally used for the storage of hay and equipment.

- 3.2 Conversion of the barn would allow for a presence to be maintained at the farm for its full-time operation. This would ultimately reduce the number of car journeys to and from the site in accordance with wider spatial planning aims.

4. The desirability of new development making a positive contribution to local character and distinctiveness

- 4.1 The various extensions that have been added throughout the barn's history detract from the traditional rural characteristics of the principle structure. The submitted application drawings intend to remove the extended elements to the south and west in order to restore the barn and increase its prominence as a Heritage Asset amongst the farmstead. This will be of substantial benefit to making a positive contribution to the local character. The extension to the north will furthermore be re-built to form a garage using stone and with a slate roof, to match the materials and character of the main building.
- 4.2 Structural works to roof, gable elevations and archway will use reclaimed materials, improving the quality of the barn to a standard where it may continue to be used safely. Although it is normally sought to avoid re-build works, these will ultimately be controlled through the planning permission. This will ensure that the historic building will retain its quality and will continue to enhance the AONB.
- 4.3 The principle building will create residential floorspace across two levels. New windows will be created to the first floor gable elevations and the removal of the extension on the southern elevation will expose the further two existing windows to the ground floor. Three small first floor openings to the western elevation will be narrowly expanded to create slit style openings, serving each bedroom. A new window will also be created to ground floor to serve the kitchen.
- 4.4 To the principle eastern elevation, three new openings will be created in the roof. The existing door to the southern most part of this elevation will be retained, however feature glazing will be located within the external porch in order for this

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area to become a hall and stairwell. Whilst the smaller openings across to the first floors of the building are essential for the functioning of the property, the large area of glazing will ultimately draw visual attention to the historic former large barn door access.

- 4.5 The setting of the barn will be preserved through the continued use of the existing yard to the east of the site, as part of the working farm. A private residential garden will be created in the place of the western extension, which will be accessed from the existing door on this building elevation. The presence of trees and flora along the boundary with the highway will screen the garden, retaining the public perception of the agricultural use.
- 4.6 As a result of the proposal, the works to convert the barn will positively enhance character by improving the historic structure and removing modern additions to expose the original stone built structure. The additional openings have been kept to a minimum and are designed in order to promote local distinctness, as features of similar agricultural buildings within the AONB.

JWPC Limited

September 2012

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STRUCTURAL REPORT

HIGHER FLASS FARM BARN

SETTLE ROAD

BOLTON-BY-BOWLAND

BB7 4NY

D.J. LINGARD & ASSOCIATES LTD

26 St James Street Accrington, Lancashire BB5 1NI • tel 01254 399711 399044 • fax 01254 233804 • email dling@globalnet.co.uk

Our Ref: DIL/DB/5871

Your Ref:

Date: 14th August, 2012

STRUCTURAL REPORT HIGHER FLASS FARM BARN SETTLE ROAD BOLTON-BY-BOWLAND BB7 4NY

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 14th August, 2012, to examine and report on the structural integrity of the above property with regard to its suitability for conversion to dwelling.

The survey comprised a visual inspection of the elements and fabric of the superstructure but did not include an inspection of areas covered, unexposed or inaccessible.

This report has been prepared for the Client and no responsibility is accepted to any third party for its contents.

This report has been prepared as part of a Planning Application Submission and is to be read in conjunction with Drawing Nos. 125-01 and 125-02 and Photograph Nos. 1 – 17.

INTRODUCTION

The property was built around the middle of the nineteenth century and is a traditional detached barn structure, weathered by duo-pitched grey slate roof on rafter and purlin construction on timber king post trusses. Masonry walls were approximately 500 mm thick, faced in random stone.

Higher Flass Farm Barn, Settle Road, Bolton-By-Bowland

OBSERVATIONS

Plate 1 shows external view of the easterly elevation. A significant vertical crack was visible to the arch at mid-span (Plate 2).

Plates 2 and 3 show significant cracking to the masonry joints to the right side of the archway entrance.

Plates 4 – 6 show the southerly gable. The wall was observed to lean inwards above the adjoining lean-to and fine cracking was noted to the masonry joints near roof level at the easterly corner.

Plate 7 shows general view of westerly side wall and southerly gable.

Plates 8 – 9 show westerly side wall. No signs of any recent significant movement were evident.

Plate 10 shows general view of easterly side wall and northerly gable.

Plate 11 shows northerly gable. The pike was noted to lean out of plumb significantly and the wall generally was bulged (Plate 12).

Plates 13 and 14 show condition of King Post Trusses which were in good structural condition.

Plate 15 shows general condition of timber roof purlins which were in reasonably good structural condition.

Plates 16 and 17 show vertical images of the roof construction which was displaced significantly towards the northerly gable.

An internal inspection of the walls showed them to be displaced, compatible with the movements determined from the external inspection.

Higher Flass Farm Barn, Settle Road, Bolton-By-Bowland

CONCLUSIONS

The barn has historically suffered significant settlement, the main effect being to the northerly gable. The settlement has given rise to significant lateral displacement of the northerly gable masonry with consequential cracking to the easterly arch structure and side wall, displacement of the upper part of the southerly gable, and tilting of the King Post Roof Trusses towards the northerly gable.

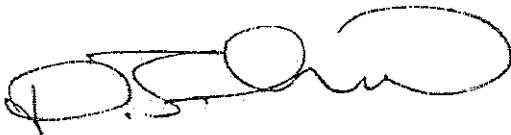
Although movements have attenuated, overall stability of the northerly gable is being assisted to some extent by the adjoining lean-to which buttresses the gable, however there still remains a potential for instability which could result in a collapse of both pikes and the roof structure if remedial measures are not instigated.

In order to safeguard long term stability, the following recommendations should be implemented.

The proposals for conversion can be carried out satisfactorily, provided the following recommendations are implemented, in addition to other works of maintenance, repair and modernization.

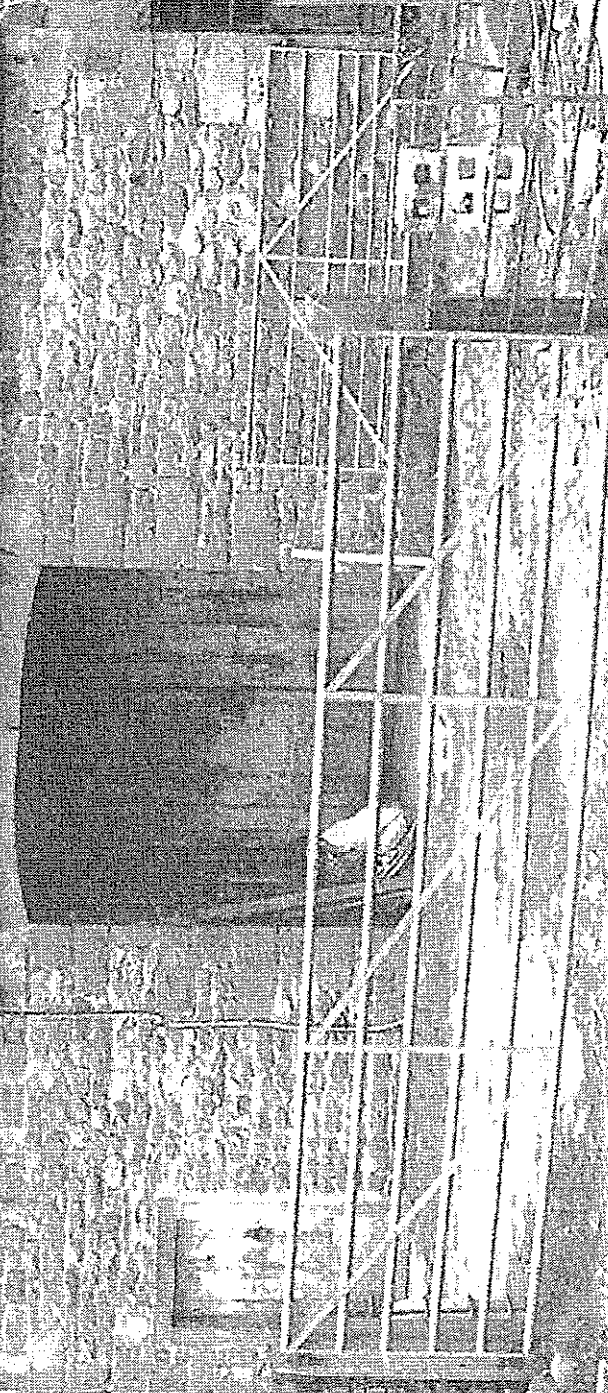
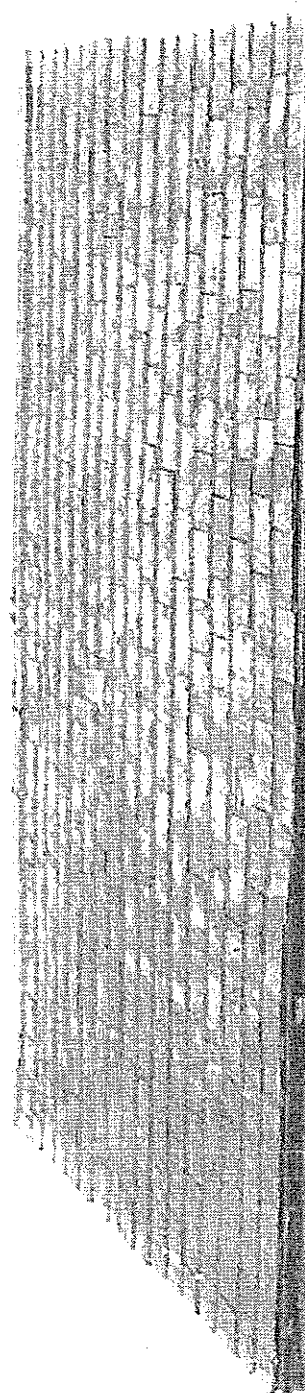
RECOMMENDATIONS

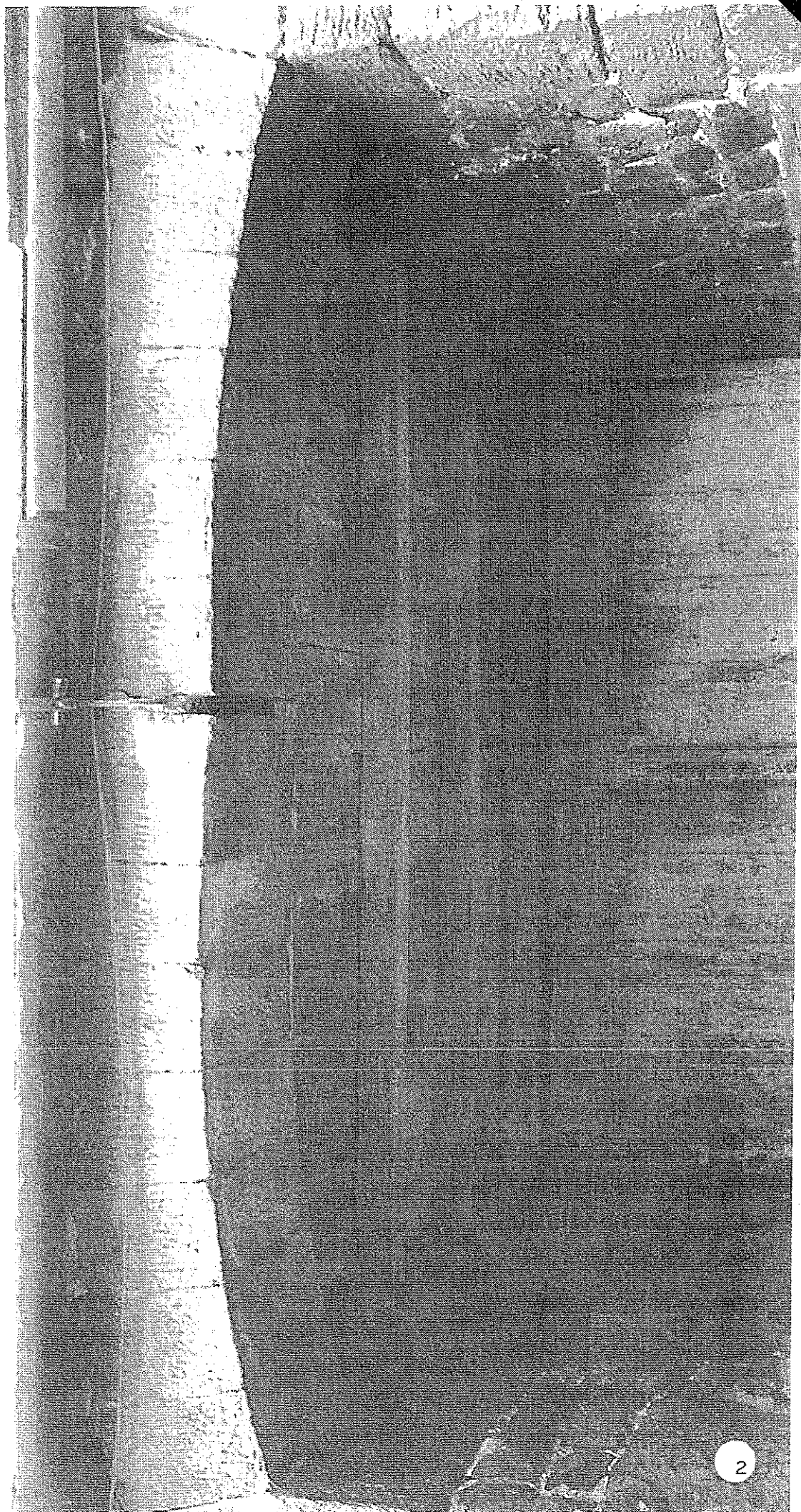
1. Take down northerly gable complete and rebuild in reclaimed materials on new foundations taken down to firm stratum.
2. Take down pike of southerly gable and rebuild in reclaimed materials.
3. Take off roof structure and replace to vertical and horizontal alignment using reclaimed materials.
4. Repair arch structure and cracking to archway side wall.



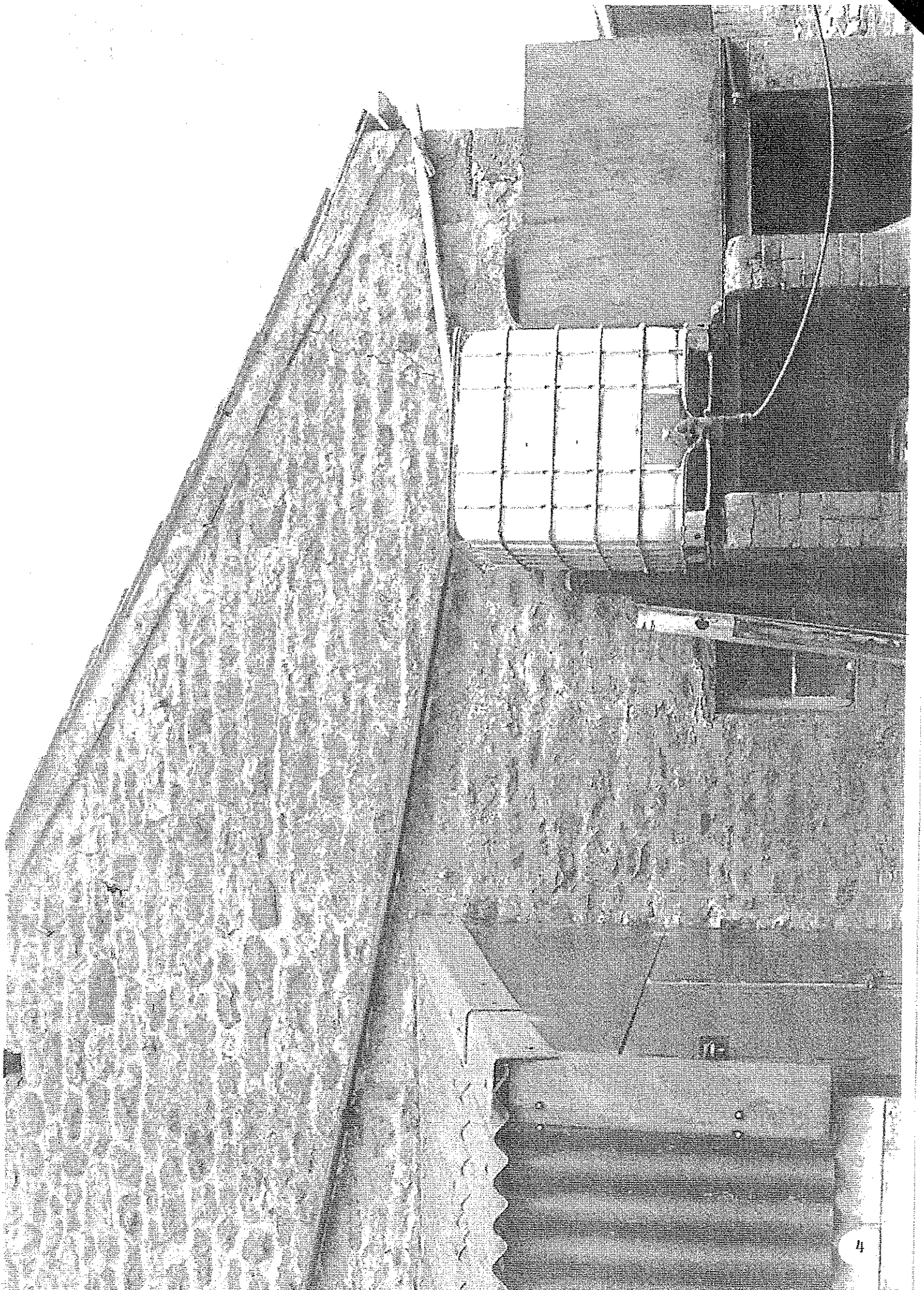
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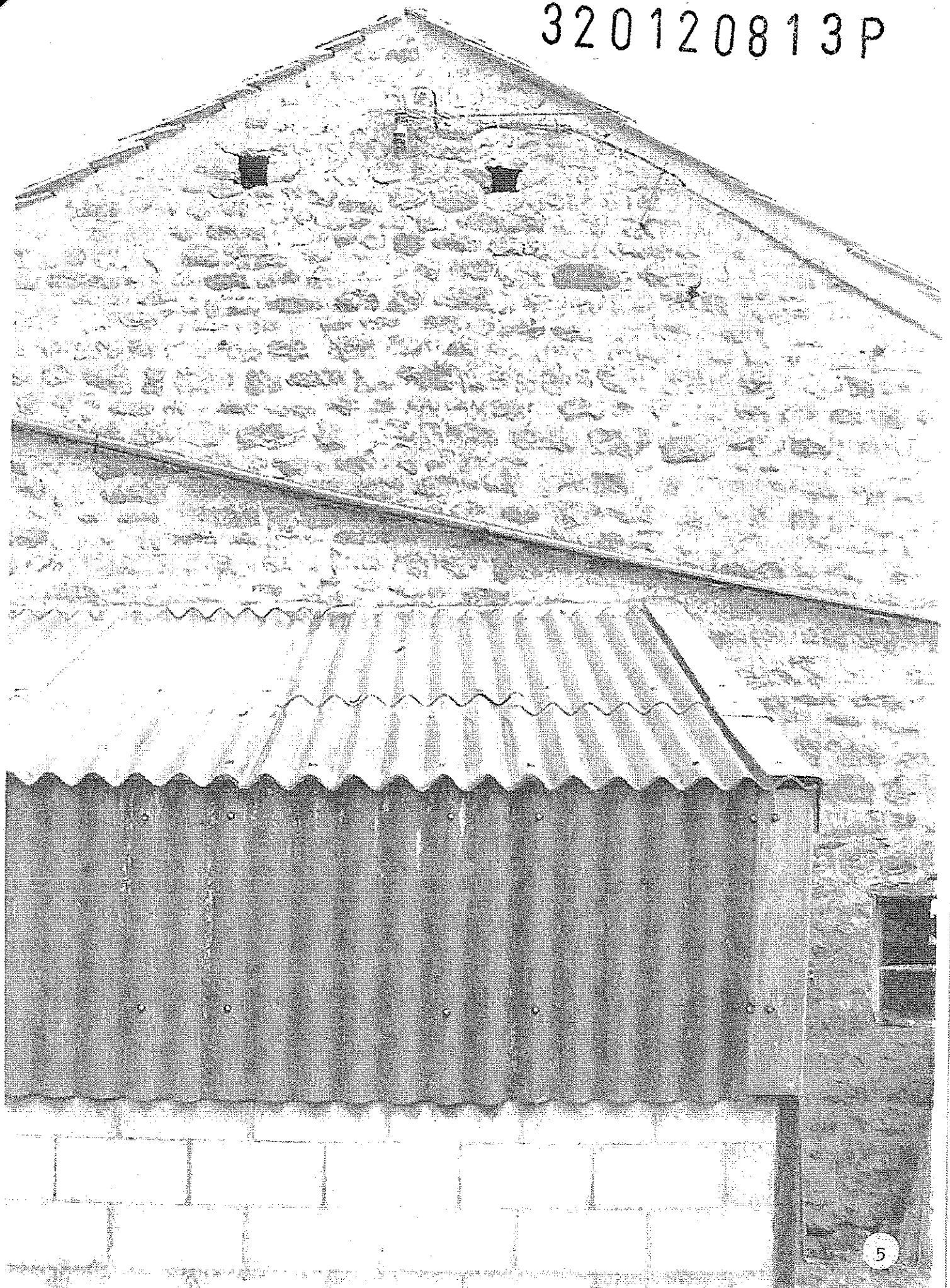


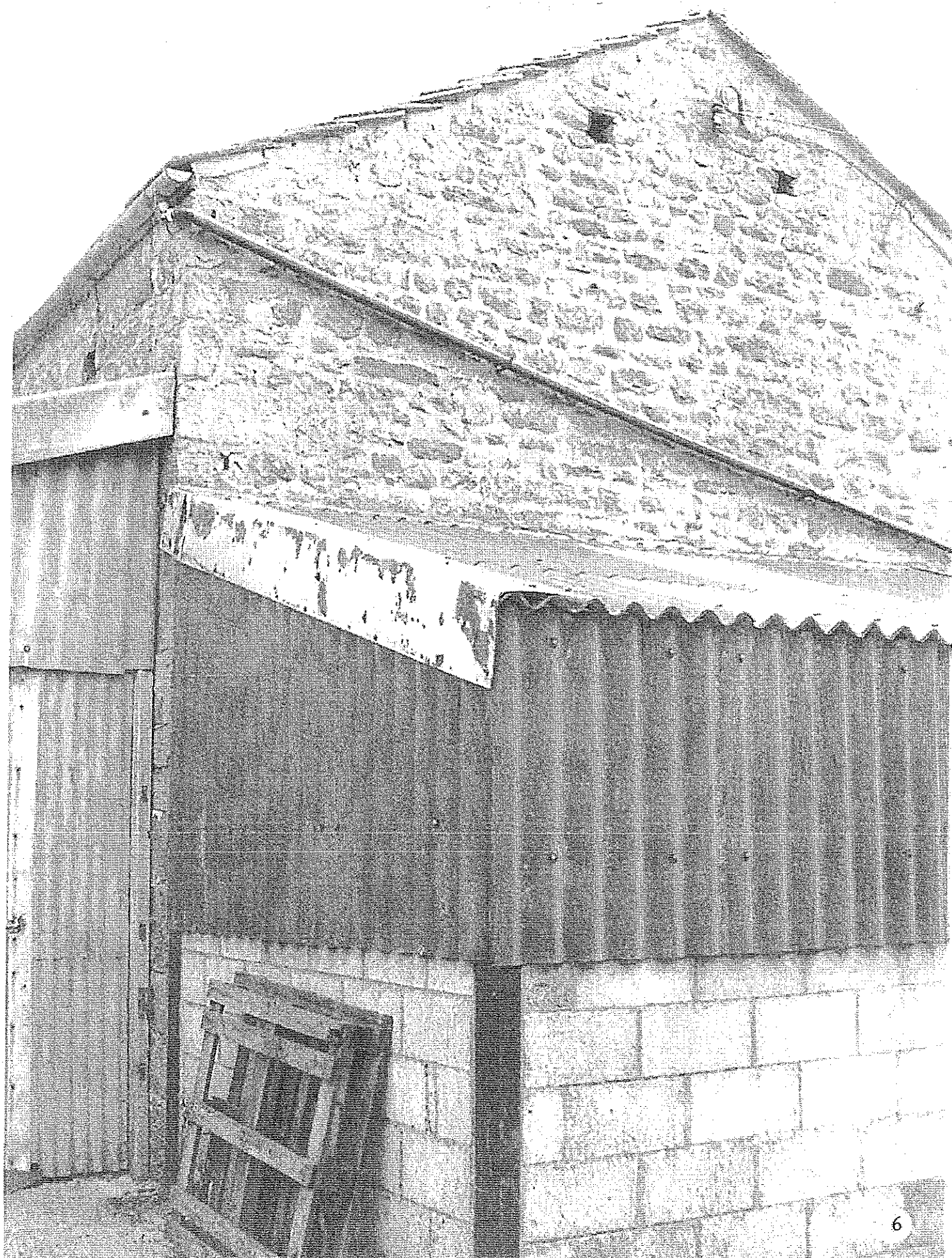


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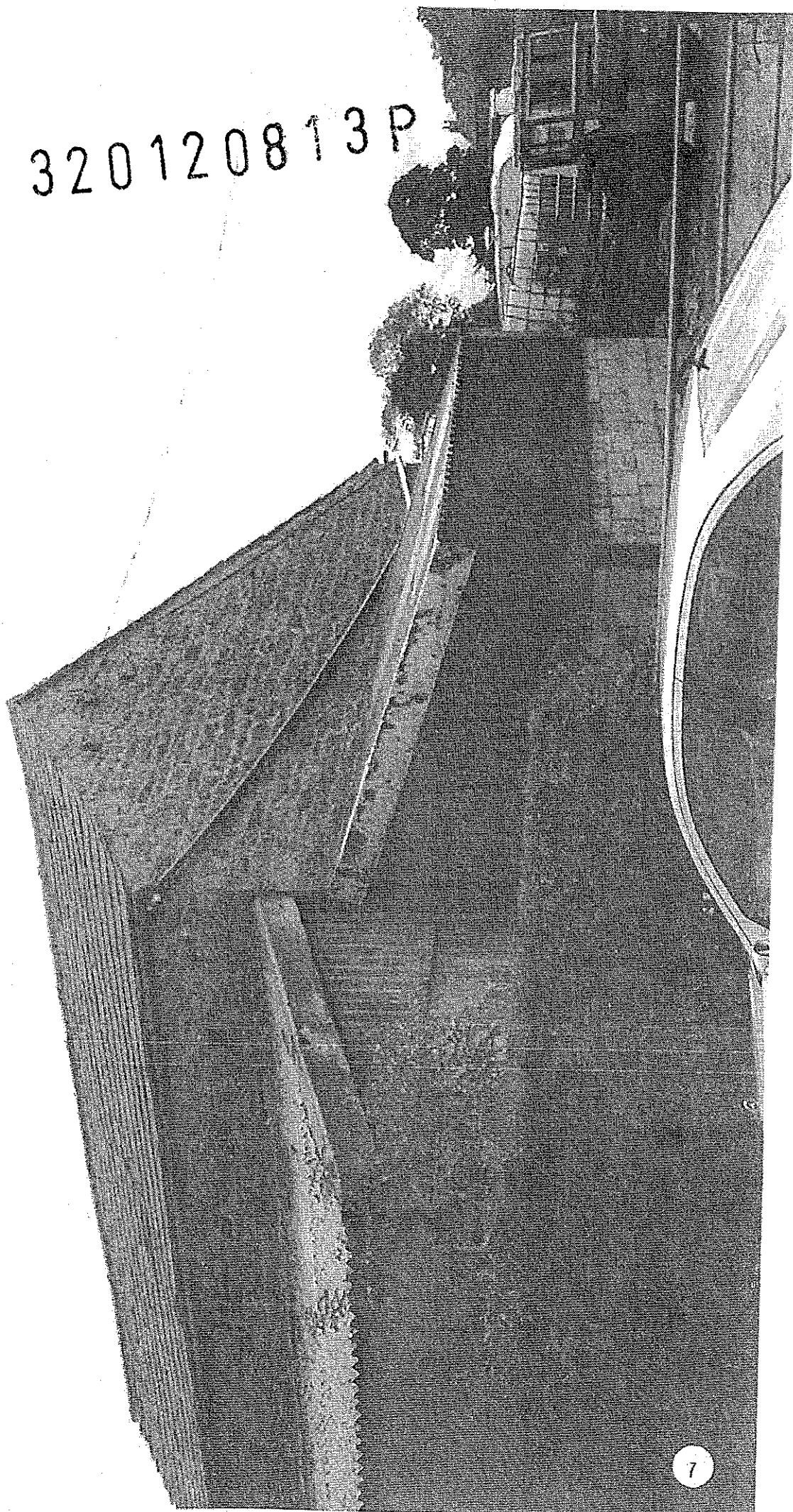


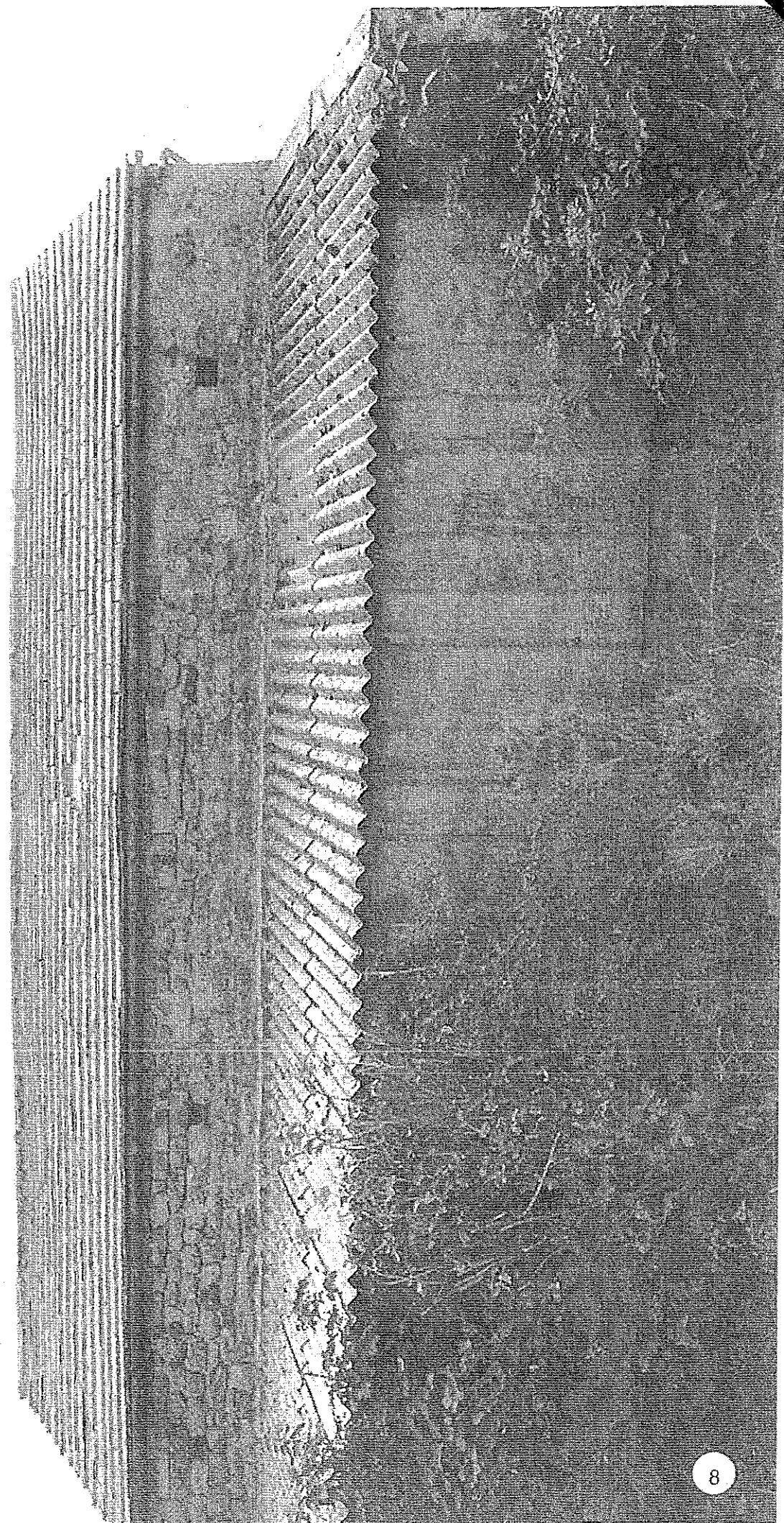
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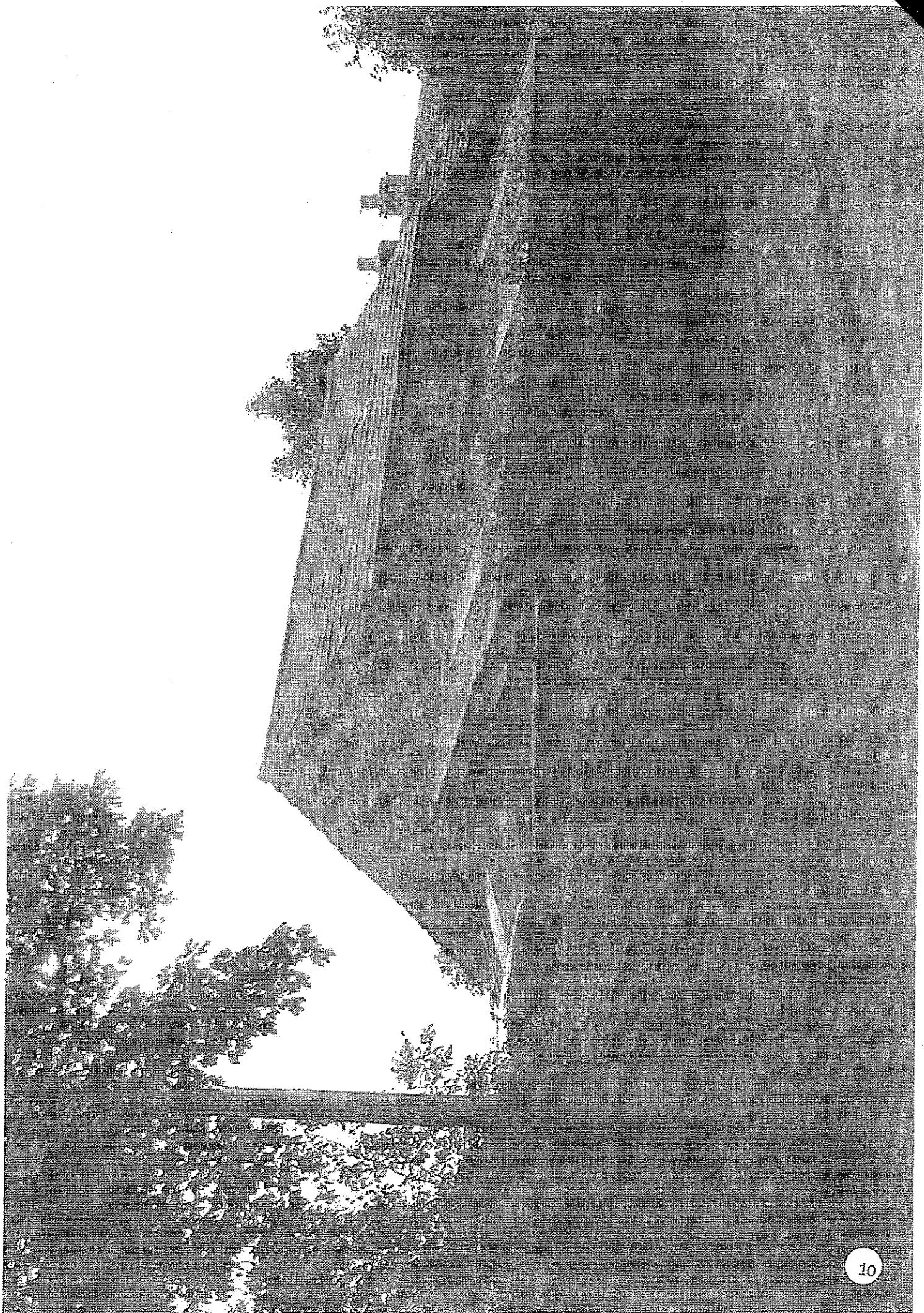


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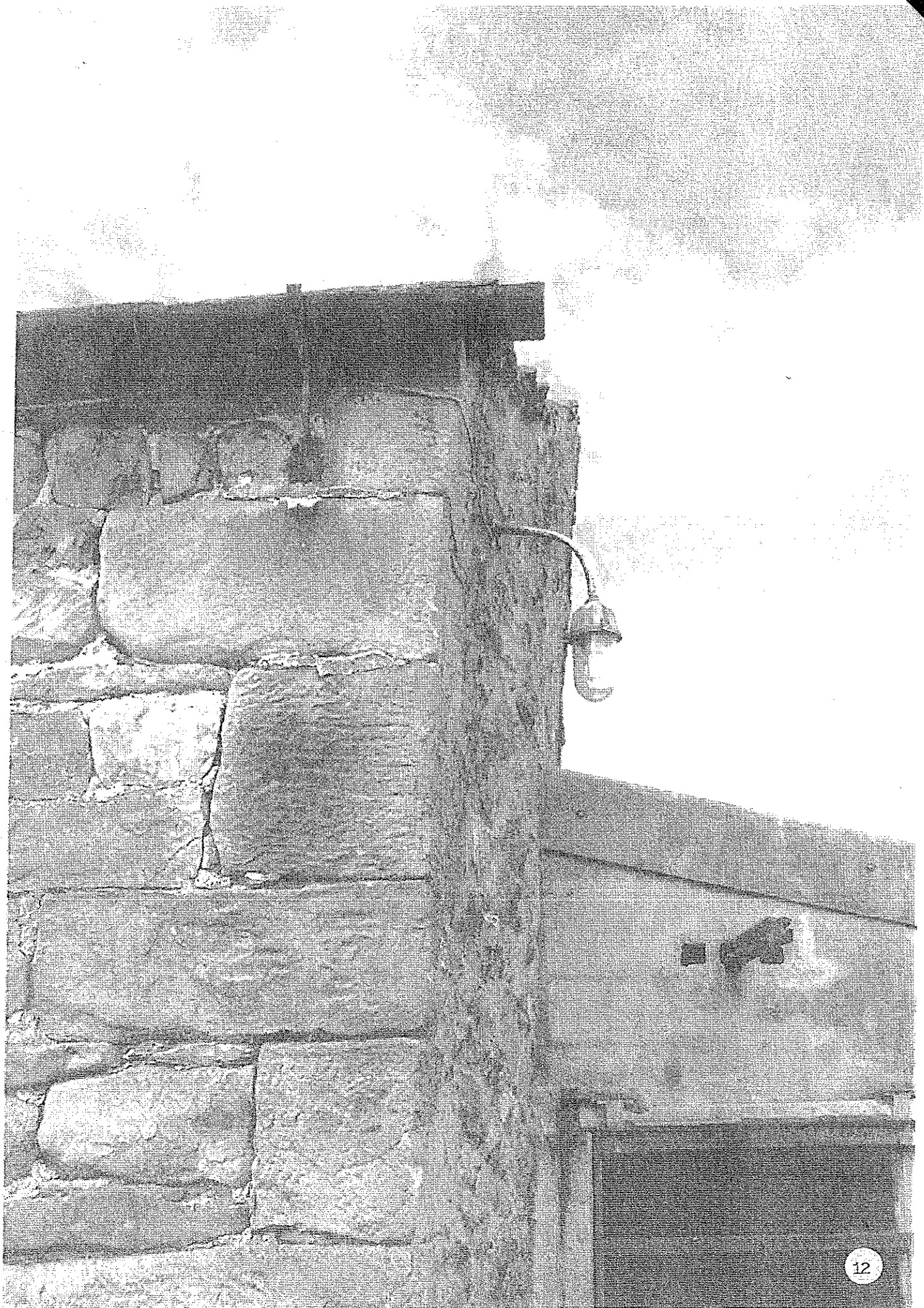




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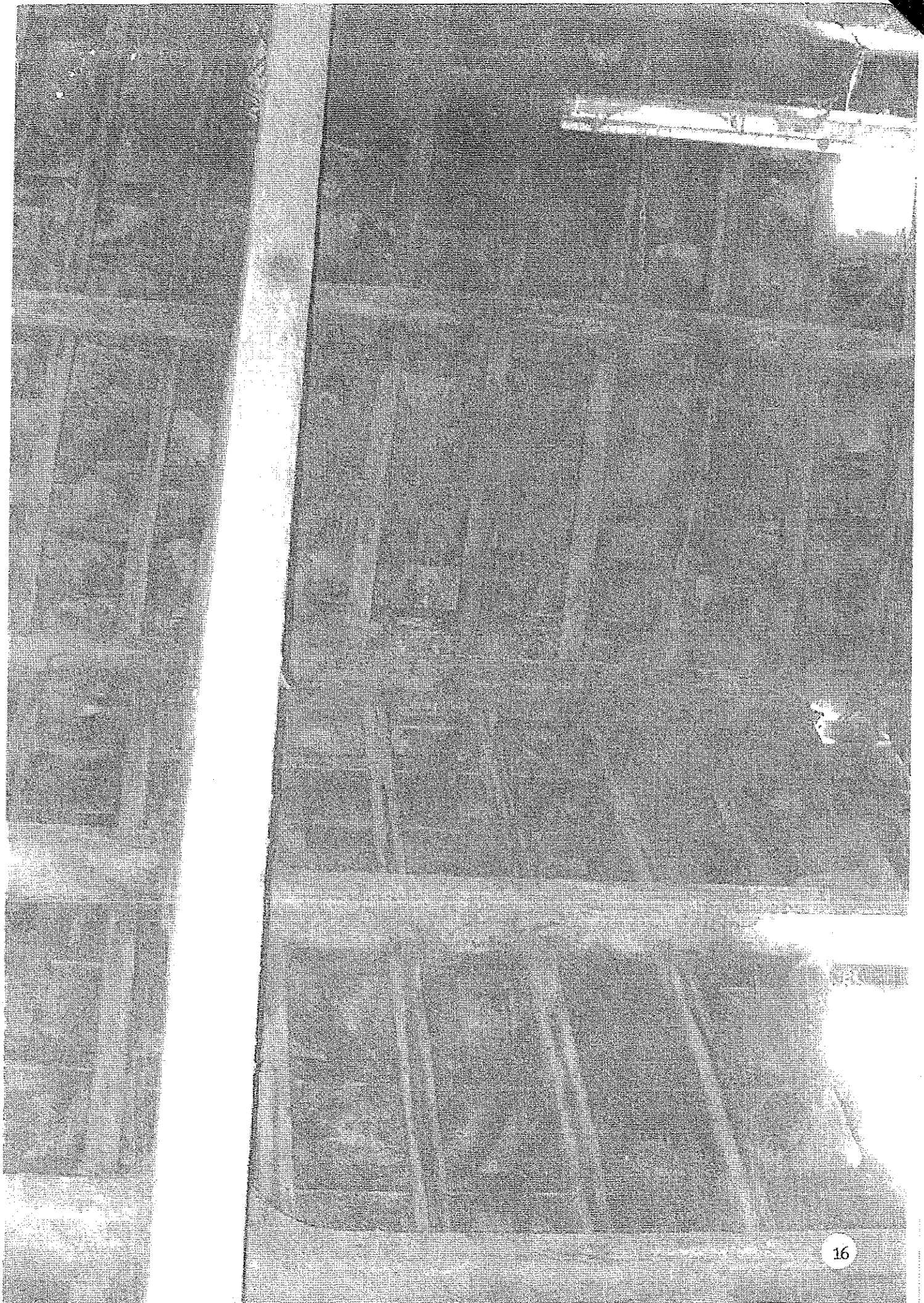


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earthworks environmental design

9 Poorsland Barn, Clitheroe, Lancashire. BB7 3AE

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

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Ref: B 982

Protected Species Survey: Barn at Higher Flass, Settle Road, Bolton-by-Bowland, Lancashire, BB7 4NY

You have requested a protected species survey on behalf of your client Andy Rigby, as a condition of a planning application to Ribbles Valley Borough Council for a barn conversion and building alterations. The existing building is shown in figures 1 to 6 of this report

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 scoping survey and daylight inspection was undertaken on Tuesday 28 June 2011 between 09.00 and 10.30. The weather at the time of the visit was warm, dry and bright (max temperature: 20°C; cloud cover: 10%; wind: light north-westerly) providing optimal conditions for a daylight survey.

The inspection has found no evidence of roosting bats or barn owls within any part of the building, consequently it is very unlikely that roosting bats will be disturbed during the proposed development.

Survey methodology

The scoping survey provides a daylight assessment of the property during the optimal survey period for bats

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

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 Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Recommended survey methods (Natural England / Barn Owl Trust) were used to assess the use of the building by barn owls and other wild birds; normal search procedure includes inspecting the site for evidence of droppings, pellets, discarded prey items, feathers and nest debris. Guidelines are those recommended by Natural England, *Barn Owls on Site – A guide for developers and planners, March 2002*.

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Ciu-lite 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 feeding and resting area.

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 and field survey work and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education).

Constraints

The inspection was carried out using 'non-intrusive' survey techniques to determine bat activity. (reference: *Bat Surveys*, BCT, 2007, p23)

Activity loggers and / or ultrasonic bat detectors were not used during the scoping survey.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

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

National Biodiversity Network (NBN Gateway) database records 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.

Data search

A local data search was carried to identify records of bat activity within 1km of the site. The following bat species are present within the wider district (ie. NBN 10km square SD75)

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

There are no records of roosting bats or barn owls at this property. The nearest known bat roost within a building is at Monubent, near Forest Becks at NGR: SD 794518 (common long-eared bat)

The following websites and datasets were consulted during the preparation of this report:

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

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Survey results

There is no evidence of bat activity or barn owl roosting / nesting activity at this property.

There are no signs of bat droppings, discarded feeding remains or other indicative signs of bat perching, feeding or roosting activity within any part of the building.

All external features of the buildings including stonework, roofing materials and roof verges were inspected for evidence of bat (and owl) activity; none was found. All lean-to buildings, under crofts and hay lofts were also inspected for evidence of protected species, none was found.

Birds are currently active within the building; a brood of recently fledged house sparrows was present within the lean-to building on the north gable apex wall, also there are several roosting and nesting barn swallows inside the main barn.

Survey evaluation

- The scale of impact of the proposed development at site level on local bat populations is likely to be negligible / low.
- The potential of the existing building to support roosting bats is moderate / low, although solitary roosting bats may very occasionally be active within some wall cavities or beneath roof slates.
- The potential of the property to support a maternity roost, hibernation roost or transitory / mating roost is relatively low; the overall conservation significance of the building is also low.
- The surrounding land / habitats provide moderate feeding, foraging and commuting habitat for bats; however, the site is not adjacent to high-value feeding and foraging habitat and there are no extensive areas of broadleaved woodland, plantation, riparian habitat, open water or river channel adjacent to the site.

The location of the property is likely to be sub-optimal in terms of bat feeding and foraging habitat

Summary and recommendations

There is no evidence of roosting bats or nesting barn owls at this property

The proposed building alterations at this property are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

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

Barn swallows and other wild birds are nesting within parts of the building during the summer (April to August / September). All wild birds, their nests and eggs are protected by law and should not be disturbed during the nesting season.

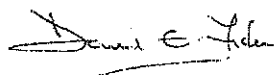
Further survey effort including evening emergence or dawn re-entry monitoring is not recommended.

Impacts and Mitigation

MITIGATION NOTES:	
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 define mitigation as "measures to protect the bat population from damaging activities and reduce or remove the impact of development".	
ACTION:	METHOD:
1 Timing constraints	None
2. Removal of roofing materials	There is a low risk of accidentally exposing roosting bats at this property; you should be aware that isolated bats are 'occasionally' found roosting beneath roofing materials and within rubble infill stone walls at any time of year, although most typically between May and November. Protected species legislation applies even following the granting of planning consent. If the presence of protected species (eg. nesting birds, bats, etc) is suspected at any time during construction then work should cease and Natural England should be contacted for advice.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully 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 - see notes on 'Bats and the Law' in this report.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	None
8. Additional survey effort	Not required

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribbles Valley Borough Council

Yours sincerely



David Fisher

APPENDIX A

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Wildlife legislation – Bats and the law

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

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

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)

Protected species legislation applies even following the granting of planning consent. If the presence of protected species (eg. nesting birds, bats, etc) is suspected at any time during construction then work should cease and Natural England should be contacted for advice.

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

Other references:

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

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

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

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

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227