



RIBBLE VALLEY BOROUGH COUNCIL

13 SEP 2012		For office use only	020120819 P
FOR THE ATTENTION OF		Application No	
		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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MESSRS First name: S + A

Last name: THORNER

Company (optional):

Unit: House number: House suffix:

House name: C/O AGENT

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: MR First name: GARY

Last name: HOERTY

Company (optional): GARY HOERTY ASSOCIATES

Unit: 6-8 House number: House suffix:

House name:

Address 1: CHURCH STREET

Address 2:

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Country:

Postcode: BB7 2DG

3. Description of the Proposal

Please describe the proposed development, including any change of use:

THE DEMOLITION OF THE MOORCOCK INN AND THE ERECTION OF THREE DETACHED DWELLINGS, THREE DETACHED GARAGES WITH ANNEXE ACCOMMODATION OVER AND THE CREATION OF GARDEN AND LANDSCAPE AREAS.

Has the building, work or change of use already started? Yes No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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)

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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)

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:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	RENDERED AND PAINTED THROUGHOUT WITH A SECTION OF BRICKWORK + BLACK TIMBER PANNELLING TO SOUTH ELEVATION	RANDOM STONE WITH STONE QUOINS TO PRINCIPAL CORNERS.	<input type="checkbox"/>	<input type="checkbox"/>
Roof	A MIXTURE OF CONCRETE TILES + SLATE TO PITCHED ROOFS + FELT LINED FLAT ROOFS	NATURAL BLUE SLATE.	<input type="checkbox"/>	<input type="checkbox"/>
Windows	PAINTED BROWN AND BLACK TIMBER CASEMENTS	LIGHT OAK UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Doors	PAINTED BROWN AND BLACK TIMBER	LIGHT OAK UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g fences, walls)	N/A	1.2 M HIGH DRY STONE WALLS 1.8 M TIMBER FENCES BETWEEN PROPERTIES.	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	TARMAC	GRAVEL + STONE SETTS	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

DESIGN AND ACCESS STATEMENT x 3. HERITAGE STATEMENT x 3
 PLANNING STATEMENT x 3 VISUAL IMPACT ASSESSMENT x 3
 PROTECTED SPECIES REPORT x 3
 DRAWING REFERENCES: THO/190/1484/1-5. X 3.

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	~150	15	135
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g Bus)			
Other (e.g Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

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

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

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 a 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 Existing watercourse
 Soakaway Pond/lake
 Main sewer

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:

REDUNDANT COUNTRY INN

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

COUNTRY INN

When did this use end (if known)?
DD/MM/YYYY Summer 2010
(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

Yes No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>				3		3	Houses	<input type="checkbox"/>	1					
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							3	Totals (a+b+c+d+e+f+g) =							1
Social Rented							Social Rented								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =								Totals (a+b+c+d+e+f+g) =							
Intermediate							Intermediate								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =								Totals (a+b+c+d+e+f+g) =							
Key worker							Key worker								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =								Totals (a+b+c+d+e+f+g) =							
Total proposed residential units (A+B+C+D) =							3	Total existing residential units (E+F+G+H) =							1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 2

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross Internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (Including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>			
	Net tradable area:	<input type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>			
A3	Restaurants and cafes	<input type="checkbox"/>			
A4	Drinking establishments	<input type="checkbox"/>	853.8m ²	853.8m ²	
A5	Hot food takeaways	<input type="checkbox"/>			
B1 (a)	Office (other than A2)	<input type="checkbox"/>			
B1 (b)	Research and development	<input type="checkbox"/>			
B1 (c)	Light industrial	<input type="checkbox"/>			
B2	General industrial	<input type="checkbox"/>			
B8	Storage or distribution	<input type="checkbox"/>			
C1	Hotels and halls of residence	<input type="checkbox"/>	480.6m ²	480.6m ²	
C2	Residential institutions	<input type="checkbox"/>			
D1	Non-residential institutions	<input type="checkbox"/>			
D2	Assembly and leisure	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			
Total			1,334.40m ²	1,334.40m ²	

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>	13		
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.73 Ha

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:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
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

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that:
 • Neither Certificate A or B can be issued for this application
 • All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. 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

Signed - Applicant:

Or signed - Agent:

J. Huddle

Date (DD/MM/YYYY):

06/09/2012

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

J. Mucile

06/09/2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

gary.noelty@ghaonline.co.uk

30. 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)

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

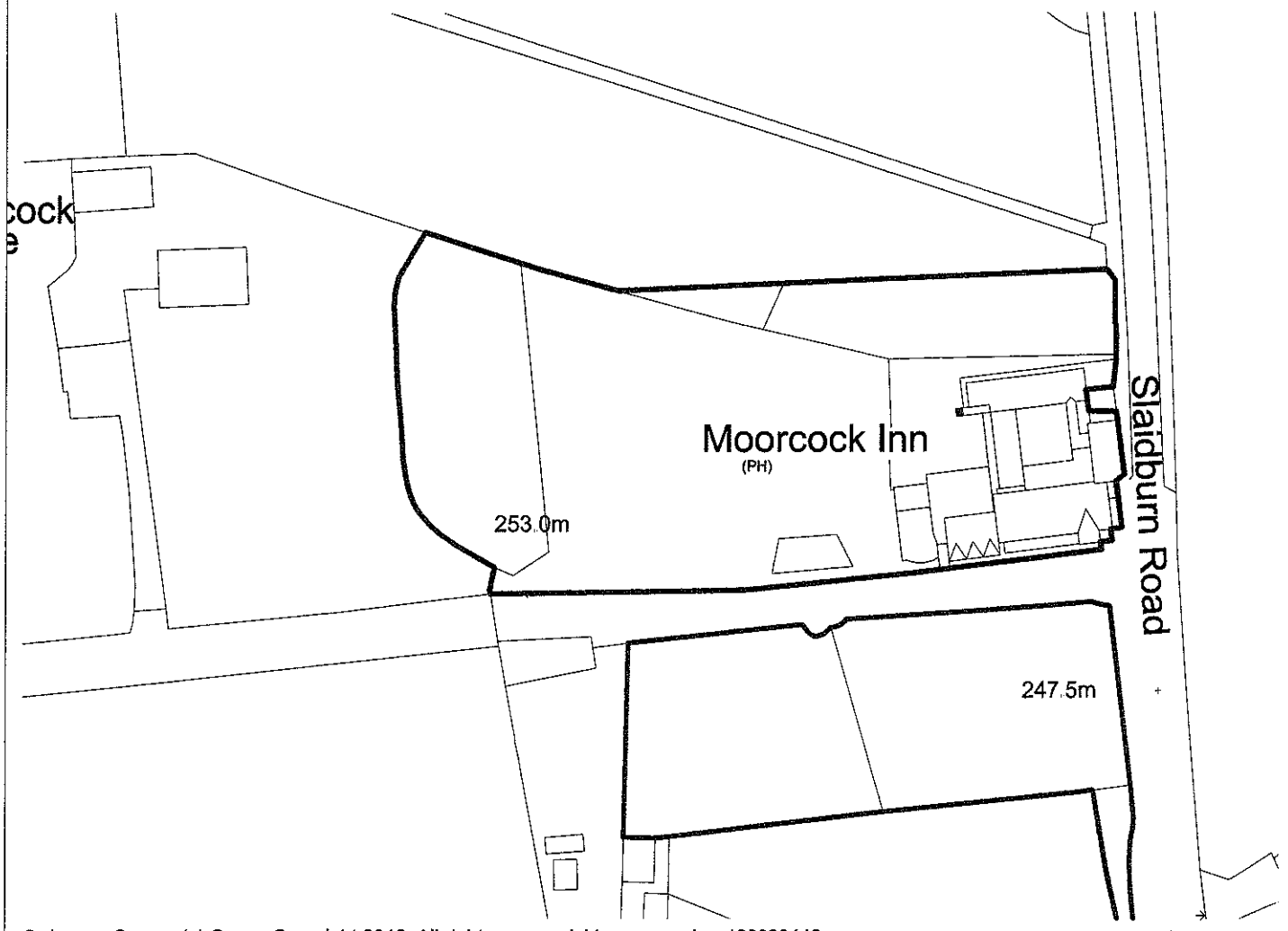
Contact name:

Telephone number:

Email address:

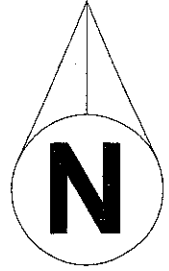
Proposed demolition of redundant public house & hotel & construction of three replacement residential dwellings at The Moorcock Inn, Slaidburn Road, Waddington, BB7 3AA~

320120819P



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Existing Location Plan 1:1250



Gary Hoerly Associates

Chartered Surveyors
6 - 8 Church Street
Clitheroe
Lancashire BB7 2DG

T: 01200 442301
F: 01200 442976
Email: info@ghaonline.co.uk

Drawing No: Tho/190/1484/07

Project:
Proposed demolition of redundant public house & hotel & construction of 3x replacement residential dwellings at
The Moorcock Inn
Slaidburn Road
Waddington
BB7 3AA

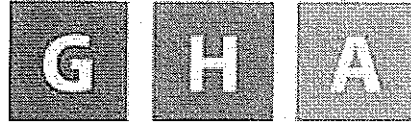
Title: Existing location plan

Notes:
All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies. Do not scale off the drawings, if in doubt ask.

Client: Messrs Thorber **Drawn:** AJM

Date: 3.9.12 **Scale:** 1:1250

Amendments:							
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Gary Hoerty Associates

320120819P

8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

DESIGN AND ACCESS STATEMENT

IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE DEMOLITION OF A
REDUNDANT PUBLIC HOUSE AND HOTEL
(INCORPORATING A RESIDENTIAL FLAT) &
THE ERECTION OF THREE DETACHED
DWELLINGS

AT

THE MOORCOCK INN, SLAIDBURN ROAD,
WADDINGTON, CLITHEROE, BB7 3AA

Prepared by: Jennifer Hindle
Our Client: Messrs S & A Thornber
Our Ref: Tho/190/1484/GH
Date: August 2012



Chartered Surveyors: Planning & Development Land Agents
Valuers Property Agency Property Management



1. Use

- 1.1 The proposed development is for the demolition of The Moorcock Inn and the erection of three detached dwellings and garages and the creation of garden areas on the site of the pub and car park. The proposed dwellings once built would be available for sale on the open market and will help contribute to fulfilling the housing requirement within the Borough.
- 1.2 Part of the application site was subject to an earlier application which proposed the conversion and redevelopment of the existing buildings on the site to form three private residential properties. This was under application number 3/2012/0356 and it was approved with conditions on 6th August 2012. Clearly the principle of three large dwelling at the site of The Moorcock Inn has been established. The approved scheme did not include the car park area which would as a consequence remain as a vacant parcel of brown field land.

2. Amount

- 2.1 The proposal will see the creation of three detached family dwellings, each of which will have a detached double garage and a family annexe at the first floor. The total external footprint of the existing buildings is 988m². The approved conversion and redevelopment of the site into three private residential properties has a total external footprint of 791.4m², which includes the detached double garages. The total external footprint to which this proposal relates is 1,105m² which includes the double garages.
- 2.2 Although the footprint of the development on the site would increase as a consequence of the approval of the proposed scheme the development would be spread across an application site which extends to 1.8 acres whereas the existing built form is a single mass of development located on a parcel of land extending to 0.54 acres.
- 2.3 The external footprint for Plot 1 in the approved scheme is 152m², and the detached double garage has an external footprint of 51.2m². The external footprint for Plot 1 in the proposed scheme will be 304.8m² and the detached double garage will have an external footprint of 70.1m².
- 2.4 The external footprint for Plot 2 in the approved scheme is 232.9m², and the detached double garage has an external footprint of 51.2m². The external footprint for Plot 2 in the proposed scheme will be 294m² and the detached double garage will have an external footprint of 70.1m².
- 2.5 The external footprint for Plot 3 in the approved scheme is 252.9m², and the detached double garage has an external footprint of 51.2m².

The external footprint for Plot 3 in the proposed scheme including the area of the attached double garage will be 366m².

- 2.6 The plans that have been included indicate the level of accommodation that will be provided within each property which will be spread out over a basement, ground, first and second floors, with the second floor accommodation formed within the roof space. The basement will comprise a swimming pool, sauna, shower room with changing areas, WC, games/gym room, cinema room, wine store and separate general store room. The ground floor will comprise an entrance hall with cloak and WC area off, open plan family room incorporating a sitting area and a kitchen with breakfast dining with utility room off, drawing room, dining room with a music/library room. The first floor will comprise three double bedrooms, all with separate en-suites and robbing areas. The second floor will comprise two double bedrooms both with en-suites and walk in wardrobe. In addition to the above each property is to have a double garage which will provide additional living accommodation at first floor which is to be constructed within the roof space to each of the garages. The ground floor will comprise, double garaging space, utility room, WC, boot room & services cupboard at ground floor. At first floor there will be a double bedroom with en-suite and walk in wardrobe, with a sitting/living space.
- 2.7 We consider that the amount of development that is proposed in this application is acceptable in respect of the extent of development currently on site, the extent of development currently approved which has established the principle of three dwellings on site and the fact that the development sees the reuse of a large car park and spreads the development over a larger area so that it can be well landscaped.

3. Layout

- 3.1 We consider that the layout put forward in the current proposal will provide an improvement on the layout of the development that was approved under the previous application, for the conversion of the existing buildings. The construction of three detached dwellings will in our opinion and in the opinion of our client's landscape architect reduce significantly the visual impact that the application site has on the surrounding area. The main reason for this is that it will result in the removal of the solid mass of buildings that the existing arrangement and approved conversion scheme have immediately adjacent to the public highway. The proposed new build dwellings will be built further into the site, reducing the visual impact of the site when viewed from the public highway. The current property suffers from the effects of large heavy goods vehicles associated with the local quarry, which cause ground movement and vibrations within the existing buildings and moving the dwellings away from the road will reduce this impact.

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- 3.2 In addition to the above, the layout put forward by this proposal will improve the visibility splays along the public highway for cars leaving the application site, therefore improving the safety for cars leaving the application site.
- 3.3 The exact layout of the scheme can be seen on the plans submitted with this planning application; however each of the properties will be constructed with its own private gardens to the front and rear.
- 3.4 The repositioning of the dwellings on site will enable a landscaping scheme to be implemented which will see planting taking place alongside the public highway.

4. Scale

- 4.1 We consider the scale of the proposed development to be appropriate for the site and its surroundings. The scale of the proposed development has been largely influenced by the layout within the approved scheme and is considered necessary in order to provide modern day residential accommodation
- 4.2 Whilst we acknowledge that under the current proposal there is a 117m² increase in the amount of built form when compared to The Moorcock Inn; however we consider this increase to be modest and appropriate given the size of the application site and the type of properties proposed. The principle of demolishing an existing dwelling and constructing a larger replacement has been established by the Council.
- 4.3 The new properties will be constructed with the same eaves and ridge heights which will be 6.2m and 10.82m respectively. Whilst there is a modest increase in the eaves height put forward by this proposal there is a larger increase in the overall ridge height. The increase in the overall ridge height has been kept to a minimum by minimising the width of the properties, and by constructing the second floor accommodation within the roof space. We also consider that given the design and external appearance of the new properties, to construct them with shallower roof pitches would detract from the visual appearance and overall quality of the completed development.

5. Landscaping

- 5.1 An outline of the landscape proposals for the site is included with the application together with a visual impact assessment. It is intended that the external boundaries are formed with 1.2m high stone faced walls, and garden boundaries are to be formed with 1.8m high timber close boarded.

- 5.2 As can be seen the scheme will also see a significant increase in the amount of garden and landscaped areas with planting and landscaping proposed to be inserted in between each property and along the public highway in a dedicated landscaped strip. In addition to this the amount of surface run off from rain water will be reduced through an increased surface area of free draining surfaces.

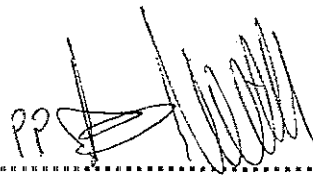
6. Appearance

- 6.1 The site is located within the Forest of Bowland AONB and the proposed materials have been very carefully chosen in order to protect and conserve the character of the surrounding area. We feel that the proposed materials that will be used in the construction of the detached dwellings are typical of those used in other dwellings within the countryside and will respect and enhance the character of the surrounding AONB. We also consider that the current proposal will provide an improvement on the design and quality of properties approved in the approved conversion scheme
- 6.2 The walls will be constructed from random stone with stone quoins at the principal corners. The gable walls will be taken up above the main pitch line of the roof to form a small parapet, which will be capped with stone copings. The roofs are to be clad with natural blue slate. The windows and doors are to be of light oak PVCu coloured frames set within stone surrounds.
- 6.3 There will be the integration of environmentally friendly methods of construction within the proposed development with the inclusion of photovoltaic panels which will generate electricity for each of the dwellings.

7. Access

- 7.1 The existing vehicular access is to be retained which will give access to private drives and garages at the rear/side of the proposed properties.
- 7.2 The proposed external and internal circulation details will be in line with the requirements of the building regulations and the details of which would need to be subject to approval by a building control body, prior to any works commencing on site.

Signed

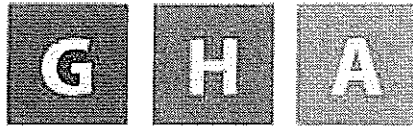


Date

15/09/12

Jennifer Hindle BA (Hons)

(For and on behalf of Gary Hoerty Associates)



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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE DEMOLITION OF THE
MOORCOCK INN AND THE ERECTION OF
THREE DETACHED DWELLINGS, GARAGES
AND THE CREATION OF GARDENS**

AT

**THE MOORCOCK INN, SLAIDBURN ROAD,
WADDINGTON, CLITHEROE, BB7 3AA**

FOR AND ON BEHALF OF:

MESSRS S & A THORNER

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our client: Messrs S & A Thorner
Our Ref: Tho/190/1484/GH
Date: August 2012



Chartered Surveyors 測量師 Planning & Development 策劃 Land Agents 地產代理
Valuers 估價師 Property Agency 物業代理 Property Management 物業管理



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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Messrs Thornber to submit a planning application on their behalf for the proposed demolition of The Moorcock Inn and the erection of three detached dwellings on the site of The Moorcock Inn and the adjoining car park.
- 1.2 This planning application follows a recent planning application, application number 3/2012/0356, for the proposed conversion and redevelopment of a redundant public house and hotel with conference facilities, into three private residential properties, which was approved on 6 August 2012.
- 1.3 This planning application has been submitted as it is considered to be a much more viable proposition for the redevelopment of the site which in a depressed market we believe will have some prospect of coming to fruition. We are also firmly of the opinion that this proposal will have far less visual impact than the existing development or the approved redevelopment scheme and will provide an improvement to the attractiveness of the AONB.
- 1.4 We will consider in this Planning Statement the proposed development in more detail providing a review of the planning history of the site, outline the development proposal, assess the development site and review the relevant planning policies and guidance, and set out why we believe the application conforms to the national and local planning policies, and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 Application Number 3/2012/0356 was for the proposed conversion and redevelopment of a redundant public house and hotel with conference facilities, into three private residential properties. This application was approved with conditions on 6 August 2012.
- 2.2 Application Number 3/2003/1021 was for the creation of French doors to the front and rear elevations. The application was withdrawn on 01/12/2003.
- 2.3 Application Number 3/1999/0343 was for the renewal of permission for the extension to form a new entrance, 14 bedrooms and conference facilities. The application was withdrawn on 20/07/1999.
- 2.4 Application Number 3/1995/0462 was for the extension to rear to form lounge, bar and toilets and bedrooms over. The application was approved with conditions on 27/11/1995.

- 2.5 Application Number 3/1991/0562 was for a single storey side extension and alterations to provide a lounge. The application was approved with no conditions on 04/10/1991.

3. THE DEVELOPMENT PROPOSAL

- 3.1 The proposed development is the demolition of The Moorcock Inn and the subsequent erection of three new build detached dwellings, garages and the creation of garden areas. Permission for this development is sought as a preferable and commercially viable alternative to a recently approved scheme for the conversion and redevelopment of a public house and hotel into three residential dwellings. The proposed development would not result in the creation of any more dwellings than have already been approved.
- 3.2 The plans that have been included indicate the level of accommodation that will be provided within each property which will be spread out over basement, ground, first and second floors, with the second floor accommodation formed within the roof space. The basement will comprise a swimming pool, sauna, shower room with changing areas, WC, games/gym room, cinema room, wine store and separate general store room. The ground floor will comprise an entrance hall with cloak and WC area off, open plan family room incorporating a sitting area and a kitchen with breakfast dining with utility room off, drawing room, dining room with a music/library room. The first floor will comprise three double bedrooms, all with separate en-suites and robbing areas. The second floor will comprise two double bedrooms both with en-suites and walk in wardrobe. In addition to the above each property is to have a double garage which will provide additional living accommodation at first floor which is to be constructed within the roof space to each of the garages. The ground floor will comprise, double garaging space, utility room, WC, boot room & services cupboard at ground floor. At first floor there will be a double bedroom with en-suite and walk in wardrobe, with a sitting/living space.
- 3.3 Each dwelling will have a detached double garage with annexe accommodation over and will have parking and turning areas and good sized garden areas.
- 3.4 The scheme to create three new detached dwellings will replace the large mass of existing incongruous development that is highly visible being located immediately adjacent to the public highway. The three new dwellings will be spread out across the development site which includes the car park and the completed development will result in dwellings that are well proportioned in terms of the size of plot that they occupy and will maintain the open nature of the bulk of the site while removing the unattractive mass of development from the roadside.

4. THE APPLICATION SITE

- 4.1 The application site comprises a range of buildings which form The Moorcock Inn together with a large car park and is situated within two miles of the centre of Waddington village and approximately 3.5 miles from the village of Slaidburn. The site extends to approximately 1.8 acres or thereabouts whereas the site of the previous application was only 0.54 acres and did not include the car park area.
- 4.2 The site is located in a rural area and is within the Forest of Bowland Area of Outstanding Natural Beauty as designated within the Ribble Valley Districtwide Local Plan (Adopted 1998).
- 4.3 The application site is located on rising ground adjacent to Slaidburn Road and has a view south towards Pendle Hill and the Ribble Valley. The levels rise gently across the site from south to north and east to west. There are two dwellings within quite close proximity of the application site one to the west and one to the south west otherwise there are few other buildings or properties within approximately 500m of the site.

5. PLANNING CONSIDERATIONS

5.1 General

- 5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan with regard to the application comprises the saved policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). The current local plan is thirteen years old and there is more up to date national policy which will be relevant when considering applications for development.
- 5.1.2 The relevant national policy is the National Planning Policy Framework (NPPF) which was adopted in March 2012.
- 5.1.3 The relevant policies of the Local Plan are Policy G1 which is a general policy that applies to all development proposals; Policy G5 which is a policy dealing with development outside the main settlement boundaries; Policy G8 which deals with environmental considerations; Policy ENV1 which is a policy dealing with development in an Area of Outstanding Natural Beauty; Policy ENV24 which deals with renewable energy; Policy H2 which is a policy dealing with dwellings in the open countryside and Policy H14 which deals with replacement dwellings outside of settlement boundaries.
- 5.1.4 We set out below extracts from the relevant documents and assess the application against all the appropriate policies and guidance.

5.2 National Planning Policy

National Planning Policy Framework (NPPF)

5.2.1 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

5.2.2 Paragraphs 11 – 16 of the NPPF highlight the presumption in favour of sustainable development confirming that planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF does not change the statutory status of the development plan as the starting point for decision making. It makes clear that proposed development that accords with an up to date local plan should be approved and that proposed development that conflicts should be refused unless other material considerations indicate otherwise. It also highlights the desirability of local planning authorities having an up to date local plan in place. We have demonstrated below that the proposed development does accord with the relevant saved policies of the local plan. Importantly, paragraph 14 of the NPPF states:

At the heart of the National Planning Policy Framework 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 plan-making this means that:

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted*

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*

• where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

5.2.3 Paragraph 14 clearly spells out the Government's presumption in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant. The Council's local plan was adopted in 1998 some fourteen years ago and as a consequence some of the policies will inevitably be out of date, there is a clear and unequivocal presumption set out in the NPPF in favour of approving sustainable development. There are no adverse impacts in respect of the development that is proposed in this case. In fact, the proposed development will remove what has become a large incongruous series of buildings replacing them with three separate buildings in landscaped grounds which would undoubtedly enhance the attractiveness of the area.

5.2.4 Paragraph 15 states:

"Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."

5.2.5 It would appear to follow that where local plan policies do not support sustainable development then there is a clear argument that they should be considered out of date.

5.2.6 The Government's commitment to securing economic growth and to create jobs and prosperity is confirmed at paragraph 18 which states:

The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

5.2.7 There is an emphasis highlighted in paragraph 19 that planning should operate to encourage and not act as an impediment to assist sustainable economic growth. Local planning authorities are required to plan proactively to meet the development needs of business and support an economy fit for the 21st Century.

5.2.8 Section 3 of the NPPF is headed "*Supporting a Prosperous Rural Economy*" and paragraph 28 identifies that planning policy should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The proposed development will create the possibility of work for local building companies and will therefore help to support the local rural economy and the families that will reside in the three proposed dwellings will spend money in the local area further assisting the local economy.

5.2.9 Section 6 of the NPPF is headed "*Delivering a wide choice of high quality homes*" and sets out the Government's policy in respect of housing delivery. There are various relevant paragraphs within Section 6 which we will quote and comment upon below.

5.2.10 Paragraph 47 highlights a requirement that local planning authorities should boost significantly the supply of housing. In this case the proposed scheme will deliver no more houses than the approved scheme; however the development opportunity will be commercially viable whereas we do not consider the proposed redevelopment of the existing buildings to be commercially viable, therefore in terms of deliverability the proposed new build dwellings will be considerably more deliverable than the approved dwellings.

5.2.11 Paragraph 49 states:

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

5.2.12 The development of three new build dwellings is no less sustainable than the approved redevelopment scheme and both schemes will result in the same number of dwellings on site. The development will take place on previously developed land as defined in the NPPF.

5.2.13 Paragraph 50 states that a wide choice of quality homes should be delivered and that there should be provision for people wishing to build their own home, the approval of this application would enable individuals to acquire a plot and build their own home unlike most of the development that is being approved in the Borough which will be developed by house building companies. This paragraph also refers to the size type and tenure of housing to suit each location and we consider that the proposed dwellings are more appropriate to the location than the approved redevelopment scheme.

5.2.14 Annexe 1 of the NPPF provides guidance on the implementation of the policies in the framework which are applicable from the day of publication and clearly identifies that for the purpose of decision taking

the policies in the local plan should not be considered out of date simply because they were adopted prior to the publication of this framework. However it goes on to state that the policies contained in this framework are material considerations which local planning authorities should take into account from the day of its publication and that plans need to be revised to take into account the policies in the framework. It goes on to state that for twelve months from the day of publication decision-takers may continue to give full weight to relevant policies adopted since 2004 where development plan documents are adopted in accordance with the Planning and Compulsory Purchase Act 2004 even if there is a limited degree of conflict with the framework. In other cases and following this twelve month period due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework; (the closer the policies in the plan to the policies in the framework, the greater weight that may be given). This is therefore of particular relevance when discussing the planning application in the context of the saved policies of the local plan because these were adopted before 2004.

- 5.2.15 We consider that the proposal represents sustainable development and therefore the National Planning Policy Framework fully supports the approval of the proposed development.

New Homes Bonus Scheme

- 5.2.16 In addition to changes in policy, the Government has introduced a number of incentives to encourage new homes to be built. A key incentive is to the New Homes Bonus Scheme whereby local authorities are awarded a bonus council tax payment for six years on completion of every new dwelling. Our clients' proposal would clearly support the Council in obtaining this additional bonus payment.

5.3 Regional Planning Guidance

Regional Spatial Strategy for the Northwest (2008)

- 5.3.1 The RSS was originally published in 2008 and its aim was to promote economic growth, regeneration and build sustainable communities. The importance and status of the RSS has recently been confirmed by legal challenges which have now confirmed the status of the RSS as part of the statutory development plan.
- 5.3.2 The RSS sets out a strategic planning and development framework for the northwest region. This framework takes into account the needs of the distinct areas across the region.
- 5.3.3 Policy L2 requires local authorities to develop an understanding of the local and sub regional housing markets by undertaking strategic housing market assessments. This is in order to adopt a

comprehensive approach to influence housing supply to achieve a better match between supply and demand across all types, sizes, tenures and values:

- *Improve the quality of the region's housing stock.*
- *Support the housing market, restructuring and renewal and overcome the increasing issue of affordability and, finally,*
- *Ensure the needs of the wider population, including housing need in local areas.*

5.3.4 Policy L4 requires local authorities to monitor and manage the availability of land identified in plans and through development control decisions in order to achieve the housing targets set out in table 7.1. Table 7.1 sets out an annual average rate of 161 dwellings per year for the Ribble Valley in order to meet a total net housing target of 2,900 over the period 2003 – 2021. At least 65% of the development is expected to be delivered on previously developed land. The figures set out at table 7.1 are not absolute targets and may be exceeded. The annual targets are also expected to continue for some years after 2021. The figure of 161 will in time be replaced by a figure that will be within the core strategy and the Council has assessed the requirement to be 200 dwellings per year.

5.4 Local Planning Guidance

Ribble Valley Districtwide Local Plan (Adopted 1998)

5.4.1 The Ribble Valley District Wide Local Plan was adopted in 1998. The application site as shown on the local plan proposals map is located within an area designated as an Area of Outstanding Natural Beauty.

General Policies

Policy G1

5.4.2 Policy G1 sets out general considerations for all development proposals. It states that:

“Development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted unless it adversely affects the amenities of the surrounding area.”

5.4.3 The policy contains a number of criteria which planning applications will be determined against; these are set out below together with an explanation as to why we consider the proposed development to conform to each criteria. These are:

- a) *Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*

5.4.4 The development of three new build detached dwellings would see the removal of the large mass of incongruous development that comprises The Moorcock Inn and is located in the most visually prominent part of the site immediately adjacent to the public highway. There is currently an extant consent for three dwellings on part of the site and there will therefore be no intensification of residential use on the site as a consequence of the approval of the proposal and the development will be spread across the site. We consider the use of the site for three dwellings to be more sympathetic to the existing adjoining land use than the previous use; there will be significantly less traffic and noise disturbance. We also consider that the current proposal will provide an improvement on the approved conversion scheme, by reducing the impact of passing traffic on the application site from large heavy goods vehicles associated with the local quarry, which cause ground movement and vibrations within the existing buildings.

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.

5.4.5 The Council have granted planning permission for the approved scheme (Application Number 3/2012/0356) for the conversion and redevelopment of a redundant Public House and Hotel with conference facilities, into three private residential properties. The proposed development for the demolition of these buildings and the erection of three detached dwellings at the site will therefore not create an increase in traffic generation from the approved scheme. The site has already been considered acceptable in relationship to the highway infrastructure and the proposed and existing public transport network and is accepted that the previous use generated significantly greater numbers of vehicle movements than three dwellings will generate. The proposed use is more sustainable than the previous use.

c) Development should make adequate arrangements for car parking.

5.4.6 The proposal will incorporate sufficient private car parking spaces in line with national and local design guidance.

d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

5.4.7 The site has already been considered to have a safe access which is suitable to accommodate the scale and type of traffic likely to be generated by three dwellings. It is considered that the proposal will provide an improvement on the approved conversion scheme, by relocating the build line of the dwellings further away from the edge of

the public highway, thereby improving the visibility along Slaidburn Road.

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 effect of development on existing amenities.*

5.4.8 The proposed scheme to create three new detached dwellings would replace the large mass of incongruous development that currently presents an unattractive built up appearance on the roadside. The three new dwellings have been carefully designed to maintain the open nature of the bulk of the site and will incorporate soft landscaping around each of the proposed properties, to reduce the visual impact of that they will have. As can be seen from the visual impact assessment the proposed development will have significantly less visual impact than either the existing buildings or the approved development.

5.4.9 The proposed dwellings will be well related to one another each set within a decent sized plot and they also relate well to the immediately adjoining dwelling

5.4.10 The proposed scheme will, we feel improve the visual appearance of the site when viewed from the immediate vicinity and within the wider landscape. The dwellings have been designed to incorporate materials which are sympathetic to the local area and we consider that the properties created by this proposal are of a high quality and design, and will provide an improvement on both the existing buildings and the approved redevelopment scheme.

5.4.11 Our client's proposal will also benefit the local economy as the existing amenities within the villages of Waddington and Slaidburn will have an increased customer base to serve.

f) *Developments should provide adequate arrangements for servicing and public utilities.*

5.4.12 The existing building is already served by mains electricity and water. The approved scheme has incorporated environmentally friendly methods of construction as part of the development, with a renewable primary heating system of either a ground or air source heat pump. The proposed dwellings will also be served by private foul drainage treatment systems. The proposal also incorporates photovoltaic panels which will generate electricity for each of the properties. We consider that these services are adequate for the proposed development.

g) *Developments should provide adequate daylighting and privacy.*

5.4.13 We consider that the proposal incorporates adequate daylighting and privacy. Private front and rear gardens will be provided to each

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property, with 1.8m high timber close boarded fences along property boundaries. The construction of three detached dwellings will, in our opinion, increase the amount of daylight to each of the properties in particular to the rear gardens, and will be an improvement on the approved redevelopment scheme.

h) Materials used should be sympathetic to the character of the area.

5.4.14 The materials specified within the current proposal are similar to those approved under the application for the conversion of the buildings, and as such we feel that the Council have deemed the materials specified within the current proposal as appropriate. The proposed materials will comprise natural blue slates to the roofs, natural sandstone to the external walls, with windows and doors of light oak uPVC frames. The design of the proposed new dwellings will also incorporate architectural masonry dressings, including stone coping to parapet walls above the main roofs, stone quoins to the principal corners, stone surrounds to the fenestration and stone gable vents.

i) Developments should not result in loss of important open space, including public and private playing fields.

5.4.15 There will be no loss of important open space as part of the proposed development, and the Council have accepted through the planning history of the site, that the creation of three dwellings on the application site does not conflict with this policy.

j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or sites of nature conservation importance.

5.4.16 The site is not within an SSSI, County Heritage Site or a Local Nature Reserve or any other site of nature conservation and will not have a negative impact on these. The Council have also accepted, through the planning history of the site, that the creation of three dwellings on the application site does not damage a site of nature conservation.

k) Developments should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible water courses should be maintained within a reasonable corridor or native vegetation.

5.4.17 The proposal does not involve the diverting or culverting of any watercourse.

l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.

5.4.18 The proposed development will make use of previously developed land and is economic in its use of land.

- m) *Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate the existing users.*

5.4.19 The proposed development will make use of the existing water supply.

Policy G5

5.4.20 Policy G5 sets out the criteria against which proposals outside the main settlement boundaries and village boundaries will be determined. The main policy consideration is that proposals are small in scale, as this is needed to protect the countryside from inappropriate development. The policy sets out five criteria to which development outside a main settlement boundary will be granted and of this list our clients' proposal strongly conforms to the following:

- i) *Essential to the local economy or the social well being of the area,*
- v) *Other small scale uses appropriate to a rural area which conform to the policies of this plan.*

5.4.21 We consider that our clients' proposal conforms to the above as the proposal will benefit the local economy as the existing services provided within the villages of Waddington and Slaidburn will have an increased customer base to serve. It is likely that the works to demolish the series of buildings at the site and erect three detached dwellings will be undertaken by a local building contractor and the proposal will also therefore benefit the local economy in this way. The approved scheme was for the conversion/re-development of The Moorcock Inn to form three dwellings and the Council has in making this decision demonstrated that the use of the site for residential purposes has been met with approval and as such is considered an appropriate use for the site.

5.4.22 Below the wording of Policy G5 itself there are some explanatory notes with regard to the reasons for the restrictive nature of the policy, these state:

"the policy recognises the need to protect the countryside from inappropriate development. In doing so it must be accepted that the countryside is a working area and a source of many Ribble Valley residents' livelihoods. As such it is subject to change and to development pressures; if properly managed these can be accommodated without harming the basic character of the area."

5.4.23 Clearly this highlights the fact that development is restricted in order to protect the countryside from inappropriate development and therefore development that may have a negative impact on the visual amenity of the countryside. However, the development that is proposed in this application will have significantly less visual impact than the existing buildings that comprise the Moorcock Inn or the approved redevelopment scheme. They re-use a large area of previously used land and turn this into landscaped areas which will support vegetation that will soften the impact of the proposed development and whilst we would argue that the proposed development does conform with paragraphs (i) and (v) of Policy G5 in any event it certainly does not result in an adverse impact on the countryside. In reality the conversion and redevelopment of the Moorcock Inn is we believe a non-viable commercial proposition in the current market, a market that is not likely to improve for many years, and the proposed new build development is much more likely to come to fruition and result in the re-use of this redundant commercial site, which will deliver a significant visual improvement to the area. This development will happen more quickly and therefore the proposed housing will become deliverable which is also very important.

Policy G8

5.4.24 Policy G8 states:

"In its consideration of all development proposals the Council will take full account of the need to (a) remove and reclaim contaminated land, derelict and disused sites, which cause clear environmental damage, for uses in accordance with the provisions of this plan."

5.4.25 Clearly the application site is now derelict and disused and whilst the scheme for redevelopment of three dwellings has been approved this would still leave the former car park and no proposals have been approved for the re-use and reclamation of this area of land. We consider that the circumstances relating to this development site, which is located within the Forest of Bowland AONB, are relatively unique and the development proposed in this application would re-use the whole of the previously used land which would then result in visual improvements to the AONB as a consequence.

Policy ENV1

5.4.26 Policy ENV1 deals with development in the Area of Outstanding Natural Beauty and states:

"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. 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".

5.4.27 We consider that our clients' proposal conforms to the above policy as the proposed development for the demolition of the existing series of buildings and the subsequent erection of three detached dwellings will in our opinion significantly improve the visual appearance of the site when viewed from the immediate vicinity and from more distant views. The principle of developing three dwellings at the site has already been established and this planning application proposes a scheme which will improve the character and visual quality of the area which is the principle requirement of Policy ENV1.

5.4.28 The scheme to create three new detached dwellings will replace the large mass of unattractive development that currently exists immediately adjacent to the road side. The three new dwellings have been carefully designed to maintain the open nature of the bulk of the site. The scheme removes what has become a large incongruous series of buildings and replaces it with three separate building masses that have a similar footprint to the existing buildings. It is also considered that the building materials and the architectural style of the existing buildings are not in keeping with the vernacular of other buildings, within the immediate locality to the application site or the wider borough. We consider that the proposal incorporates materials that are in keeping with the vernacular of the local area and they will be constructed with a high degree of design and architectural style. The current proposal will also incorporate an increased amount of landscaping which will help to further reduce the visual impact of the proposal, with landscaping proposed at the site boundaries and in between the proposed properties.

5.4.29 The proposal also makes an allowance for a dedicated belt of landscaping along the highway edge, which we feel is an improvement on the approved redevelopment scheme, as that proposal retained the existing built form along the highway edge. We feel the scale of the proposal is appropriate given the size and nature of the properties to be created, and efforts have been made to minimise the scale of the development, which include the construction of a basement and the construction of the second floor entirely within the roof space. The dwellings will also be set further into the application site thereby reducing the visual prominence of the buildings. The proposal will incorporate renewable and green technologies which will reduce the environmental impact of the development.

5.4.30 We consider that our clients' proposal will provide economic benefits to the villages of Waddington and Slaidburn providing local services and

facilities with an increased customer base. The proposal will also benefit the local economy, through the implementation of the planning consent, as it is likely that a local contractor will carry out the works. The proposal will also improve have a knock on effect to the local area and community by redeveloping an existing group of buildings and site, which have now become dilapidated and in parts are in a dangerous condition and an eyesore.

5.4.31 The justification to Policy ENV1 states amongst other things that:

"The Forest of Bowland Area of Outstanding Natural Beauty is of recognised national landscape value. The principal duties of the local planning authorities who administer this area are the conservation and enhancement of its natural beauty. This does not mean that no development will be allowed in the area."

5.4.32 The principle of the residential use at the site has already been established by the Council. The proposed scheme removes what has become a large incongruous series of buildings and replaces it with three separate building masses that are more evenly spaced across the site of the pub and associated car park. We are of the firm opinion that the proposed development will enhance the natural beauty of the AONB and will result in a development which will incorporate a greater degree of openness within its design and layout than the existing and result in an appropriate landscaping scheme.

Policy ENV24

5.4.33 Policy ENV24 is a policy concerning the benefits to the environment of providing renewable energy sources within proposals. The policy acknowledges the important role in which renewable energy sources can help to reduce carbon emissions and contribute to on-going energy needs. We consider that the small scale solar PV panel installation and a ground or air source heat pump primary heating system proposed as part of this development demonstrate that our client's proposal conforms to this policy without having a significant detrimental effect on the local area.

Policy H2

5.4.34 Policy H2 is a policy concerning developments outside the settlement boundaries and gives criteria for the consideration of residential proposals within these areas. It is acknowledged that the proposed development does not fall into any of the three identified exceptions which allow residential development to be developed outside of the settlement boundaries. However we consider that this alone should not result in the application being refused, we believe that it is of fundamental importance to consider the rationale that has resulted in this policy and to consider the proposal in this context.

5.4.35 The final paragraph of Policy H2 states:

"The impact of proposals on the countryside will be an important consideration in determining all applications. Development 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."

5.4.36 Below the actual wording of Policy H2 itself there are some explanatory notes with regard to the reasons for the restrictive nature of the policy, these state:

"The protection of attractive open countryside for its own sake is an important element of both national and county planning policy. To achieve this, development in the countryside must be strictly controlled"

5.4.37 As we have already made clear in this report the approval of the proposal to build three new dwellings and demolish the existing buildings and remove the car park together with the associated landscaping will significantly improve the attractiveness of the site and consequently the surrounding area and therefore allowing the development to proceed would not in any way prejudice the objectives of this policy.

Policy H14

5.4.38 Policy H14 deals with replacement dwellings outside the settlement boundaries and states:

"Rebuilding or replacement of dwellings will be permitted in the open countryside, subject to the following criteria:

- (i) the residential use of the property should not have been abandoned. (If this is the case Policy H2 will apply);*
- (ii) the impact on the landscape will be assessed in relation to that of a new dwelling. As such, very careful consideration to design and use of materials must be made. In addition, excessive increase in the size of property will not be permitted;*
- (iii) the creation of any extra curtilage will be assessed in relation to Policy H12;*
- (iv) the terms of Policy G1 will apply."*

5.4.39 We will deal with each of the above criteria separately as follows:

- (i) the residential use of the property should not have been abandoned. (If this is the case Policy H2 will apply)*

5.4.40 The site was the subject of a recent planning application (Application Number 3/2012/0356) which was approved on 6 August 2012. This was for the conversion/redevelopment of a redundant Public House

and Hotel with conference facilities, into three private residential properties. The residential use of the building has therefore not been abandoned.

(ii) *the impact on the landscape will be assessed in relation to that of a new dwelling. As such, very careful consideration to design and use of materials must be made. In addition, excessive increase in the size of property will not be permitted*

5.4.41 The proposed scheme is for the demolition of the existing series of buildings which have been granted approval for their conversion into residential properties and the replacement with three new detached dwellings. The three new dwellings have been carefully designed to maintain the open nature of the bulk of the site and will create a significantly improved visual appearance from the surrounding area. The dwellings have been designed to reflect the character of the surrounding area and to incorporate environmentally friendly methods of construction. The total footprint of the current proposal is similar to that of the existing buildings.

(iii) *the creation of any extra curtilage will be assessed in relation to Policy H12*

5.4.42 The additional curtilage proposed from that within the approved scheme involves the incorporation into the proposal of the existing car park.

(iv) *the terms of Policy G1 will apply.*

5.4.43 We have already given a detailed justification within this planning statement as to how the proposed development conforms to Policy G1.

5.4 OTHER MATERIAL CONSIDERATIONS

Addressing Housing Need in Ribble Valley: Housing Policy (Adopted January 2012)

5.5.1 In accordance with this recently adopted document, the proposed development is for a total of three detached dwellings and there will be no requirement for the provision of affordable housing.

5.5.2 With regard to affordable housing threshold the document states:

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

- *In Longridge and Clitheroe on housing developments of 10 or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) the Council will*

seek affordable housing provision at 30% of units on the site.

- **In all other locations in the borough on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the Council will seek 30% affordable units on the site.**
- **The Council will only consider a reduction in this level of provision to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision."**

5.5.3 Clearly the proposed development as per the approved redevelopment scheme will not require any degree of affordable housing provision.

6. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH

6.1 The principle of residential use at the site for three dwellings has already been established by the approval of application 3/2012/0356 by the Council. The current application seeks permission to demolish the existing series of buildings and to create three new build detached dwellings at the site. This development can therefore arguably be classed as an application for replacement dwellings.

6.2 The Council have allowed the erection of new build replacement dwellings in the AONB that have been significantly larger than the original dwelling and greatly in excess of the 10% or 50m³ specified in Policy H14. This has largely been justified because the proposed development is more in keeping than the existing and has therefore resulted in visual enhancement to the AONB or countryside area. Having accepted the principle of three residential units at the application site the Council should now consider whether the alternative proposal set out in this application represents a more appropriate development in terms of the impact upon the AONB.

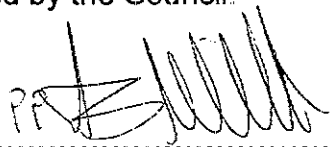
7. SUMMARY AND CONCLUSION

7.1 The proposed development if approved would result in the demolition of The Moorcock Inn, which comprises a range of unattractive buildings immediately adjacent to the main road and the erection of three detached dwellings and detached garage blocks together with the creation of garden areas. Planning permission has already been granted on 6 August 2012 under application number 3/2012/0356 for the proposed conversion and redevelopment of the buildings and the use of part of the current application site to provide three private residential properties. The current proposal would not result in an increase in the number of residential properties at the site.

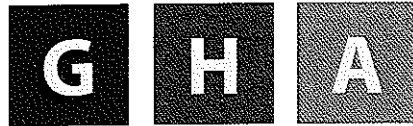
- 7.2 A Heritage Statement is included with the application which is based on the Heritage Statement that was submitted with the approved scheme (Application Number 3/2012/0356) its conclusion is that The Moorcock Inn is not considered to have any architectural merit which would lead us to believe that it is worthy of retention or that would prevent it from being demolished. The buildings lack of architectural and historic merit is reflected in the approval of an application to redevelop the buildings to provide three residential properties which in itself would result in a significant degree of demolition and rebuilding. Furthermore there was a positive pre-application response to a proposal to demolish the buildings and replace them with a single very large dwelling which is referred to and included in the submitted Heritage Statement.
- 7.3 The application site is brown field and is defined as previously developed in the NPPF. The buildings on site are vacant and are in a poor state of repair and their condition continues to deteriorate on a daily basis.
- 7.4 The scheme to create three new detached dwellings will replace the existing large mass of incongruous and out of keeping development that is in a visually prominent location immediately adjacent to Slaidburn Road. The three new dwellings have been carefully designed and sited to enable the implementation of an appropriate landscaping scheme which will result in the improvement of the visual amenity of this part of the AONB.
- 7.5 A Landscape Impact Assessment was commissioned by the applicants and the conclusion states:
- "Although the existing building on the site is a large structure it is not seen on the skyline from any viewpoint and it is already well enclosed with mature vegetation from the majority of viewpoints. Careful siting and design of the proposed new buildings will ensure that they are significantly less visible than the existing building.
The proposed new houses will be significantly smaller than the original building on site, they will be traditionally styled and stone built using locally sourced building materials, which will be more appropriate to the local vernacular. The grouping of the houses has been designed so that from a distance they could be read as a single farmstead.
The buildings will be set into extensive gardens with new tree and shrub planting and enclosed with local stone walling which will ensure that they are well screened and will have very limited visible impact within the landscape."*
- 7.6 Although the proposal would result in new build dwellings within the AONB the development proposal should be assessed against the impact that it will have on the AONB and given the fact that the main objective of the relevant local plan policies are to preserve and enhance the natural beauty of the area if the development achieves

this, which it does, then we consider that the development should be looked upon favourably.

- 7.7 The proposal to create three new build dwellings will enable the dwellings to be set back from Slaidburn Road and as well as providing a landscaping opportunity this will enable the dwellings to be sited so that they will not suffer from excessive noise and vibrations caused by heavy good wagons from the nearby quarry.
- 7.8 We have clearly demonstrated within this Planning Statement that the proposed development materially satisfies all of the objectives of the relevant saved local plan policies and also accords to the relevant regional and national planning guidance and should therefore be supported by the Council.

Signed  Date 15/09/12

Gary Hoerty BSc (Hons) MRICS FAAV



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HERITAGE ASSET STATEMENT

IN RESPECT OF

THE MOORCOCK INN, SLAIDBURN ROAD,
WADDINGTON, CLITHEROE, BB7 3AA

ON BEHALF OF:

MESSRS S & A THORNBUR

Prepared by: K J Thomas
Our Client: Messrs S & A Thornber
Our Ref: Tho/190/1484/KJT
Date: August 2012



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



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HERITAGE STATEMENT

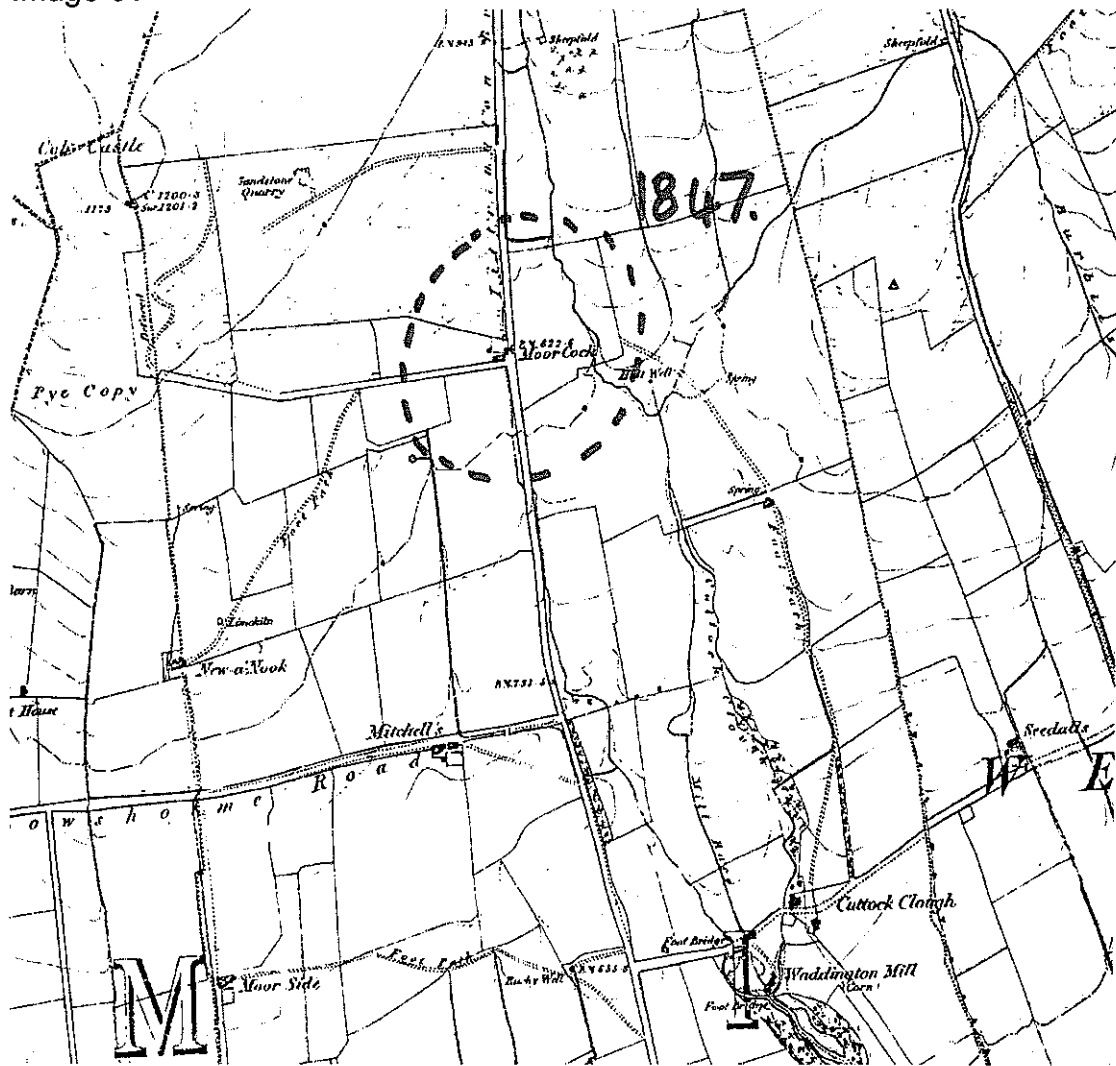
Planning Policy Context. (National Planning Policy Framework).	Page 3
Assessment of Heritage Asset.	Page 3
Impact on Heritage Asset.	Page 10

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HERITAGE STATEMENT

1. **Planning Policy Context, National Planning Policy Framework.**
 - 1.1 NPPF States in annex 3 that PPS5 'Planning for the Historic Environment' is now replaced by the new planning framework.
2. **Assessment of the Heritage Asset**
 - 2.1 The building now known as the Moorcock Inn has evolved over many years in terms of its use and its appearance. The original buildings on the site were used for farming purposes. A copy of a map extract from 1847 shows the property alongside Slaidburn Road North of the village of Waddington. The property is simply known as 'Moor Cock' at this time and there is no reference to it being an 'Inn'. See *image 01*.

Image 01



2.2 The buildings at this time are believed to have been used as a farm dwelling with some accommodation for animals and with potentially a hay loft above. An examination of the photograph which shows the front elevation of the Moorcock Inn (taken circa 1925) shows the Inn with distinct quoin stones at each end of what may have been the original building. This building is likely to date from the early half of the 19C. or from the late 18C. It should be noted that there is no fenestration within the left hand side of this section of the building. It is suggested that the use of the area behind this area was used for farm storage or keeping animals inside in poor weather. Also it is likely that the first floor area of this section of the building was used as a hay loft or similar. See image 02.

Image 02.



MOORCOCK INN, WADDINGTON, CLITHEROE 1925

- 2.3 The buildings appear to be largely unchanged in plan form between 1847 and 1909. The name of the buildings has changed on the map to become 'Moorcock Inn'. See *image 03* which shows the map from 1909. *Image 04* shows a part of a gable end of an extended building where the asset was clearly designed for use for agricultural purposes. A fork hole is visible high up in the gable and a small door and window consistent with agricultural use are evident on the south facing elevation.
- 2.4 A photograph believed to be taken in the early years of the 20C shows the building being used as a public house. It is at this time kept by a licensee one Mr Henry Hargreaves Pye. The original house was a central entry house and probably consisted of a room either side of a corridor with a kitchen and ancillary rooms behind. There is no evidence of this suggested form in the building as it now stands. There is a small outbuilding to the side and rear of the main building and a covered area to the side, possibly for cart storage. See *image 05*.

Image 03.

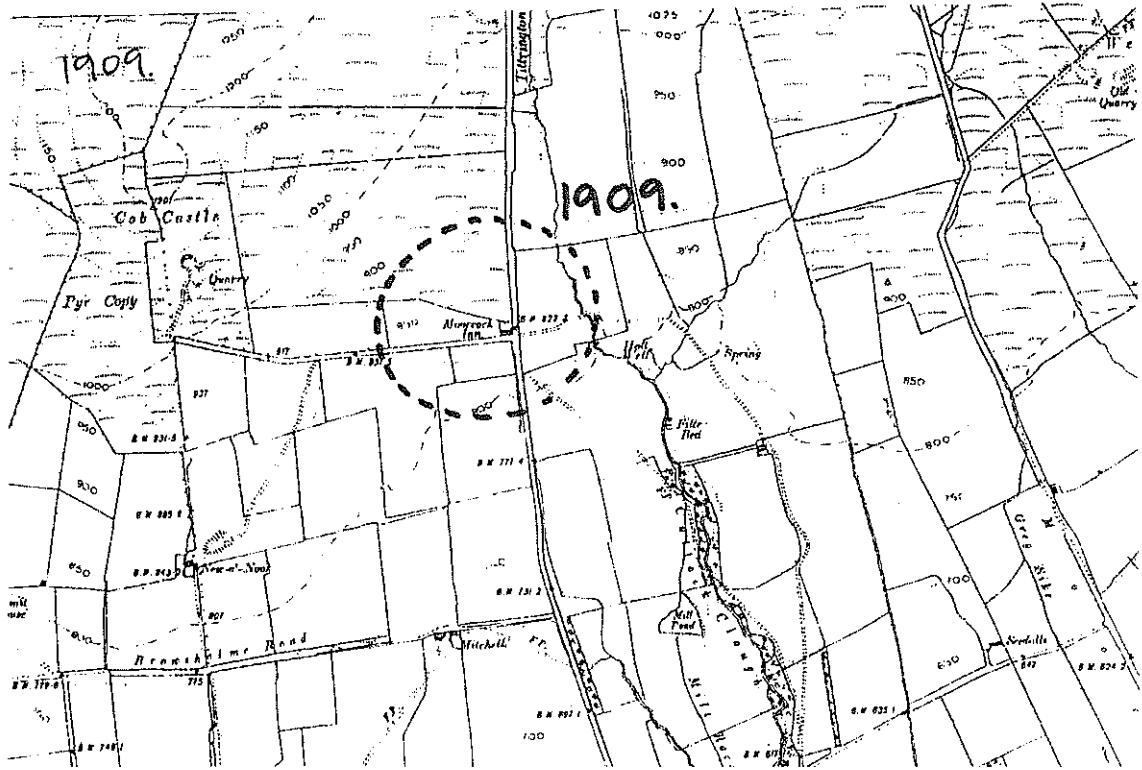


Image 04.



Image 05.



2.5 Image 02 which has been referenced earlier (and is of a later date than Image 05) shows a two storey extension at the rear and to the right hand side of the front elevation probably reflects a time when the 'Inn' extended it's potential to accommodate guests in greater comfort. This image taken in 1925 arguably represents the beginning of significant change to the heritage asset and a growth of the economy between the great wars.

2.6 The building grew rapidly between 1925 and 1940 and a date plaque is present on the front elevation. This shows a date of 1933. The appearance of the building changed to reflect the fashionable home counties style of 'Tudorbethan' or 'Mock Tudor'. It was largely during the 1920's and 1930's that the style became popular. Numerous suburban properties in prominent locations (Road junctions) on the edges of a number of English Towns and Cities particularly in the South of England display such characteristics and were built when this style was in vogue. Tudorbethan or 'Mock Tudor' was considered by some to be a derogatory term where a new wave of design contrary to the arts and craft movement brought the watered down images of 'Merrie England' to many regions of the country. John Betjeman, Architectural Critic and poet famously derided the style. Image 06 shows the style and the rapid extension of the building during this period.

Image 06



MOORCOCK INN WADDINGTON, CLITHEROE
TELEPHONE. CLITHEROE 2333/4

- 2.7 The building appears to have remained in this style and form for many years until a later extension (probably in the mid 1960') with similar but inferior details was erected at the rear of the property. At a similar time a dance floor area was formed with a large flat roofed area above. This was an infill between the original 1930's form of the building and the 1960's rear extension which consisted of letting rooms on the first floor and toilets / bar area at ground level.
- 2.8 In the 1970's a fire gutted large areas of the first floor and damaged considerable parts of the ground floor areas. *Image 07* illustrates some of the damage. Large areas of the building were re-built following this and the majority of the building's fabric was rebuilt or altered in the mid 1970's as a result of the damage inflicted by what was a significant fire.
- 2.9 Walls within the original farmhouse and 'Inn' have been altered and removed over many years. The internal areas have been re-sculptured and remodelled and very little of the original fabric remains. The significant changes to the building have impacted considerably upon the integrity of the fabric.
- 2.10 *Image 08* shows the elevation facing south following the 1970's rebuild after the fire. It should be noted that the pattern of timber decoration is different to the original. Also, the main ridge of the property has been re-built and extended to form a junction with the roof above the three new gables on the left hand side of the building. The gables have been constructed at a different roof pitch and to a different proportion from those exhibited on the pre-fire building. The entire first floor and roof areas shown on this elevation have been re-built.

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Image 07.



Image 08.



3. Impact on the Heritage Asset

3.1 The proposed scheme will see the demolition of the existing group of buildings that comprise The Moorcock Inn and the construction of three large detached dwellings. The application site comprises a range of buildings which have been much altered and extended through its past, which include unattractive flat roofed extensions.

3.2 We are able to demonstrate within this Heritage Asset Statement, read in conjunction with other documents and plans that form the current planning application, that given the amount of changes made to the existing property, we consider that it holds little historical merit, and bares no resemblance to any features of the original buildings and is not worthy of retention. This was confirmed by the Council in the delegated file report for application reference 3/2012/0356, which proposed the conversion and redevelopment of the existing buildings into three dwellings, and was approved 3 August 2012, the appointed officer states in the report:

"Due to very little of the original building remaining, I do not consider that the proposal could be regarded as detracting from a non-designated heritage asset"

3.3 In support of the above, we are able to provide evidence in the form of email communication between Colin Sharpe and Janet Dixon, sent as part of a pre-application enquiry made to the Council December 2010, in which the principle of demolishing The Moorcock Inn was agreed, the email concerned is attached at Appendix 1. This clearly demonstrates that the Council is in agreement with our opinion, that the existing property holds no historical merit and that the demolition of the existing group of buildings, to enable the site to be redeveloped with a residential use is acceptable.

3.4 We consider that the scheme for the construction of three new detached dwellings, gives the local authority the opportunity to improve the building stock within the borough, by allowing the removal of an existing group of buildings and the creation of three high quality properties, and as such we are of the opinion that this application should be looked upon favourably.

Signed



Date

7/9/2012

K J Thomas

For and on behalf of Gary Hoerty Associates

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APPENDIX 1

Email correspondence between Colin Sharpe and Janet Dixon

Andrew Mitchell

From: Gary Hoerty [gary.hoerty@ghaonline.co.uk]
Sent: 05 September 2012 16:34
To: andrew.mitchell@ghaonline.co.uk
Subject: FW: Moorcock Inn, Slaidburn Road, Waddington

320120819P

From: Colin Sharpe [mailto:Colin.Sharpe@ribblevalley.gov.uk]
Sent: 31 January 2011 10:48
To: barbara@jdixontownplanners.co.uk
Subject: RE: Moorcock Inn, Slaidburn Road, Waddington

Dear Janet,

I confirm that your email is a reasonable summary of the verbal advice that I have given in respect of this pre-application enquiry. Just a minor point of clarification - I cannot really categorically "accept that (you) can provide evidence that the business has been trading at a loss since it was purchased by the current owners" because I don't know what evidence you have. Such information should either be submitted with any formal planning application (possibly with a request from yourselves that it be kept confidential) or, alternatively, you could show me that information if we arrange to have a meeting (for which you have already paid) at the time of submission of any formal application.

I must, however, as always, point out that my verbal comments (as confirmed by this exchange of emails) were given at officer level only, and are without prejudice to the Council's formal consideration and determination of any planning applications that are submitted

Regards,
Colin Sharpe (Senior Planning Officer)

From: Barbara Morris [mailto:barbara@jdixontownplanners.co.uk]
Sent: 28 January 2011 13:55
To: Colin Sharpe
Cc: andrewt@wovenart.co.uk
Subject: Re: Moorcock Inn, Slaidburn Road, Waddington BB7 3AA

Pre-Application Advice regarding the demolition of the Moorcock Inn and erection of one dwelling and associated domestic outbuildings within its curtilage.

Dear Colin,

I refer to pre-application advice requested on the 6th December, to our subsequent telephone discussion and to the meeting last week at which your verbal advice was given. The purpose of this e-mail is to confirm what we understand to be your verbal pre-application advice and you will no doubt return our e-mail with your comments.

The principle of demolishing the Moorcock Inn was agreed. You accepted that the building was of no historic merit excepting that the property was largely rebuilt in 1968/1969 following a substantial fire. You accept that the business has ceased trading and that the premises are closed. You accept that we can provide evidence that the business has been trading at a loss since it was purchased by the current owners. In accordance with Council Policy you would need to see evidence that the property has been marketed for commercial purposes and that no realistic offers have been made. As there is already a self contained dwelling within the building for which separate residential Council Tax is paid, you would accept that a residential reuse of the site is appropriate. A new dwelling could be repositioned away from the road, possibly on the car park area. Such a new dwelling would be assessed on the basis of its size, design and consequently its impact on the landscape relative to the buildings at the Moorcock Inn that it would replace. The aim would be to enhance the character and appearance of this part of the 'Area of Outstanding Natural Beauty'.

I will be grateful if you would confirm that this is a reasonable assessment of your pre-application advice.

Kind regards

07/09/2012

Yours sincerely

Janet Dixon

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rycroft associates

PROPOSED REDEVELOPMENT OF THE SITE OF THE MOORCOCK PUBLIC HOUSE @ SLAIDBURN ROAD, WADDINGTON – VISUAL IMPACT ASSESSMENT AND PROPOSED MITIGATION MEASURES

1.0 INTRODUCTION

Rycroft Associates Landscape Architects were commissioned in August 2012 to carry out Appraisal of the Visual Impact of the Proposed redevelopment of former the Moorcock Public House at, Slaidburn Road, Waddington. The survey was carried out on 28th August which was a fine clear sunny day with excellent visibility.

The proposed scheme is for the demolition of the existing building and its replacement with 3 stone built detached residential dwellings to be located on the site of the former building and the adjacent car park area to the West of the site. The existing pub gardens to the South of the building are not included within this application. The purpose of this report is an assessment of the landscape and visual impact on the surrounding landscape of both the existing large building and the proposed new build development on the surrounding environment, having regard for landform, landscape character and setting. This report has been prepared by Sarah Rycroft Dip LA who is a Chartered Member of the Landscape Institute with 33 years professional experience.

2.0 LANDSCAPE SETTING

The Moorcock Hotel site is located 2.5 k to the North of Waddington Village and 5.0 k from Clitheroe in The Forest of Bowland this locality was designated an Area of Outstanding Natural Beauty in 1964. The scenery of this region is an attractive mixture of hill and fell, moorland, woods, rivers and pasture land

The proposed development site is sited on the road between Waddington and Slaidburn and was formerly a public house, and restaurant with some residential rooms and conference facilities. The white painted Tudor style building is immediately adjacent to the roadside at the foot of Waddington Fell with a South facing aspect extensive views overlooking the Ribble valley and Pendle Hill.

The lower slopes of the hillside leading down towards the River Ribble at Clitheroe are predominantly agricultural, made up of a network of small fields with deciduous woodland and narrow lanes bordered with trees, but as the Slaidburn Road approaches the public house site the landscape character changes to more open moorland and is at the edge of the designated Open Access land.

The existing building is set into the base of the fellside with the ground rising steeply beyond the boundary from 250m up to a high point of 383m on the top of Waddington Fell.

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3.0 SITE APPEARANCE

We understand that the original use of the Moorcock Inn was as a farmstead with records dating back to at least 1847. By 1925 the building had become a pub with rendered elevations and stone quoins, possibly it was rendered to make it visible for potential customers or to disguise the use of non local materials. By the 1930's the mock Tudor additions had been incorporated and the buildings were extended and adapted further in the 1970's all of these actions progressively increased the visual impact of the buildings within the landscape.

The existing building has a large car park to the West accessed by a wide roadway which also forms the route through to the driveway leading up to a large detached residential property known as Moorcock House. This property is set at a higher level than the hotel buildings but is also white rendered and appears to have been built in the early to mid 20th Century. The grounds of Moorcock House have extensive tree planting and are substantially screened from the pub site with trees and an evergreen hedge. It is not possible to see Moorcock House from any public rights of way as a result of its well vegetated setting despite its higher position.

To the front of the public house there are gardens which have been neglected since the closure of the business but there is evidence of ornamental tree and shrub planting with paths and paved areas which would have provided attractive seating areas and would have been well used by customers.

Although there are some trees planted along the outer boundary of this garden area it is mainly bordered with lower shrubs and light foliated trees, presumably to prevent the pub from being hidden from the view of potential customers driving up the road from Waddington. The car park was also landscaped in the past with several island beds which were planted with shrubs and Birch trees, the majority of these are in a poor condition. To the front of the car park is a more densely enclosed lawned garden area which was possibly a more private garden for the landlord. The Southern boundary of the property is very well treed providing a dense screen which prevents any views of the car park area and the adjacent property Moorcock House from outside the site.

To the North of the site the ground rises steeply up towards Waddington Fell, there is a belt of mixed deciduous trees along the stone boundary wall and a copse of birch trees on the slope beyond leading up to the open fellside. As the building and its surroundings are nestled into the base of the hillside cannot be viewed from the North and the building only comes into view as the road begins to level out.

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4.0 VISIBILITY OF DEVELOPMENT SITE WITHIN LANDSCAPE

Although the Moorcock Inn building is large and brightly coloured and appears to be very prominent when approaching it from the immediate South, the road is tree lined and the landscape undulating so that it is only visible for approximately 1.0 kilometre as the building is approached. It cannot be seen from any other highways with the exception of a short section of the minor trackway Browsholme Road which serves the properties Mitchells, New o Nook, Highfield and Summit House which are approximately 500-750metres away from the existing Moorcock building. It is possible that the pub building can be seen from some upper floor windows of Mitchells and from the upper windows of the side elevations of New o Nook and Highfield, but there are certainly no significant views from these properties located to the West & South West of the planned development site.

To the South and East it would appear that none of the farms and houses in the vicinity have any view of the site as they are either enclosed with trees or set below any sight line.

There area number of public footpaths and bridleways in the vicinity of the site with one pathway cutting diagonally across the field to the South East running from Cuttock Clough farm, there is a clear view of the existing pub building for 350metres.

Footpaths running across Bradford Fell would initially appear to afford clear views of the site, however when walked there is only one 200m section of the path running North West from Moor Lane and a 300m section of the spur pathway heading East West. The undulating land form and dry stone walls prevent more than very fleeting views of the pub building, despite the fact that the building is painted white and is a large single mass. It is also considered that there will be a more distant fleeting view of the building from the highest point on the bridleway which runs along the edge of the plantation on the top of Grindleton Fell.

The gardens and car park surrounding the Moorcock are completely screened from view from any public viewpoints by landform and the vegetation both surrounding and within the site.

4.1 CONCLUSION

Although the existing building on the site is a large structure it is not seen on the skyline from any viewpoint and it is already well enclosed with mature vegetation from the majority of viewpoints. Careful siting and design of the proposed new buildings will ensure that they are significantly less visible than the existing building.

The proposed new houses will be significantly smaller than the original building on site, they will be traditionally styled and stone built using locally sourced building materials, which will be more appropriate to the local vernacular. The grouping of the houses has been designed so that from a distance they could be read as a single farmstead.

The buildings will be set into extensive gardens with new tree and shrub planting and enclosed with local stone walling which will ensure that they are well screened and will have very limited visible impact within the landscape.

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5.0 LANDSCAPE MITIGATION MEASURES TO REDUCE IMPACT OF DEVELOPMENT AND ENHANCE SCHEME

The following mitigation measures have been considered when preparing the designs for the setting to the proposed scheme to reduce the impact of the development and to ensure its sensitive integration into the natural landscape:

Plant additional trees within site to reduce impact of buildings and reinforce screening effect of existing shelter belt

Ensure that existing tree planting to the boundary of the site is retained

Supplement tree planting along Eastern section of Southern boundary to clients ownership to complete the screening effect afforded to rest of site.

Define external plot boundaries with local stone walls (Internal boundaries between plots to be fences or hedges).

Create informal grass verge along Slaidburn Road to reflect local roadside character and form green corridor.

Plant native trees and shrubs along the Slaidburn Road roadside boundary to soften the impact of boundary walls and integrate scheme into local environment.

Plant native trees and shrubs wherever possible within site.

Use local stone for building works and paving to site.

Design the landscape setting in simple style using local materials to avoid creating suburban effect.

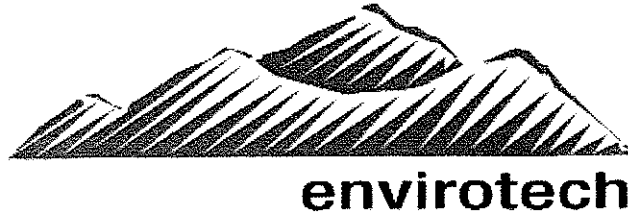
Carry out tree and shrub planting along plot boundaries to soften boundaries and provide screening between properties.

Report prepared by Sarah Rycroft – Rycroft Associates - 3rd September 2012

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BAT & BARN OWL SURVEY

The Moorcock Inn, Waddington

BY

Jack Sykes BSc (Hons) MIEEM

BAT/11/1231

BAT & BARN OWL SURVEY

Instructions

Investigate for the presence or absence of bat species and Barn Owls as part of a planning application for the conversion of a public house to form three residential dwellings at The Moorcock Inn, Waddington.

Professional responsibility

This report has been commissioned and the actions of the surveyor have been made in accordance with the Code of Professional Conduct for the Institute of Ecology and Environmental Management. (www.ieem.org.uk) and the Royal Institution of Chartered Surveyors (www.rics.org.uk)

Accuracy of report

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, bats and Barn Owls are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and or in their interaction with bat species and or Barn Owls. If bats or barn owls are found during a work programme and continuing the work programme could result in their disturbance, injury or death either directly or indirectly an offence may be committed.

Bats and Barn Owls may only be disturbed, injured or killed under license. This report does not convey the authority to undertake work which may disturb, injure or kill bats of any species or barn owls.

If in doubt, stop work and seek further professional advice.

Quality and Environmental Assurance

This report has been printed on recycled paper as part of our commitment to achieving both the ISO 9001 Quality Assurance and ISO 14001 Environmental Assurance standards. Envirotech has been awarded the gold standard by the Cumbria Business Environmental Network for its Environmental management systems.

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1. Introduction

1.1 Site Description

The site lies 3km North of Waddington village. The A6478 road (Slaidburn Road) runs directly alongside the site to the East. Browsholme Road can be found 500m to the South. The surveyed building is made from rendered block under lined tiled roofs and flat felt roofs. The site is surrounded by a garden and exposed pasture fields.

1.2 Proposed Works

An application is to be submitted for the conversion of a public house to form three residential dwellings. Full details can be found in the plans accompanying this report for the planning application.

1.3 Aims of Study

To ensure that the proposed development does not affect any bat species which is listed under the Conservation (Natural Habitats, &c) Regulations 1994 which implements the EC Directive 92/43/EEC in the United Kingdom the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

The survey will:-

- ⇒ Identify the past and/or current use of the site by bat species
- ⇒ Assess the likely impact of the proposed development on these species
- ⇒ Provide a basis upon which to propose mitigation (if required) for bat species affected by the development

To ensure the proposed development does not affect Barn Owls as it is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Kill or injure a Barn Owl
- ⇒ Damage or destroy the active nest site with eggs or young or before eggs are laid
- ⇒ Disturb the dependent young of a Barn Owl
- ⇒ Intentionally or recklessly disturb any Barn Owl whilst building a nest or is in, on or near an active nest site.

2 Methodology

The methods used comply with those described in BCT (2007). This is a progressive assessment starting with a broad habitat assessment then increasingly more thorough survey methods, until a level is reached at which additional survey effort is unlikely to provide additional useful information about the site.

2.1 Desk Study

- ⇒ Likely bat roosting and feeding sites adjacent to the site were identified from aerial photography. This allows us to determine likely commuting routes into and off the site.

⇒ A records search was undertaken of the Envirotech dataset. The purpose of a records search is to establish the species of bat found in the local area and any past history of bats at the site.

2.2 Field Survey

2.2.1 Methodology

- ⇒ Field assessment of adjacent bat feeding and roosting sites made following a review of aerial photography. This allows us to cross check our interpretation of aerial photography with actual habitat on the ground.
- ⇒ Inspection of the walls and eaves using a torch, binoculars and ladders to locate potential bat roosts
- ⇒ Inspection of the roof using a torch and binoculars to locate potential bat roosts
- ⇒ Search of walls, sills, doors for the presence of bat droppings deposited as bats fly inside the building or as they exit and enter their roosts to forage.
- ⇒ Search for detritus associated with bat feeding perches and roosts:- These roosts are usually associated with Brown Long-eared (*Plecotus auritus*) bats in roof voids and under eaves.
- ⇒ A search of the site was made for indications of nesting Barn Owls and birds such as nesting materials or accumulations of droppings. The surveyor was observant for birds displaying territorial behaviour, carrying prey items or calling.
- ⇒ In accordance with BCT (2007) for low risk buildings a daytime inspection only is sufficient.

2.2.2 Timing

Date of Visit	Site/ Local area Inspection
12 th March 2012	09:00- 10:15

2.2.3 Weather conditions

Site conditions can have a large impact upon the results of an emergence survey but they are less relevant for a site inspection. At this site, we judge that the weather had no impact on the results of the survey.

2.2.4 Personnel

The survey was carried out by

Mr Jack Sykes BSc (Hons), MIEEM
Natural England Bat License- All species, All counties

Mr Andrew Gardner BSc (Hons), MSc, MIEEM, MRICS, CEnv, Dip NDEA
Natural England Bat License- All species, All counties

3 Results

3.1 Desk Study

Bats

There are no records of bats on the datasets searched within 2km.

Having visited the area we are of the opinion that the records on the Envirotech dataset are likely to be under representative of the species of bats in the local area.

From the pre-existing records, a review of aerial photography, a field assessment of the area adjacent to the site and the experience of the surveyor, bat species which may occur adjacent to the site are:-

- Common Pipistrelle (*Pipistrellus pipistrellus*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Whiskered (*Myotis mystacinus*)
- Brandt's (*Myotis brandtii*)
- Noctule (*Nyctalus noctula*)

This assessment has been made on the following basis:

Landscapes can be divided into four categories for use by bats; open, closed, edge and water. Each type of landscape category is suitable for use by a different combination of bat species. We would classify the landscape immediately adjacent to the site as "edge", within 1km of the site the landscape could be described as "open".

The garden to the South of the site was judged to be the primary commuting route for bats next to the site. This was also judged to be a moderate **quality** foraging area for bats.

The lack of freshwater bodies in close proximity to the site would be unfavourable for bats which feed in "water" landscapes such as Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Daubenton's (*Myotis daubentonii*). These species are not always confined to landscapes including water bodies, although they have a strong preference for them.

Both Natterer's (*Myotis nattereri*) and Brown Long-eared (*Plecotus auritus*) bats prefer to

roost or fly inside enclosed spaces before emerging. There were enclosed roof voids at the site but we judge they would be unlikely to utilise the adjacent environs as they are too exposed and insufficiently "closed" for these species.

Noctule (*Nyctalus noctula*) are rarely found roosting in buildings but have been known to do so. These species of bat disperse widely from their roosts, which tend to be in trees, to feed. We would judge it unlikely they would roost in buildings such as those surveyed but are likely to be found in the wider area.

Whiskered (*Myotis mystacinus*), Brandt's (*Myotis brandtii*) and Common Pipistrelle (*Pipistrellus pipistrellus*) are likely to make use of the surrounding pasture fields and gardens in the local area to forage.

Barn Owls

There are no records of Barn Owls within 1km of the site on the dataset. The habitat around the site appears to be reasonably favourable for hunting Barn Owls. The site and surrounding environs provide moderate quality nesting opportunities for other bird species.

3.2 *Field Survey*

3.2.1 *Habitat Description*

The site lies 3km North of Waddington village. The A6478 road (Slaidburn Road) runs directly alongside the site to the East. Browsholme Road can be found 500m to the South.

The surveyed building is made from rendered block under lined tiled and flat felt roofs.

The site is surrounded by a garden and exposed pasture fields.

It is judged that bats are likely to commute into and out of the site using the garden area to the South of the site which is judged to be of **moderate quality**. The pasture fields in the local area may support foraging bats but they are exposed, not structurally diverse and are considered to offer only marginal foraging potential.

An annotated satellite image of the surrounding habitat is shown overleaf.

Satellite Image of surrounding area

The site lies in a remote rural area

The site is surrounded by exposed pasture fields



Surveyed building

3.2.2 Bat Roost Survey

Building

The exterior walls of the building were inspected for gaps, cracks, areas of rotten wood and or signs of bats such as grease marks, bat droppings and feeding detritus. Where appropriate ladders, binoculars and an endoscope were used to inspect areas above head height.

The building is made from rendered block and has been painted. The walls are in excellent condition with no structural cracks or crevices on any elevation. The chimneys are made from brick and are fully pointed. The eaves of the building are generally well sealed however there are two areas of exception. These can be found on the Eastern elevation overlooking the road and one small area on the Southern elevation above the front door.

These areas had a slight gap behind the soffit boards but were found to be empty on close inspection. No bats or past evidence could be found in or around the holes (e.g. droppings, urine staining, grease marks etc). The barge and soffit boards were found to be in excellent condition elsewhere and sit tight to the wall surface. The gable wall apexes are all sealed.

One area of barge boards has suffered from damage and has broken on the South Eastern corner of the building. The gap behind this board was found to be empty on inspection with no previous signs of use by bats.

All window and door frames of the building were found to be fully sealed with no gaps or crevices.

The roof of the building is split into two parts. There is a flat section in the centre of the building which is made from felt and lead flashing. This area was found to be well fitted and had no potential roosting opportunities for bats. The remainder of the roof is made from pitched tiles and is in very good condition. These areas of pitched roof are all lined.

There are no slipped, missing or raised tiles but there are a number of ridge gaps where mortar is missing. These gaps were easily inspected from the ground with close focus binoculars and a 1,000,000 candle power torch but found to be empty with no signs of previous use by bats.

Internally the pitched roof voids were all found to be extremely well sealed from the outside. The voids are well insulated and in many cases boarded. The gable ends and eaves were sealed up to the roof lining. No evidence of bats could be found in any void, but mouse droppings and chewed materials were found in one area.

3.2.3 Barn Owls/ Birds

There was no "white wash", owl pellets, feathers or down anywhere on the site. It is judged that Barn Owls have not used this site in the past.

There was no evidence of extensive use of the site by other nesting birds.

4 Assessment

4.1 Constraints

The survey was carried out at a time of year when bat activity is low and consequently no emergence survey has been carried out. However, we judge that the site inspection is sufficient to address the minimum risk to bats at the site. The level of survey effort accords with the recommendations of BCT (2007) for low risk sites.

Full co-operation was received from the property owners.

4.2 Interpretation

4.2.1 Presence/ absence

No evidence of roosting bats was found at the time of the survey.

We consider that the building is unlikely to be used by bats for roosting and show no past or present evidence.

There is no evidence that Barn Owls have nested and/or roosted anywhere on the site.

4.2.2 Population size class assessment

From a review of adjacent habitat the maximum number of bats that are likely to use the area around the site is of the magnitude 1-10 (Small).

Barn Owls are considered to be absent.

4.2.3 Site status assessment

Whilst the site itself is unlikely to be used as a roost by bats, there is likely to be use of the adjacent landscape. Bats are likely to rely on a number of roost sites in other buildings and trees in the local area. It is therefore likely that the surveyed building has a low significance for bats.

We are of the opinion that the site is not used by Barn Owls.

4.3 Potential Impacts

4.3.1 Bat Roosts

4.3.1.1 Pre and mid-activity impacts

A worst case scenario will be considered in addressing potential impacts at the site without mitigation.

No signs of past maternity or gathering roosts were found at the site during the survey. The potential for a maternity or gathering roost in the building is judged to be low. Evidence of past use of the site by large numbers of bats such as would occur in a maternity or gathering roost, such as staining on the roof or walls, was absent. We judge

there is no risk to a maternity colony or gathering roost at this site from the proposed work.

We judge there is a low risk of disturbing bats in or loss of transitional, bachelor or non breeding female roost sites. A small number of gaps at the eaves and ridge tiles in the roof were found but these areas showed no signs of previous use. The surrounding habitat would not be likely to support significant numbers of roosting bats.

In our experience lek sites are commonly found in proximity to the main feeding and commuting routes. The primarily commuting and feeding area at the site was judged to be the garden to the South, this was judged to be of moderate quality. There were potential lek sites identified in the building facing this commuting route which are close enough to it to be used by male bats for leks. It is therefore possible that there could be a risk to disturbing bats in lek sites by the proposed work. Such a disturbance would however be of low significance and is unlikely to be significant.

There are no areas of rotten wood in the building which offer crevices which could be suitable for hibernating Pipistrelle Sp. bats. There are no areas of the building which are sufficiently damp and cool which would be ideal for hibernating Myotis Sp. bats. There is very little evidence and limited potential for hibernation at the site; it is therefore unlikely there will be loss of hibernation sites.

There is unlikely to be any loss of a swarming site. Swarming sites are generally found at or near hibernation sites. We judge that the site is unlikely to be used by Myotis Sp. bats and Brown Long-eared (*Plecotus auritus*) which have been known to swarm as there are no hibernation sites for these species in the building.

4.3.1.2 Long term impacts

There are likely to be no negative long term impacts on bats. Development of the site is unlikely to affect commuting routes or feeding areas in the long term.

It is the opinion of the surveyor that the loss or creation of any other occasional roosts for crevice dwelling bats will not have a significant long term impact on the local population of the species.

4.3.1.3 Post activity interference impacts

It is our opinion that there will be no significant post activity impacts which may affect bat species.

4.3.1.4 Other impacts

It is our opinion that there will be no significant other negative impacts relating to the proposed work which may affect bat species.

4.3.2 Bat Foraging and Commuting Habitat

There is unlikely to be a disruption to any commuting routes at the site.

4.3.3 Barn Owls

There is a low potential for use of the site by Barn Owls.

4.4 Legislation and Policy Guidance

4.4.1 Legislative context - Bats

All bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats, &c.) Regulations the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act.

Annex IV of the *Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora* (EC Habitats Directive) lists animal and plant species of Community interest in need of strict protection; this includes all bat species.

In the UK, the EC Habitats Directive has been transposed into national laws by means of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). These are commonly and collectively known as the 'Habitats Regulations' and they give bats, their breeding sites and resting places a high level of strict protection.

In summary, it is a criminal offence to:

- ⇒ capture or kill a bat;
- ⇒ disturb a bat whilst in a place of shelter or rest; or
- ⇒ damage or destroy a bat's breeding site or resting place.

The breeding sites and resting places of bats are usually known as 'roosts' and resting places also include, for example, feeding perches where a bat consumes its prey. Bat roosts are protected even when bats are not present.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used.

It is essential that all contractors are instructed to work with particular care in order to avoid disturbing or harming bats. All those working at the site must be aware of the procedures to be followed if bats are found during works. Project Managers must commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

Natural England advises that, if possible, any works at bat roosts should be undertaken so as not to affect the bats and/or their roosts.

With careful working, it is judged that no significant disturbance to bats will occur at the site and no offence will be committed.

4.4.2 Legislative context - Barn Owls

It is an offence under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) to

- ⇒ Kill or injure a Barn Owl
- ⇒ Damage or destroy the active nest site with eggs or young or before eggs are laid

- ⇒ Disturb the dependent young of a Barn Owl
- ⇒ Intentionally or recklessly disturb any Barn Owl whilst building a nest or is in, on or near an active nest site.

It is judged that so long as work on the building takes place when Barn Owls are not nesting, then no offence will be committed.

If Barn Owls start to nest on site, work must be deferred until the young are fledged.

5 Recommendations and Mitigation

5.1 Further Survey

We consider that the risk to bats in the building will remain low and no additional survey work is required.

5.2 Mitigation Measures

5.2.1 Mitigation for Roost Sites

Natural England requires that mitigation addresses the impacts picked up by the site assessment, as follows:-

- Quantitative characteristics: There should be no net loss of roost sites, and in fact where significant impacts are predicted there will be an expectation that compensation will provide an enhanced resource compared with that to be lost. The reasoning behind this concept is that the acceptability of newly created roosts by bats is not predictable
- Qualitative characteristics: the plans should aim to replace like with like. As an extreme example, it would be unacceptable to replace maternity roosts with hibernation sites.
- Functional characteristics: compensation should aim to ensure that the affected bat population can function as before. This may require attention to the environment around the roost.

Natural England also recommends that precautions are taken to avoid the deliberate killing or injury of bats during development work at the site.

The site survey found no evidence of use of the building by roosting bats.

As a precautionary approach the following guidelines will be adhered to.

1. All contractors on the site will be made aware of the possible presence of bats prior to the commencement of work.
2. Contractors will be provided with the contact details of an appropriately qualified individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, **all work will cease** and an appropriately qualified individual will be contacted for further advice.

3. Contractors will be observant during any demolition work for bats which may use the building if new areas of the roof are exposed and left open over night. Bats are opportunistic and may make use of gaps opened up during work overnight.
4. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the building, with outside access, and placed in a location safe from predators.
5. **If bats or bat roosts are found during work, all work should cease** as per point 2. The site will need to be re-assessed in regard to its use by bats. A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of roost site.
6. Maintain all existing ridge line gaps in the tiled roof (see appendix 3 Bat Roost Plans).
7. Maintain all existing gaps at the eaves behind barge and soffit boards.

Following English Nature (Natural England) guidance Mitchell-Jones (2004), if these guidelines are followed we would consider that on balance, a disturbance to bat species which could be contrary to the 1994 Habitat Regulations and Wildlife and Countryside Act 1981 (as amended) is unlikely. **If bats are found prior to or during work a license application may be required.**

8. If Barn Owls are seen nesting at the site, all work should cease. The site will need to be re-assessed in regard to its use by Barn Owls. **A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance of nesting Barn Owls or their killing or injury.**

5.2.2 Mitigation for Foraging and Commuting Habitat

No specific mitigation for foraging and commuting habitat is necessary. The habitat surrounding the site does not change.

5.3 Requirement for Habitats Regulations (EPS) Licence

At this stage, we judge that a Natural England license will not be required to cover work on the building. The loss of potential roost sites will be avoided and no significant disturbance to bats will occur, so long as the recommendations at paragraphs 5.1 and 5.2 of this report are followed.

If bats are disturbed or bats are found as a result of work, **all work must cease** as per point 5 above and the site will need to be re-assessed by a suitably qualified person with regard to its use by bats. **A Natural England license may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration,**

destruction or obstruction of a roost site.

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6 Summary

An application is to be submitted for the conversion of a public house to form three residential dwellings.

A bat and Barn owl survey was requested following guidance under Regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 1994, the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation.

The survey was undertaken by a licensed surveyor following a methodology which would be likely to identify past or current use of the site by bat species and/or Barn owls.

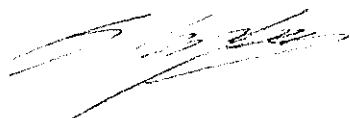
The site survey found no past or present evidence of bats roosting or Barn Owls nesting in the building.

It is judged that the work can take place without affecting bats or Barn owls, **so long as the recommendations in paragraphs 5.1 and 5.2 of this report are followed.**

On the basis of survey information, specialist knowledge of bat species and the mitigation that has been proposed, it is considered that on balance the proposed activity is reasonably unlikely to result in an offence under regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 1994. We do not consider there to be a need for a Natural England licence at this time.

I certify that this report reflects my objective opinion of the facts found in relation to the instruction received and information available based upon the methodology, assumptions and constraints detailed within this report.

Report compiled by



Jack Sykes BSc (Hons) MIEEM
Surveyor
Monday 12th March 2012

Signed



Andrew Gardner BSc (Hons), MSc MIEEM MRICS, CEnv. Dip NDEA
Director
Tuesday, 13 March 2012

7 References

Information from the following sources has been used in preparing the survey report.

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Appendix 1 Previous Survey Information

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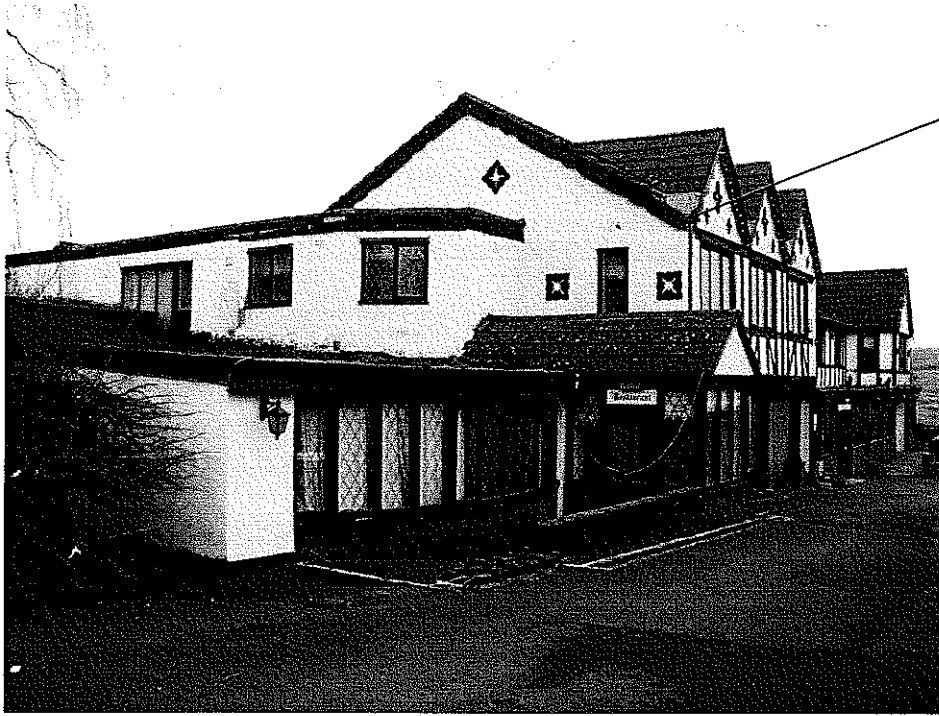
No previous survey information is known to exist.

Appendix 2 Photographs



Rendered walls
in excellent
condition

Building external - Southern elevation



Damaged barge board
on SE corner of
building

Building external - Western elevation



Roof verges well
mortared

Gable apexes sealed

Building external - Gable wall apex

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Eastern elevation gap along the eaves

Window and door frames all sealed

Building external - Eastern elevation



Occasional ridge gaps where mortar is missing

Flat roof offers no bat roosting crevices or voids

Building external - Central flat roof area

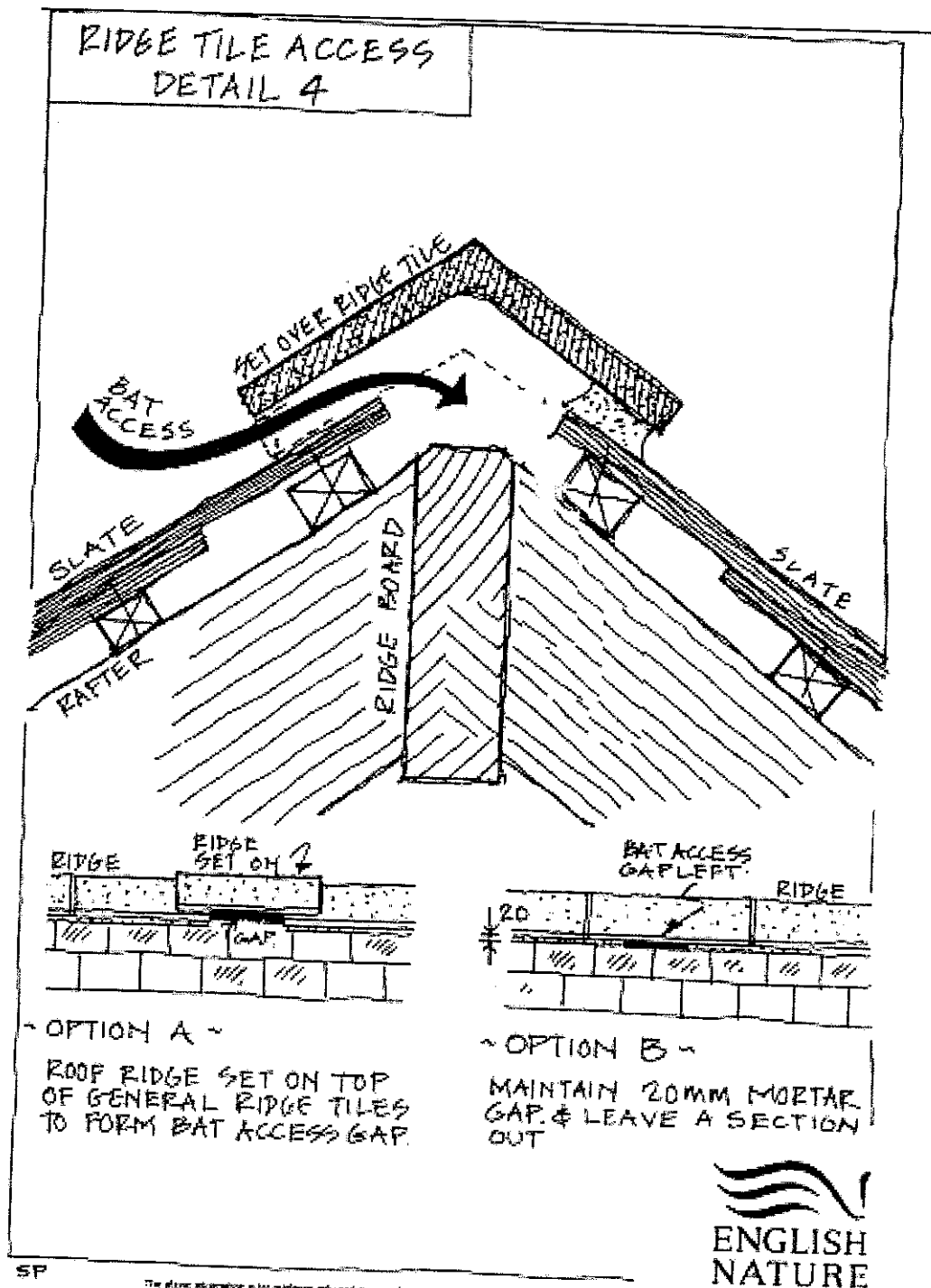


Voids fully sealed and inaccessible to bats

No evidence of bat droppings, prey items, urine staining etc in any of the voids

Building internal - Roof void

Appendix 3 Bat Roost plans



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The above information is for guidance only and may not be appropriate in all circumstances. It is subject to our professional advice. English Nature Centre Team, Juniper House, Mowbray Road, Scarborough, North Yorkshire YO11 1PS. Tel: 01535 702800. Fax: 01535 702922. Email: centre@engnat.gov.uk