



RIBBLE VALLEY
BOROUGH COUNCIL

2 8 JUN 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120862 P

Date received

Fee paid £

Receipt No:

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

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	M and Mr S	Surname:	Patel
Company name:	and Mr F Moosa				
Street address:	239 Garstang Road			Country Code	National Number
	Fulwood			Telephone number:	Extension Number
Town/City:	Preston			Mobile number:	
County:				Fax number:	
Country:				Email address:	
Postcode:	PR2 9XD				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Chris	Surname:	Taylor
Company name:	Cassidy and Ashton				
Street address:	7 East Cliff			Country Code	National Number
				Telephone number:	Extension Number
Town/City:	Preston			Mobile number:	
County:	Lancashire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	PR1 3JE			christaylor@cassidyashton.co.uk	

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access

☐ Appearance

☐ Landscaping

☒ Layout

☒ Scale

Please describe the proposal:

9 Dwellings

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Fell View		
Street address:	Barnacre Road		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 2PD		

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

Easting:	360038
Northing:	437779

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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)

7504 P20 Site Plan - Proposed

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:

Houses to have bins in garden

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

☒ Yes ☐ No

If Yes, please provide details:

Houses to have bins in gardens

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

To be agreed - appearance reserved.

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

To be agreed - appearance reserved

9. (Materials continued)

320120862 P

Windows - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

To be agreed - appearance reserved

Doors - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

To be agreed - appearance reserved

Boundary treatments - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

To be agreed - appearance reserved

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Black Bitmac to roads and footpaths

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:

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	18	18
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant? ☒ Yes ☐ No

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

Fell View Care Home

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

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

16. Trade Effluent

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

17. Residential Units

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			9		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

9

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	9
Total existing residential units	0

8. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No ☐ Unknown

19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

2,017.5 sq.metres

22. Industrial or Commercial Processes and Machinery

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

N/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

Title: Mr First name: Chris Surname: Taylor
 Person role: Agent Declaration date: 18/04/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: Mr First Name: Chris Surname: Taylor
 Person role: Agent Declaration date: 18/04/2012 ☒ Declaration Made

26. Declaration

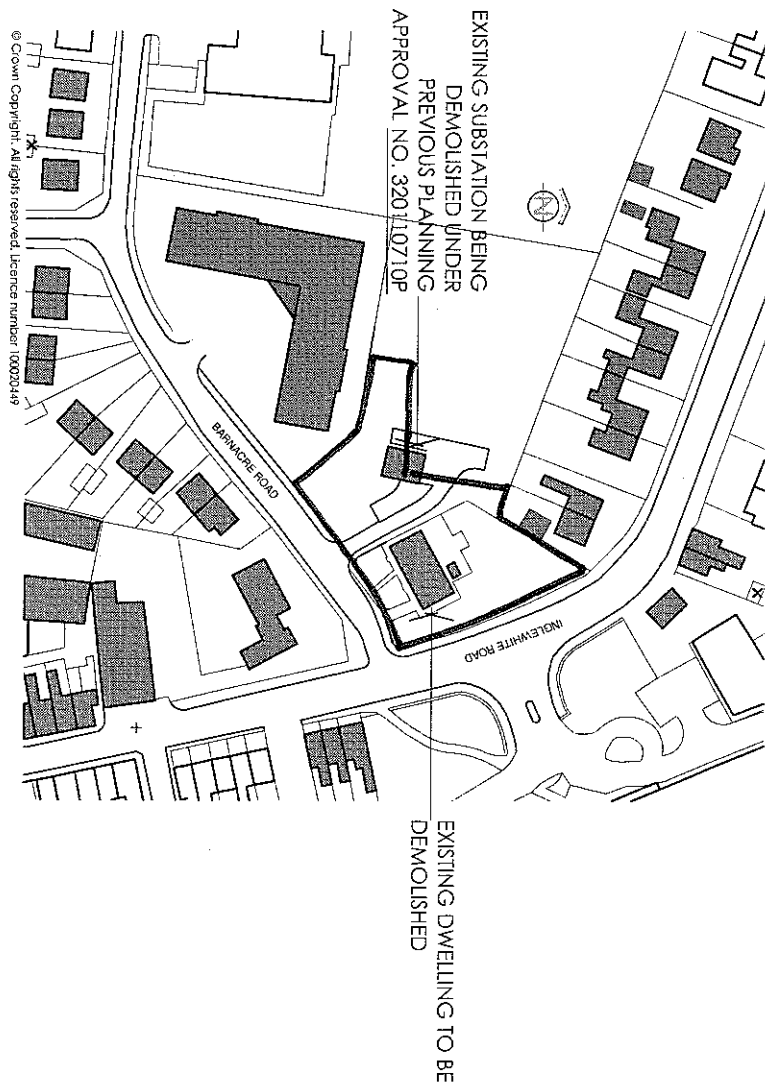
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

18/04/2012

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320120862P

PROPOSED
RESIDENTIAL DEVELOPMENT
COMPRISING 9 DWELLINGS ON
LAND AT FELL VIEW,
LONGRIDGE

PLANNING, DESIGN AND ACCESS STATEMENT

prepared by



7 EAST CLIFF
PRESTON
PR1 3JE

on behalf of

April 2012

Ref. 7504

1.0 INTRODUCTION

1.1 Preamble

- 1.1.1 This statement is being submitted in support of a planning application for 9 no. dwellings at Fell View, Longridge.
- 1.1.2 The statement demonstrates the proposal's compliance with national and local planning policy and describes how relevant design and access issues have been considered and addressed throughout scheme development.

2.0 SITE CONTEXT

2.1 Physical context

- 2.1.1 The application site consists of 0.20hec of land to the North West of the centre of Longridge.
- 2.1.2 The site currently has a Nursing home on part of it with the rest of the site vacant.
- 2.1.3 The vehicular and pedestrian access is provided from Barnacre Road, located to the South Western edge end of the site.
- 2.1.4 Visually, the site is of little character with grassed areas and areas of bitmac.
- 2.1.5 The area is residential in character, comprising a variety of house types and styles ranging from large traditional detached and semi-detached properties along Barnacre Road and Inglewhite Road. Adjacent to the application site is a newly constructed Nursing/Care facility with Barnacre Road Primary School further along Barnacre Road. Houses in the area comprise of a mixture of designs and facings with Stone, Red Brick and White Render being more prominent.

2.2 Social and Economic Context

- 2.2.1 Longridge and the site in particular is well connected to the motorway network, with easy access to the M6. There are frequent bus services operating locally. The town has a strong visitor economy and there is a higher than average proportion of retirees living within the area.

3.0 PLANNING POLICY CONTEXT

3.1 Context

- 3.1 This section provides an overview of the national, regional and local planning policies that are relevant to the proposed development.

3.2 National Planning Guidance

- 3.2.1 The key national planning guidance in relation to this application is contained within PPS1 [Delivering Sustainable Development], PPS3 [Housing] and PPG 13 [Transport].
- 3.2.2 **PPS1** seeks to ensure, *"high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted"*
- 3.2.3 The need to promote the more efficient use of land through higher density, mixed use development is emphasised together with the priority of bringing vacant and previously developed land/buildings back into beneficial use. It is indicated that the design of developments should contribute to the creation of safe, healthy, crime free, sustainable, liveable and mixed communities.
- 3.2.4 All developments should address, *"the causes and impacts of climate change, the management of pollution and natural hazards, the safeguarding of natural resources, and the minimisation of impacts from the management and use of resources"*.
- 3.2.5 **PPS3** stipulates that new residential development should be well integrated with, and complement neighbouring buildings and the local area in terms of scale, density, layout and access. It should create, or enhance a distinctive character and support a sense of local pride and civic identity.
- 3.2.6 However, the document states that,

"The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form".

3.2.7 **PPG2** maintains that,

"The visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design"

3.2.8 **PPG13** seeks to deliver a safe, efficient and integrated transport system to support a strong and prosperous economy. It encourages development which is in accessible locations and reduces the need for travel by car [para. 4]

3.3 Regional Spatial Strategy

3.3.1 The Regional Spatial Strategy for the North West was adopted in September 2008. It contains several policies of relevance:

3.3.2 Policy DP 4 - requires the following sequential approach: first, using existing buildings and previously developed land within settlements; second, using other suitable infill opportunities within settlements; third, the development of other land where this is sustainably located.

3.3.3 Policy DP 5 - Development should be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally. All new development should be accessible by public transport, walking and cycling, and priority will be given to locations where such access is already available

3.3.4 Policy RT 2 - Maximum parking standards should be applied to developments. The baseline maximum for residential development is 1.5 spaces per unit

3.3.5 Policy L4 - Sets out the methods Local Authorities should use to achieve their targets for housing provision. They are required to:

- encourage the construction of a mix of appropriate house types, sizes, tenures and prices
- encourage new homes to be built to high standards, ensure that new housing development does not have an adverse cumulative impact on the existing housing stock and market

- ensure that the transport networks (including public transport, pedestrian and cycle) can accommodate additional demand generated by new housing; and
- maximise the re-use of vacant and under-used brownfield land.

4.0 DESIGN PRINCIPLES AND CONCEPTS

4.1 Amount and Use of Development

- 4.1.1 Due to the location of the site on the edge of the settlement, the predominantly residential nature of surrounding area and the shortage of housing in relation to current Council targets, it was deemed most appropriate to pursue the redevelopment of the site for residential purposes.
- 4.1.2 The proposed development incorporates 9no dwellings. This level of provision was finalised with reference to a number of different factors, particularly the pattern of surrounding development and the site's location on the edge of the built up area. This arrangement offers a very sensitive alternative to higher density development on the edge of the settlement and adjacent to the greenbelt. Notwithstanding this, it still complies with the Council's policy of developing at a minimum density of 30 dwellings per hectare and thus makes an efficient use of land in line with the objectives of PPS1 and PPS3.
- 4.1.3 Due to the number of dwellings proposed, no affordable housing contribution is required, however the quantity of housing proposed has emerged from a response to the constraints of the site and the number of family homes that can be comfortably accommodated, rather than an attempt to reduce numbers artificially in order to avoid provision.

4.2 Layout

- 4.2.1 The site layout has been developed both to make the most efficient use of land and to fit in with the existing street pattern in the locality. Thus, properties are arranged along a road which runs parallel with Inglewhite Road and strengthens the predominant grid formation of local streets. This was also the most practical solution due to the limited width of the site.

4.3 Scale

- 4.3.1 The scale and massing of the proposed buildings will be keeping with the character and appearance of the surrounding area.

4.4 Landscaping

- 4.4.1 Due to the small nature of the site and its proximity to the wide open spaces of the green belt, it is not appropriate or practicable to incorporate significant public open space within the development, however all of the dwellings will have private gardens. Elements of hard and soft landscaping will be incorporated within the development more generally, to soften and enhance its appearance, afford a degree of environmental benefit and provide screening of parking areas when viewed from both within and outside of the site.

4.5 Appearance

- 4.5.1 Although the detailed design of the development is reserved for subsequent approval, the external appearance and materials of the properties will be developed in a manner which ensures visual integration with the surrounding townscape and seascape.
- 4.5.2 The development will utilise a range of materials to create a high quality living environment and add visual interest. These may include render and red brickwork, which feature in local buildings and would be in keeping with the local area.
- 4.5.3 Facing materials will be used in an imaginative yet sensitive manner, to break up the mass of the development, replicate some of the proportions of nearby buildings and add visual interest to the street scene.

5.0 ACCESS

5.1 Vehicular and Transport Links

- 5.1.1 The site is well located to take advantage of its proximity to local services and facilities.
- 5.1.2 In respect of accessibility on foot, the site is located within walking distance of the services and facilities within Longridge. This includes a range of shops and financial services, offices and community facilities.
- 5.1.3 While it is possible to walk into the town centre, the site also lies adjacent to a main bus route along Inglewhite Road which provides frequent services around the local area from where connections can be made to any number of destinations. In sustainability and accessibility terms the site therefore satisfies all relevant criteria

5.2 Pedestrian Access

- 5.2.1 The main pedestrian access will be off Barnacre Road with a footpath link throughout the site.

5.3 Car parking

- 5.3.1 The development will incorporate a single vehicular access from Barnacre Road. Each house will have at least 1 parking space
- 5.3.2 The opportunity for additional parking provided on driveways or in garages. This mixed approach ensures that cars will not dominate the streetscene, but will still be sufficiently accessible to residents.
- 6.4.3 While there are currently no adopted parking standards within the Ribble Valley Local Plan (as altered), this overall level of provision is within the maximum limit of 1.5 spaces recommended in the Regional Spatial Strategy.

6.5 Other Issues

- 6.5.1 The building will accord with all necessary building regulations and the requirements of the DDA. All buildings will incorporate level entrances or ramps where appropriate in accordance with the appropriate Building Regulations standards. The development provides appropriate accessibility to emergency and other services as necessary.

7.0 SUMMARY AND CONCLUSION

7.1 Planning Policy

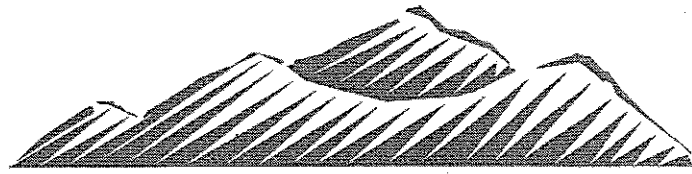
- 7.1.1 This statement has demonstrated that the proposed development complies with relevant planning policy in respect of both the general principle of development for residential purposes and the creation of a public car park and in relation to the details of this particular scheme.

7.2 Design and Access

- 7.2.1 The statement has described the process by which the design and access arrangements have been conceived and has demonstrated that the form of development is appropriate in this location.

7.3 Conclusion

- 7.3.1 For these reasons it is considered that planning permission should be granted for the proposed development.



envirotech

Ecological Consultants
Environmental and Rural Chartered Surveyors

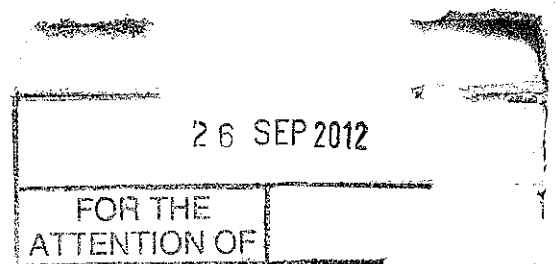
320120862P

BAT SURVEY AT

Fell View, Barnacre Road
Longridge

BY

Andrew Gardner BSc (Hons), MSc, MIEEM, MRICS, CEnv, Dip NDEA



BAT/12/1399



RICS

The mark of
property professionalism worldwide

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H. Gardner BSc (Hons), MSc, CEnv, MRICS

Registered in England and Wales. Company Registration Number 5028111

BAT SURVEY

Instructions

Investigate for the presence or absence of bat species as part of a planning application for the demolition of Fell View, Barnacre Road, Longridge followed by redevelopment of the site.

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 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. If bats 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 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.

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 in a built up residential area North-west of the town centre. The site is surrounded by residential houses and busy roads. Fell View is a two story house made from red bricks with hanging to the front under a tiled roof. The substation is made of dark brick with wooden facias and a felt roof.

1.1 Proposed Works

A planning application is to be submitted for the demolition of Fell View, Barnacre Road with the site then being redeveloped.

1.2 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 2010 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

2 Methodology

2.1 Desk Study

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

- ⇒ 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 and NBN Gateway 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 all gaps and crevices in the roof and walls potentially suitable for use by bats with an endoscope and inspection mirrors.
- ⇒ 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.
- ⇒ Dusk emergence surveys carried out on 23rd August 2012. Bat commuting routes and activity in and around the building were observed and noted.
 - Active scan with Bat Box Duet detector set at 45KHz made post emergence. The surveyor then moves around the site adjusting the frequency of the detector in response to bat sightings.

2.2.2 Timing

Date of Visit	Site/ Local area Inspection	Emergence survey	Weather
22 nd July 2012	20:40- 21:20	21:20- 22:20	16 Degrees, Dry, No wind
23 rd August 2012	20:00- 20:15	20:15- 21:20	15 Degrees, Dry, No wind

2.2.3 Personnel

The surveys were carried out by

Ms Jenny Holden
Natural England bat license- All specie, All Counties

Mr Chris Wilde
Unlicensed observer

3 Results

3.1 Desk Study

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

Having visited the area we are of the opinion that the records on the datasets are likely to be unrepresentative 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*)
- Whiskered (*Myotis mystacinus*)
- Brandt's (*Myotis brandtii*)
- Noctule (*Nyctalus noctula*)
- Brown Long-Eared (*Plecotus auritus*)
- Natterer's (*Myotis nattereri*)

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 "edge", "water" and "open".

There are no water bodies immediately adjacent to the site suitable for bats which forage in "water" landscapes such as Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Daubenton's (*Myotis daubentonii*). There are water bodies within 2km of the site which are suitable hence these species are likely to occur locally, but not at the site.

Both Natterer's (*Myotis nattereri*) and Brown Long-eared (*Plecotus auritus*) bats prefer to roost or fly inside enclosed spaces before emerging. They are also a "closed" landscape bat. The surrounding environs are open and artificially lit. It is unlikely these species would occur in proximity to the site. They may occur in the wider landscape.

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 buildings, gardens and open fields adjacent. These species are highly adaptive in their choice of roost site and foraging area.

3.2 Field Survey

3.2.1 Habitat Description

The site lies in a built up residential area North-west of the town centre, on Barnacre Road. The site is surrounded by residential houses and busy roads 150m from open farm land to the North and West in Longridge (grid ref SD 600 377).

It is judged that bats are likely to commute into and out of the site using the gardens and tree lines to the North of the site. The land surrounding the site is judged to offer **sub optimal quality** foraging habitat with other areas such as tree lines offering good quality foraging habitat.

An annotated satellite image of the surrounding habitat is shown overleaf figure 1.

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Satellite Image of surrounding area

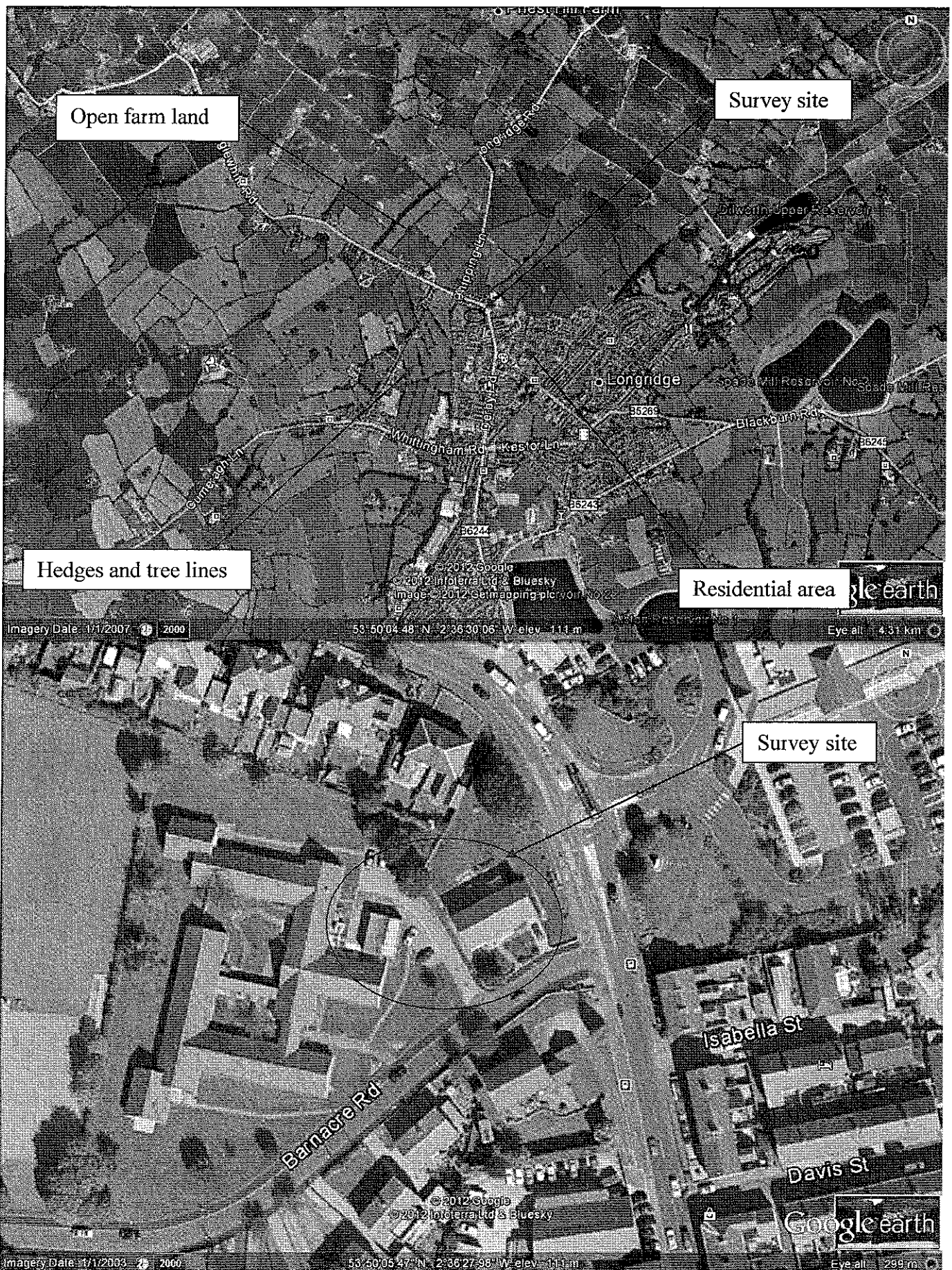


Figure 1- Site location and habitat

3.2.2 Bat Roost Survey

Buildings

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: torches, ladders, binoculars and an endoscope were used to inspect areas above head height. The walls could therefore be fully investigated.

Fell View

The walls are made of red brick and on all elevations very well sealed up to the eaves. Some of the hanging tiles on the upper story of the front of the house are missing or slightly lifted which may provide potential roost sites. No indication of past or current use could however be found. The fascia and soffits are in good condition and well-sealed. The tiled roof is in good condition with no lifted or slipped tiles.

No indications of past or current use by bats could be found in any part of the building.

Substation

The Walls are of dark brick and well-sealed on all elevations the fascia boards are in poor condition with parts missing and gaps underneath. There are gaps under the edge of the roof felt and a window is missing providing access inside the building. No indication of past or current use could however be found.

Emergence Survey

Having undertaken a thorough inspection of the building and evaluated the surrounding habitat, we judged that two emergence surveys would be beneficial to confirm our initial findings that bats are unlikely to use the buildings as a roost. Surveyors were positioned in locations where all elevations could be monitored.

22nd July 2012

The emergence survey started at 21:20

The survey was terminated at 22:20

During the survey no bats were seen to emerge from the roof structure or walls of the buildings on the site. No bats were seen in the local area.

23rd August 2012

The emergence survey started at 20:15.

The survey was terminated at 21:20.

During the survey no bats were seen to emerge from the roof structure or walls of the buildings on the site. No bats were seen in the local area.

4 *Assessment*

4.1 *Constraints*

Full co-operation was received from the property owners.

4.2 *Interpretation*

4.2.1 *Presence/ absence*

The site is sub-optimal for use by bats due to high levels of disturbance with both excessive light and noise in the local area.

No sign of use of the buildings by bats was found.

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 (low).

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 site has a low significance for bats.

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 very low due to the absence of highly suitable roost sites. 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 very low risk of disturbing bats in or loss of transitional, bachelor or non breeding female roost sites. New temporary roost sites may be created when the roof and walls are opened during demolition. We judge that on balance it is unlikely these sites will be used by bats. There are likely to be numerous other more suitable sites in other buildings and trees.

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 gardens to the rear of the site. There were no potential lek sites identified in the

building facing these commuting routes which are close enough to them to be used by male bats for leks. It is therefore unlikely there will be a disturbance to bats in or loss of lek sites by the proposed work.

There were no areas of rotten wood which could be suitable for hibernating Pipistrelle Sp. bats which were all wet and thus unsuitable for hibernation. There are no cool and damp areas suitable for hibernating Myotis Sp. bats. There is very limited potential for hibernation in the building; 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 buildings.

Without mitigation, there is considered to be only a very low potential for the alteration or loss of occasional roost sites for bats which will be created during demolition and construction at the site and this is unlikely to have a significant impact on their local distribution.

4.3.1.2 Long term impacts

There is on balance a low risk of the loss of roost sites for bats.

4.3.1.3 Post activity interference impacts

There are unlikely to be any post activity interference impacts.

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 disruption to commuting routes at the site.

There is unlikely to be disturbance to feeding bats during any demolition or construction phases of the project. It is judged that foraging areas close to the site will not be affected by the proposed work.

4.4 Legislation and Policy Guidance

4.4.1 Legislative context - Bats

All bat species are protected under Section 39 of the 2010 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 2010 (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.

5 Recommendations and Mitigation

5.1 Further Survey

We consider that the risk to bats in the buildings 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 buildings by 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 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.

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 2010 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.**

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 buildings. No bats were confirmed as roosting at the site, 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.

6 **Summary**

A planning application is to be submitted for the demolition of the building within the site being redeveloped in the future.

A bat survey was requested following guidance under Regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 2010, 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 surveys were led by a licensed bat surveyor along with an experienced field assistant following a methodology which would be likely to identify past or current use of the site by bat species.

The site survey found no evidence of bats roosting in the buildings. It is considered the site is low risk in respect of possible use by bats.

It is judged that the work can take place without affecting bats, **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 2010. 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.

Signed



Andrew Gardner BSc (Hons), MSc, MIEEM, MRICS, CEnv Dip NDEA

Director

Tuesday 26th September 2012

References

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

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R. E. Stebbings (1998). *The conservation of European Bats*. Christopher Helm

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Appendix 1 Previous Survey Information

Appendix 2 Photographs

Fell View



Plate 1- Well sealed walls and roof verges



Plate 2- Well sealed walls and roof verges



Plate 3-Well sealed walls and roof verges



Plate 4-Well sealed walls and roof verges

Substation

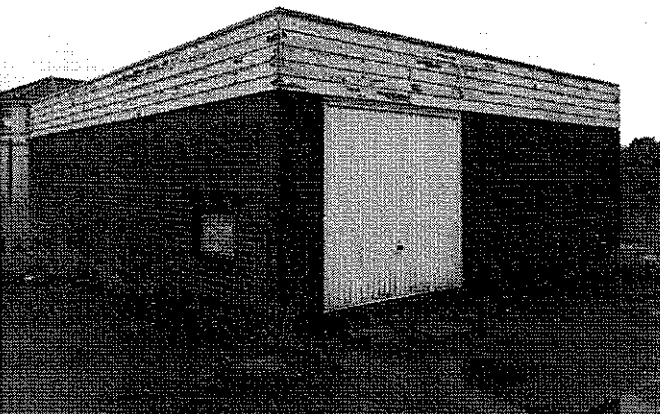


Plate5- Well sealed walls and roof, gaps under fascia boards are open and exposed.

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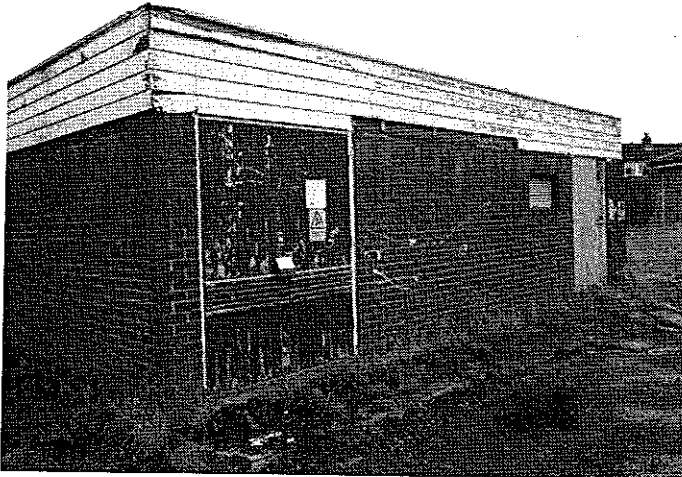


Plate 6 - Well sealed walls and roof, gaps under fascia boards are open and exposed.

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Handwritten signature

TREE SURVEY AND DEVELOPMENT CONSTRAINTS PLAN LAND AT BARNACRE RD LONGRIDGE

Date: 7.1.10

Client: HBS GROUP (UK) Salim Patel

Remit:

- 1 To provide a condition report on the trees to include their size and condition and amenity value and cover the requirements of BS 5837 (2005).
- 2 To indicate the constraints on site development presented by the trees and the implications of tree retention

Background:

The land to the east of the care home is undeveloped with the exception of a central Utility Services building. Further to the east is a property known as 2 Barnacre Rd. The trees on this location have also been surveyed. The main parcel of land is poorly drained and has a northern Boundary hedge with the school to the west

The trees are either early mature maple planted in the 1980s or more recently planted sorbus. The amenity value of the trees is currently low. The retention of certain of the maples which are rated B (Coloured Blue) on the BS 5837 scale would be of screening value as part of any development in the future

The trees are not covered by any protection legislation at the present time. The trees are plotted on a plan provided by the client. The trees have been numbered on the plan and schedule as T1-T15 and include two trees within the hedgeline and school land

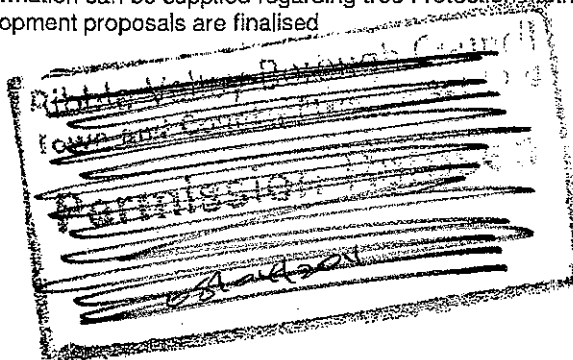
TREE SURVEY

The trees are shown on the unscaled plan and are referred to by their schedule reference number. The schedule includes the required Root protection area for each tree which has retention value

CONCLUSIONS

1. T6,8,9,11,12,14, and 15 are trees worthy of retention in terms of their condition and future growth potential. Most are maple species which have a large leaf shape and good amenity value without dominating height. The proposed layout of the development will allow for the retention of T5/6/8/9/11/12
2. However no tree has overwhelmingly high amenity value given their small size and young age at the present time and removal of some B grade trees would be possible if suitable compensatory planting was available.
3. Root protection areas are shown on the attached plan and referred to on the schedule. Developers and builders should be aware that root protection areas must be fenced off and not breached by storage use, material dumping, compaction or trenching for services or foundations
4. Further information can be supplied regarding tree Protection methods, fencing and method statements when development proposals are finalised

Ken Linford.
Consulting Arborist

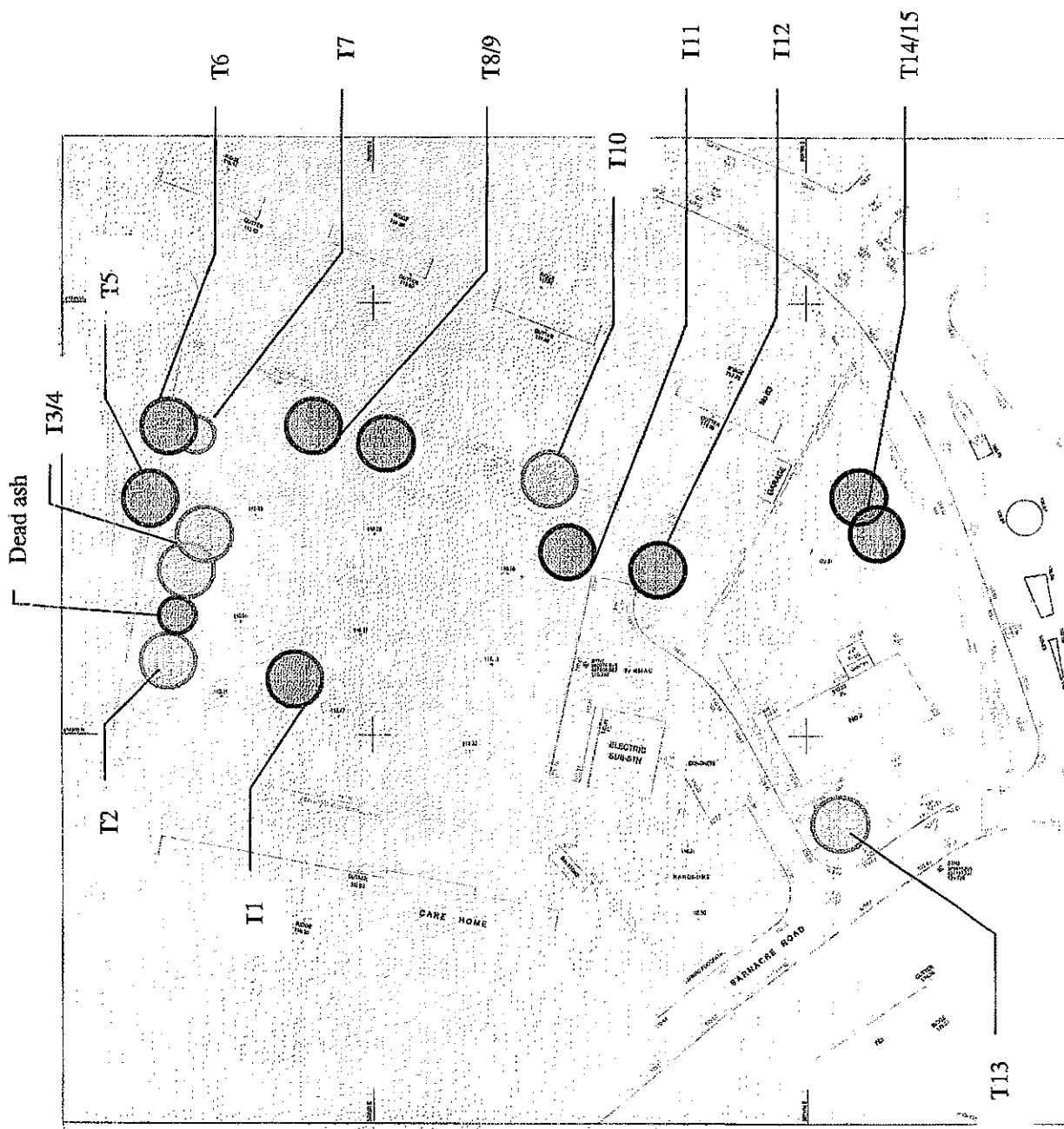


Tree Check Ltd
252 Leyland Lane
Leyland
Lancs

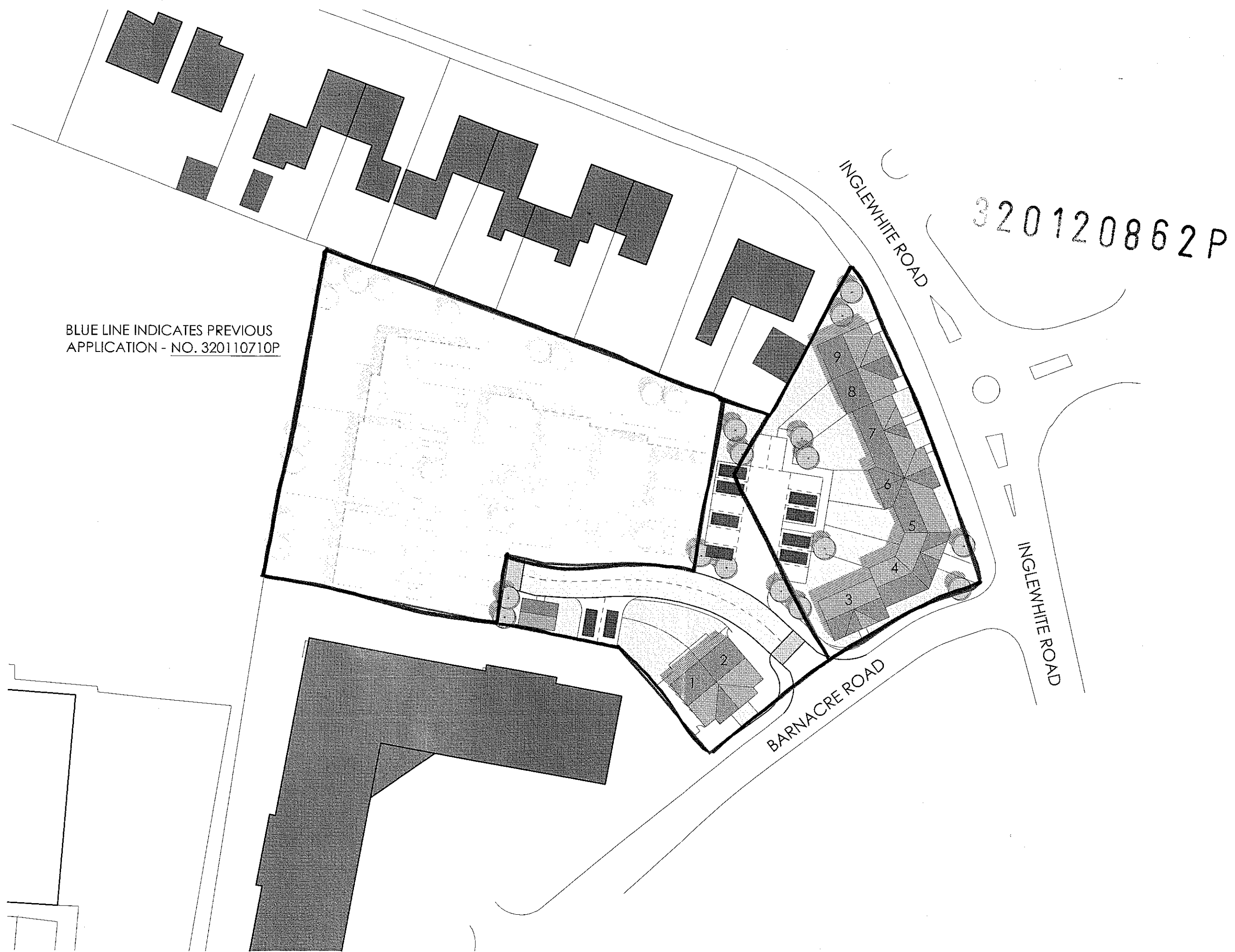
PR25 1XL
01772 621435

Ref. No	SPECIES	H G T	DBH (mm)	CANOPY SPREAD n s w	CANOPY CLEARANCE metres	AGE CLASS	GENERAL CONDITION	VIGOUR G/F/P	WORK/RECC FOR MANAGEMENT	S U L E	RPA Radius (m)	BS 5837 RATING
Trees within open ground site												
T1	Cherry	6	350	4	2	M	Fair, poorly canopy reduced, deadwood, low visibility on site	P	Remove and provide compensatory planting	20		C/R
T2	Larch	7	250	7	2	EM	Good, well located for retention	G	Retain if possible	40	3	C
T3	Sorbus	3	75	1	1	Y	Fair	F	Remove, low amenity value	30		C
T4	Sorbus	4	150	2	1.5	EM	Good	G	Remove. Low amenity value	30		C
T5	Beech	5	75	2	1.5	Y	Good. Located in hedge row.	G	Retain and allow for space for maturity	40	7	C/B
T6	Maple	6	360	3	2	EM	Good	G	Retain	30	3	B
T7	Larch	7	150	4	2	EM	Fair, malformed leader and will be suppressed by T6	G	Retain for the short term if development permits	30	3	C
T8	Maple	5	150	3	2	EM	Good.	G	Retain	40	3	B
T9	Maple	6	150	4	2	EM	Good Lean to south, 45 degrees	G	Retain	35	3	B/C
T10	Horse Chestnut	6	475	3	3	M	Fair. Located in adjacent garden boundary, Previously pollarded	G		20		C
T11	Maple	5	200	3	2	SM	Good	G	Retain	30	3	B
T12	Maple	5	400	5	2.5	M	Fair/good. Past canopy reduced	G	Retain	30	4.5	B
Trees within No 2 Barnacre Rd												
T13	Alder	5	250	3	2.5	EM	Fair, restricted by pavement and wall	F/P	Remove	15		C
T14	Maple	7	350	3	3	M	Good, Canopy reduced in the past	G	Retain	30	4	B
T15	Maple	7	350	3	3	M	Good/fair. Canopy reduced in the past	G/F	retain	30	4	B
The 1.5m high hedge line with the school is mixed elder sycamore and blackthorn and merits retention as a useful screen and fortified with additional planting Two trees on site have been wind blown in the past and are lying in situ and two trees referred to on the topographical survey have been felled. One tree, an ash is standing dead and is marked on the Topo plan												

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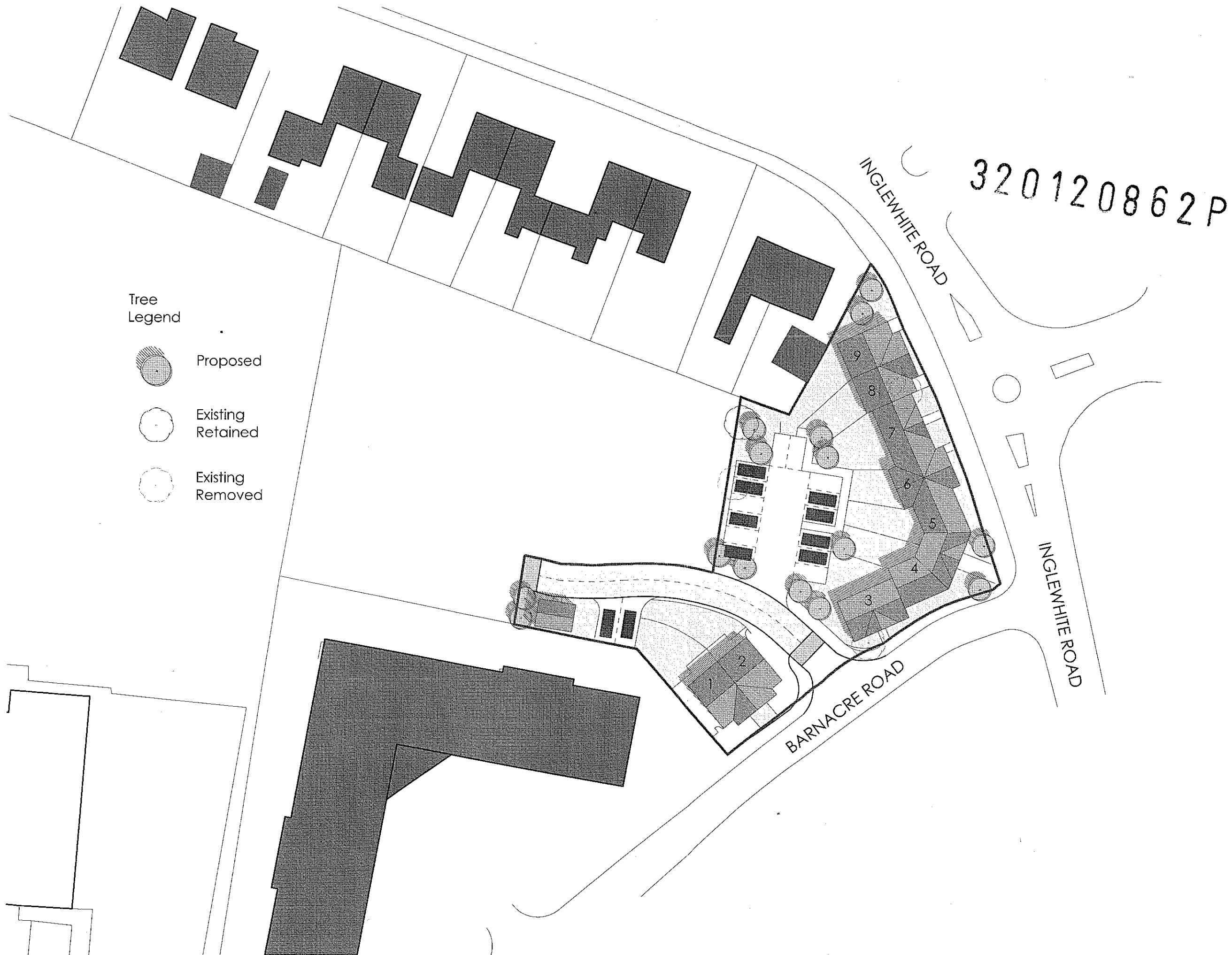
BLUE LINE INDICATES PREVIOUS
APPLICATION - NO. 320110710P



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FELL VIEW - BARNACRE RD - LONGRIDGE
PROPOSED FULL SITE LAYOUT

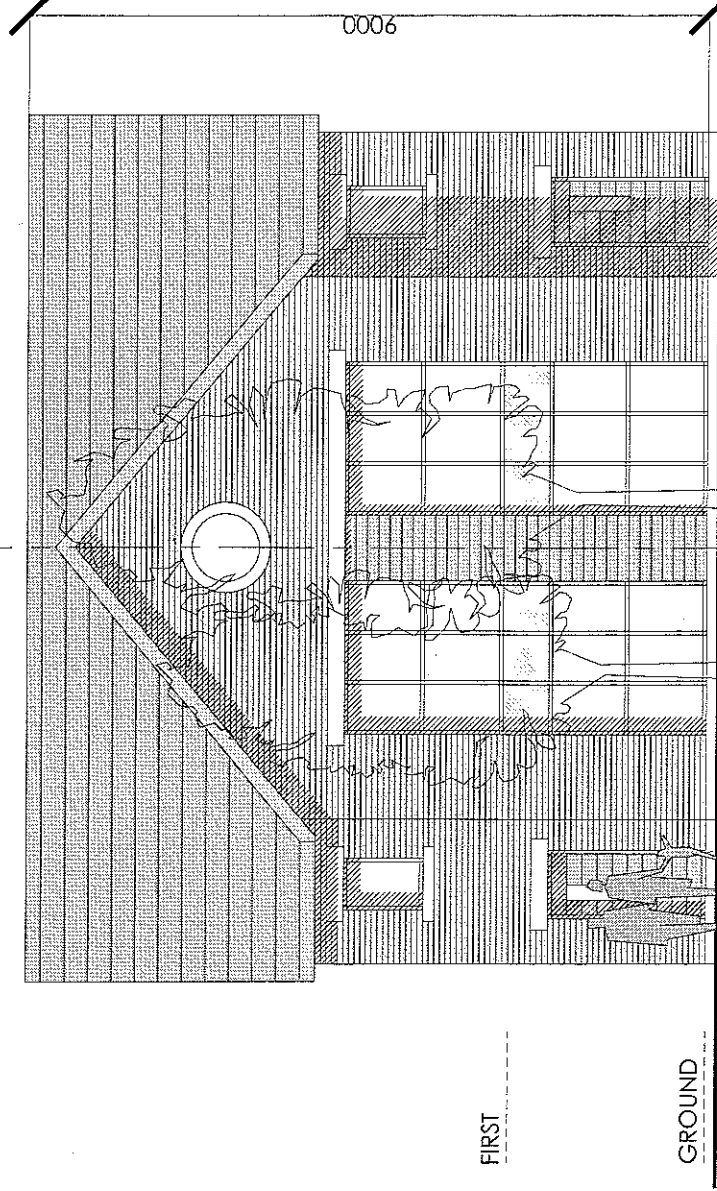
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7504-P30



FELL VIEW - BARNACRE RD - LONGRIDGE

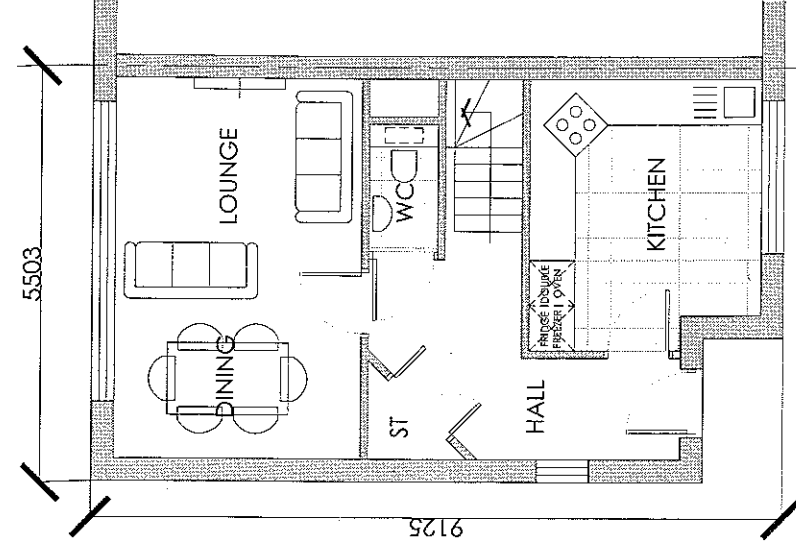
PROPOSED SITE LAYOUT

SCALE
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7504-P20

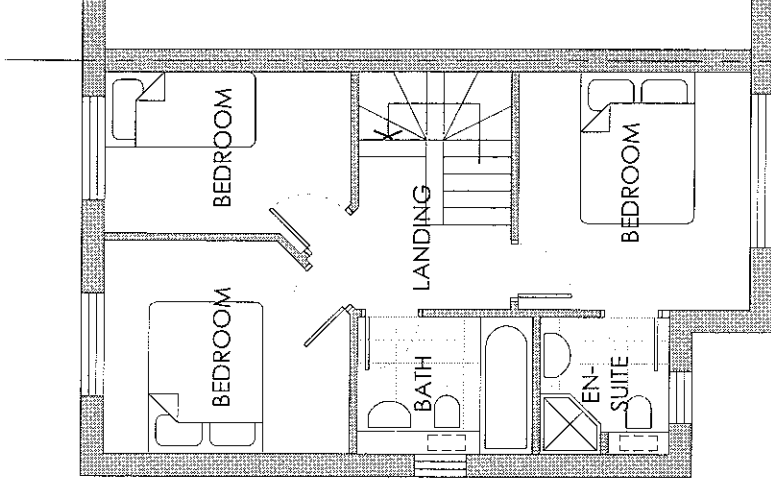


FRONT ELEVATION

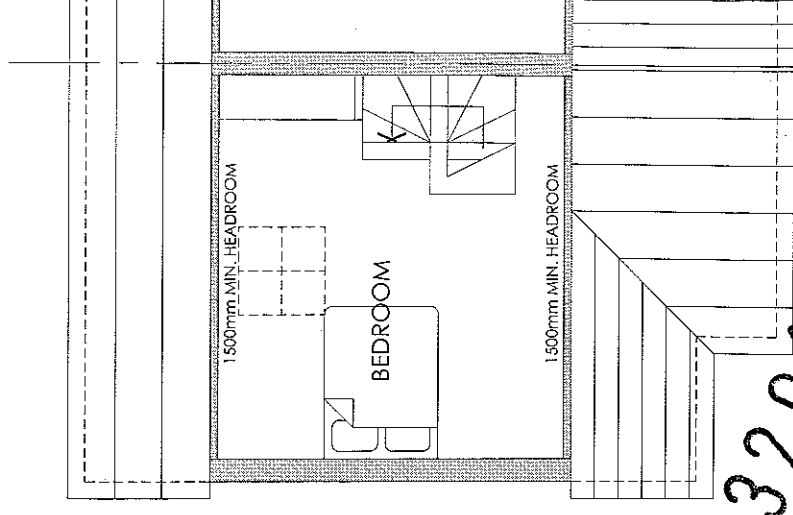
SIDE ELEVATION
SIDE WINDOWS ONLY APPLICABLE
TO PLOTS 1, 2 AND 9.



GROUND FLOOR



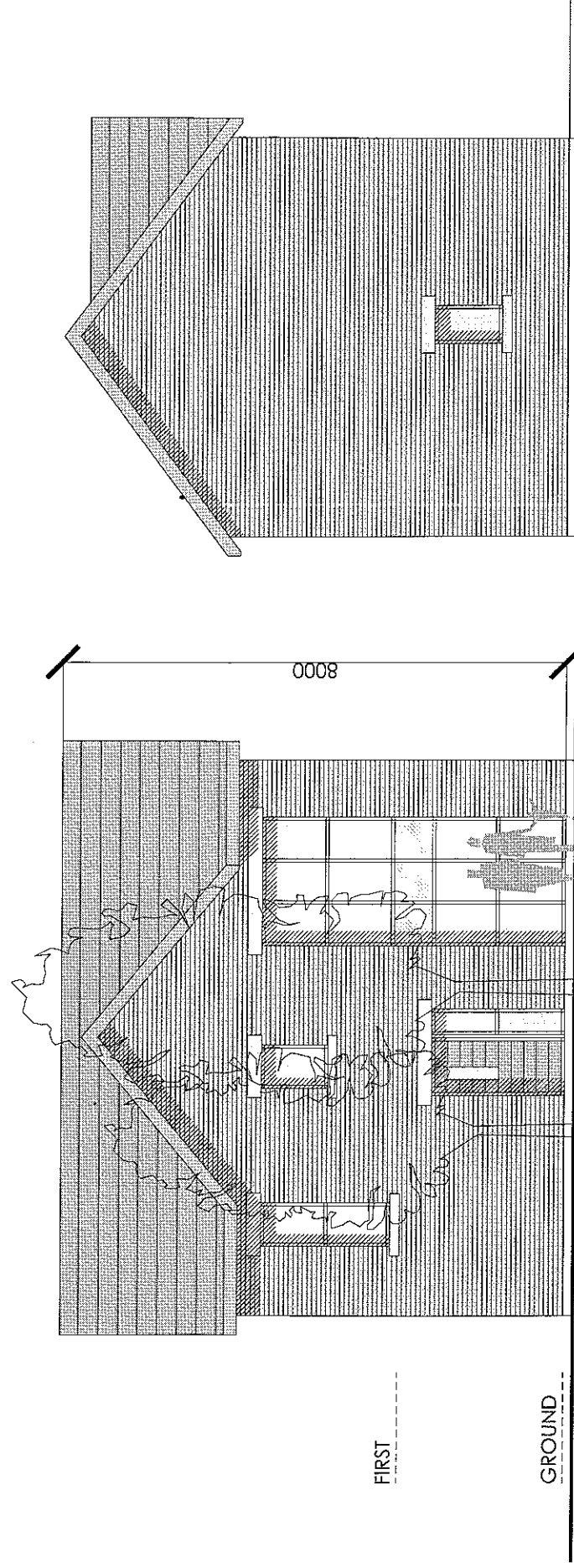
FIRST FLOOR



SECOND FLOOR

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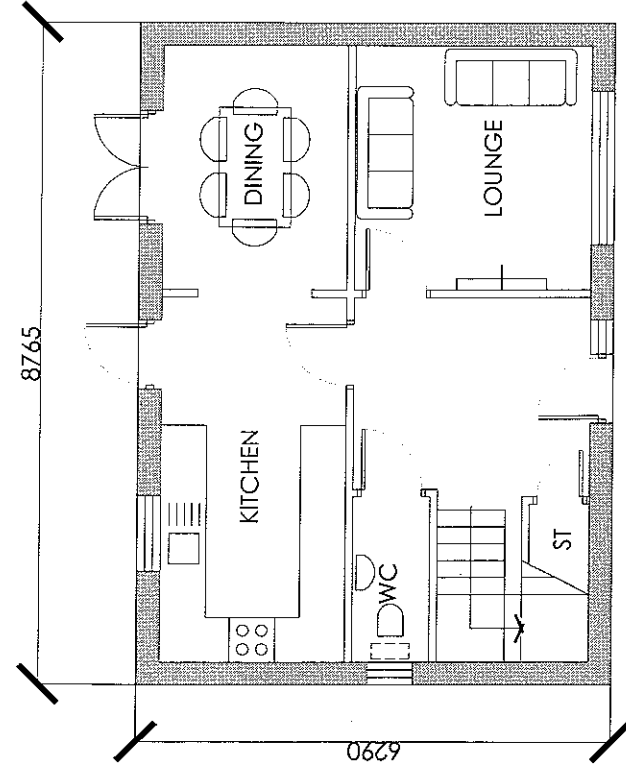
FLOOR AREA
113.5m² (1233ft²)



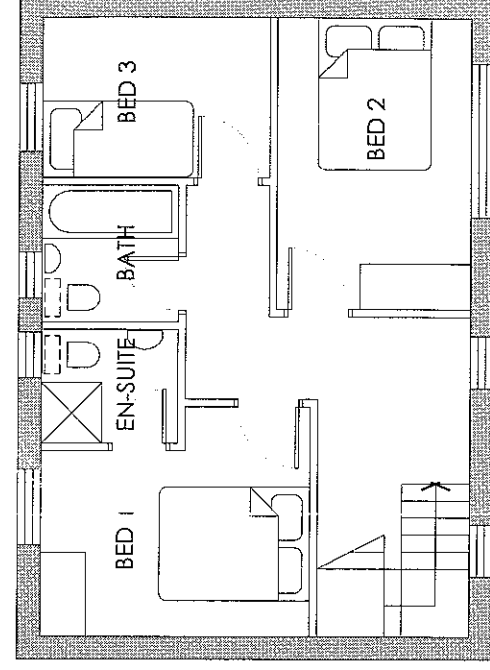
FRONT ELEVATION

SIDE ELEVATION

SIDE WINDOW ONLY
APPLICABLE TO PLOT 3.

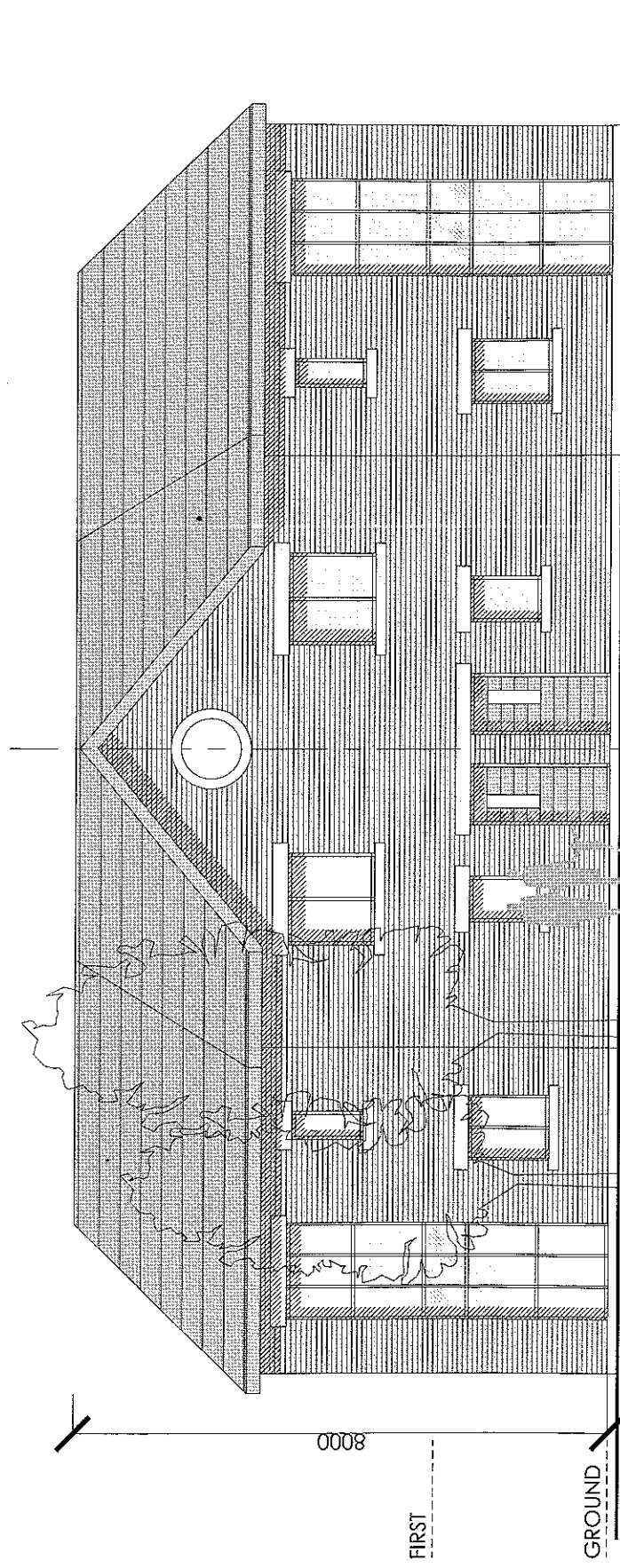


GROUND FLOOR

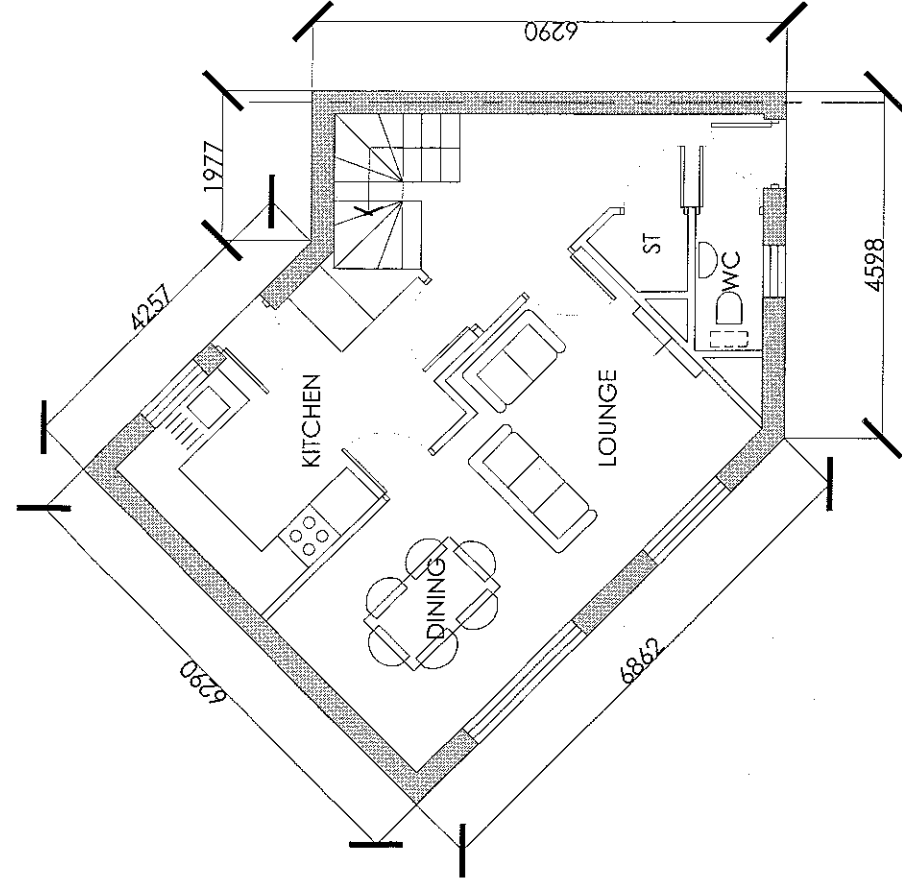


FIRST FLOOR

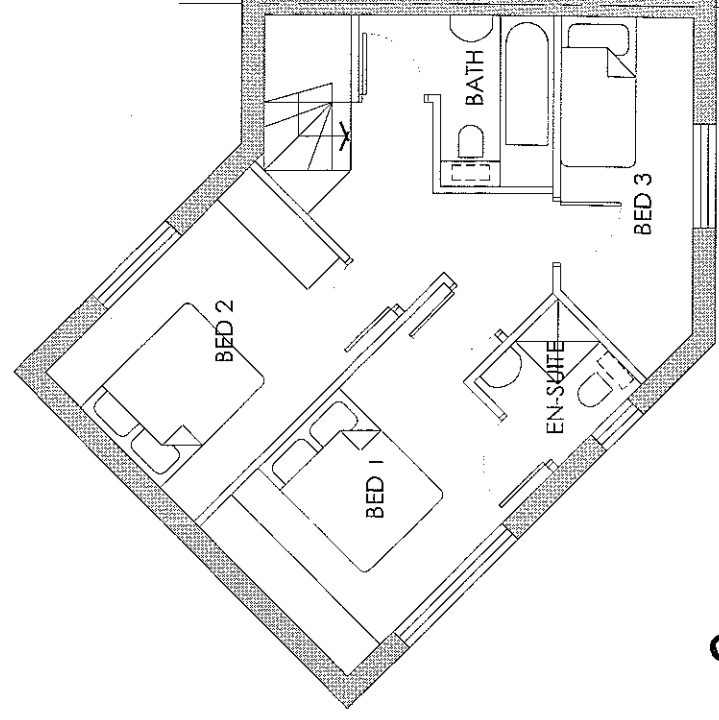
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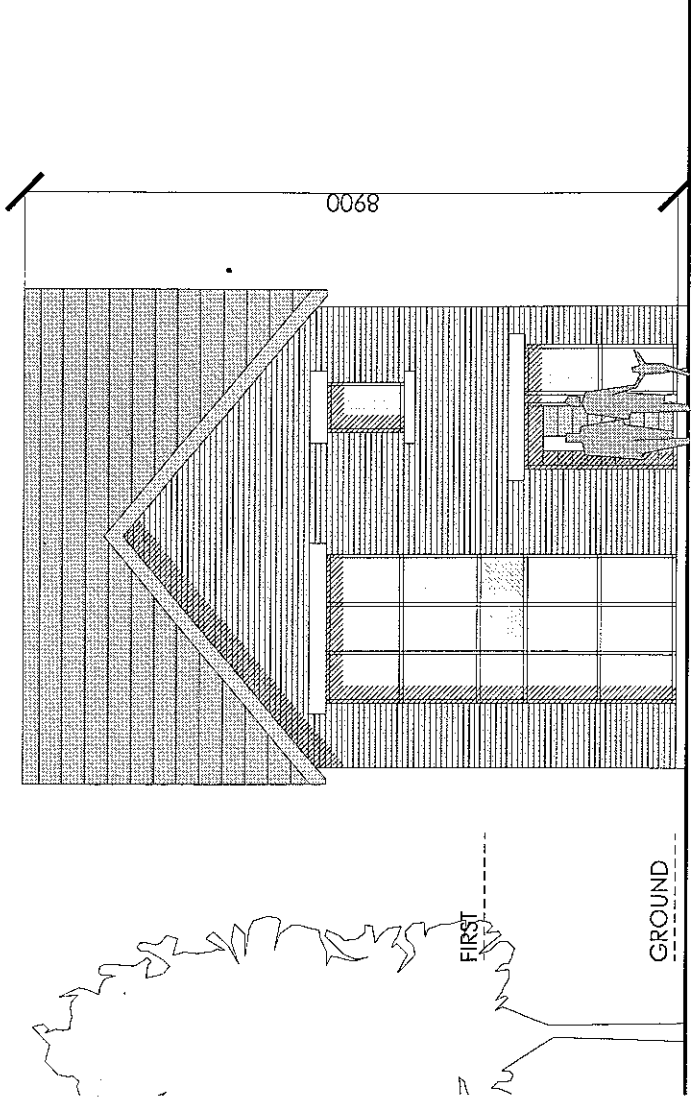
FRONT ELEVATION



GROUND FLOOR

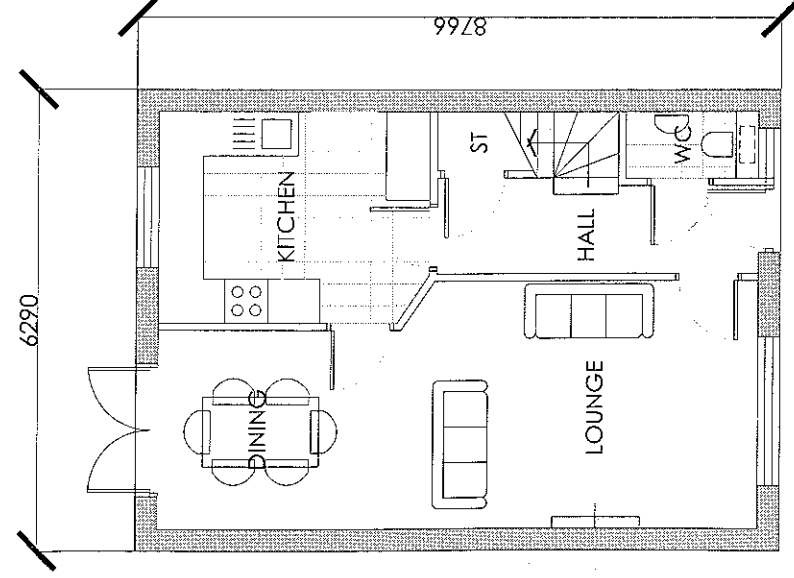


FIRST FLOOR

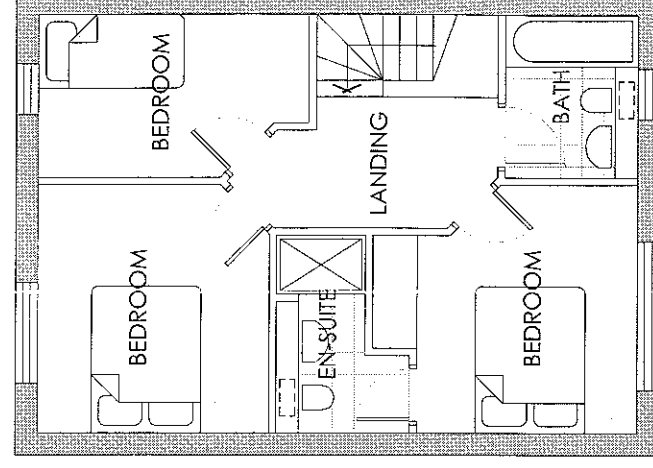


FRONT ELEVATION

6290



GROUND FLOOR



FIRST FLOOR

FLOOR AREA
93m² (1001ft²)

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FELL VIEW - LONGRIDGE

PROPOSED 3 BED DETACHED PLOT 6

3 BED HOUSE
10.9.08
16.07.12



CASSIDY ASHTON