

4. Site Address Details

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

House:		Suffix:	
House name:	Land off		
Street address:	Victoria Terrace		
	Mellor Brook		
Town/City:	Blackburn		
County:			
Postcode:			

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

Easting:	364192
Northing:	431072

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

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:

Description of *proposed* materials and finishes:

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

natural blue slate

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design & Access Statement

11.138.03B Proposed Site Plan

11.138.04C House Type A

11.138.05C House Type B

11.138.06B Overall Site Layout

11.138.09 Proposed Site Section

11.138.10 Packhorse Garage

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	10	10
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:

n/a

Is the site currently vacant? ☒ Yes ☐ No

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

vacant

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				3	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

3

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	3
Total existing residential units	0

8. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No**19. Employment**

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

00 32

hectares

22. Industrial or Commercial Processes and Machinery

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

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. Site Visit**

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person**25. Certificates (Certificate B)****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.

Notice recipient				Date notice served	
Name	Mr J A M Ormerod			02/10/2012	
Number:	-19	Suffix:			
Street:	Straits Lane				
Locality:	Oswaldtwistle				
Town:					
Postcode:	BB5 3LU				

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

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

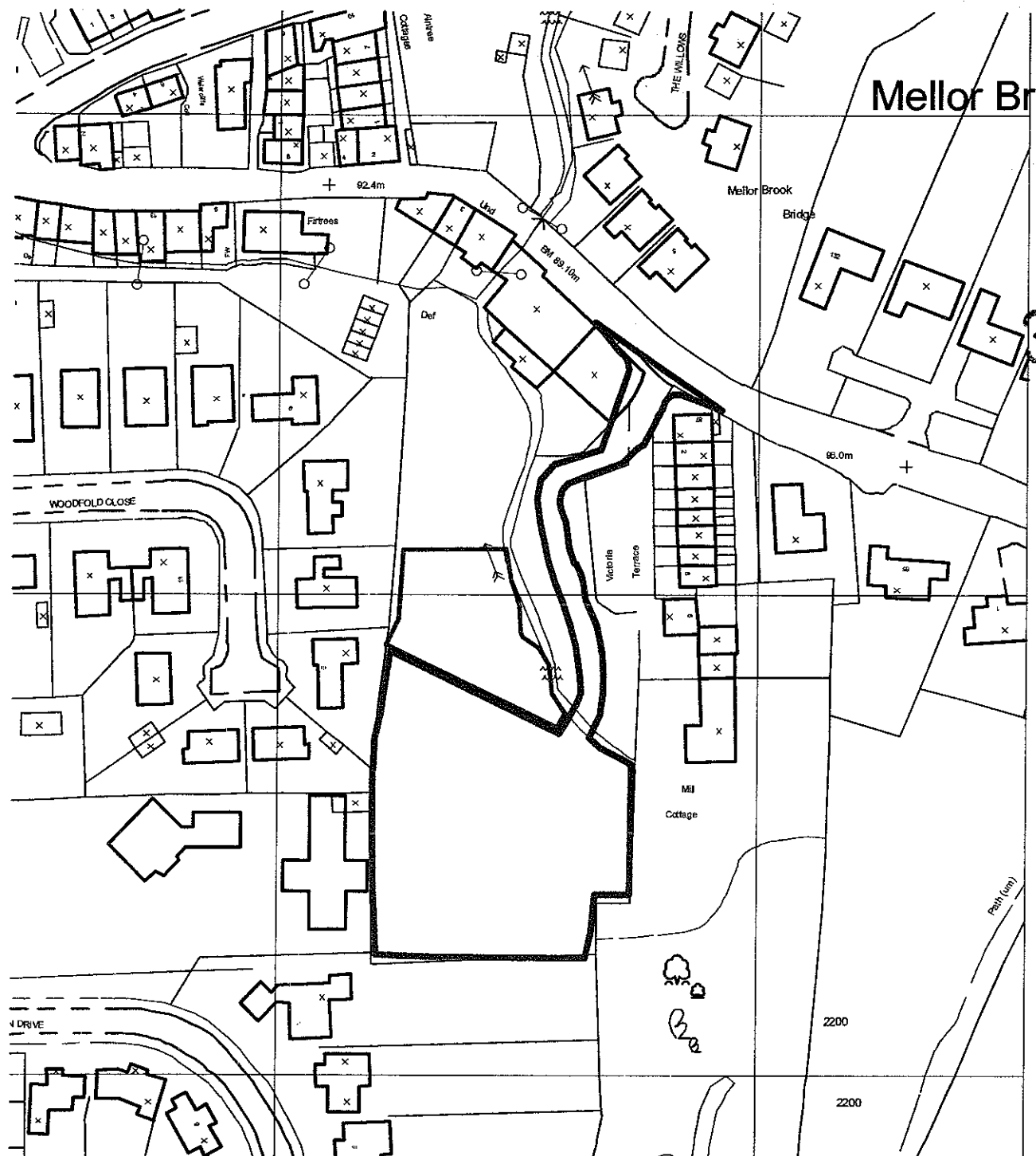
26. Declaration

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

☒ Date

revisions:

A02 10.12 - site boundary updated

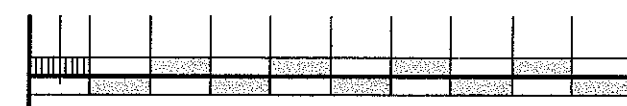


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North



0 10 20 30 40 50 60 70 80 90 100m



scale 1:1250

campbell driver partnership

architects designers surveyors

client: leehand properties ltd

project: land at mill cottage

mellor brook

sheet: Location Plan

dwg no: 11.138	12	A
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scale: 1:1250 @ A4

date: 13.09.12

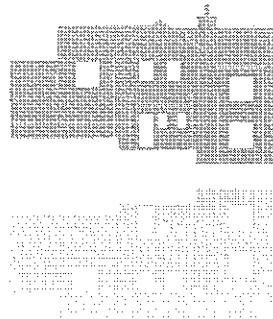
drawn: ep

capricorn park
blekewater road
blackburn bb1 5qr
t: 01254 297700
f: 01254 297701

email: design@cdparchitects.co.uk

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campbelldriverpartnership
architects



Design & Access Statement

Land at Mill Cottage *Mellor Brook*

Client
Leehand Properties

Scheme
Proposed housing development

Site
Land at Mill Cottage
Victoria Terrace
Mellor Brook
Blackburn
BB2 7PL

Date
September 2012

report prepared by:

Campbell Driver Partnership Ltd
Capricorn Park
Blakewater Road
Blackburn
BB1 5QR

1.1 GENERAL

This statement accompanies a submission to Ribble Valley Council for full planning permission for the residential development described. It should be read in conjunction with the following drawings:

- 11.138.01 Existing Site Plan
- 11.138.03B Proposed Site Plan
- 11.138.04C House Type A
- 11.138.05C House Type B
- 11.138.06B Overall Site Layout
- 11.138.09 Proposed Site Section
- 11.138.10 Packhorse Garage
- 11.138.11 Stream Crossing
- 11.138.12 Location Plan

and the following documents prepared by the members of the design team:

- Extended Phase 1 Habitat Survey
- Planning Statement

1.2 DESIGN TEAM

The planning stage design team comprises:-

- Campbell Driver Partnership Ltd (Architects)
- JWPC Ltd (Planning Consultants)
- Cameron S Crook & Associates (Ecologist)

1.3 SITE LOCATION

The site is located within the village boundary of Mellor Brook, on the south side of Mellor Brow, to the south west of Victoria Terrace and opposite the backs of houses in Bosburn Drive

The site forms a natural infill site, being flanked by residential/commercial properties to 3 sides.

To the north is land (indicated in blue) subject to current approval 3/2010/0180 which establishes upgraded residential access to the wider site

1.4 CONTEXTUAL ASSESSMENT

The site characteristics and levels, plus the arrangements of the intended access and proposed scheme to regenerate the former garage for smaller residential units, argue for a limited number of good quality family dwellings, rather than a higher density solution.



*Aerial View of Site (outlined in red) & Surrounds
(Courtesy of Google Earth)*

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ARCHITECTS

1.5 USE

1.5.1 Existing

The site currently falls within the boundaries of Mill Cottage. It is relatively inaccessible and overgrown, with a combination of self seed species, rough grassland, scrub and general vegetation – as outlined in the Phase 1 report.

There is a natural gradient falling from west to east, with a small stream running north south through the site. This is generally unapproachable due to the overgrown nature of the adjacent banks.

The site has no other intended use.

1.5.2 Proposed

This application proposes the construction of 3 new detached residential properties of high standard building design and landscape quality.

To facilitate the development it is intended to implement junction improvements to the existing access to Victoria Terrace from Mellor Brow. These proposed works are in line with existing permission 3/2010/0180. This will result in some alterations to the existing Commercial Property (Pack Horse Garage) along Mellor Brow. (3/2010/0180 allows the demolition of this commercial property).

The new access road will run branch off Victoria Terrace, running parallel to it via a new bridge over the stream, providing vehicular and pedestrian access to the properties.

General improvement works to the stream will be undertaken to enable public access.

1.6 AMOUNT

The application is for the erection of 3 no. two and three storey detached family dwellings within this 0.4 hectare site.

1.6.1 Schedule of Properties

2 no: Type A

- 5 bed
- 3 storeys
- 211.0m² GIFA
- 103.8m² footprint

1 no: Type B

- 5 bed
- 2 storeys (split level)
- 192.8m² GIFA
- 147.0m² footprint

1.7 LAYOUT

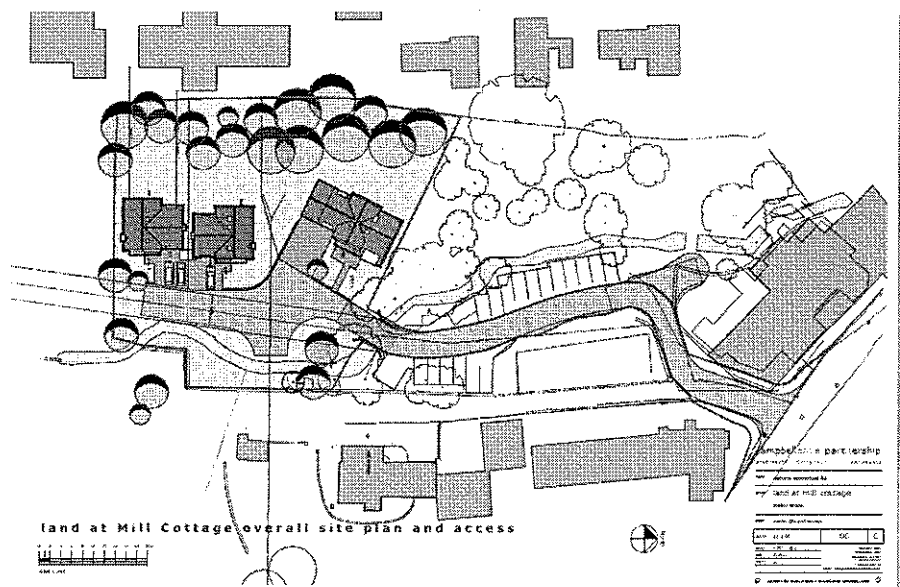
As outlined in 1.4.2, the existing access from Mellor Brook will be utilised to reach the northern boundary of the site. Improvements deemed acceptable within existing permission 3/2010/0180 will be undertaken to achieve adequate site lines.

The new access road branches off Victoria Terrace, extending the road previously approved in permission 3/2010/0180.

The proposed locations have been chosen to minimise impact on existing dwellings. They demonstrate the required privacy distances from existing neighbouring properties.

The properties nestle into the centre of this site, with areas of existing semi-mature woodland to the north and south of the properties retained to provide screening. New planting will be undertaken along the western boundaries, provide additional screening for the properties within Bosburn Drive.

Property alignment takes advantage of the natural slope of the land, with the front elevations oriented away from Mill Cottage and towards the stream, providing an attractive vista for the site.

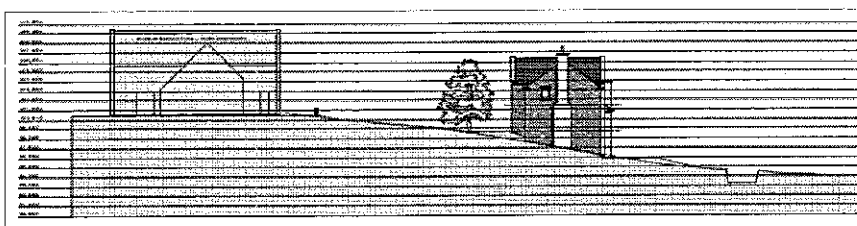


Proposed properties provide a comfortable extension to existing permission 3/2010/1080

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architects

1.8 SCALE

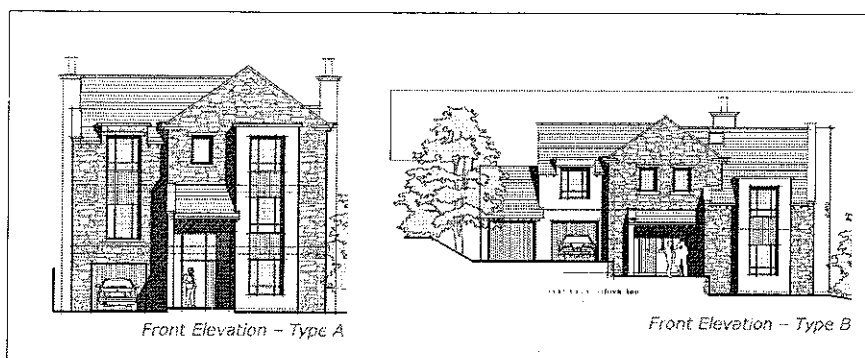


East/West Section through the site, showing the new properties have scale in keeping with those on Bosburn Drive

Property massing is in line with adjacent properties on Bosburn Drive, with ridge lines significantly below these properties

The mix of 2 and 3 storey design with split levels takes advantage of the sloping nature of the site, ensuring the new properties do not dominate the site and sit comfortably within their surrounds

1.9 APPEARANCE



1.9.1 Dwellings

Properties use a palette of common colours and textures, familiar within the immediate surrounds

A combination of traditional and modern materials are detailed in a contemporary way to establish an identity for the site whilst respecting and adopting elements of the local vernacular

Walls will be primarily natural random course stone. Limited areas of white render will be broken with sections of timber cladding within reveals. Roofs will be natural blue slate

1.9.2 Landscaping

In line with the recommendations of the Phase 1 Habitat Survey, the development will maximise retention of mature vegetation, with only essential felling undertaken to enable construction

New planting of native species will mitigate against any minor loss of habitat, with proprietary nesting boxes added to properties and mature trees

As part of the previous application for the adjacent residential redevelopment site, discussions were had with the Council and Environment Agency to agree detailed treatment of the stream and its adjacent banks. Similar treatment is proposed for the lengths within/adjacent to this application site.

1.10 ACCESS

1.10.1 General

Access for vehicles and pedestrians will be via a single access point through Victoria Terrace.

The new access routes will be adequate for the accommodation and turning of refuse vehicles

Car parking provision will be off road within the boundaries of each property. Bicycle Storage will be accommodated within the garages of each property.

All gardens will be accessible from the road

1.10.2 Inclusive Access

The dwellings will be designed with reference to the legislation and requirements of the Disability and Equality Act 2010 and Building Regulations Approved Document M

Access routes will be designed to mitigate against the natural slope of the site and maximise inclusive pedestrian access

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**Extended Phase 1 Habitat Survey
& Baseline Ecological Impact Assessment**

Mill Cottage, Mellor Brook

Cameron S Crook & Associates
Bio-Ecological Consultancy
8 Woodstock Close, Lostock Hall,
Preston, Lancashire PR5 5YY
Telephone: (01772) 316717
Fax: 08707 626071
e-mail: info@CSC-Associates.co.uk

September 2012



Executive Summary

1. A series of ecological surveys, a desktop survey, and an ecological impact assessment, were carried out at land adjacent to Mill Cottage, Mellor Brook in respect of proposals to develop the site to residential housing.
2. The site is used by a small number of relatively common breeding bird species and to a relatively small extent for foraging and commuting by bats, but is otherwise of limited ecological value. During the various surveys, there were no signs of any bat roosts in any of the trees or existing buildings that will be affected, and no signs of any other protected or otherwise important species such as great crested newts, badgers or barn owl occurring on site.
3. There are no important habitats or vegetation communities occurring on site or close to the site boundaries *that will be adversely affected by proposals*.
4. There are no historic records of any protected or otherwise important species or habitats occurring within or adjacent to the site boundaries.
5. It is reasonable to conclude that, with adequate mitigation to compensate for the modest loss of habitat and the implementation of a number of relatively minor precautions, there will be no negative ecological impact of any significance resulting from proposals to develop the site.

Contextual Statement

This report ***must be read in conjunction with the documentation and drawings prepared and submitted to the Local Planning Authority in respect of current development proposals (September 2012)***. The author of this report will accept no responsibility for any misunderstanding resulting from a failure to consult all relevant planning documentation or through any lack of information where responsibility for the provision of such is beyond the control of Cameron S Crook & Associates

All survey works detailed within the methodology section below have been either carried out personally by the author or by appropriately qualified, licenced and/or experienced surveyors working under the supervision of the author. The author of this report takes full responsibility for the quality of data collected and any subsequent interpretation. Raw survey data and names of individual surveyors may be provided for *bona fide* reasons, upon request, but only where this is strictly necessary and does not otherwise conflict with client, landowner or surveyor confidentiality and privacy.

This report may not be used for any purpose other than in support of the current planning application (as per the proposals shown in Figure 3 of the report) without the prior written permission of Cameron S Crook & Associates



Cameron S Crook BSc(Hons) MPhil CBiol MSB MIEEM
2nd September 2012

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1.0 Introduction

1.1 A baseline ecological survey, site appraisal and impact assessment were carried out at land proposed for development at land to the west of Mill Cottage, Mellor Brook with the following aims:

1. To establish the likely presence or absence of protected or otherwise important species and evaluate the overall nature conservation status of the site
2. To assess the likely impact of proposed works to develop the site upon any protected or otherwise important species that may occur on or adjacent to the area of land concerned, and the integrity of nature conservation interest of any other sites of ecological or nature conservation importance within the vicinity
3. To provide outline mitigation and habitat aftercare proposals, as appropriate

1.2 The term *site* will be used in this report to refer to the area of land proposed for development as shown on the site location plan (the Planning Application Red Line plan - see Figure 1 below) unless otherwise indicated within the text

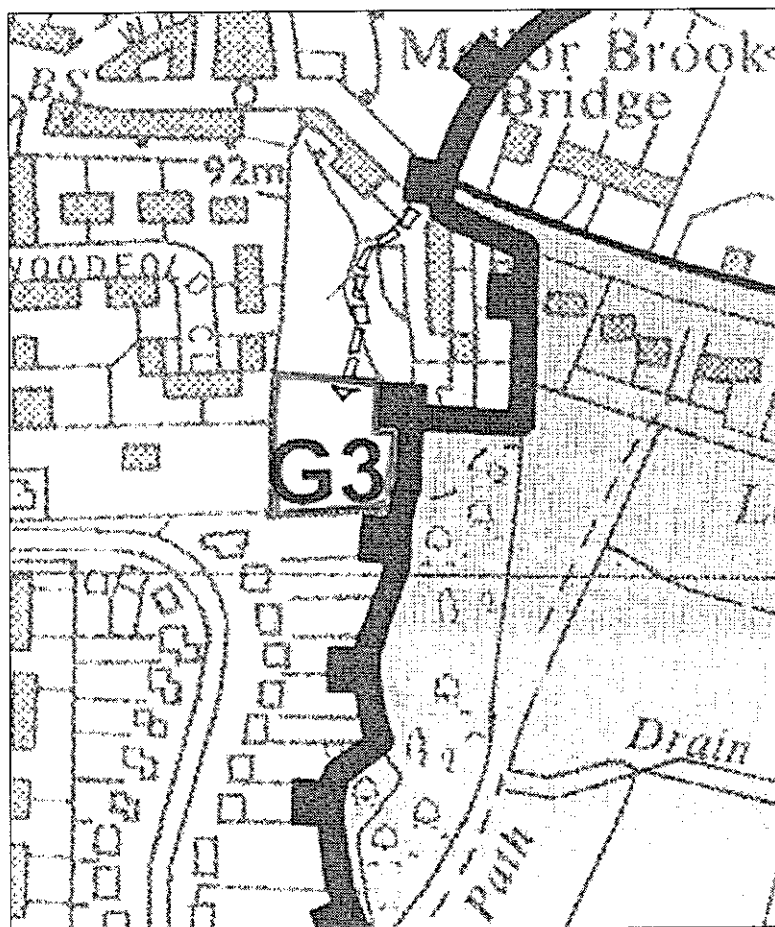


Figure 1. Site Location Plan (Red Line Boundary)

2.0 Methodology

Desktop Survey

- 2.1 Prior to undertaking any site survey works, a data search was carried out to check for any protected or other important species or habitats occurring within or closely adjacent to the site boundaries. Data sources include the following:

- ◆ NBN Gateway
- ◆ MAGIC
- ◆ Local Knowledge

Any significant results are provided within the relevant sections below.

General Ecological and Botanical Survey

- 2.2 This comprised an initial Extended Phase 1 Habitat Survey carried out in September with any evidence of birds, amphibians, reptiles and mammals being noted during the survey. The survey methodology for the Extended Phase 1 Habitat Survey comprised a modified version of that described in NCC (1990) and IEA (1995) and where appropriate, with particular respect to the Phase 2 Habitat Survey, incorporating the methodology outlined in Rodwell (1991, 1992, 1995 & 2000) for determination of National Vegetation Classification plant communities.
- 2.3 This was supplemented by a full vascular plant species survey using the 'walkabout method' as described in Kirkby (1988) and a generalized assessment of the site for suitability of habitat for animals, in particular protected species such as badger, bats, breeding birds (including barn owls) and great crested newts. The results from the initial Phase 1 Habitat survey were used to guide the requirement and level of detail of the more specific surveys outlined below.

Badgers

- 2.4 This part of the survey was carried out concurrently with the Phase 1 Habitat Survey in September 2011 using the standard badger survey methodology as described in Harris et al (1989). In practice, this comprised a generalized search of the site proposed for development, where suitable habitat was found, to a distance of 30m from the development site boundary (where accessible) to check for feeding signs, habitual runs and footprints, hairs, droppings and latrines, scratching posts and actual setts.

Water Voles

- 2.5 This was carried out in September 2011 and comprised a detailed inspection of a small section of stream which passes through the site, following the methodology described in Strachan (1998). No other water courses will be affected by development proposals so the survey was confined to this section of stream alone. Specifically, the water course was examined for evidence of water vole usage including field signs such as latrines (piles of droppings used to mark territories), feeding remains, footprints, burrows, 'vole lawns' and actual sightings or the sound of animals diving into the water.

Bats

- 2.6 The bat survey was carried out in September 2011 and comprised a daytime inspection of any suitable habitat that will be affected by development proposals such as buildings and mature trees to check for signs of roosting bats, as well as an inspection of any other mature vegetation, especially linear habitat, which was evaluated for suitability in respect of foraging and commuting. No night-time survey was carried out since the buildings that will be affected were found to be unsuitable for roosting purposes and no mature trees suitable for roosting will be affected.

Birds

- 2.7 This part of the survey followed a modified, scaled-down version of the methodology described in Bibby *et al* (1992) and was carried out concurrently with the Phase 1 Habitat Survey during the site visit in September 2011. All potential bird nesting habitat such as trees, shrubs, any other suitable vegetation, and all buildings within the site boundaries were checked for potential use by breeding birds. Incidental records were also made of any birds noted during the survey. The results of the survey have been tabulated within the relevant section below according to the likely breeding potential of each species recorded.

3.0 Existing Situation

General Site Description

- 3.1 The main part of the site proposed as the development footprint comprises an area of rough grassland, scrub, and tall-ruderal vegetation, growing in mosaic, situated adjacent to a steep wooded embankment with a small stream to the base. The wooded bank comprises numerous trees, mostly of native origin which range from semi-mature to early mature, but also with the occasional mature specimen. The central and southern parts are typical native woodland, albeit heavily modified and disturbed, whereas the northern part has been more heavily disturbed and replanted in part with non-native trees and shrubs and ground flora cleared, particularly at the top of the bank adjacent to other properties.
- 3.2 The stream is culverted at the northern end where it runs beneath the main road and also at the southern part of the site where it runs for some 60-70m beneath the former site of Hargreaves Mill before reappearing beneath the dense shade of scrub and woodland. The stream has an artificial stone bank throughout its length within the vicinity of the development footprint, though part of this has eroded leaving an occasional soft bank. Only a relatively small section runs adjacent to the site proposed for development.
- 3.3 Beyond the site boundaries immediately to the north of the development site the main woodland block of the wooded embankment to the west of the stream, and a former car park to the east of the stream comprising mainly tarmac and stone though much of this has now become grassed-over and supports a number of weed and ruderal plant species with the development of dense scrub and young trees further south. This is the location of the proposed access to the site. To the west and south, the site is bounded by the gardens of existing developments. There is open grassland, scrub to the east and a small block of woodland to the south-east which follows the stream from where it emerges under the culvert.
- 3.4 There are no buildings on the main part of the site proposed as the development footprint but there is an existing garage/workshop adjacent to the site entrance which may be affected during widening to allow access to the site.

Habitats and Flora

- 3.5 The habitats recorded during the Phase 1 Habitat Survey either on or bordering the site are summarized within *Table 1* below and shown graphically (where possible) on the Phase 1 Habitat Map to the rear of this report. Only those which have been recorded within the development footprint or that will be affected by development proposals are listed.

Table 1

NCC/RSNC ¹ Habitat	NVC ² Communities
Woodland*	W2 <i>Salix cinerea</i> - <i>Betula pubescens</i> woodland W6 <i>Alnus glutinosa</i> - <i>Urtica dioica</i> woodland W10 <i>Quercus robur</i> - <i>Pteridium aquilinum</i> - <i>Rubus fruticosus</i> Woodland*
Scrub: dense continuous Scrub: scattered	W21 <i>Crataegus monogyna</i> - <i>Hedera helix</i> scrub W22 <i>Prunus spinosa</i> - <i>Rubus fruticosus</i> scrub W24 <i>Rubus fruticosus</i> - <i>Holcus lanatus</i> underscrub community
Grassland: neutral, semi-improved	MG1 <i>Arrhenatherum elatius</i> grassland MG10 <i>Holcus lanatus</i> - <i>Juncus effusus</i> rush pasture MG11 <i>Festuca rubra</i> - <i>Agrostis stolonifera</i> - <i>Potentilla anserina</i> grassland OV23 <i>Lolium perenne</i> - <i>Dactylis glomeratus</i> community
Improved Grassland	MG7 <i>Lolium perenne</i> leys and related grasslands
Tall herb and fern: tall ruderal	OV24 <i>Urtica dioica</i> - <i>Galium aparine</i> community OV25 <i>Urtica dioica</i> - <i>Cirsium arvense</i> community OV26 <i>Epilobium hirsutum</i> community OV27 <i>Epilobium angustifolium</i> community
Cultivated/disturbed land: ephemeral/short perennial	OV21 <i>Poa annua</i> - <i>Plantago major</i> community OV22 <i>Poa annua</i> - <i>Taraxacum officinale</i> community OV28 <i>Agrostis stolonifera</i> - <i>Ranunculus repens</i> community
Swamp, marginal and inundation	No discernible NVC Communities
Open Water	No discernible NVC Communities
¹ Nature Conservancy Council and Royal Society for Nature Conservation habitat classification (NCC, 1990)	
² National Vegetation Classification communities (Rodwell, 1991)	
*Vegetation communities and habitats mainly or entirely beyond the development footprint but closely adjacent to the site boundary	

- 3.6 The main part of the site proposed for development comprises an open area of predominantly grassland dominated by Yorkshire fog (*Holcus lanatus*), common bent grass (*Agrostis capillaries*), lanceolate plantain (*Plantago lanceolata*), broad-leaved dock (*Rumex obtusifolium*) and the mosses (*Pseudoscleropodium purum* & *Eurhynchium praelongum*). Large patches of scrub were recorded, mostly dominated by bramble with occasional rosebay willow herb (*Chamaerion angustifolium*), hawthorn (*Crataegus mongyna*) and dog rose (*Rosa canina*). Most of the plants recorded are ruderal, early colonist species typical of disturbed habitats. However, a small area of damp grassland was recorded which was found to include typical species such as brooklime (*Veronica beccabunga*), wild angelica (*Angelica sylvestris*) and rushes (*Juncus effusus*, *J. inflexis*)

- 3.7 The wooded bank which borders the site comprises a number of woody plant species typical of woodland in this part of Lancashire. The most notable species here being oak (*Quercus robur*) and birch (*Betula pendula*) both of which dominate the canopy in the central part of the zone. The ground flora is relatively sparse though this is typical of this woodland plant community and includes tufted hair-grass (*Deschampsia cespitosa*), wavy hair-grass (*D. flexuosa*) and Yorkshire fog (*Holcus mollis*). The understorey comprises mainly bramble (*Rubus fruticosus* agg.) and hawthorn (*Crateagus monogyna*) which also forms the canopy in the more open parts of the woodland, together with ferns such as broad buckler fern (*Dryopteris dilatata*) and male fern (*Dryopteris filix-mas*). Lower down the bank, in the moister, humid areas adjacent to the stream, opposite-leaved golden-saxifrage (*Chrysosplenium oppositifolium*) was recorded, indicating some continuity of habitat and minimal disturbance in this particular part of the wider site.
- 3.8 To the north of the woodland, the community becomes much less typical with fewer native species and a more open canopy indicating more intensive disturbance, apparently over a number of years. The top of the bank is open with species-poor grassland dominated by Yorkshire fog and common bent grass with ornamental shrubs planted along the northern boundary including privet (*Ligustrum ovalifolium*) and viburnum (*Viburnum* sp.). The southern part of the woodland is more open with a much lower canopy, becoming much scrubbier and dominated by hawthorn and bramble with a large patch of rosebay willow-herb (*Chamerion angustifolium*) marking the south western boundary of this habitat.
- 3.9 The former car park area through which the proposed access road will run, is dominated by ruderal species such as creeping buttercup (*Ranunculus repens*), dock (*Rumex crispus*, *Rumex obtusifolium*), lanceolate plantain, dandelion (*Taraxacum* sp. agg.), common ragwort (*Senecio jacobaea*), nettle (*Urtica dioica*), daisy (*Bellis perennis*) and hogweed (*Heracleum sphondylium*). Further south, this grades into scrub and young woodland dominated by semi-mature alder (*Alnus glutinosa*), and willow (*Salix cinerea*) along with and bramble interspersed with rushes (*Juncus* spp.), red campion (*Silene dioica*) and bindweed (*Calystegia sylvatica*).
- 3.10 The stream which flows partially through the site is heavily shaded throughout most of its length. The bank is steep in most parts with an artificial, though eroding stone embankment. This area is dominated by the common liverwort *Lunularia cruciata* and little else. A few patches of opposite-leaved golden-saxifrage were recorded higher up the bank, along with occasional lesser celandine (*Ranunculus ficaria*), cow parsley (*Anthriscus sylvestris*) and creeping buttercup (*Ranunculus repens*) in the damp shady soil along the stream side. On the stone of the culvert wall to the south end of the stream, a small number of epiphytic plants were recorded, including hart's-tongue fern (*Phyllitis scolopendrium*) and wall rue (*Asplenium ruta-muraria*), and two common lichen species, *Candelariella vitellina* and *Diploicia canescens*.

Significance of Habitats and Flora

- 3.11 All habitats and vegetation communities recorded on site are relatively common and widespread throughout Lancashire and Great Britain. The habitat adjacent to the site proposed for development, specifically the mature woodland, is of some ecological value (Broadleaved Woodland is a local BAP habitat) as is the stream to a lesser extent, both habitats providing a moderate degree of linkage to other sites, acting as a wildlife corridor for a range of animal species. However, apart from a small section of the stream which will require culverting to allow access to the site, these habitats will not be otherwise affected.
- 3.12 There are no historic records of any other important plant species or habitats occurring within or closely adjacent to the site boundaries and overall the part of the site which forms the development footprint is considered to be of *low ecological value* in this respect. It is reasonable to assume therefore that the proposed development

will have no significantly adverse impact upon plants, vegetation communities and habitats.

Mammals (Badgers)

- 3.13 *Habitat Suitability:* The site provides a moderate level of habitat suitable for badger foraging and the blocks of woodland and mature scrub which occur along the site boundaries provide habitat suitable for the establishment of setts.
- 3.14 *Presence/Absence:* An inspection of all suitable habitat to a distance of at least 30m from the proposed development site boundaries (where accessible) revealed no conclusive signs of badger activity. Whilst badgers are known to occur in the wider area, it is reasonable to assume that badgers do not currently occur on site.

Mammals (Bats)

- 3.15 *Habitat Suitability:* There are no buildings or mature trees on the site proposed for development. However, there is a building at the site entrance which may require demolition to allow site access. The building comprises a single-storey garage/workshop situated at the end of a housing terrace. The building is of a traditional stone construction with a corrugated asbestos roof supported on a metal frame and a single gable end. The roof is fitted with sky-lights along its full length on both sides of the ridge. The roofing sheets are not lined or covered beneath and there are no enclosed roof voids within any part of the building. The building has three main sections, two of which are fully enclosed to front and rear, the other open to both front and rear. The two enclosed sections of building are fitted with large sliding wooden doors and are used for car repairs and storage of materials and equipment, respectively. The internal stonework of all sections of the building is rendered. The exterior of the building is pointed with no significant gaps noted other than the occasional slot along the rear elevation, presumably used for housing the timber supports of a canopy roof or other building section which has long since gone. Internally the buildings were found to be cold and draughty with few niches available where bat roosting could feasibly take place.
- 3.16 Beyond the buildings, the woodland, mature scrub and to a lesser extent the stream, are likely to be used for foraging and possibly commuting purposes, although the extent of existing habitat in that respect is limited so it is not considered to be of great importance for bats.
- 3.17 *Roosting:* There are no mature trees on site suitable for bat roosting and a detailed inspection of the buildings that may be affected revealed very few niches suitable for roosting purposes and no conclusive signs of recent or current bat roosting were found in any of the niches that were found to be present such as holes in the stonework. It is reasonable to assume therefore that no bat roosts that will be affected by development proposals.

Water Voles

- 3.18 *Habitat Suitability:* On closer inspection, the stream which partially runs through the site was found to be sub-optimal for use by water voles due to the lack of water depth and marginal aquatic vegetation resulting from the heavy over-head shading of the woodland. The banks were also found to be largely unsuitable for burrowing due to the presence of a stone embankment for much of the length.
- 3.19 *Presence/Absence:* There were no signs of water vole activity within the stream and no other suitable habitat occurs on site. It is therefore reasonable to assume that the site is not used by this species.

Birds

- 3.20 *Habitat Suitability:* There is very little habitat on the development footprint part of the site suitable for bird breeding. The most important habitat on the wider site is the mature vegetation along the site boundaries, primarily the mature woodland and scrub. The grassland is unsuitable for ground nesting birds due to the level of disturbance though it may occasionally be used by overwintering birds such as redshank. However, there are no water bodies on site suitable for breeding by aquatic species. The adjacent stream is too narrow, shallow and heavily shaded to be of importance to birds other than for occasional foraging and drinking.
- 3.21 *Species Recorded/Potential Breeding:* Table 2 below lists the birds recorded during the survey either within or close to the site boundaries and provides an indication of those species considered likely to breed on site.

Table 2

Species Name	Common Name	Breeding Status
<i>Carduelis carduelis</i>	Goldfinch	PoBr
<i>Carduelis chloris</i>	Greenfinch	P0Br
<i>Columba livia</i>	Rock Dove (street pigeon)	NoBr
<i>Columba palumbus</i>	Wood Pigeon	CoBr
<i>Corvus corone</i>	Carrion Crow	PrBr
<i>Erithacus rubecula</i>	Robin	PrBr
<i>Fringilla coelebs</i>	Chaffinch	PoBr
<i>Larus argentus</i>	Herring Gull	NoBr
<i>Larus canus</i>	Common Gull	NoBr
<i>Parus caeruleus</i>	Blue Tit	PrBr
<i>Parus major</i>	Great Tit	PrBr
<i>Pica pica</i>	Magpie	CoBr
<i>Turdus merula</i>	Blackbird	CoBr
Key to Breeding Qualifiers:		
CoBr - Confirmed Breeding; NoBr - Not Breeding; PrNB - Probably Not Breeding; PrBr - Probably Breeding; PoBr - Possibly Breeding		
*Listed of Schedule 1 of the Wildlife & Countryside act.		

- 3.22 Most of the species recorded and those considered likely to breeding within or close to the development site boundaries are species which are relatively common and widespread on the urban fringe. No Schedule 1 species such as Barn Owl were recorded or are reasonably expected to occur on site, due to the lack of suitable habitat and the general level of disturbance. There are no other historic records of any protected or otherwise important species occurring or breeding within the site boundaries.

Great Crested Newts

- 3.23 *Habitat Suitability:* No standing water-bodies occur on site and no habitat suitable for foraging occurs within the development footprint. No other suitable water bodies occur within 250m of the site boundaries where there is direct habitat linkage. A pond located to the south west of the site on closer inspection was found to have become terrestrialized and therefore unsuitable for amphibians.

- 3.24 *Presence/Absence:* Due to the lack of suitable water bodies within 250m of the site boundaries where there is direct habitat linkage, it is reasonable to assume that great crested newts do not occur on site.

Significance of Fauna

- 3.25 A number of breeding birds (evidenced from the presence of nests and habitat suitability) which are protected in general terms during the breeding season, occur within or close enough to the proposed development site boundaries to be affected. A number of other species recorded on site are also expected to breed though this is not expected to include any Schedule 1 species such as barn owl. Consequently, any site works which may affect potential breeding sites should avoid the breeding season (February to July inclusive) and any unavoidable loss of breeding habitat should be compensated for by provision of proprietary breeding boxes sited in appropriate locations on completion of site works, if not before.
- 3.26 There are no known bat roosts on or close to the site boundaries though bats probably commute and forage along the site margins, especially alongside the woodland and mature scrub. Measures should therefore be taken to ensure that marginally habitat is retained wherever possible and that there is no severance of any existing wildlife corridors. However, as a precautionary measure, the buildings which require removal to allow access to the site should be dismantled with care, ideally during the safe period of October-March inclusive and should there be any signs or suspicion of bats being present, all works should cease and further ecological advice should be sought.
- 3.27 No water bodies suitable for great crested newts occur on site or within 250m of the site boundaries where there is direct habitat linkage and no water bodies suitable for water voles occurs within 30m of the site boundaries. It is reasonable to assume therefore that protected species such as water voles and great crested newts which all rely on the availability of aquatic habitat will ***not be adversely affected by development proposals***.

4.0 Potential Impacts & Mitigation

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4.1 Likely Impact

- 4.1.1 The likely impact of the proposed site works is evaluated against the criteria laid out in the table below which is based on NATA (New Approach to Appraisal) as described in Byron H (2000). This evaluation is based on the assumption that no mitigation works will be implemented.

Table 3. Impact Assessment Matrix

Impact Magnitude	Nature Conservation Importance				
	<i>Negligible</i>	<i>Local</i>	<i>County</i>	<i>National</i>	<i>European</i>
Beneficial Effect	Non Significant	Non Significant	Non Significant	Non Significant	Non Significant
Nil Effect	Non Significant	Non Significant	Non Significant	Non Significant	Non Significant
Minor (short term or reversible effects)	Non Significant	Non Significant	Slight	Moderate	Moderate
Moderate (deterioration of feature)	Non Significant	Slight	Moderate	Severe	Severe
High (loss of feature)	Non Significant	Slight	Moderate	Severe	Severe

- 4.1.2 The evaluation criteria for nature conservation importance are as follows:

European

Habitats which are listed in Annexe 1 of the Habitats Directive and are included as candidate or proposed Special Areas of Conservation (cSAC, pSAC)

Species which are listed under Schedule 2 of the Habitats Directive and form a population which would qualify the site for consideration as a Special Protection Area (SPA) or Special Area of Conservation

National

Habitats which meet the criteria for designation of, or occur within, a Site of Special Scientific Interest (SSSI)

Species which are protected under national wildlife legislation such as the Wildlife & Countryside act, are listed in a national Red Data Book, or that are part of a population or assemblage of species that would meet the criteria for the site being designated a site of Special Scientific Interest (SSSI)

County

Habitats which are rare or uncommon in the County would meet the criteria for inclusion or are included within a second tier nature conservation site (SINC), or which form part of a local Biodiversity Action Plan (BAP) or Habitat Action Plan (HAP)

Species which are rare or uncommon within the County, form part of a population or assemblage of species which would meet the criteria for

inclusion or are included as part of a Site of Importance for Nature Conservation (SINC)

Local

Habitats that are uncommon or threatened within the Mellor Brook area

Species that are uncommon or threatened within the Mellor Brook area

Negligible

Habitats or *Species* that fit into none of the above categories

4.2 Likely Impact of the Development and Outline Mitigation

The current ecological impacts resulting from the proposed sites development works (as indicated on the site plans to the rear of this report) based on the criteria outlined above and mitigation required to negate any impacts, are summarized within the following tables.

4.2.1 Badgers

Details	Likely Impacts	Required Mitigation and Residual Impact
No badger setts found on site but badgers known to occur in the wider area	No significant impact likely unless new setts are established in the interim	Check for signs of new setts being established 6-8 weeks prior to any site works, including site clearance, taking place. Retain mature vegetation along periphery of site as commuting routes. If new setts found, situation to be reassessed
Nature Conservation Importance: National	Impact Magnitude: Nil Effect Overall Impact: (Nil effect: National) Non Significant	Residual Impact: Nil Effect

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4.2.2 Water Voles

Details	Likely Impacts	Required Mitigation and Residual Impact
Little suitable habitat occurs on site and that which does occur is unsuitable for use by water voles due to the level of shade, lack of aquatic vegetation, and lack of suitable banks for burrowing.	There will be a partial loss of aquatic habitat due to the construction of a culvert but this is not used by water voles so no impact likely	No mitigation required
Nature Conservation Importance: National	Impact Magnitude: Nil Effect Overall Impact: (Severe: National) Non Significant	Residual Impact: Nil Effect

4.2.3 Bats

Details	Likely Impacts	Required Mitigation and Residual Impact
Bats are likely to forage around trees and shrubs primarily along the boundaries of the site beyond the development footprint. Commuting routes likely to follow linear features such as lines of trees, woodland edge, mature shrubs, and the stream. However, there are no mature trees on site suitable for bat roosting and the buildings adjacent to the site entrance were found to be generally unsuitable for roosting and no conclusive signs of bat activity were found during a detailed inspection.	Removal of any trees, mature shrubs or other mature vegetation may result in slight severance of commuting routes, and/or loss of foraging areas. However, based on current survey data, there will be no impact upon any roosting bats and development proposals will not be detrimental to the favourable conservation status to the wider bat population	Maintain existing flight-lines wherever possible. As a precautionary measure, the existing building should be dismantled with care during the safe period of October-March inclusive and, should any bats be found, further ecological advice should be sought. Fit proprietary bat boxes to suitable large trees adjacent to the site boundaries to increase bat roosting potential
Nature Conservation Importance: European	Impact Magnitude: Nil Effect Overall Impact: (Nil Effect: European) Non Significant	Residual Impact: Nil Effect

4.2.4 Breeding Birds

Details	Likely Impacts	Required Mitigation and Residual Impact
Low bird breeding potential within the main area of rough grassland but moderate to high breeding potential within the mature woodland dense scrub and other rank vegetation adjacent to the site boundaries	Removal of dense scrub other mature vegetation, including rank grassland, during the breeding season (February-July) may result in disturbance to breeding birds and loss of breeding habitat.	Retain as much existing mature vegetation as possible, especially mature woodland and scrub wherever possible and avoid any impact upon vegetation in adjacent sites. No vegetation to be removed during the breeding season (February to July inclusive) until or unless checked for breeding birds by an ecologist. Loss of roosting and breeding sites to be compensated for by siting of proprietary nesting boxes, where possible, on any new buildings or on mature trees.
Nature Conservation Importance: National	Impact Magnitude: High Overall Impact: (Severe: National) Severe	Residual Impact: Nil Effect

4.2.5 Great Crested Newts

Details	Likely Impacts	Required Mitigation and Residual Impact
No suitable ponds or other water bodies occur on site or within 250m of the site boundaries where there is direct habitat linkage	No impact likely	No specific mitigation required
Nature Conservation Importance: European	Impact Magnitude: Nil Effect Overall Impact: (Nil Effect: European) Non Significant	Residual Impact: Nil Effect

4 2 6 Botany/Vegetation Communities/Habitats

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Details	Likely Impacts	Required Mitigation and Residual Impact
Whilst semi-natural habitat of moderate ecological value occurs along the site boundaries (i.e. woodland, mature scrub and rank grassland) the habitat within the area proposed for development comprises almost exclusively species-poor grassland or other disturbed ground. Consequently, the development footprint is of predominantly of low ecological value in botanical habitat terms. There is a small section of stream that will be lost to allow for the access road.	All vegetation within the development footprint will be lost. However, there will be little or no impact upon any semi-natural vegetation of importance other than a small section of aquatic habitat (stream) which will be lost to accommodate the proposed access road. However, the section of stream that will be affected is heavily shaded with little or no marginal vegetation and is situated within less than five metres of an existing, much more extensive culvert resulting in proportionally little additional loss. Furthermore, the existing culvert will be opened up to create an additional area of wetland as compensatory habitat.	No specific mitigation required within the development footprint. Beyond this area, ensure that peripheral vegetation such as mature woodland and scrub and any rank grassland or other semi-natural vegetation is retained and links into the wider wildlife corridor maintained. Supplementary planting of any gaps with native tree and shrub species may be required to ensure continuity of habitat and improve habitat diversity. To compensate for the loss of wetland habitat, the extensive culvert shall be opened up and managed for the benefit of wildlife.
Nature Conservation Importance: Local	Impact Magnitude: Minor Overall Impact: (Minor: Local) Non Significant	Residual Impact: Nil Effect/Beneficial

5.0 Conclusion

- 5.1 There was no evidence of any specifically protected or otherwise important species occurring within the development footprint and no important habitats were identified that will be adversely affected. A number of breeding birds, which may include species which are listed on both local and UK Biodiversity Action Plans at some time of year, all of which are protected in general terms during the breeding season, do or are likely occur on site, and there will be an initial but relatively minor loss of breeding habitat. There will also be a small loss of wetland habitat in the form of a small section of stream. However, with adequate mitigation and the implementation of a number of relatively minor precautions as outlined above, it is considered that overall the proposed development will result in negligible ecological impact.

6.0 References

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7.0 Site Plans

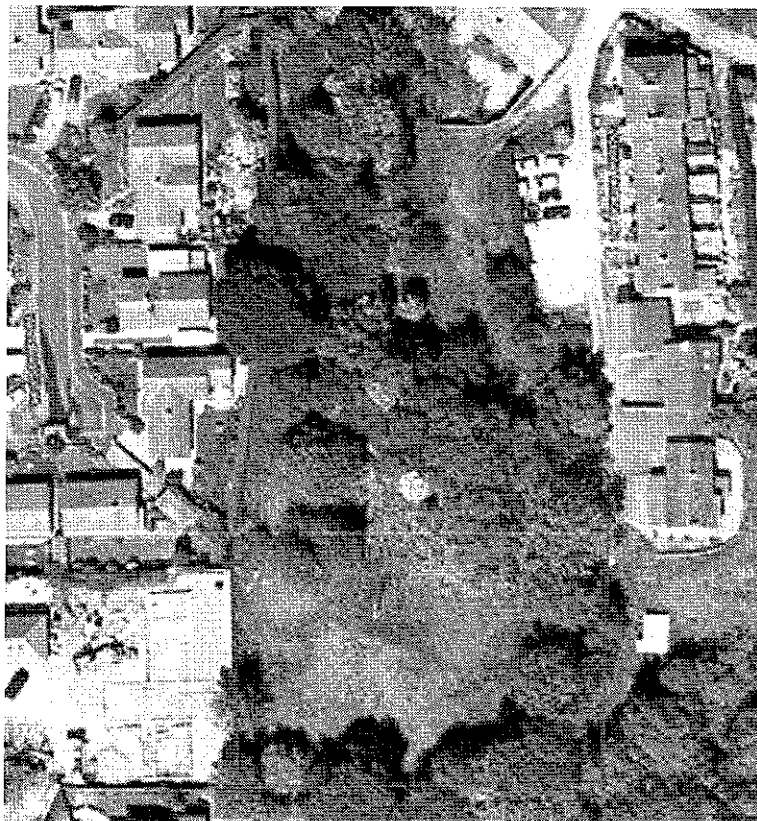


Figure 2. Aerial photograph of the proposed development site - the dashed red line boundary indicates the approximate development footprint

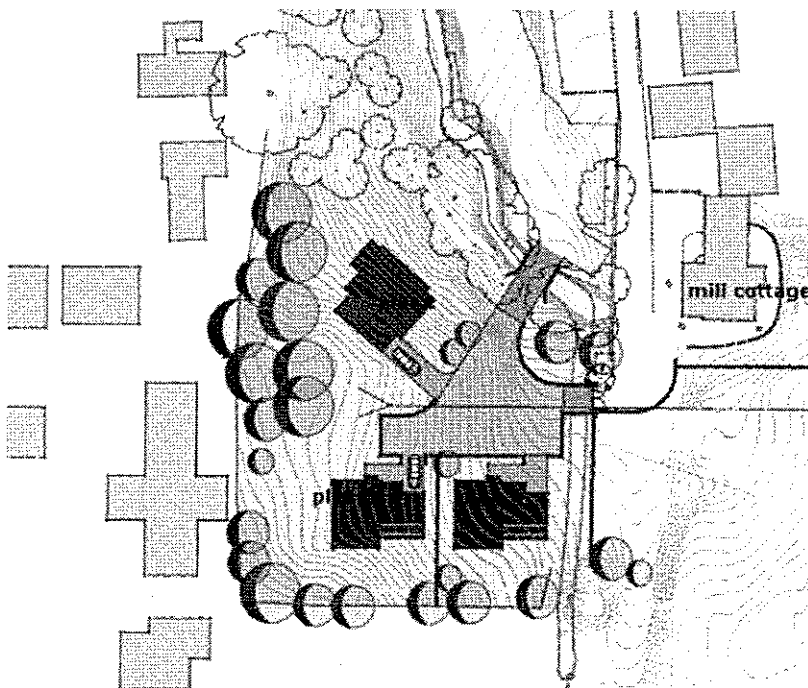


Figure 3. Proposed development footprint

8.0 Photographs

Photo 1. The rear (western) elevation as viewed from the former car-park showing the extensive sheet roof with integral sky-lights

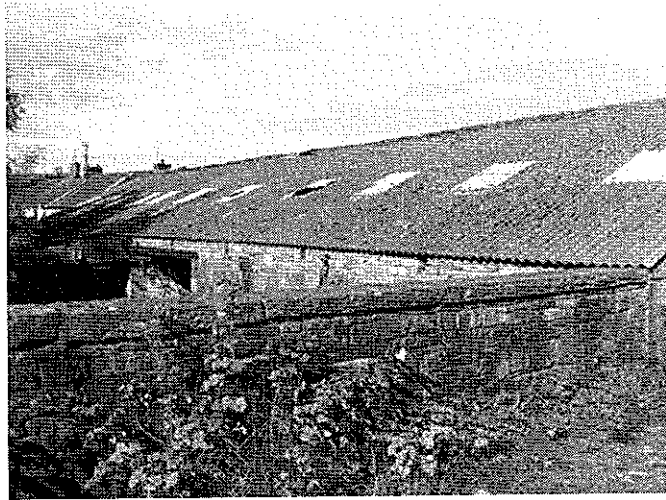


Photo 2. Detail of the southern section which will require removal to allow access to the site. Two small holes visible beneath the eaves presumably previous used for supporting timbers.



Photo 3. The rear of the open section of the garage/workshop with the exposed rear entrance and further holes beneath the eaves visible

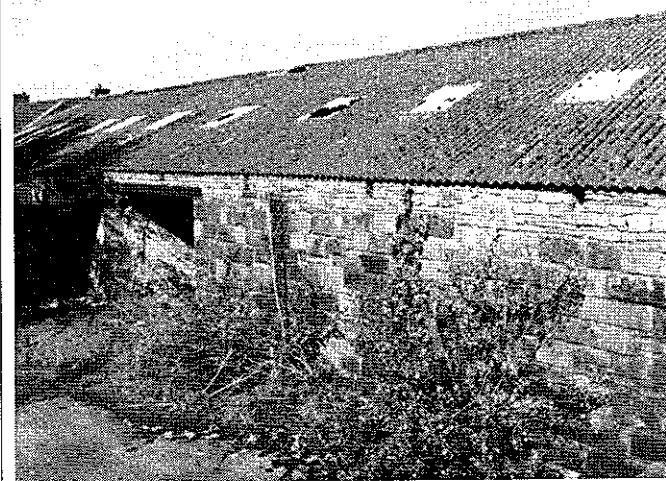


Photo 4. The gable end to the south of the building

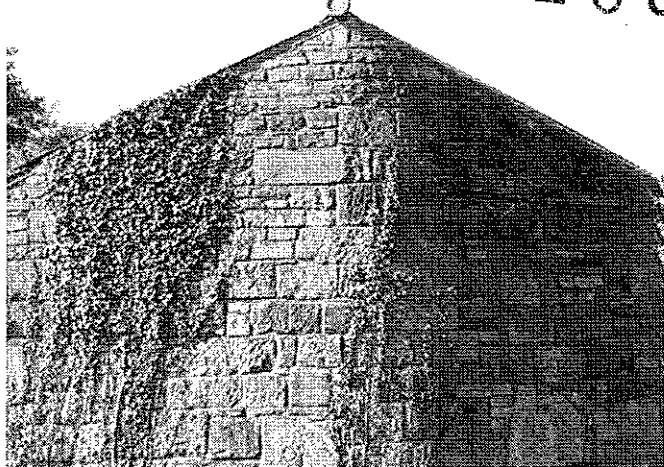


Photo 5. View of the eastern elevation from the south east corner of the building



Photo 6. An internal view of the southern section of building showing the metal roof support frame and sky-lights



Photo 7 The open rear access of the southern section



Photo 8. Detail of the dividing wall where the metal roof support beams adjoin



Photo 9. Detail of the metal roof frame and corrugated roof

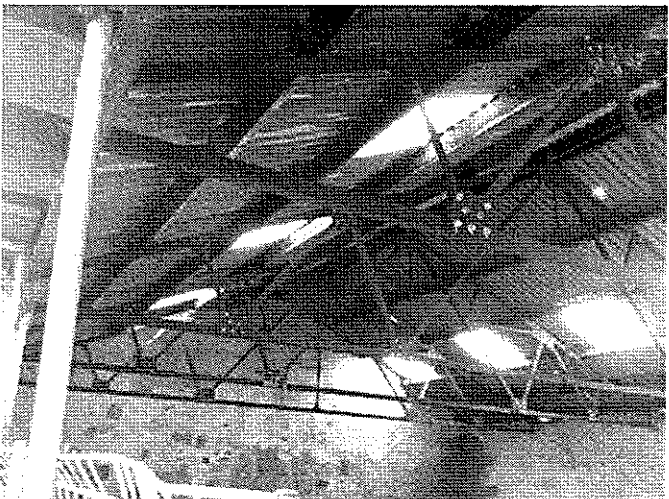


Photo 10. View towards the northern section of the building showing the two wooden sliding doors of the enclosed sections and where the building is attached to the adjacent dwelling to the north.



9.0 Legislative Considerations

Bats

- 9.1 All British bat species are listed and protected under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Habitat Regulations 1994 where it is an offence to:
- ◆ Intentionally or deliberately kill, injure or take (capture) bats;
 - ◆ Deliberately disturb bats (whether or not in a roost);
 - ◆ Damage, destroy or obstruct access to a bat roost;
 - ◆ Possess or transport a bat or any part of a bat unless acquired legally;
 - ◆ Sell, barter or exchange bats or parts of bats.
- 9.2 Where any bat roosts are affected by a proposed development, a licence from the Natural England will be required before any development works can be implemented, *irrespective of whether or not planning consent has been given*. However, where no roosts are likely to be affected, no licence is required.

Badgers

- 9.3 Badgers and their setts are protected under the following legislation:
- The Protection of Badgers Act 1992
- The Wildlife and Countryside Act 1981
- The Protection of Animals Act 1911
- The Abandonment of Animals Act 1960
- Animals (Scientific Procedures) Act 1986.
- 9.4 The primary legislation relevant to badgers in this case is the Protection of Badgers act and the Wildlife and Countryside act. With respect to the former, it is an offence to:
- ◆ Kill, injure or take a badger, or attempt to do so
 - ◆ Ill-treat or be cruel to a badger
 - ◆ Dig for badgers or use badger tongues
 - ◆ Ring or mark badgers
 - ◆ Sell or possess a live badger or possess a dead badger,
 - ◆ Send or deliberately allow a dog to enter a badger sett
 - ◆ Disturb a badger when it is occupying a sett
 - ◆ Damage or destroy a sett or obstruct access to a sett
- 9.5 However, it should be noted that the legislation does not directly protect habitat used for foraging or migration.
- 9.6 With respect to any proposed development, any of the offences listed above may be permitted providing a licence has been issued by Natural England.

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Water Voles

- 9.7 Water Vole is listed under Schedule 5 of the Wildlife and Countryside Act (1981 as amended) with respect to Section 9 (4). The animals themselves are not protected but their burrows, referred to as their place of shelter, are protected. It is an offence to intentionally damage, destroy or obstruct any structure or place that water voles use for shelter or protection, or to disturb animals whilst they are using such a place. An offence committed under Section 9 of the act carries a maximum penalty of imprisonment for up to six months or a fine not exceeding level 5 on the standard scale, or both. Courts may also order the forfeiture of any vehicle or other thing that was used to commit the offence.
- 9.8 There is a legal requirement *that due attention is paid to the presence of water voles and appropriate actions are taken to safeguard the places they use for shelter and protection*. Licences are available from Natural England for scientific, educational or conservation purposes but there is no provision for licensing the intentional destruction of water vole burrows for development or maintenance operations. Operations such as these are covered by defences within the legislation where it has been demonstrated that "any action which would otherwise have been an offence, was the incidental result of a lawful operation and could not reasonably have been avoided" By implication, the legislation requires that reasonable steps must be taken to avoid any unnecessary harm to water voles.

Great Crested Newts

- 9.9 Great crested newts and their habitat are fully protected under both the Wildlife & Countryside act 1981 and Schedule 2 of the Habitat Regulations 1994. It should be noted that where great crested newts and their habitat are affected by a proposed development, a licence from Natural England will be required before the site can be developed, irrespective of whether or not planning consent has been given.

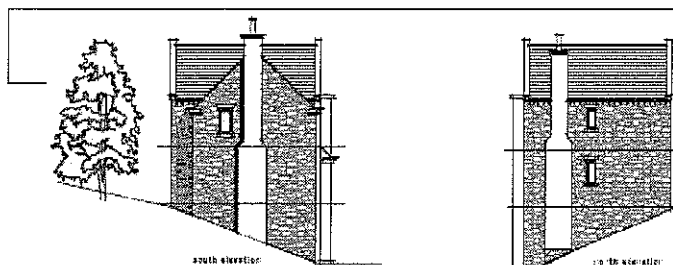
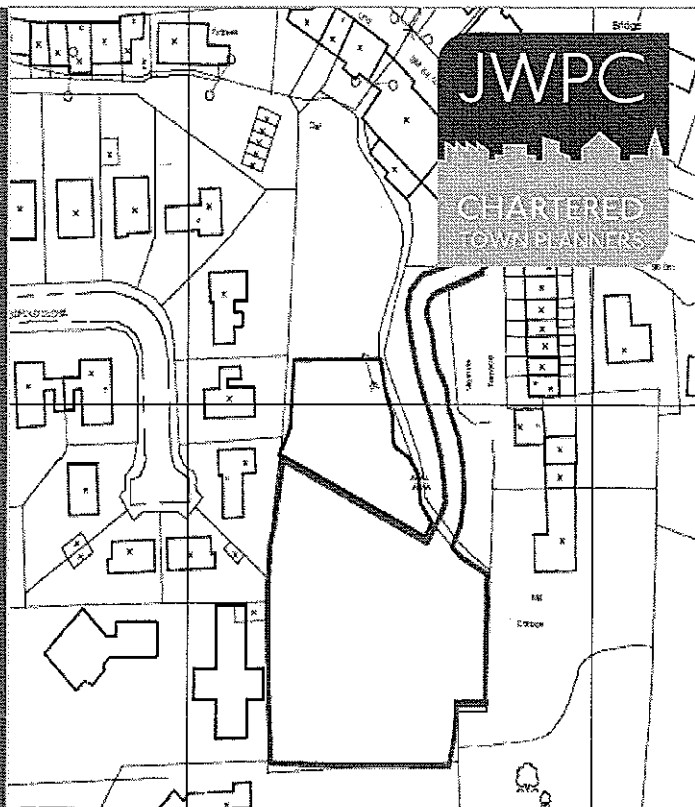
Birds

- 9.10 All nesting wild birds, with the exception of certain pest species, are protected under Part 1 of the Wildlife and Countryside Act 1981 and barn owls are specially protected under Schedule 1 of the act where it is an offence to:
- ◆ Kill, injure or take any wild barn owl;
 - ◆ Take, damage or destroy any wild barn owl nest whilst in use or being established;
 - ◆ Take or destroy a wild barn owl egg;
 - ◆ Have in one's possession a wild barn owl or its egg;
 - ◆ Disturb any wild barn owl whilst establishing a nest or whilst in, on or near a nest containing eggs or young;
 - ◆ Disturb any dependent young of wild barn owls.

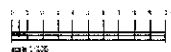
Land off Victoria Terrace, Mellor Brook

Proposed Development of 3
No. Houses

320120876P



land at Mill Cottage proposed House Type A
plots no 2 and 3



Client:
Leehand Properties

planning

support

statement

Contents

- 1** Introduction
- 2** Site Characteristics
- 3** Application Proposal
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- 6** Summary

1. Introduction

1.1 This Planning Support Statement has been prepared alongside a full planning application for the erection of three new houses on land off Victoria Terrace, Mellor Brook. The Statement is submitted along with the following documents to form the planning application:

- Completed Application Forms
- Design & Access Statement Prepared by Campbell Driver Partnership
- Extended Phase 1 Habitat Survey Prepared by Cameron S Crook & Associates
- Existing Site Plan (Ref: 11.138.01)
- Proposed Site Plan (Ref: 11.138.03B)
- House Type A (Ref: 11.138.04C)
- House Type B (Ref: 11.138.05C)
- Overall Site Layout (Ref: 11.138.06B)
- Proposed Site Section (Ref: 11.138.09)
- Packhorse Garage (Ref: 11.138.10)
- Stream Crossing (Ref: 11.138.11)
- Location Plan (Ref: 11.138.12)

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1.2 The application takes account of the previous planning permission on the adjacent site for the regeneration of the former garage site for new residential units, and has been designed as a seamless extension of that scheme in terms of means of access, materials and relationship to the Mellor Brook watercourse.

1.3 This planning statement has been prepared to outline the existing characteristics of the site and surrounding area, and to detail the proposed scheme for development. It gives a summary of relevant planning policy and demonstrates how the proposed scheme should be considered appropriate against these policies and subsequently granted consent.

1.4 Additional information regarding the design of the scheme is provided within the separate Design & Access Statement, prepared by Campbell Driver Partnership.

2. Site Characteristics

- 2.1 The site subject to this application measures 0.32 hectares in size and lies close to the centre of the village of Mellor Brook. Mellor Brook is a small village within the Borough of Ribble Valley, but lies approximately 4 miles from the town of Blackburn.
- 2.2 Mellor Brook lies close to the A59, which is the main trunk road connecting with Preston to the West and Clitheroe and Skipton to the East, and lies less than 5 miles from Junction 31 of the M6. Several bus services are within easy walking distance of the site, including services to Preston (Routes 59 and 217) and Blackburn (Routes 15 and 59). Mellor Brook is also within close proximity to the British Aerospace Samlesbury plant and associated businesses to the west, providing jobs within easy access of the site. The site therefore is very sustainable and suitable for housing growth.
- 2.3 The west of the village lies partly within the Borough of South Ribble, although the application site is entirely within the Ribble Valley Borough. The centre of the village is formed around the Fielden's Arms Public House, the Mellor Brook Community Centre and local bakery, which are all adjacent to the roundabout at the end of Branch Road. The site lies less than 200 metres from this area, and the surrounding village is largely made up of residential properties stretching out along Whalley Road, Branch Road and Mellor Brow. Residential properties stretching eastwards along Mellor Brow form a continuous ribbon of housing development that eventually joins with the larger village of Mellor to the east.
- 2.4 Access to the site is taken off Mellor Brow adjacent to the Pack Horse Garage building, via Victoria Terrace, along which lies a single row of terraced properties and two larger detached properties at its end. The site lies opposite these detached properties, and between the rear of properties on Bosburn Drive to the west, which is accessed off Branch Road.
- 2.5 The site is currently heavily overgrown and has a small stream running through it that forms part of the site.
- 2.6 There is an extant planning consent on the adjacent site of the Pack Horse Garage for redevelopment for a residential apartment scheme. The application subject to this

statement does not rely on this previous application and is a separate standalone development scheme.

3. Application Proposal

- 3.1 The full planning application seeks consent for a small residential development of three five-bedroomed detached properties on the site. The proposed houses will be developed to a high build and design standard and will benefit from high quality landscaping across the remainder of the site.
- 3.2 The proposals include two large family properties, which will be 5-bedroom 3-storey houses, with a footprint of 103.8 square metres (Type A), and one larger family property, being a 5-bedroom 2-storey (split level) house with a footprint of 147 square metres (Type B) as shown on Plans Referenced 11.138.04C and Ref: 11.138.05C respectively.
- 3.3 The site has varying levels across it that reduces the developable area and along with the intended access arrangements and watercourse creates a site more suited to low density housing development. The adjacent proposed scheme to regenerate the former garage site for smaller residential units provides for an effective use of the wider site and therefore a lower density development on this site of good quality family dwellings is the preferred solution.
- 3.4 Vehicular and pedestrian access to the site is proposed via a single access taken off Victoria Terrace. This makes use of the existing access point off Mellor Brow and utilises the access road, the sight lines of which have already been proposed to be improved through a previous grant of planning consent on the adjacent site (Ref: 3/2010/0180). The same improvements are proposed separately as part of this application, reflecting that the scheme can be developed independently. A new bridge over the existing stream will be provided to allow vehicular and pedestrian access to the new houses via the new access road off Victoria Terrace. These works will also include general improvements to the stream in accordance with advice from the Environment Agency.
- 3.5 Further detailed information regarding the design of the development is included within the Design and Access Statement, prepared by Campbell Driver Partnership.

4. Planning Policy

- 4.1 This section of the statement details planning policy considered to be relevant to the site and the proposal in question, including policy forming the adopted Development Plan and emerging policy as material planning considerations.

4.2 National Planning Policy

- 4.2.1 The National Planning Policy Framework (NPPF) reminds local authorities that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and that 'for the avoidance of doubt' the NPPF itself is a material consideration in planning decisions.
- 4.2.2 At the heart of the NPPF is a presumption in favour of sustainable development, which for decision-taking means approving development proposals that accord with the development plan without delay.
- 4.2.3 Meeting housing development needs is a key principle of good planning and providing new homes is seen as key to proactively driving and supporting sustainable economic development. In this context, paragraph 47 of the NPPF guides local planning authorities to boost significantly the supply of housing by identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer (of 5% or 20%) to ensure choice and competition in the market for land.

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4.3 The Development Plan – Regional Policy

- 4.3.1 The Development Plan for the Ribble Valley is made up of the Regional Spatial Strategy for the North West (RSS) and the adopted Ribble Valley Districtwide Local Plan, adopted in June 1998.
- 4.3.2 Policy L4 of the RSS sets out regional housing provision for each district across the North West, which are net targets and are by no means to be considered to be maximum figures.

Table 7.1 of the RSS provides Ribble Valley with a total housing provision for the years 2003-2021 of 2,900 houses, at a rate of 161 houses per year. Against this figure, the 2011 Annual Monitoring Report states that as at March 2011 the Council could demonstrate a 2.9 years supply. The most recent monitoring information up to 1st July 2012, reported to the Council's Planning Committee, reports a 5.82 years supply.

4.4 The Development Plan - Local Policy

4.4.1 The Districtwide Local Plan was adopted in 1998, and the majority of policies have been 'saved' until such time as they are replaced by emerging policies within the Local Development Framework. The saved policies are therefore considered part of the adopted Development Plan; however, some of the policies may still be considered to be out-of-date and in the context of the NPPF may be overridden by other material considerations.

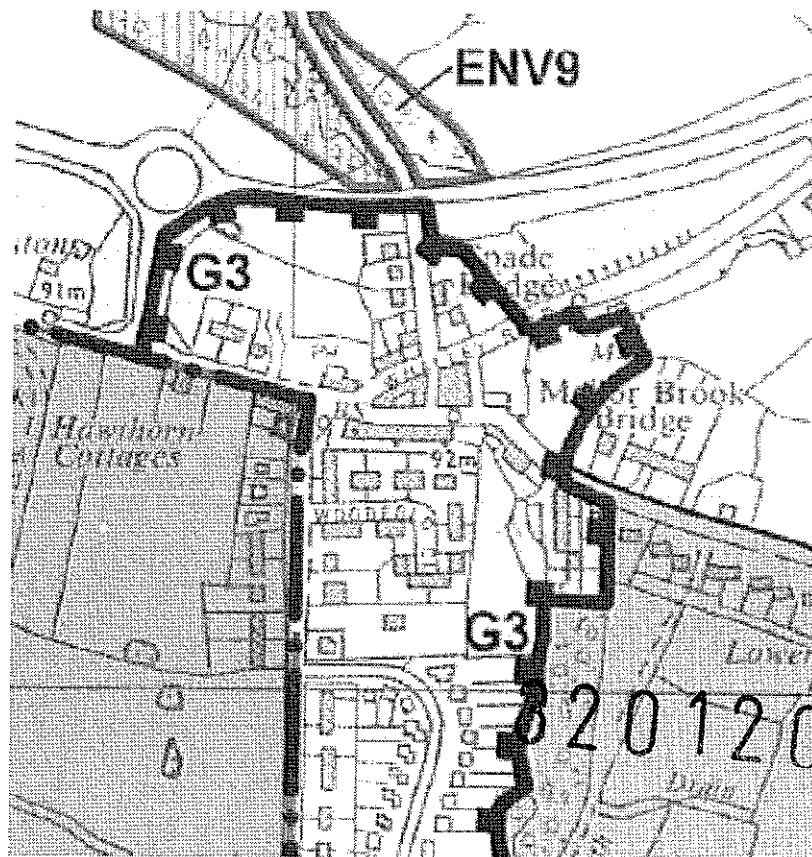
4.4.2 The site is designated within the Ribble Valley Districtwide Local Plan under Policy G3. This policy relates to development within the village of Mellor Brook and states that planning permission will be granted for the development of land wholly within the settlement boundary, provided it is not defined as essential open space.

4.4.3 Policy G1 of the Local Plan contains general criteria regarding the design of new developments, and in terms of the proposed scheme, particular regard should be had to:

- the development being sympathetic to existing land uses in terms of its size, intensity and nature;
- providing a safe access suitable to accommodate the traffic generated;
- density, layout and the relationship to existing buildings;
- making adequate arrangements for car parking
- providing adequate daylighting and privacy;

4.4.4 Policy T1 relates to transport within new developments. This policy states that considerable weight will be afforded to a number of criteria, including:

- Availability and adequacy of public transport to serve those moving to and from the development;
- A relationship of the site to the Primary Route Network;



Extract from Districtwide Local Plan Proposals Map

- 4.4.5 Paragraph 3.2.12 confirms that Mellor Brook, through its designation within Policy G3 of the Local Plan, is considered a village suitable to accommodate modest development by virtue of the community facilities that already exist.

4.5 Emerging Planning Policy

- 4.5.1 Ribble Valley Council has published the preferred option draft of their Core Strategy document. Upon adoption, this document will replace specific policies within the Local Plan, with Policy G3 proposed to be replaced by Key Statement DS1 and DMG2.
- 4.5.2 Key Statement DS1 sets out the overall 'Development Strategy' for the Borough which includes a proposal that in general, the scale of planned housing growth will be managed to reflect the existing population size, the availability of facilities and the extent to which development can be accommodated within the local area. Further, it proposes that small

scale development will be considered acceptable within smaller settlements, by way of consolidation and expansion or rounding-off of the built up area.

- 4.5.3 This approach is clarified in 'Key Statement DMG2: Strategic Considerations'. This states that:

Development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

- 4.5.4 Mellor Brook is not specifically referenced within the Core Strategy; however, the document proposes that a total of 816 new dwellings need to be built within 'other settlements' across the Borough. Proposals for new development within Mellor Brook would therefore be counted towards this requirement.

4.6 Other Material Policy Considerations

- 4.6.1 South Ribble Borough Council has set out proposals to expand the settlement boundary of Mellor Brook to the west through Policy C4 of its Site Allocations policy document principally to support expanded commercial development of nearby Samlesbury Aerodrome, site of British Aerospace, which is a vital local and regional employer. Growth proposed through an Enterprise Zone will widen the scope and area of industrial and supporting development at this site, which lies to the west of Mellor Brook along the A59. Mellor Brook is the closest settlement to the area and can therefore meet supported housing growth in the most sustainable manner.

5. Planning Considerations

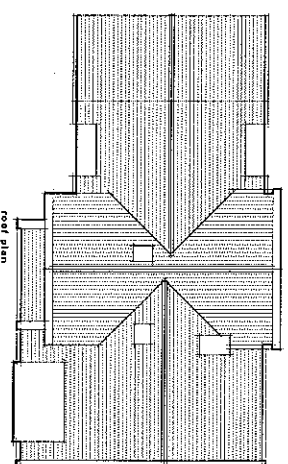
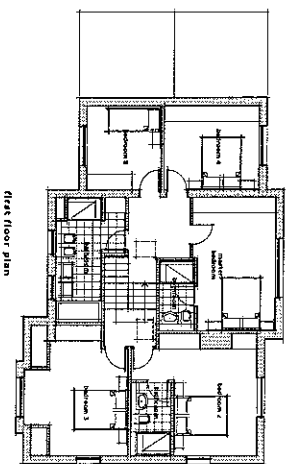
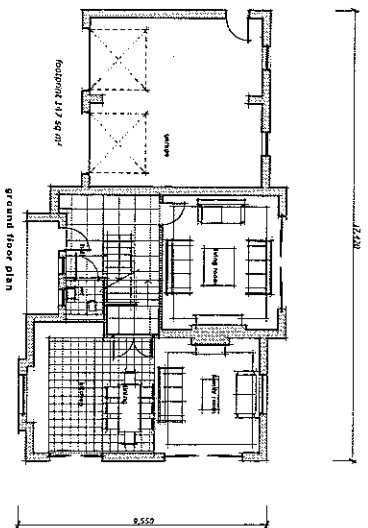
- 5.1 The site lies within the settlement boundary of Mellor Brook as defined on the Districtwide Local Plan Proposals Map and therefore the principle of development for housing is consistent with Policy G3 of the Local Plan.
- 5.2 The provision of new housing development is needed across the Ribble Valley and the delivery of new homes is a key driver for sustainable economic development. Specific reference is made in emerging policy that capacity exists for housing developments within and adjacent to existing village settlements, which in this instance would include Mellor Brook. Further, proposed policies DMG2 and DS1 would be consistent with the proposal as it is reflective of the size of the settlement and represents a consolidation or rounding off of the village whilst also being closely related to the built up area.
- 5.3 The current Development Plan provides a target for housing delivery that the Council has struggled to meet in recent years. Recently reported housing figures do show however a 5.82 years supply of housing. That said, emerging planning policy within the Core Strategy seeks to increase the number of new dwellings further, and on this basis, additional development including on windfall sites will be required throughout the plan period. In addition to the increase in housing numbers to be developed, national guidance proposes that an additional 20% of houses should be demonstrated where the Council has not been meeting development targets, effectively 6 years of supply. Therefore, in essence, the proposed development will also go some small way towards meeting the housing needed to meet proposed targets over the next five years.
- 5.4 Moreover, the emerging Core Strategy supports limited developments within the smaller settlements. Mellor Brook has substantial employment facilities, coupled with substantial daily in-migration of workers. Prevailing Local Plan policy recognises this by according the village higher status in the settlement hierarchy. Logically there should be further opportunity for new housing developments in the village.
- 5.5 The site is immediately adjacent to development on three sides and the site with which it shares access has recently been granted planning consent for a new housing development, all of which lie within the settlement boundary.

- 5.6 The villages close proximity to one of the region's most important employers and the Samlesbury Enterprise Zone, means that housing development in this location presents an exceptionally sustainable development option.
- 5.7 The NPPF provides further clarification that sustainable development should be approved without delay, and there should be a presumption in favour of it. The proposal should therefore be heavily supported on these matters alone.
- 5.8 The site lies within walking distance of the village services and good public transport facilities, ensuring that the proposal is consistent with Policy T1 of the Local Plan.
- 5.9 Details provided in the submitted plans and the Design & Access statement show that the proposals are sympathetic to the existing residential nature of the village and do not impact on daylighting or privacy of neighbouring properties, through adequate separation distances and the changing levels across the site. Along with the proposed changes to the adjacent building to improve access to the site, this demonstrates that the proposal is consistent with criteria included in Policy G1 of the Local Plan.

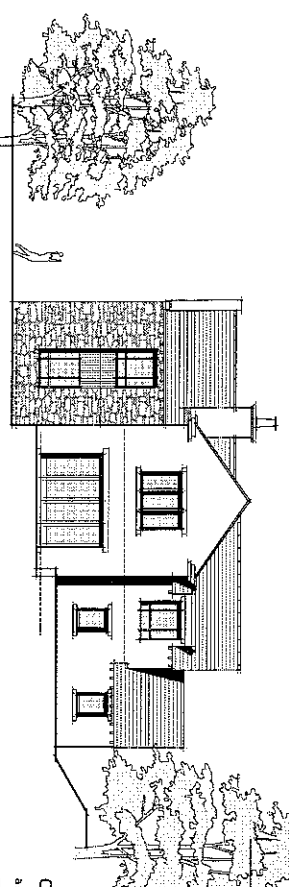
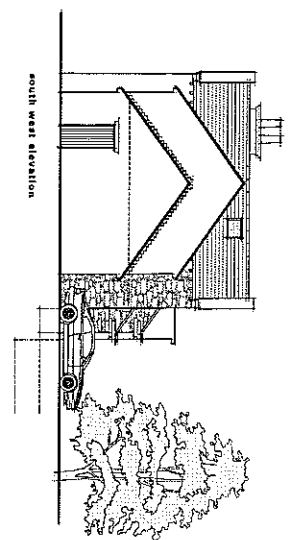
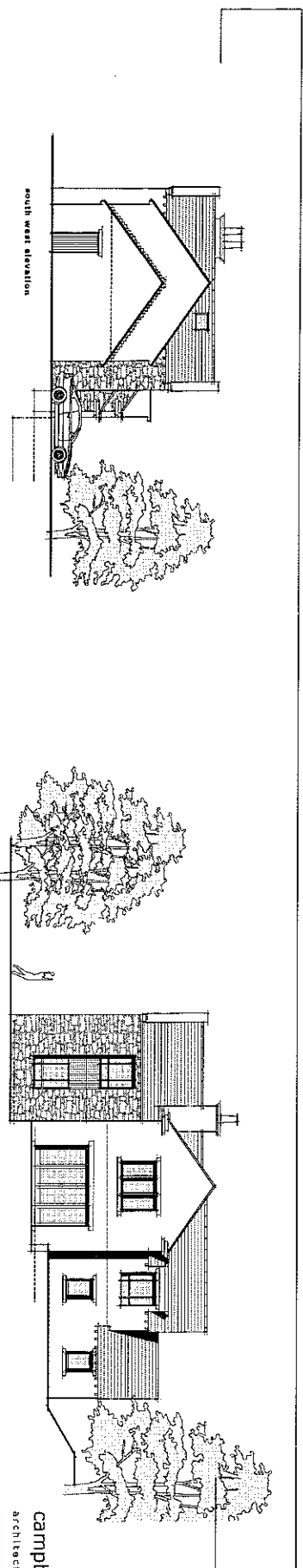
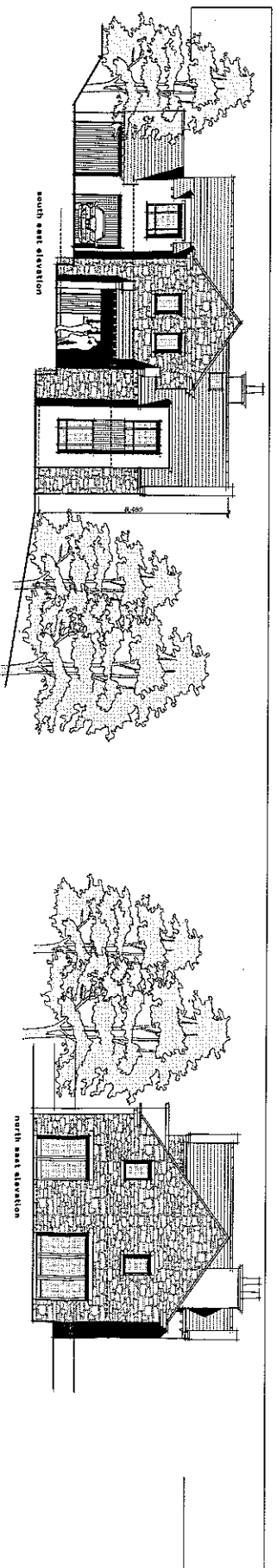
6 Summary

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- 6.1 This document has demonstrated how the submitted scheme for three detached family houses complies with planning policy and represents an efficient use of the site to the benefit of local residential and the character and function of the village of Mellor Brook.
- 6.2 This extremely sustainable site in the centre of Mellor Brook will provide three high quality family homes on a currently unused overgrown site, making good use of land within the settlement boundary defined by the Council. New housing in the area will go some small way to meeting a recognised need for additional housing within smaller villages in the Ribble Valley.
- 6.3 The proposal is consistent with national and local policies relating to the principle of development and also issues of access, scale of development and design; and will create an attractive residential development with the additional benefits of improving the site itself and the existing watercourse.
- 6.4 On the basis of the information and arguments within this document we believe that the submitted planning application should be approved.



Notes:
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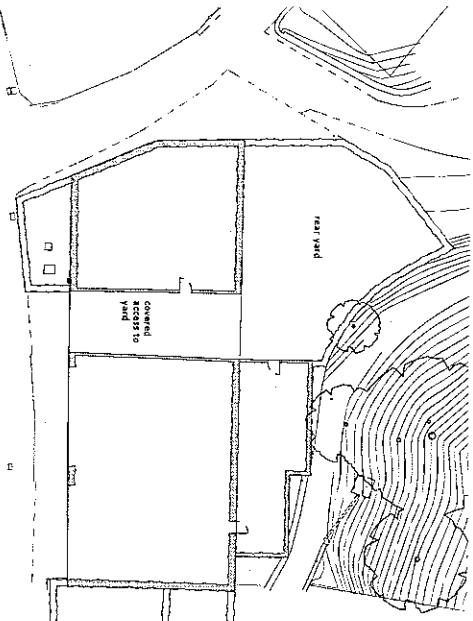
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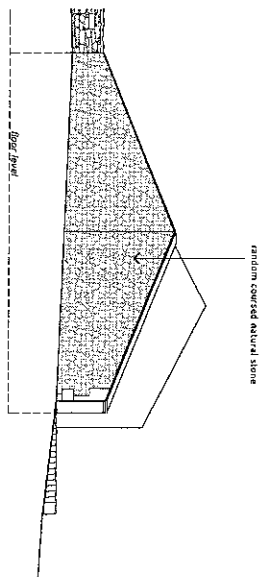
campbell driver partnership
architects design architects
leeland properties ltd
land at mill cottage
mellor brook

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Design:	leeland properties ltd		
Surveyors:	leeland properties ltd		
Project:	land at mill cottage		
Client:	mellor brook		
Address:	land at mill cottage		
Postcode:	W10 0LH		
Phone:	020 7461 1111		
Fax:	020 7461 1112		
Email:	info@campbelldriver.co.uk		
Website:	www.campbelldriver.co.uk		

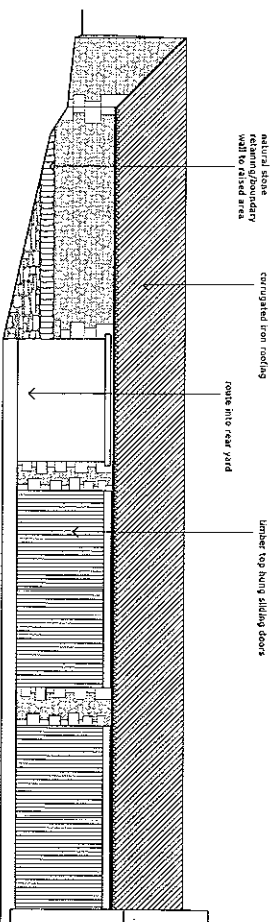
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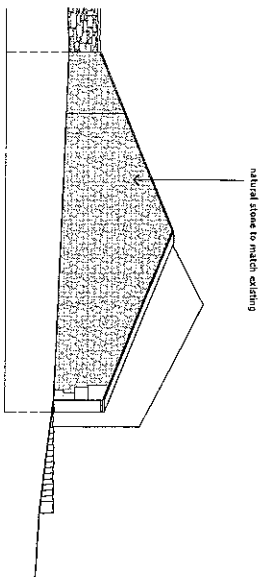
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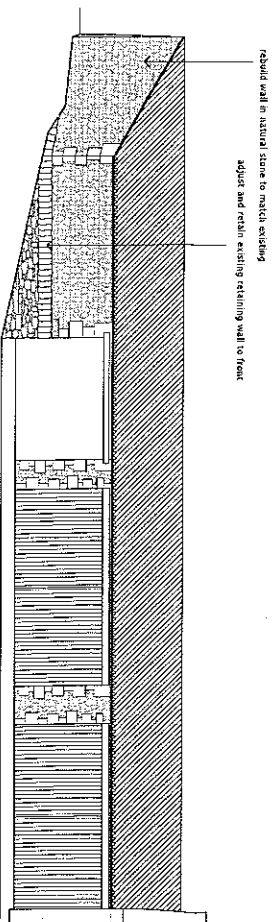
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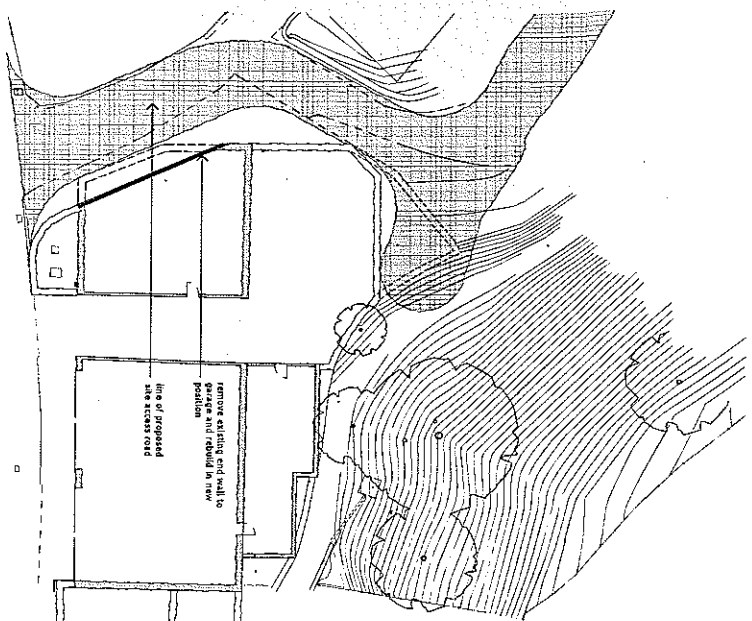
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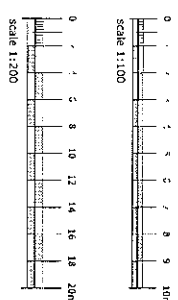
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to Victoria Terrace



Proposed NE Elevation 1 : 100
to Mellor Brow



Proposed Floor Plan 1 : 200

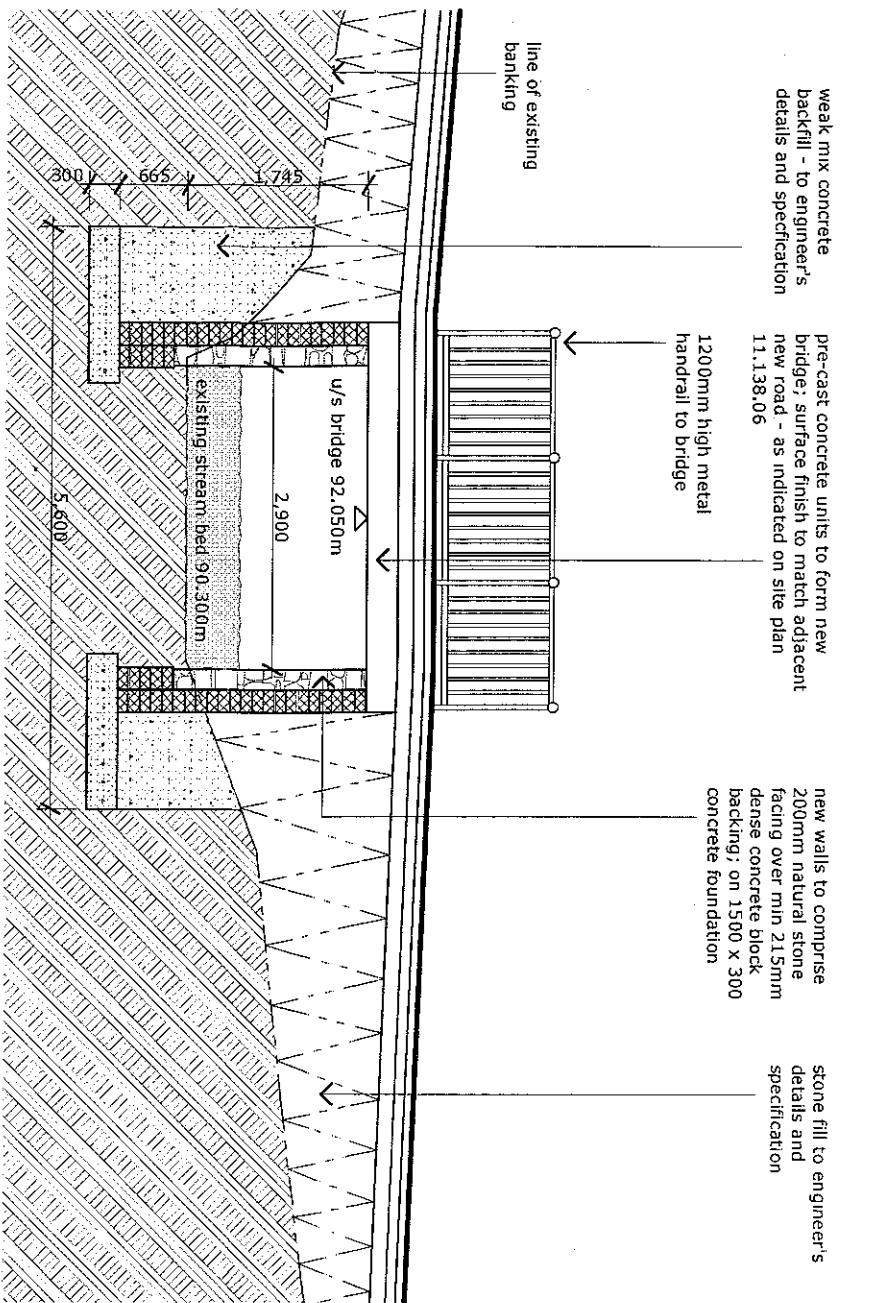


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architects designers SURVEYORS
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project: land at mill cottage
mellor brook

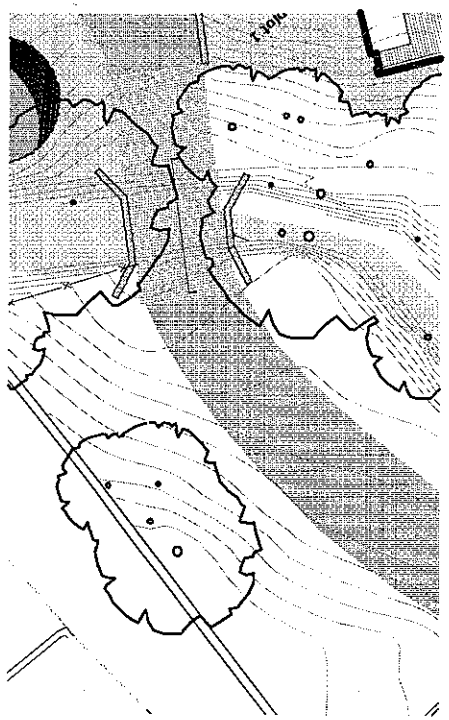
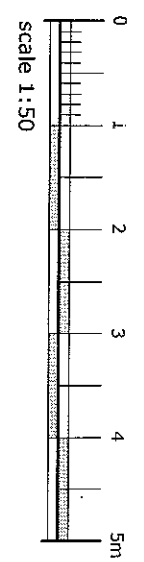
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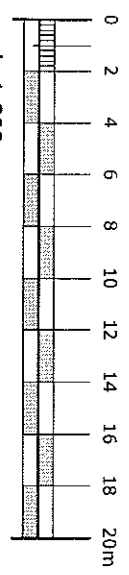
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proposed new stream crossing 1 : 50



stream crossing - plan 1 : 200



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architects designers surveyors

client: leehand properties ltd

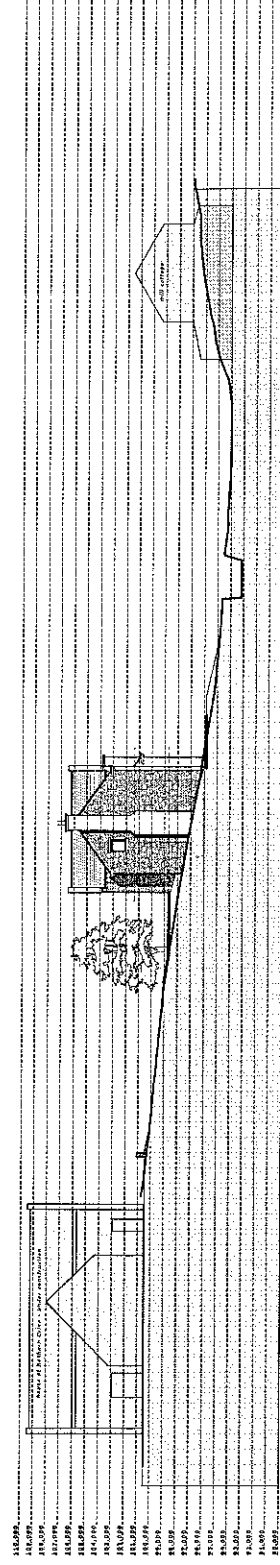
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mellor brook

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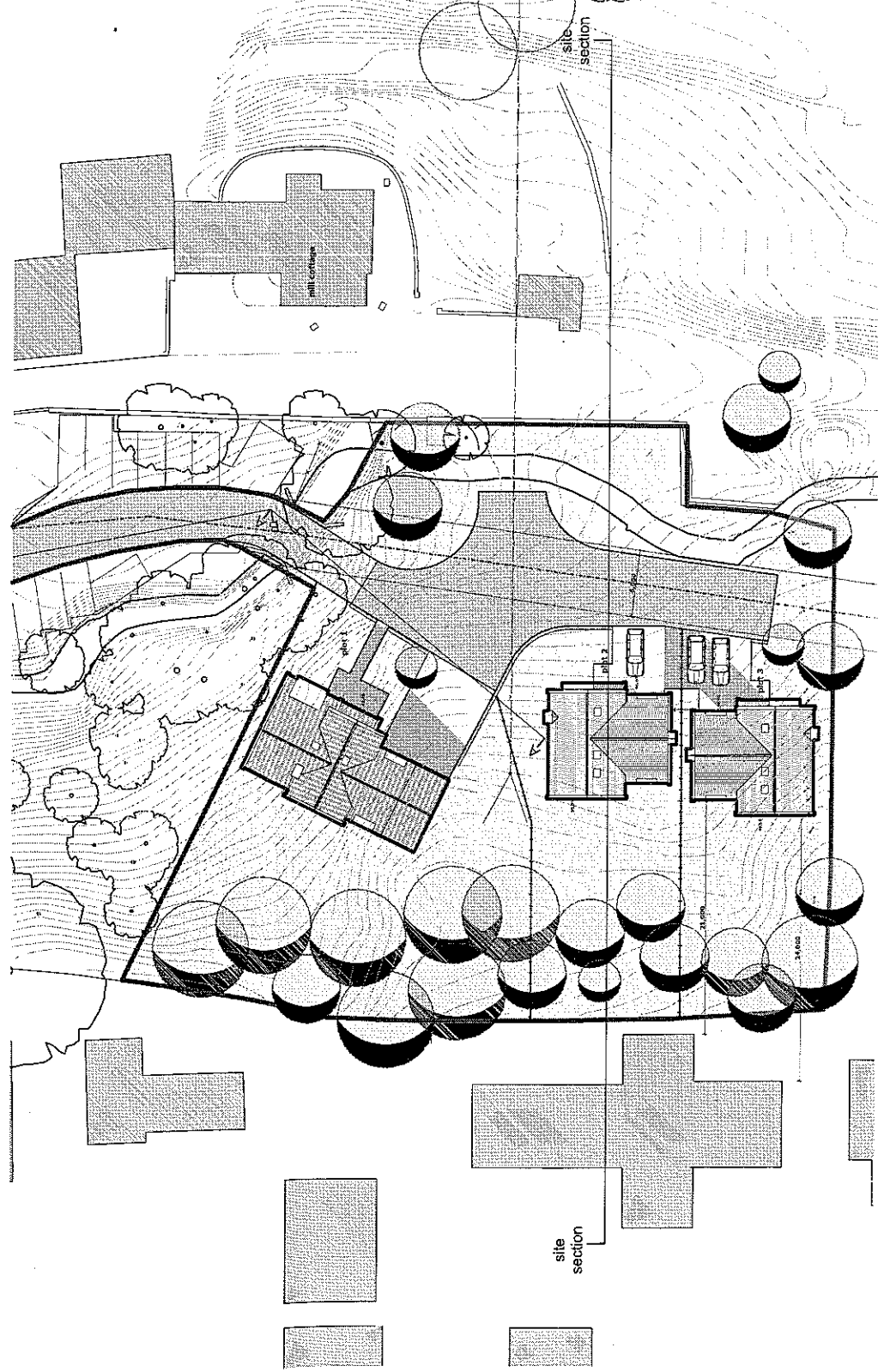
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email: dailyp@bakerstoncollect.co.uk

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site cross section 1:200



campbell driver partnership
architects designers surveyors

client: leeland properties ltd

project: land at mill cottage

location: mellor brook

sheet: Proposed Site Section

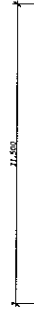
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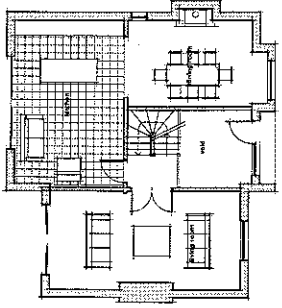
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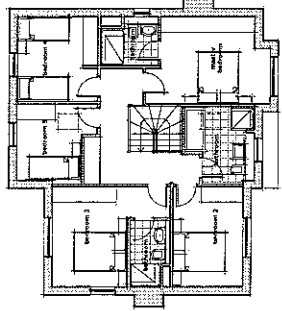
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Rev A 01.11.11 on house type amended
Rev B 06.04.12 on house type amended
Rev C 13.04.12 on dimensions added



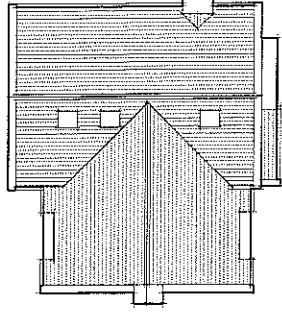
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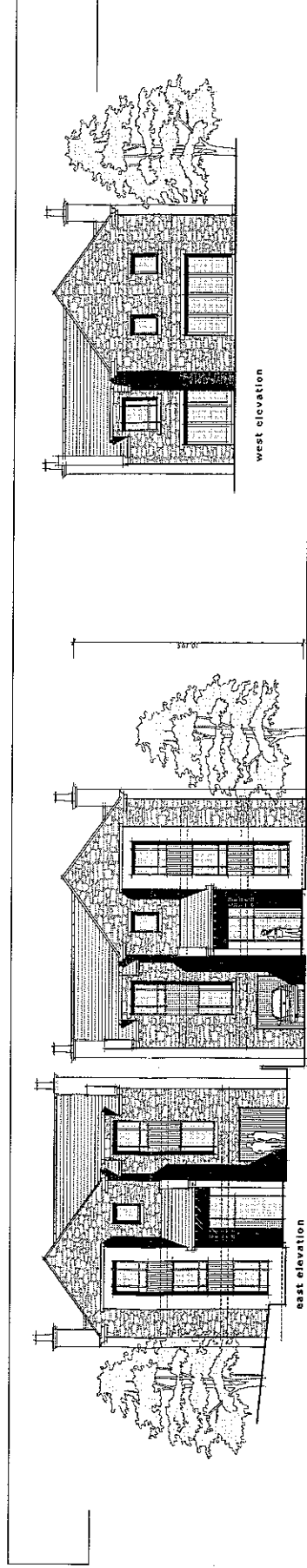
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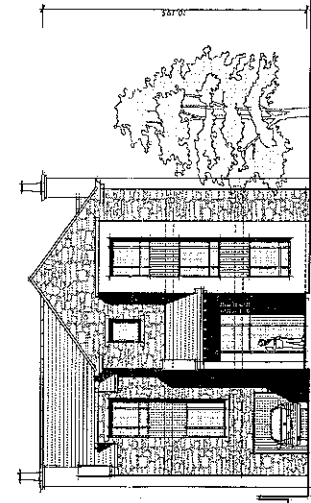
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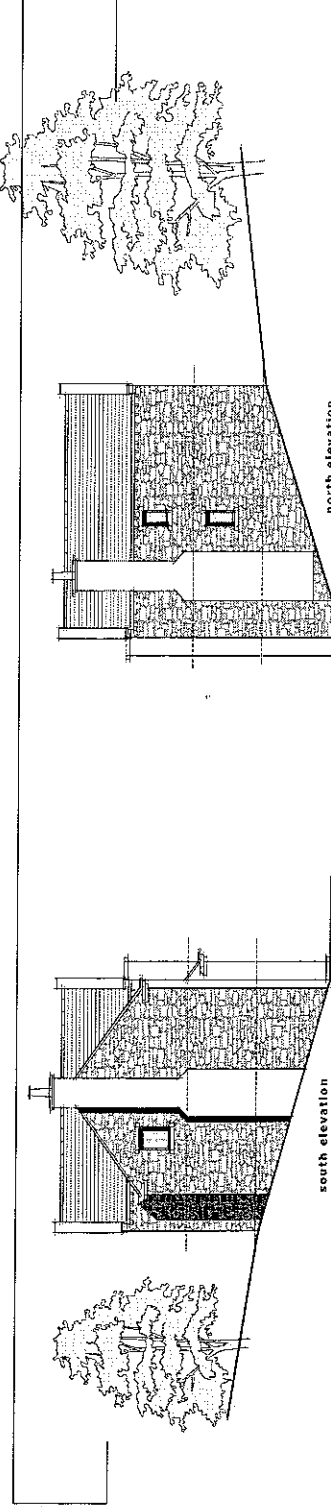
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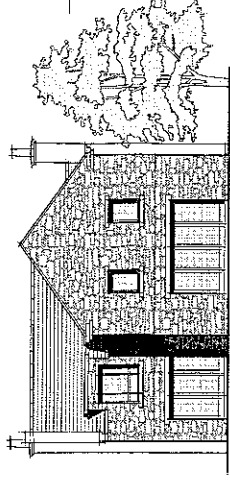
east elevation



land at Mill Cottage proposed House Type A
plots no 2 and 3



south elevation

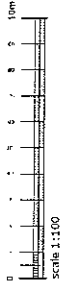


west elevation

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client: leeland properties ltd
project: land at mill cottage
mellor brook

sheet: house type A

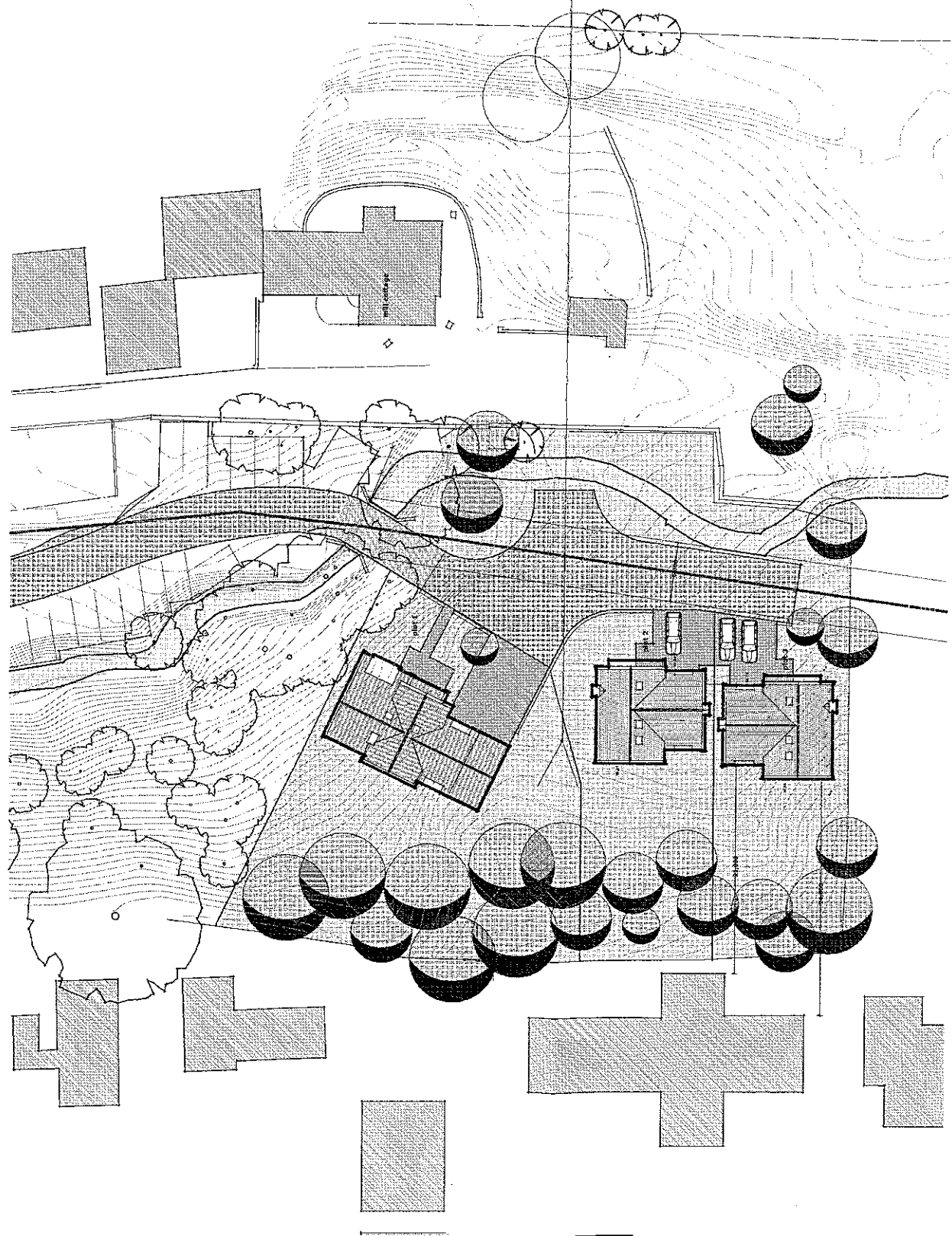
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scale 1:100

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land at Mill Cottage proposed site plan



revisions:
Rev A 01.11.11 on house type submitted additional parking added
Rev B 04.04.12 on layout amended to suit rising sewer position

campbell driver partnership
architects designers surveyors

client: leshard properties ltd

project: land at mill cottage

location: miller brook

sheet: proposed site plan

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