



RIBBLE VALLEY
BOROUGH COUNCIL

30 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120911P

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

Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title:	MRS	First name:	S
Last name:	ROUNDELL		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	HOUGHTON FARM COTTAGE		
Address 1:	OSBALDESTON LANE		
Address 2:	OSBALDESTON		
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:			
Postcode:	BB2 7LY		

2. Agent Name and Address

Title:	MR	First name:	RJ
Last name:	HOLGATE		
Company (optional):	BEARDWOOD DESIGN LTD		
Unit:	House number:	House suffix:	
House name:			
Address 1:	WYCOLLAL ROAD		
Address 2:			
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:			
Postcode:	BB2 7AZ		

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED TWO STOREY EXTENSION TO REAR
OF EXISTING HOUSE AND DETACHED SINGLE
GARAGE TO REAR GARDEN AREA.

3. Description of Proposed Works (continued)

Has the work already started?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: HOUGHTON FARM COTTAGE

Address 1: OSBALDESTON LANE

Address 2: OSBALDESTON

Address 3:

Town: BLACKBURN

County: LANCASHIRE

Postcode (optional): BB2 7LY

5. 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

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

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

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

☒ Yes ☐ No

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

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

Officer name:

CLARE BOOTH

Reference:

TELEPHONE CONVERSATIONS

Date (DD MM YYYY):

AUGUST 12

(must be pre-application submission)

Details of the pre-application advice received:

WORTH MAKING RESUBMISSION APPLICATION WITH THIS DESIGN (WITH NO SUBMISSION FEE) RATHER THAN A THIRD REQUEST FOR PRE APPLICATION ADVICE.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary?

☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE / RENDON	STONE / RENDON	☐	☐	12 / 2038 / 1
Roof	SLATES / FELT	SLATES	☐	☐	"
Windows	UPVC	UPVC (TO MATCH)	☐	☐	"
Doors	"	"	☐	☐	
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing			☒	☐	
Lighting			☒	☐	
Others (please specify)			☒	☐	

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 IS NOT REQUIRED,
BUT WE HAVE INCLUDED A SHORT SUPPORTING
STATEMENT.

11. Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

David Wood *Agent* *UH*

28/08/12

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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11. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

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

3 copies of a completed and dated application form:



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



The correct fee:

(NO FEE)



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



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



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



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

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

**13. Declaration**

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Site Visit

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

☒ Yes

☐ No

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

☒ Agent

☐ Applicant

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

If Other has been selected, please provide:

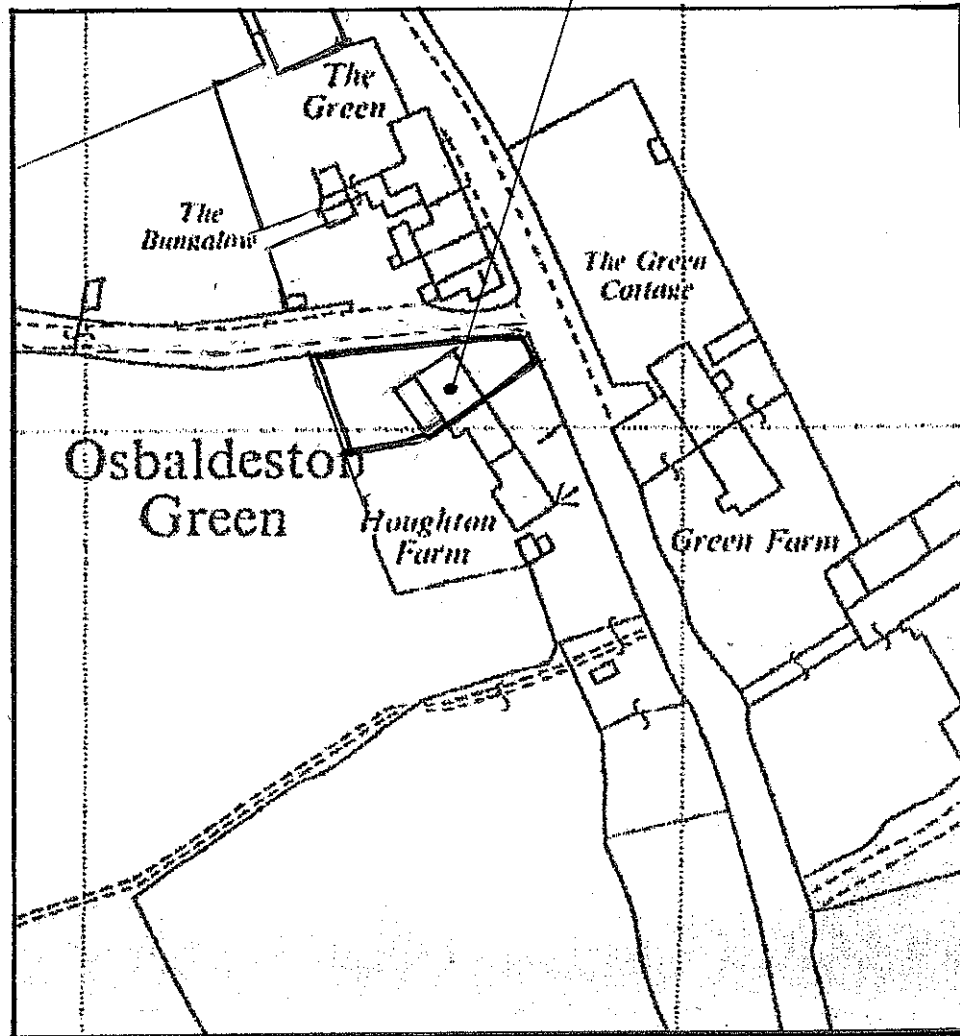
Contact name:

Telephone number:

Email address:

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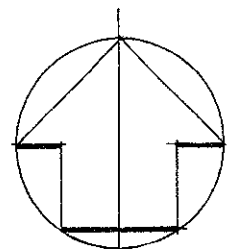
Houghton Farm Cottage



location plan
scale 1:1250

0 10 20 30 40 50 60

SCALE IN METRES @ 1:1250



north

A4

Beardwood Design Ltd

*14 Wycollar Road Blackburn Lancs BB2 7AZ
Telephone 01254 676778*

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SUPPORTING STATEMENT

The enclosed Planning Application is a re-submission of Application no. 3/2011/0851 which was refused on 19th January 2012.

Our re-submission seeks to address the reasons given for the previous refusal by incorporating a design which, we believe, is more in keeping with the existing house in terms of scale and proportion. Also, the siting of the first floor extension, further away from the party wall boundary, ensures little impact on the immediate neighbours.

We have noticed that within a short distance from Houghton Farm Cottage, other similar and larger extensions have been approved to the rear of similar cottages. With that in mind we feel sure that the revised plans will now be acceptable.

The proposed garage, which we understand was considered to be acceptable, is included in the application and is of the same size as before and sited in a similar position.

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire, BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mrs S E Roundell

Houghton Farm Cottage
Osbaldeston Lane
Osbaldeston
BB2 7LY

320120911P

5 October 2012

Job ref: B 1219

Dear Sarah

Re: Daylight scoping survey (bats): Houghton Farm Cottage, Osbaldeston Lane, Osbaldeston, BB2 7LY

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations at the above property as shown in figures 1 to 6 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation or enhancement proposals that may be required.

A scoping survey and daylight inspection was undertaken on Friday 5 October between 10.00 and 10.45

The weather at the time of the inspection was mild, dry and bright (max. temp: 16.0°C; cloud cover: 80%; wind: light south-westerly; rain: nil, recent showers)

There is no evidence of bat activity within any part of the building that is likely to be affected by the development. It is very unlikely that any protected species will be disturbed during the proposed works.

Survey methodology

The survey includes internal and external inspections of the building including the enclosed roof void.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

The daylight scoping survey includes a local record search of publicly available data for protected species, in addition to information on locally significant landscape features and designated conservation sites.

Non-invasive survey methods were used to assess the use of the property by bats.

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine spots, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Personnel

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The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Constraints

Small crevice-roosting bats such as pipistrelle species, some myotis bats and occasionally brown long-eared bats can remain unseen within very confined spaces such as cavity walls, block work walls, beneath roofing materials, wall claddings, lead work flashings, fascia boards and soffits despite careful inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

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

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Evening emergence / dawn re-entry surveys have not been carried out at this property.

Desktop study (10km squares: SD 63 / SD73)

A local data search was carried to identify any relevant records of bat activity within 2.5km of the site. The following bat species are known to be present within the wider district:

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

*National Biodiversity Network (NBN) datasets, (terrestrial mammals) shown in blue.

Pre-existing information (site location - NGR: SD 704 339)

Bat records at this property: No information available (East Lancashire Bat Group / EED)

Nearest record of bat activity: SD 635 326 (Pipistrelle roost in farm cottage approximately 1km west of site).

Previous EPS surveys: No information available / unknown.

Anecdotal evidence: None, property is owner unaware of roosting bats in this building.

Description of the property

The property is a semi-detached three bedroom cottage with a single storey rear extension (figures 1 to 3).

The original 18C cottage has a stone wall construction and rafter-with-purlin apex roof. It is understood the building was renovated and re-roofed circa 1998. The roof is lined with bitumastic felt and there is glass fibre insulation material laid across the first floor ceiling joists (figures 4 to 6).

The void is clean, dry and draught-free; mouse droppings are scattered throughout the void and several empty bait trays (rodenticide) are present. There is no evidence of bat faeces within the roof space.

The property is well-maintained; externally the roof is very well-sealed; all roof verges, slates and lead work flashings are secure, although there are several gaps present along the ridge tiles where some of the mortar pointing has failed. All areas of stonework, rendered walls, windows and doors are very secure and there are no obvious gaps beneath fascias where bats are likely to gain access.

Location of the property (NGR: SD 647 327: elevation: approximately 90 metres).

The property has a semi-rural location on Osbaldeston Lane and is adjacent to open countryside. The house is close to several other residential properties of similar age and construction.

At the rear of the property is a garden and paved area and there is extensive grazing land and sheep pasture beyond the boundary to the west. Although there are some mature broadleaved hedgerows and field boundaries, there is no extensive woodland or plantation nearby. The nearest broadleaved woodland is approximately 500m east of the site and there is no extensive area of open water, watercourse or significant river channel within 500m of the property.

There are no designated nature conservation sites adjacent to the property -- ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Proposed development

Rear two floor extension above existing single storey extension as located in figures 1 and 2 below
Drawings: Peter Holgate, Beardwood Design Ltd. 01254 676778



Figure 1:

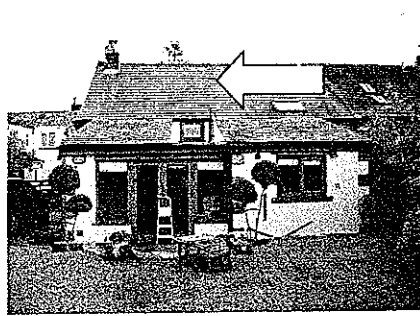


Figure 2:



Figure 3:

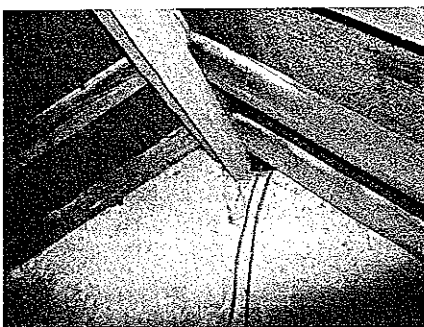


Figure 4:

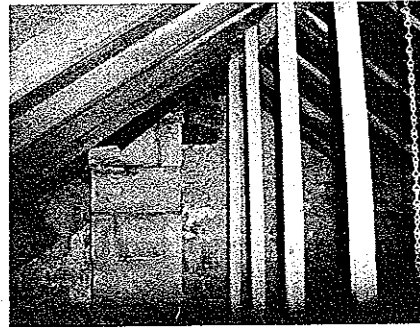


Figure 5:



Figure 6:

Survey results

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There is no evidence of bat activity at the property.

All parts of the property (including roof void) were carefully searched for evidence of bat droppings and other indicative signs of roosting by bats; none was found.

The building is considered very LOW RISK in terms of likely or potential disturbance to roosting bats.

Evaluation of results (interpretation)

It is very unlikely that breeding or hibernating bats have been present at this site

There are no field signs to indicate the site is used as day roost, transitory roost, mating roost, nursery site or place of hibernation.

There is minimal risk of disturbing roosting bats during the proposed development.

The scale of impact of the development on local bat populations is likely to be negligible / low¹.

The conservation significance of the property is currently low².

There are no existing records of bat activity at this property or at neighbouring properties within 500m.

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Recommendations

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to the mitigation – general guidance notes, Appendix A)

Further surveys at the site (ie. evening emergence or dawn re-entry and swarming surveys) are not recommended.

An EPS development licence is not required at this property

Conclusion

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

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

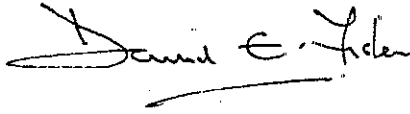
Mitigation guidance notes are included (Appendix A); in the unlikely situation that any bats are disturbed, contact the surveyor (David Fisher – EED - 01200 446 859 / 07709 225783) or call the Bat Conservation Trust for emergency advice. (BCT Bat helpline: 0845 1300 228)

The onus lies with the applicant to satisfy himself / herself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'David E. Fisher', with a horizontal line underneath.

David Fisher

Mitigation considerations (general guidance)

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines (Natural England, 2004) define mitigation as “... measures to protect the bat population from damaging activities and reduce or remove the impact of development”.

ACTION	METHOD / NOTES
1. Further survey effort	No required
2. Timing constraints	Not required
3. EPS Licence requirement	Not required
4. Method statement	Not required
5. Removal of roofing materials	Although it is very unlikely that roosting bats will be disturbed, injured or killed during the proposed development, project managers and building contractors must be aware that solitary bats are occasionally exposed beneath roof materials, most frequently under verge slates, ridge tiles, roofing felt, fascias and soffits.
6. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed.
7. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report
8. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge. If you are unable to contact BCT; please call David fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile) for immediate advice.
9. Post-development monitoring	Not required

Information / references:

- 1 National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
- 2 Bat Conservation Trust (BCT)
- 3 Department for Environment Food and Rural Affairs (Defra)
- 4 Joint Nature Conservation Committee (JNCC)
- 5 North Lancashire Bat Group
- 6 East Lancashire Bat Group
- 7 Lancashire and Cheshire Fauna Society
- 8 Lancashire Wildlife Trust
- 9 Lancashire Biodiversity Partnership
- 10 Ribble Valley Borough Council
- 11 Biological Heritage Sites Partnership (LCC, NE and LWT)
- 12 EED dataset (Lancashire bat records 2000 - 2012)
- 13 Multi-Agency Geographical Information Centre (www.magic.gov.uk)
- 14 Natural England - Nature on the map (www.natureonthemap.org.uk)

APPENDIX B

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Wildlife legislation – Bats and the law

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

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

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS)

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation ODPM.

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*

*(Tony Mitchell-Jones, 2004)

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

Other references:

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

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

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

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