



**RIBBLE VALLEY
BOROUGH COUNCIL**

For office use only

Application No **20121024P**

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:		Surname:	
Company name:	Hackings Caravan Park				
Street address:	C/o Agent			Country Code	National Number
				Telephone number:	
				Mobile number:	
Town/City:				Fax number:	
County:				Email address:	
Country:					
Postcode:					

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number
	Reedley			Telephone number:	01282834834
				Mobile number:	
Town/City:	Burnley			Fax number:	
County:	Lancashire			Email address:	
Country:	United Kingdom				
Postcode:	BB10 2TY				

planning@avalontp.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing carport/store and erection of a dwelling to provide managers accommodation for the caravan park/farm and associated office and reception facilities in connection with the Caravan Park.

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

4. Site Address Details

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

House: Prefix: Suffix:

House name: Hacking Caravan Park, Potterford Farm

Street address: Elker Lane

Billington

Town/City: Clitheroe

County:

Postcode: BB7 9HZ

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

Easting: 371329

Northing: 436808

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

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:

Within domestic curtilage

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

☒ Yes ☐ No

If Yes, please provide details:

In line with local councils collection policy

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:

Timber

Description of proposed materials and finishes:

Natural Stone

Roof - description:

Description of existing materials and finishes:

Steel profile sheeting

Description of proposed materials and finishes:

Blue slate

9. (Materials continued)

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Windows - description:

Description of existing materials and finishes:

N/a

Description of proposed materials and finishes:

Timber

Doors - description:

Description of existing materials and finishes:

N/a

Description of proposed materials and finishes:

Timber

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:

Location plan

Dwgs:

HAC/01 Dwg 01

HAC/01 Dwg 02

HAC/01 Dwg 03

HAC/01 Dwg 04

HAC/01 Dwg 05

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	3	4	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown**12. Assessment of Flood Risk**

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system☐ Main sewer☐ Pond/lake☒ Soakaway☐ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Carport ancillary building

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

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

16. Trade Effluent

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

17. Residential Units

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

Key Worker Housing - Proposed

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

Proposed Key Worker Housing Total

1

Key Worker Housing - Existing

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

Existing Key Worker Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

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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?

00.05

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 A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Title: Mr First name: A Surname: Kinder

Person role: Agent Declaration date: 11/10/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

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

Title: Mr First Name: A Surname: Kinder

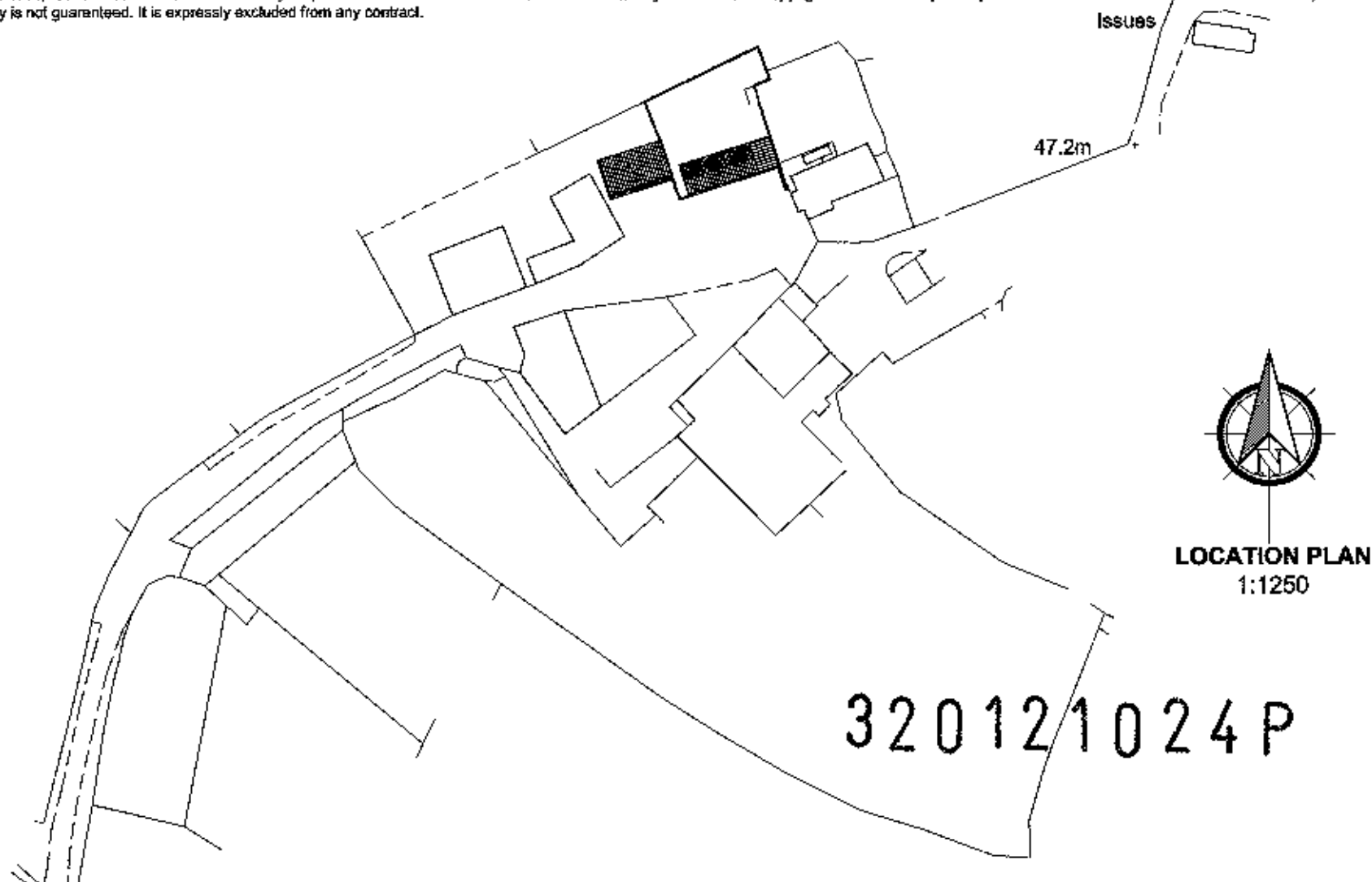
Person role: Agent Declaration date: 11/10/2012 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. 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 11/10/2012

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LOCATION PLAN

Site: Proposed Development
Hackings Caravan Park
Potterford Farm
Elker Lane
Billington
BB7 9HZ

Client: Mr & Mrs Hacking

Drawn: NYB

Date: 29.10.12

Scale: 1:1250 @ A4

Project No: HAC01 Dwg 01A

Amendments: A

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognized working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings. If in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

Avalon ^{RTM}

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

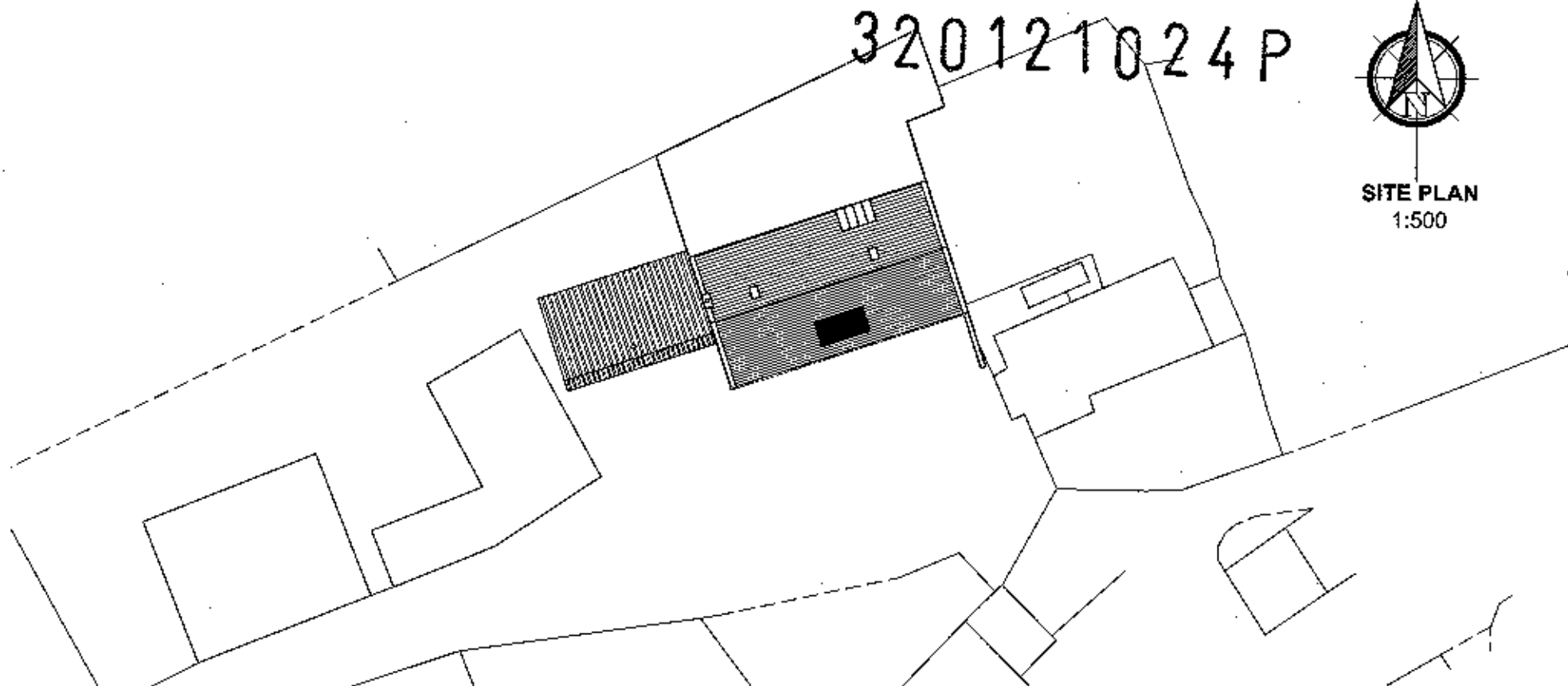
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2 Roadway Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

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SITE PLAN
1:500



PROPOSED SITE PLAN

Site: Proposed Development
Hackings Caravan Park
Potterford Farm
Elker Lane
Birlington
BB7 9HZ

Client: Mr & Mrs Racking

Drawn: NYB

Date: 05.10.12

Scale: 1:500 @ A4

Project No: HAC/01 Dwg 03

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
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Avalon RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451886

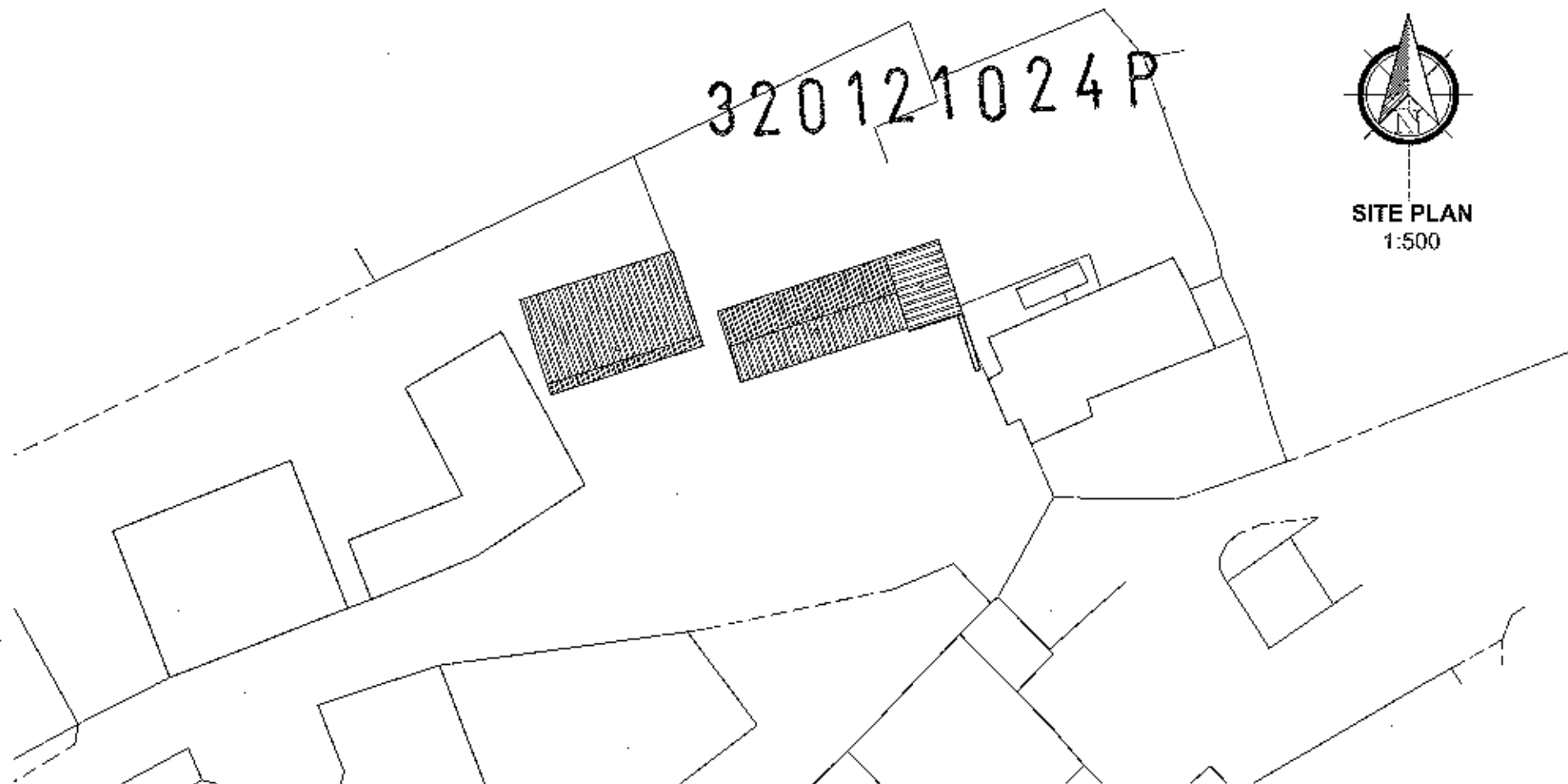
Web: www.avalonplanning.co.uk Email: planning@avalonplanning.co.uk
2 Redley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

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SITE PLAN
1:500



EXISTING SITE PLAN

Site: Proposed Development
Haddings Caravan Park
Potterford Farm
Elker Lane
Billington
BB7 9HZ

Client: Mr & Mrs Hacking

Drawn: NYB

Date: 05.10.12

Scale: 1:500 @ A4

Project No: HAC/01 Dwg 02

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
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Avalon 

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Website: www.avalon.co.uk Email: planning@avalon.co.uk
2 Huddersley Business Centre, Scudlark Road, Huddersley, West Yorkshire, BD1 1JF

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Town Planning - Architectural Design - Building Regulations - Surveying

DESIGN AND ACCESS STATEMENT

**HACKING CARAVAN PARK, POTTERFORD FARM
ELKER LANE, BILLINGTON, CLITHEROE, BB7 9HZ**

**FULL APPLICATION FOR
ERECTION OF A DWELLING TO PROVIDE MANAGERS
ACCOMMODATION FOR THE CARAVAN PARK / FARM AND
ASSOCIATED OFFICE AND RECEPTION FACILITIES IN CONNECTION
WITH THE CARAVAN PARK**

October 2012

1 ASSESSMENT

- 1.1 The application site comprises of a timber structure which is principally used as a carport and ancillary storage associated with the operation of the caravan park. The site extends to approximately 0.05 hectares.
- 1.2 The application site lies in the midst of the original built up form to what would have been the original farmstead prior to its development into a static holiday caravan park. Immediately adjacent to the application site is the original farm house which is grade II listed.
- 1.3 Land in the immediate vicinity is predominantly in agricultural use but land to the south and east forms the existing static holiday caravan park.
- 1.4 The site is situated in open countryside as defined on the local plan proposals map.
- 1.5 The National Planning Policy Framework (NPPF) details government planning policy and supports in principle the provision of sustainable development.
- 1.6 The development plan includes Regional Spatial Strategy (RSS) policies and policies saved from the Ribble Valley Districtwide Local Plan adopted in 1998. Saved policies of particular relevance to the determination of this application are the following:
 - G1 which details a number of development control criteria;
 - G5 which limits development in the open countryside to small scale development which fulfils one of a number of needs;
 - H2 which limits residential development in the open countryside to that which satisfies a number of needs;
 - ENV3 which protects the landscape and visual amenity of the open countryside.
- 1.7 The emerging Core Strategy has been the subject of Regulation 19 consultation; further public consultation is scheduled on proposed alterations.

2 INVOLVEMENT

- 2.1 The applicant sought pre-application advice from the Local Planning Authority. A letter dated 12 April 2012 advises that in the opinion of the authority the proposal will be at variance with saved policy H2 of the local plan but a full copy of the response under reference CS/EL/ENQ2011/00401 can be found at Appendix 1.

3 EVALUATION

- 3.1 The need for this accommodation has arisen following the demise of Mr Hacking Senior and the subsequent retirement of his widow Mrs Hacking Senior who continues to reside in the original farm house. At present the applicant Mr & Mrs Hacking Junior reside in the village of Whalley and travel to site to manage both the Caravan Park, livery yard and farm enterprises on a daily basis.
- 3.2 From a logistical and practical perspective this situation has persisted for a considerable period of time and is proving totally unworkable. Equally my client's mother is constantly troubled by the day to day issues surrounding the operation particularly of the caravan park given that the existing reception facilities are retained within a portion of her home.
- 3.3 In order to redress all these issues then this has informed the preparation of the proposal being the basis of this application. The caravan park has a comprehensive planning history dating back over half a century with the first consent being granted in late 1951. It has developed gradually over the last 60 years to the point where the current site licence makes provision for a 128 units one of which can be a permanent wardens unit equally there is also a provision that up to 60 units can be occupied as a primary residence. As such the management and operation of the holiday park the livery business, the towing caravan storage business and the agricultural enterprise need considerable and continual round the clock management.
- 3.4 Perhaps of greater significance is the fact that the site currently has the benefit of an approved wardens unit and in order to address the special justification that would be necessary to comply with saved policy H2 within the local plan then my client would be prepared to forego the existing wardens unit consent which has already been justified in

favour of an occupancy condition similarly applied to the usage of the dwelling the subject of this application.

- 3.5 It is acknowledged that the application site is located adjacent to Potterford farmhouse a grade II listed building and this regard a heritage statement has been prepared by Stephen Haigh a Buildings Archaeologist whose report is attached at Appendix 2.
- 3.6 Similarly a Bat Report is attached in respect of the existing building which is to be cleared from site the report by Denis Lambert is attached at Appendix 3.

4 DESIGN

USE

- 4.1 The site will be in mixed residential use with an element of the ground floor given over to office / reception facilities for the caravan park.

AMOUNT

- 4.2 The dwelling will have four bedrooms and a covered car port.

LAYOUT

- 4.3 The proposed layout is informed by the existing grouping of buildings and the desire to ensure that the new office and reception areas at ground floor are in a prominent and visible location for the benefit of users of the site as well as site security. It is sited in a manner to maintain the farmyard grouping located immediately adjacent to the existing farmhouse and directly opposite the original barn building.

SCALE

- 4.4 The overall height of the dwelling will be 9.155m, with a height to eaves of 5.785m and will have a two storey appearance with access to loft storage rooms within the roof space.
- 4.5 The footprint of the building will be 21.5m wide and 12.0m deep.

LANDSCAPING

- 4.6 The forecourt area at the front of the building will remain as existing with vehicular access under a drive through carport arrangement leading to private off street car

parking and the private amenity space for the dwelling situated at the rear.

APPEARANCE

- 4.7 The dwelling will maintain a traditional appearance incorporating mullioned windows with drip moulds with a gabled pitch roof design using natural traditional materials with a stone façade with a blue slate roof covering.

CRIME PREVENTION MEASURES

- 4.8 It is intended that the development will achieve Secure by Design status.

AMELIORATION OF CLIMATE CHANGE

- 4.9 The development will adopt sustainable design and construction methods and incorporate green technologies wherever possible.

5 ACCESS

- 5.1 Level access can be provided into the dwelling and also the caravan park office/reception element of the building.

6 APPENDICES

- 1 CS/EL/ENQ2011/00401
- 2 Heritage Statement
- 3 Bat Report

**HACKINGS CARAVAN PARK, ELKER LANE, BILLINGTON, CLITHEROE, LANCASHIRE
BB7 9HZ:**

HERITAGE STATEMENT IN SUPPORT OF PROPOSED NEW DWELLING

1 Introduction

- 1.1 This heritage statement has been produced at the request of Mr & Mrs Hacking, via their agents Avalon Town Planning, to accompany an application to Ribble Valley Borough Council for planning consent for the construction of a new dwelling next to Potter Ford Farmhouse (listed, grade II), at Hackings Caravan Park (NGR: SD 71312 36814). It provides a summary of the significance of and potential impact on the heritage asset and its setting, in accordance with Paragraph 128 of the *National Planning Policy Framework* and has been produced by Stephen Haigh MA, a buildings archaeologist with over 15 years professional experience in the region, following a site visit on 19 September 2012.

2 Identified heritage assets

- 2.1 The site proposed for the new dwelling is centred on a point some 15m west of Potter Ford farmhouse, which is listed grade II (National Heritage List number 1362340), and whose description reads:

House, 1610 with later alterations. Sandstone rubble with slate roof. 2 storeys. Main part of house appears to be altered or rebuilt and is of 3 bays which have modern windows with plain reveals. Door, in left-hand bay, has plain reveals. At the left is a cross-wing which has a mullioned ground-floor window, hollow-chamfered and chamfered with hood. On the 1st floor is a reconstructed window with plain reveals and central mullion. To the right, between storeys, is a one-light chamfered former stair window. Chimney on left-hand wall of cross-wing has projecting stack. Other chimneys to right of 2nd bay and on right-hand gable. Inside, the cross-wing has a chamfered fireplace with 'EC 1610' inscribed on the lintel, chamfered and stopped ceiling joists, and a timber-framed wall with original doorway.

- 2.2 An enquiry to the Lancashire Historic Environment Record and a site inspection show that the only heritage asset in the vicinity, which is undesignated, is a former barn standing 20m to the south of the farmhouse.

3 Historical background

- 3.1 Potter Ford seems to have developed as an outlying farm on this low-lying part of Billington township, and takes its name from a ford across the River Calder 100m to the east. The date of 1610 on the fireplace and architectural details of the house's cross wing indicate settlement at the site from that date, if not earlier. The Ordnance Survey show the site named Potters Ford House and as

comprising only three buildings in the 1840s, and the essence of this arrangement persisted into the 1920s, during which time the site proposed for the new dwelling seems to have formed a paddock or garden. Aerial photographs available on the Lancashire County Council's Mario website show that there were still only about three buildings there in the 1940s but by the 1960s these had become surrounded by numerous modern sheds.

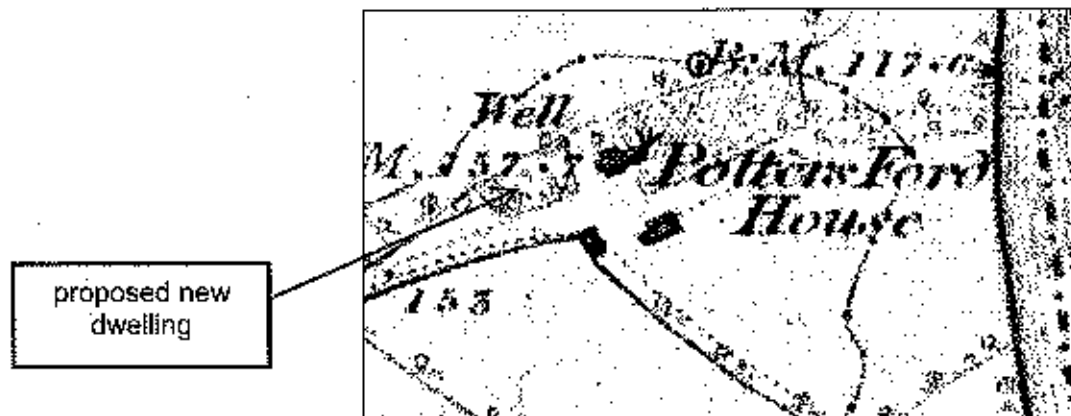


Figure 1: OS 1:10,560 map (enlarged), surveyed 1844-6 (Lancs, sheet 55)

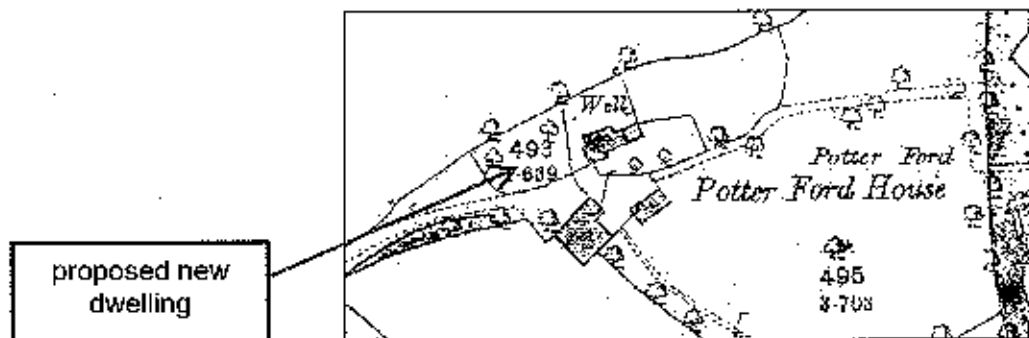


Figure 2: OS 1:2500 map, surveyed 1892 (Lancs, sheet 55.9)

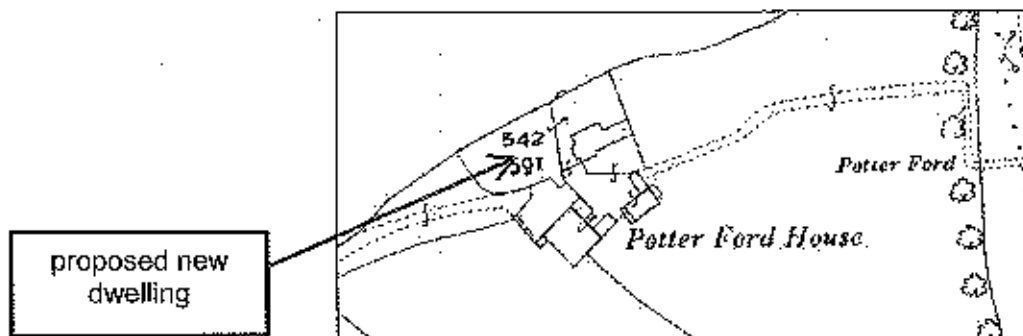


Figure 3: OS 1:2500 map, revised 1929 (Lancs, sheet 55.9)

4 Assessment of heritage significance

- 4.1 That part of the site proposed for the new dwelling itself is currently occupied by a large single storey shed, clad in profiled steel sheets and facing south onto a large asphalt yard, around which are numerous other modern buildings

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associated with current farming, horse riding, or the caravan park, and the overall appearance of this area is dominated by the their timber, steel, and asbestos coverings and the extensive and uniform modern surfacing. The listed farmhouse, and a barn with historic origins but externally having much in common with the modern structures, appear marooned within this environment.

- 4.2 The listed farmhouse is significant as having seventeenth century origins and a limited number of individual features, and its overall shape and form also belong to that period, but there is much in its exterior which is more recent and detracts from its significance, for example the cement render to the west and east ends, the numerous modern window openings, rear lean-tos, blue slate roof and altered chimney stacks, so it cannot be considered as a particularly good example of its type, and its current setting (as described above) does not enhance its qualities.



Photo 1: Site proposed for replacement by new dwelling (brown shed at left)



Photo 2: The yard to the south of the farmhouse



Photo 3: Front of the listed farmhouse

5 Assessment of Impact

- 5.1 The proposed new dwelling would replace a modern structure which has no aesthetic qualities, with a building which would sensitively complement the existing listed farmhouse and which, by being positioned back from the farmhouse would not challenge its predominance. The new building would be faced with stone, roofed with slate, and fitted with windows to match those in the farmhouse, and the design also incorporates a number of details found in the local vernacular architecture. These aspects of the scheme would combine to improve the setting of the listed building and so create a positive impact on the site.

Stephen Haigh, MA
26 September 2012

WILDLIFE SURVEY FOR BATS

AT

Hackings Caravan Park
Potterford Farm
Billington
Whalley
BB7 9HZ

320121024P



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: 01772 783322 Mob: 07813 140682
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Avalon Town Planners

Address:

2, Reedley Business Centre,
Redman Road
Reedley
Burnley
BB10 2TY

Tel No:

01262 834834

Instruction Method:

Written

Bat Survey Address:

Hackings Caravan Park
Potterford Farm
Billington
Whalley
BB7 9HZ

Visit Date/Time:

28th Sept 2012 @ 18.00hrs

Weather Conditions:

Overcast with a light breeze and a temperature of 11°C

Document Reference:

1451

e-mail

leanne@avalontp.co.uk
wendyhacking@btconnect.com

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BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower.

10 x 43 Hawke binoculars.

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Petzi headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT**Bat detection methods**

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

External Survey Results

Property type

Sheds
Extension:
Conservatory

YES	NO
☒	☐
☒	☐
☐	☒

Comments: The buildings are single storey with the garage added to one end..

Construction

Stone
Brick
Timber
Bat Access Places

☐	☒
☐	☒
☒	☐
☒	☐

Comments: The buildings are timber framed and clad with box profile sheeting for the sides and roof.

Roof

Slate
Tile:
Box profile
Bat Access Places

☐	☒
☐	☒
☒	☐
☐	☒

Comments: The roof of the shed is apex, whilst the extension has a flat roof

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: A careful search could find no clues or evidence of bats to the outside of these buildings

External Conclusions:

No signs of bat use could be found.

Risk Assessment: Low

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BAT SURVEY & REPORT**Internal Survey Results****Is the building lived in?** The buildings are in daily use for storage

YES	NO
	✓
	✓
	✓
✓	

Construction

Stone
Brick
Other/plaster
Bat Access Places

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

	✓
	✓
	✓
✓	

Comments. There is no lining to the undersides of the roof in either building. The construction of this type of structure makes it unlikely to be used as a roost site by bats.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: There is no attic to inspect.

Internal Conclusions:

There were no signs of bats using the premises for roosting.

Risk Assessment: Low

BAT EMERGENCE SURVEY & REPORT

Date: 28th Sept 2012

Start Time: 18.45 hours

End Time: 19.45 hours

Sunset: 16.52 hrs

Weather:

The evening was overcast with a light breeze, and a temperature of 13⁰C.

A heavy shower started at 19.08 hrs and finished at 19.22 hrs, reducing the temperature to 11⁰C

Bat Suitability Evening:

The evening was an average night for foraging bats, with several flying insects observed in the shelter of the buildings

Survey Details:

The survey was conducted by two persons both using 'bat detectors' set at 45 Khz. The bat detector was occasionally tuned to 55 Khz to allow for different species of bat sonar.

Continuous observation was achieved by each person being positioned at either end of the buildings.

A heavy shower dampened the evening's events for a short while and the temperature dropped by a couple of degrees.

Midges and moths continued to fly after the shower had blown over.

Survey Findings:

Despite the evening being suitable for foraging bats, no bat sightings or bat sonar could be picked up by the bat detectors.

No bats were detected or observed during the evening and the survey concluded at 19.45 hrs

No bats were seen or detected emerging from the buildings under surveillance.

Evaluation of the Survey Results:

The survey could find no evidence of bats using the buildings for any purpose.

Risk Assessment:

Low.

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BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to demolish the existing structures and redevelop the site.

Site Description

The buildings form part of a former farm and are surrounded by agricultural land with the farmhouse and other agricultural buildings nearby.

Survey Results

The survey found no evidence of any part of the buildings being used as a roost site or as a hibernacula.

Importance of the Site

The buildings have not and are not being used by European Protected Species and are of no special wildlife importance.

Conclusions

The survey could find no evidence of previous or present occupation by bats.

Neither of the buildings has the basic structural requirements normally found when bats occupy buildings for roosting purposes.

Risk Assessment

Low

Mitigation and Enhancement

No mitigation or habitat enhancement will be necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: 31st Sept 2012

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20120533 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT LEGISLATION AND RECOMMENDATIONS

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: Denis Lambert on 01772 783322 or 07813 140682 for advice.

All work is to be carried out to the latest current British standards, Codes of Practice and recognised working practices.

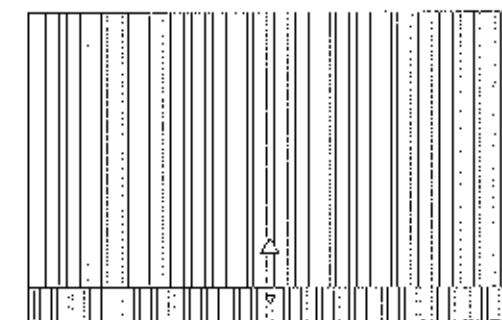
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

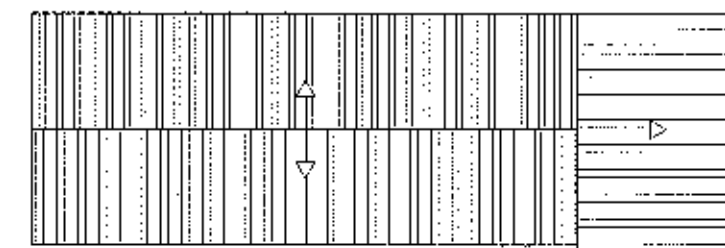
The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

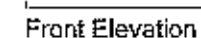
Avonport Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval



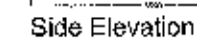
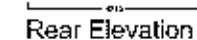
Roof Plan



320121024P



- Outline of structure to be demolished

Avalon  RTP

Charters: Town Planning

Low: Flaring - Additional Ounces - Selling Replicators - Surveys

Phone: 01282 854834 Fax: 01207 451885

21122nd Highway, Carlin, Nevada 89301, 707/277-
3111

EXISTING PLANS & ELEVATIONS

Site: Proposed Development
-Actings Canyon Park
Pellertand Farm
Elser Lane, Ellington
UB9 9JZ

Client: Mr & Mrs Hacking

Date: 05.10.12

Scale: 1:100 @ 8.81

Project No: HAC01 Day 04

Drawn: NYB

Amendments: