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DESIGN AND ACCESS STATEMENT
FOR
PROPOSED DEMOLITION OF AGRICULTURAL BUILDING
AND FORMATION OF GARDEN AREA
FROM AGRICULTURAL LAND
CHANGE OF USE OF OUT BUILDINGS
FORMING A
RESIDENTIAL DWELLING
AT
GROOMS FARM
STIRK HOUSE
GISBURN

NOVEMBER 2012

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LOCATION

Grooms Farm is located approximately 300.00m north west of Gisburn Road via an access track in joint use by Stirk House Hotel and Stirk House Bungalow

SITE HISTORY

Grooms Farm was originally a complex of stables with supporting ancillary buildings in the form of "tack rooms", work shop-boiler room and residential living accommodation.

In all probability Grooms Farm may have been part of neighbouring "Stirk House" as shown on historical maps dating back to 1772. A heritage statement would indicate the stable block is dated later than the original house.

The attached location plan shows an access track joining Grooms Farm and Stirk House Hotel separated by ownership boundary indicating the units may have been a marriage.

Grooms Farm was purchased by the applicants father in 1955. The stables were partially converted forming shippens for a dairy farm supported by 28 acres (11.60 hectares of land).

The farm became redundant 9 years ago through the economical climate. The applicants father retired in the residential section of the farm buildings until his death 3 years ago.

SITE DESCRIPTION

The site layout is in principle oblong in shape with a string of 2 storey and single storey buildings built round a court yard (2 storey buildings being the minor)

The buildings are surrounded to their perimeter by parcels of land separating agricultural land and the boundary of Stirk House Hotel to the east

Stirk House bungalow is attached to the south west wings of the farm buildings with similar located garden cutilage, which is a separate residential dwelling.

There is a timber frame steel corrugated sheet clad barn sited within the west parcel of land built approximately 50 years ago. The building is not deemed substantial.

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ASSESSMENT

The existing dwelling and stables are effectively redundant. The stables are empty except for some ad-hoc storage. The work shop is in continued use by the applicant in hobby- vintage lorry refurbishment and motor sport.

As previously mentioned the dwelling may have originally been two small dwellings. The present floor layout is neither practical or suitable as a family home and will require major refurbishment works.

The dwelling has no domestic cutlery and its location within the development complex is sub-standard.

The buildings were originally well built to a high standard the stables although in a poor state of repair are sufficiently robust to convert subject to a structural survey.

The complex layout may well be unique to the immediate settlement area and would benefit from their conversion and refurbishment.

RELEVANT POLICIES

We have referred to the Ribble Valley District wide local plan and note relevant policies G5 and ENV3 and RT1.

PRE-APPLICATION ADVISE

Prior advise has been sought from the local authorities Planning Department following their formal procedure.

An application was submitted on 5th September 2011 and registered with Ref :- R.V/2011/ENQ/00367 the designated case officer was Mr C Sharp.

A site meeting was arranged with C Sharp and myself with the applicant Mr J Lund and his wife on the 3rd October 2011.

We were advised the site and location with our proposals would satisfy policy demands in principle subject to a formal Planning Application. Under the circumstances we did not pursue written confirmation.

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EXISTING CONSTRUCTION

Detailed existing construction is outlined in the Structural Appraisal Report.

In summary the single storey building is under a grey slate roof supported on stout purlins and trusses which are supported on engineering brick walls.

On the court yard side, of the roof forms a 1.60m eaves cantalever entrance to the stables, on the removal of supporting cast iron stanchions.

The two storey building is under a grey slate roof supported on purlins and trusses which are supported on engineering brick walls with a first floor timber floor chamber.

All walls have rough cast finish.

The court yard surface is granite stone setts in good condition with very little settlement.

PROPOSALS

The applicant and his family proposal to live at the premises subject to favourable planning consent .

Proposed development will be in two phases.

PHASE 1

Proposals are to trade the existing cottage for a section of the stables to be converted into a family dwelling allowing occupation and progressing onto the next project phase.

PHASE 2

Appropriate alterations to the cottage , coupled with conversion of the remaining stables and work shop into holiday lets.

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PHASE 1 DESIGN CONSIDERATIONS

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Section of buildings forming the family dwelling include the west wing . garage , stables 1-3 and tack, north wing, including shippon 1 stable 7 and shippon 2 inclusive.

Comprising 3 bedrooms, entrance hall open plan breakfast-kitchen and open plan lounge – dining areas.

As stated in the Structural Appraisal the principle criteria is to enclose the stable building by forming a wall along the inner roof line and remove the stable door and walls thus forming the principle floor areas.

Because of the shape of the stables the dwelling is formed on a stretched footprint. As a consequence the inner (south west) elevations amount to 26.0m in length

To avoid massing of new masonry walls, the central section to the lounge-dining area are to be glazed curtain walls with built up 'Rustic Oak' surrounds creating a glazed chalet effect and providing character to the building and essential natural light.

We have also introduced similar glazing to the external (north west) corner, similarly to break up masonry massing and allow views to the open countryside.

All masonry openings shall have dressed sandstone heads and cills

The existing grey slate (stone flags) roof cover shall be replaced with welsh blue slate.

Existing rough cast render to existing external walls, shall be replaced with a new application.

POLICY CONSIDERATIONS

The principle objective is to preserve the buildings and liability

This is a unique opportunity for the applicants to be resident and provide a livelihood through tourism.

The project can be deemed a small scale development within the confines of existing buildings footprint.

As such the open country side is protected from inappropriate development and is accepted that the country side is a working area and a source for the applicants livelihoods.

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By being resident the applicants are in control and able to properly manage the development without harming the basic character of the area.

The existing barn west of the development shall be demolished , the fenced yard enclosure shall form residential curtilage in the form of a garden with an evergreen hedge to the perimeter , retaining existing gate access to farm land.

It should be appreciated the extended garden curtilage is completely screened from the rest of the buildings and distantly remote to the nearest development being Stirk House Hotel and the highway.

Under the circumstances the character of the landscape area is saved in accordance Policy E.N.V.3

ACCESS AND CAR PARKING

The court yard is a common area providing access to the building on all sides in particular the existing double garage on the west side forming part of this application.

The proposed site plan drawing No 5010 shows 2 car parking spaces fronting the garage with a turning head which will form part of the application curtilage .

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APPENDUM STATEMENT.

RELATIVE TO THE OUTBUILDING
TO BE DEMOLISHED

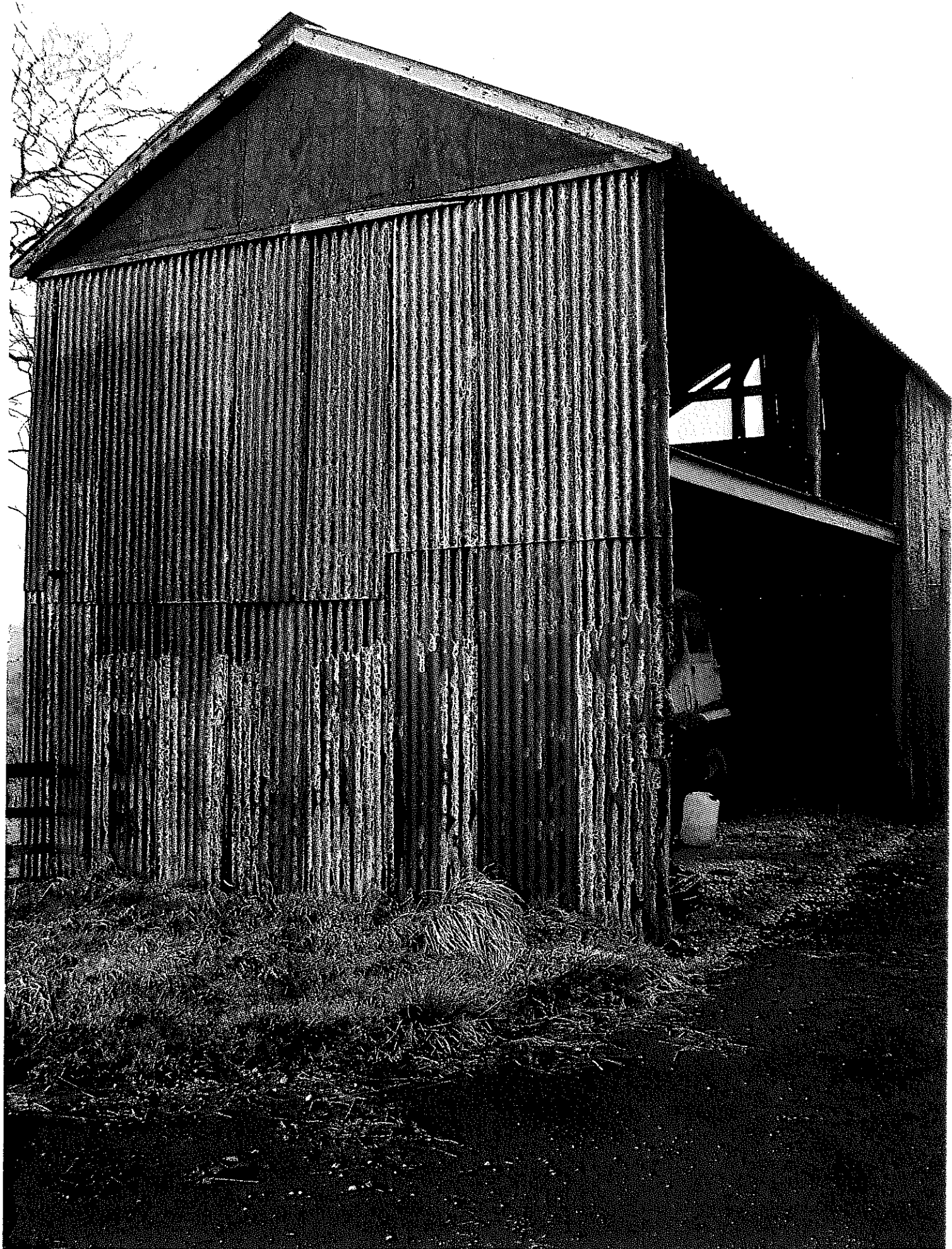
CROOKER FARM. STIRKHOUSE
EISBURN.

The out-BUILDING (DUTCH BARN) WAS BUILT APPROXIMATELY 50 YEARS AGO TO STORE HAY AS WINTER FEED FOR LIVE STOCK.

THE APPLICANT'S FATHER BUILT THE STRUCTURE OUT OF SECOND HAND TIMBER WITH A STEEL CORRUGATED CLADDING.

THE BUILDING IS NOT DEEMED SUBSTANTIAL AND BECAME REDUNDANT 10 YEARS.

IT IS PROPOSED TO DEMOLISH THE BUILDING ALLOWING DOMESTIC CURTILAGE TO THE APPLICATION SITE



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GROOMS FARM

STIRK HOUSE

GISBURN

PHOTOGRAPH SURVEY

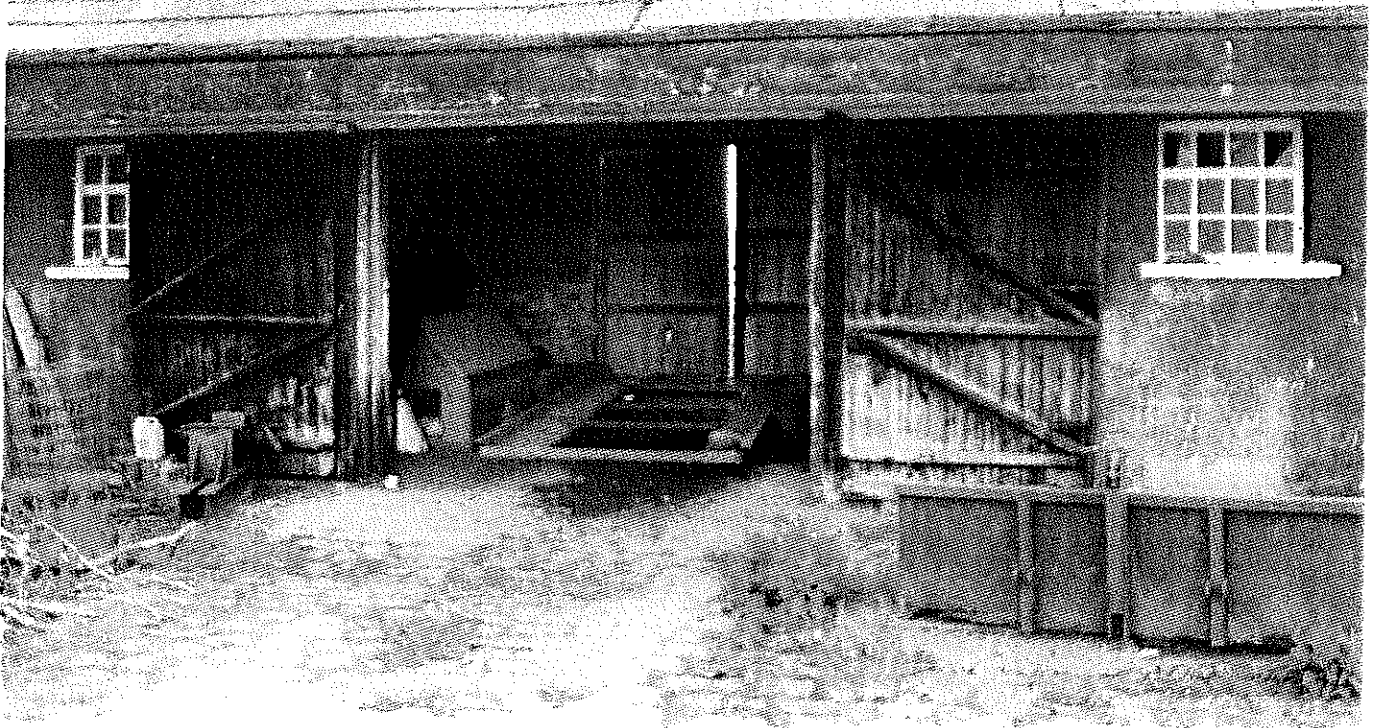
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- P1 Shows an internal view west elevation of the court yard showing the garage and through doors to the rear
- P2 Shows a corner view of the internal west elevation of the court yard and adjacent cottage and granite sett surface.
- P3 Shows the right hand view of internal west elevation to the court yard showing stable doors and tack room door.
- P4 Shows a view of the two storey gable to shippon 2, internal north elevation with stable both sides
- P5 Shows an external view , right hand side of the north elevation to shippon 1 with the steel corrugated clad barn in the back ground.
- P6 Shows an external view , left hand side of the north elevation to stable 7 and shippon 2 (2 storey) building.
- P7 Shows an external view , north elevation of the 2 storey section to stable 2 and masonry openings.
- P8 Shows an internal view of the roof structure to shippon 2, illustrating the truss and roof overhang is supported by the internal stable door wall in lieu of removed outer columns.

SUMMARY

All the photographs illustrate the structure is in good condition , with straight lines to the walls and all roof surfaces to a level plane.

P 1



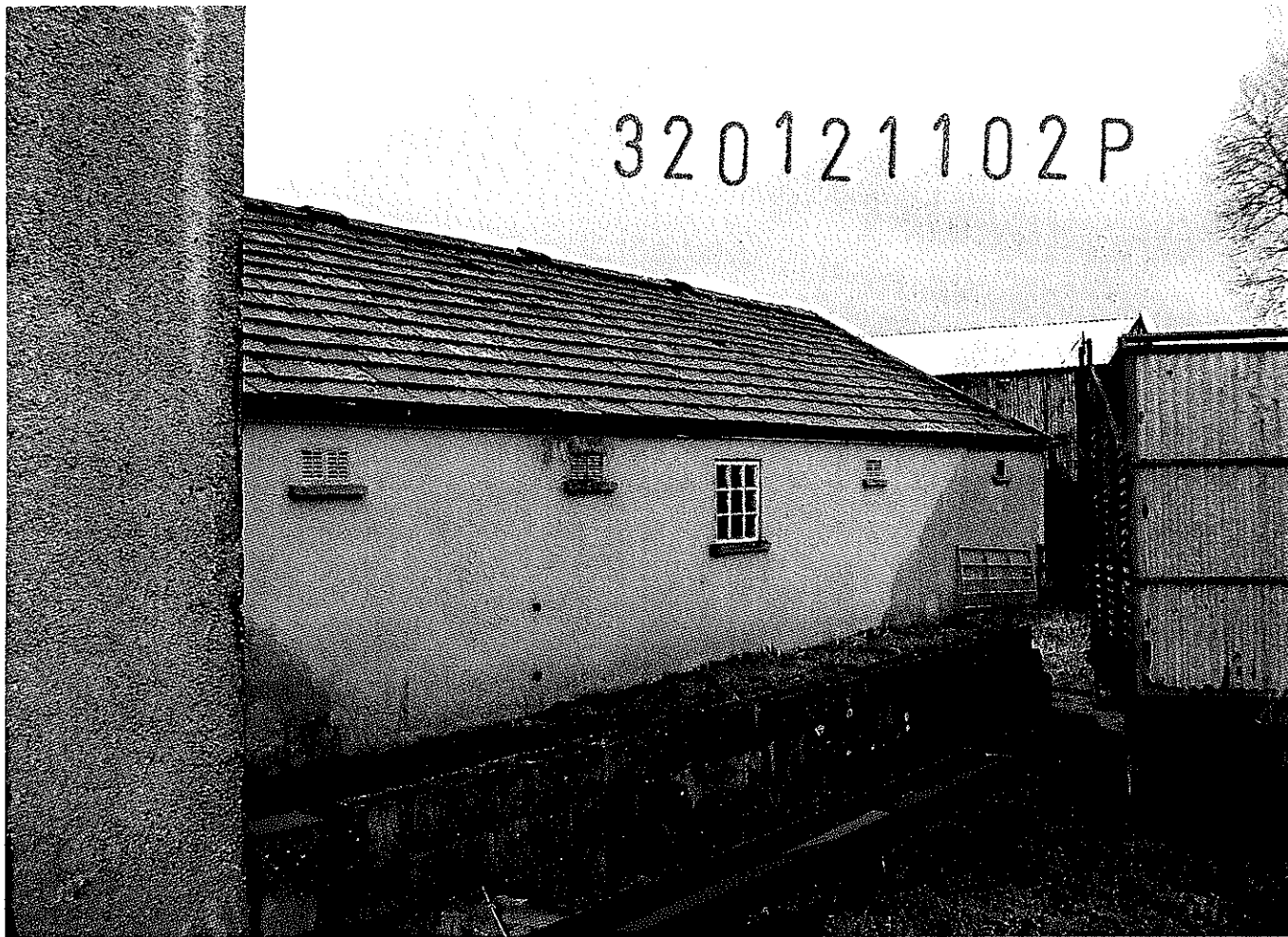
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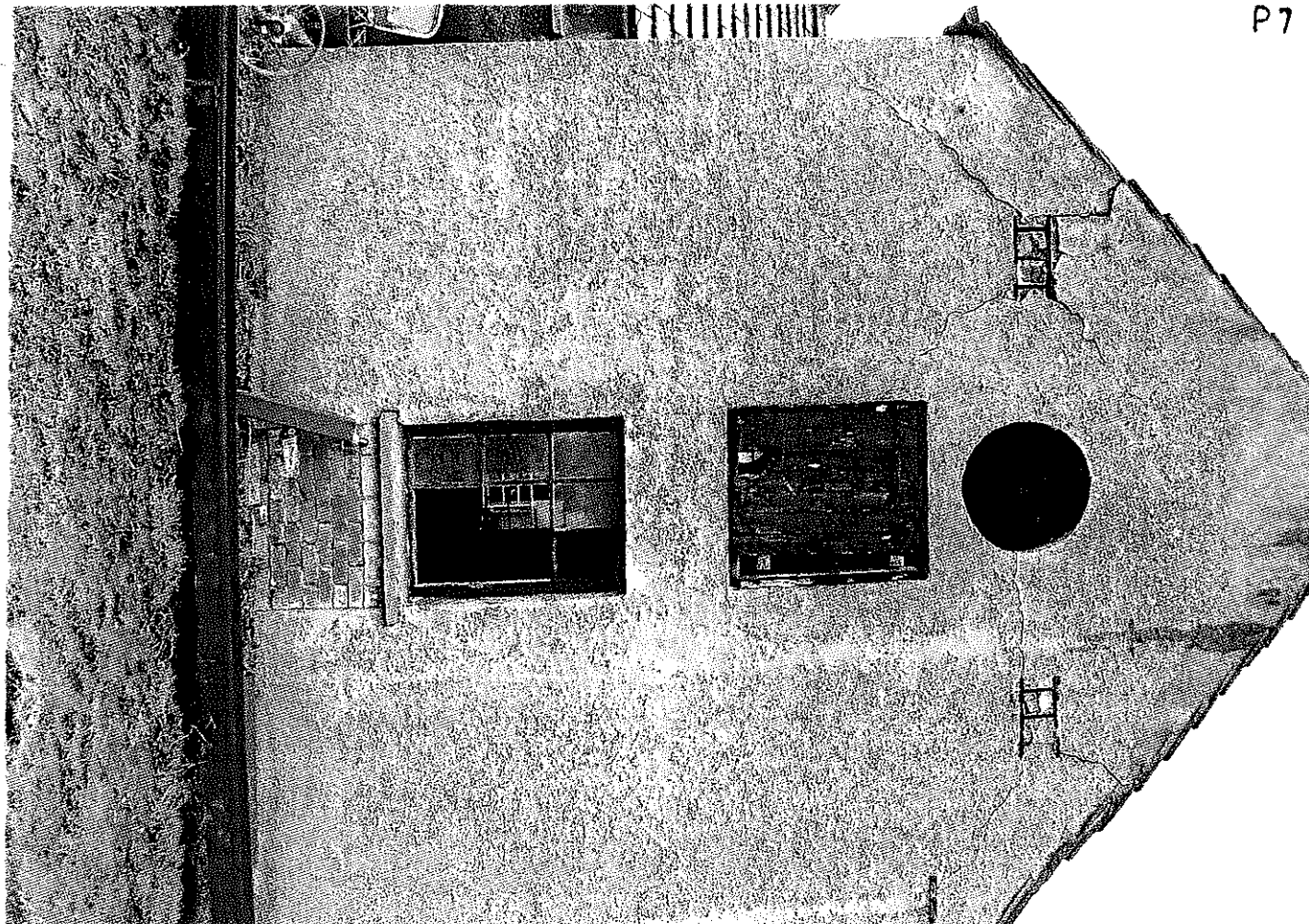
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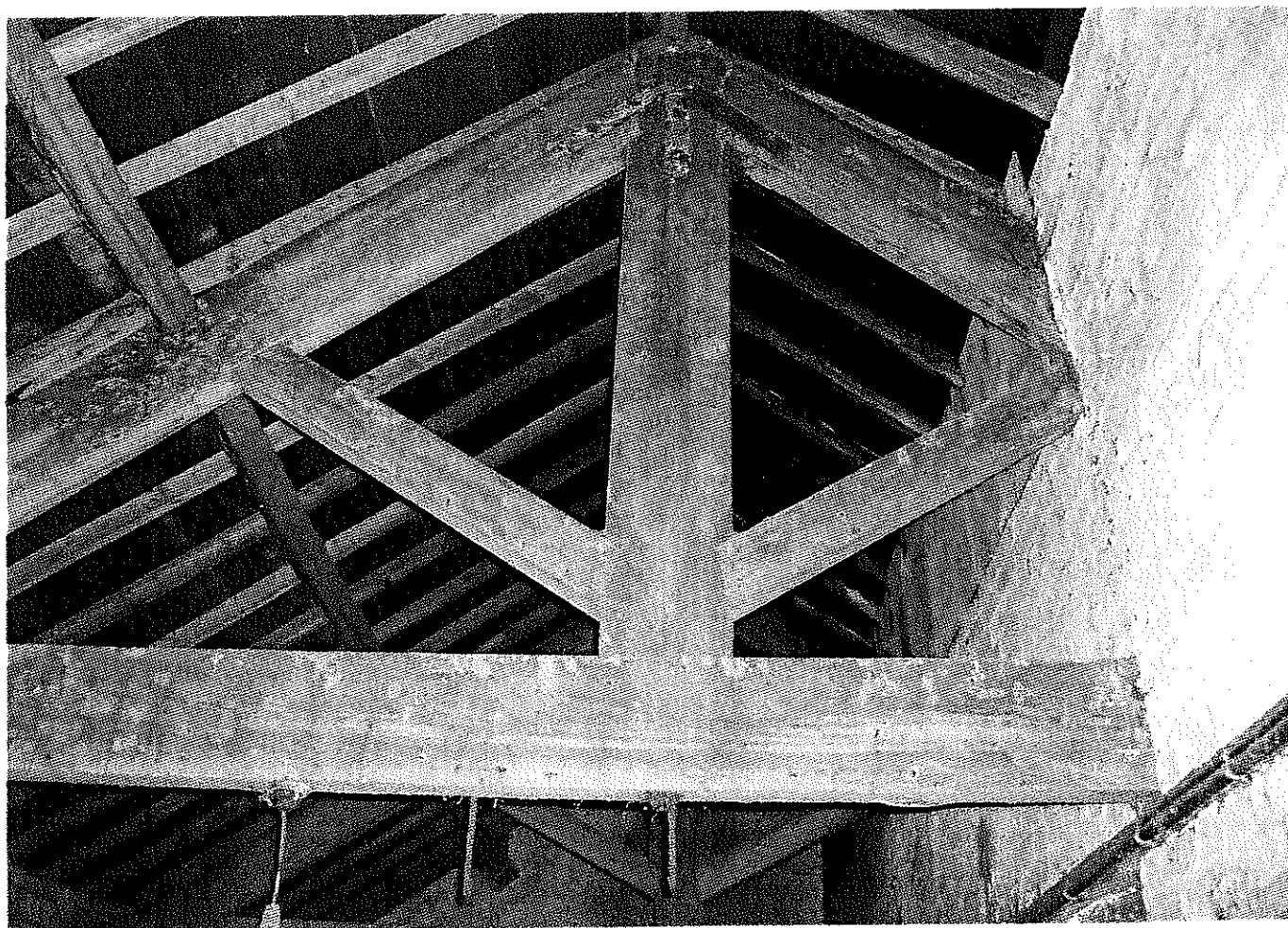


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earthworks environmental design

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9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr S. J. Bialecki

Rosedale
Back Lane
Grindleton
Clitheroe
Lancashire
BB7 4RZ

12 November 2012

Job ref: B 1129

Dear Mr Bialecki

Protected Species Survey at: Old stable block at Groom's Farm, Gisburn, BB7 4LN.

You have requested a protected species survey on behalf of your client Mr John Lund, as a condition of a planning application to Ribble Valley Borough Council for proposed conversion of part of an existing stable block at Groom's Farm into a residential dwelling.

The local authority requires an appraisal of the impact of the proposed development on all protected species in accordance with PPS9, in addition to mitigation procedures designed to protect bats and their roosts and ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

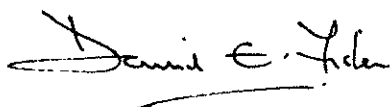
A scoping survey (daylight inspection) of the building was undertaken on Wednesday 7 November 2012; the aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the buildings that will be affected by the proposed development.

The key points of the attached survey report are as follows:

1. Although there is currently no evidence of a nursery roost or place of hibernation, there are clear signs of occasional bat feeding and perching activity by long-eared bats within several areas of the property.
2. The site has moderate potential for attracting feeding, foraging and roosting bats during the main activity period (May to September), therefore at least **one emergence and one dawn survey** will be required during the optimal survey period to determine which species are active at the site, the number of bats that are likely to be present within the buildings and the roosting status of any bats that are present.
3. A detailed **method statement** will be required outlining appropriate mitigation and compensatory measures to remove or reduce the potential impact of the development on protected species.
3. Although there is evidence of roosting barn owls at the property, there are no signs of nesting activity.
4. Nesting barn swallows are likely to be present within several parts of the property during the summer.

Please note, I do not supply a copy of the report to the local planning authority, therefore it is your responsibility to forward a copy to Ribble Valley Borough Council in support of the planning application

Yours sincerely



David Fisher

PROTECTED SPECIES SURVEY (15 November 2012)

Status: FINAL Version: 1

Old stables at Groom's Farm, GISBURN, BB7 4LN

Surveyor: David Fisher (NE licence No: 20122876) Earthworks Environmental Design

EXECUTIVE SUMMARY

Earthworks Environmental Design (EED) was instructed to undertake a daylight scoping survey as a condition of a planning application for conversion of buildings (old stables) at Groom's Farm to a dwelling. The proposed work also includes demolition of a detached barn at the rear of the property.

As part of the planning process, the local planning authority requires an appraisal of the impact of the proposed development on all protected species in accordance with PPS9, in addition to mitigation and compensation procedures designed to protect bats and their roosts and ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

The surveys were undertaken on Wednesday 7 November 2012 to determine whether protected species (bats and barn owls) were present or likely to be present at the site.

The survey found evidence of perching and feeding activity (typically signs of long-eared bats) in addition to bat droppings within several areas of the property. Current guidelines (Bat Surveys, Good Practice Guidelines, 2012) recommend that further surveys are undertaken during the optimal survey period (1 May to 30 September). At least one evening emergence and one dawn swarming survey should be carried out to establish the species, numbers of bats and roost status of the property before works are carried out.

The additional surveys and report must provide proposals for appropriate mitigation and compensation measures and include a detailed Method Statement outlining how and when the building works are to be carried out in order to reduce or remove the risk of disturbance to protected species.

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1.0 INTRODUCTION

1.1 Site description

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NGR: SD 811 482; elevation: 150 metres; location: adjacent to Stirk House Hotel, 1.5km SW of Gisburn.

The buildings are located immediately to the west of Stirk House Hotel and surrounded by open countryside. The farm is close to grazing land with permanent pasture (semi-improved neutral grassland category B2.2 / semi-improved calcareous grassland category B 3.2 – Phase 1 habitat type).

Although the site is not adjacent to extensive broadleaved woodland or plantation, there is some semi-natural broadleaved woodland (category A1.1.1) to the north of Stirk House providing moderate connectivity and sheltered feeding and foraging habitat within 100 metres of the site.

Additionally, the railway line and embankment form a significant linear feature on lower ground approximately 250 metres north of the buildings, beyond which, the River Ribble provides high-value feeding and foraging site including optimal riparian / woodland habitat within 800m from the property.

The railway line forms part of the administrative boundary of the Forest of Bowland AONB.

1.1.1 Description of property

The buildings included within the scope of this survey comprise part of the old stables and stable yard as shown on figures 1 to 3, located as buildings A, B and C. Additionally a detached barn is included and this is shown as building D in figure 3.

The following descriptions relate to buildings A to D:

Building A:

This single storey building includes a garage and three stables located on the south-west of the yard. The building has brick construction with a duo-pitch slate roof and enclosed roof void running the entire length of the structure. The ceilings are under-drawn with tongue and groove boarding (figure 8), the roof void is generally well-sealed with no natural light. The area is cool, dark and dry and insulation material is absent. The garage (located on the left of figure 1) is used for storage and parking and there is a wagon door on either side of the building; the stables are no longer used for keeping animals.

Building B:

This single storey structure adjoins building A and is located on north-west side of the yard (figures 5 and 6) comprising a three-bay stable / cubicle shed with post-and-truss frame (figure 9); the duo-pitch purlin-with-rafter roof is clad with slate and lined with bitumastic felt. The building is dry, well-sealed and largely secure and is used for storage of materials. A number of glazed windows provide good natural light.

Building C:

A two storey barn comprising ground floor cubicle shed with concrete floor and first floor timber loft. The ground floor has good natural light with unglazed / broken windows front and rear making the area cool, damp and draughty. The first floor loft has a trussed-rafter roof construction (figure 10); there is a brick partition wall at the north end of the loft with an unglazed window open to the prevailing wind; the loft area is cool, mostly dry and well-ventilated.

Building D:

Detached timber-framed barn clad with corrugated metal sheeting on the walls and a profiled metal roof (figure 7); the barn remains open-fronted, cool and draughty with good natural light. The building contains a vehicle and other materials.

All remaining buildings at the stable yard are not included within the scope of this survey.

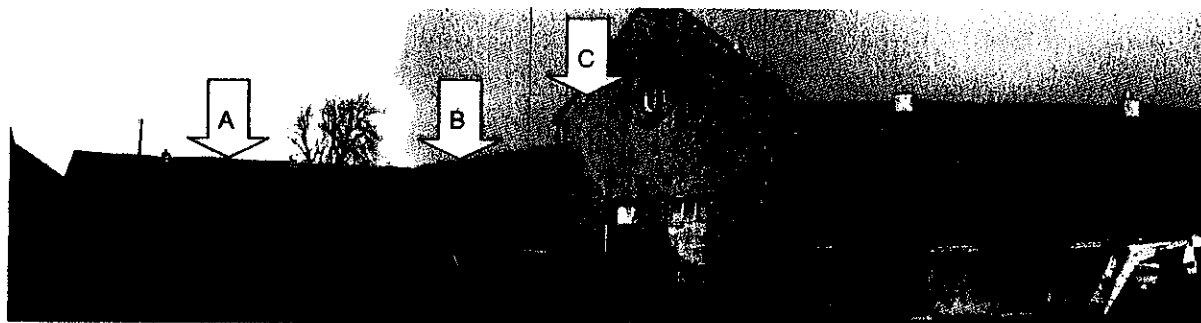


Figure 1:

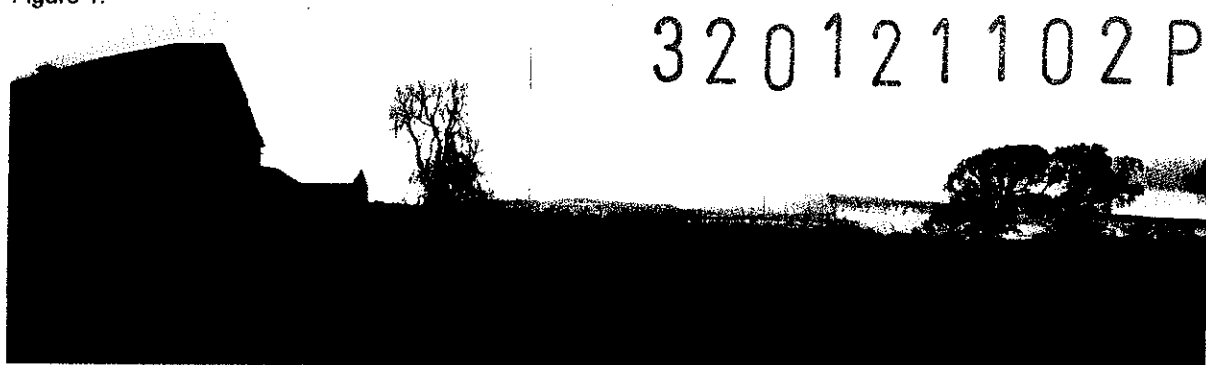


Figure 2:



Figure 3:



Figure 4:



Figure 5:

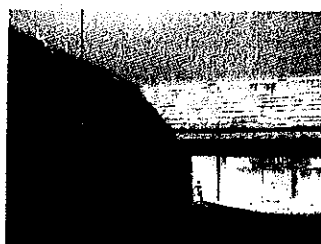


Figure 6:



Figure 7:



Figure 8:

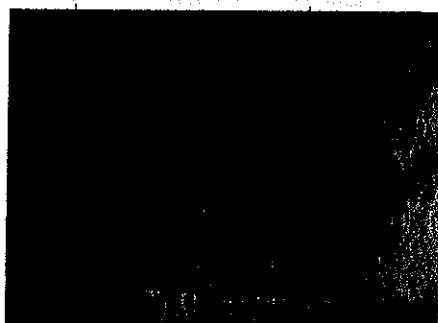


Figure 9:

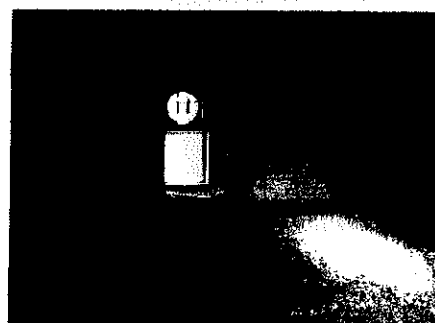


Figure 10:

1.2 Proposed works

- (1) Conversion to a dwelling (including buildings A, B and C shown in figure 1).
- (2) Demolition of building 'D' (corrugated metal barn).

1.3 Aims of study

The aim of the scoping survey is to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats, barn owls or other protected species have ever been active within any part of the buildings that are likely to be affected by the proposed development.

From the developer's perspective, the primary objective of a survey for protected species is to ensure that any development can proceed without breaking the law.

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.*

The overall aim of surveying at a proposed development site is to collect robust data to allow an assessment of the potential impacts the proposed development will have on the bat populations present on and around the site. . . The data allow the developer to decide whether to proceed with the proposal as it stands, or whether to modify it. Proposals for appropriate mitigation, compensation and enhancement should be based on the survey data and impacts.¹

*Bat Surveys, Good Practice Guidelines, BCT, (2007).

¹page 17 - Bat Surveys, Good Practice Guidelines, 2nd Edition, BCT, (2012)

2.0 Methodology

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*).

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, roost staining, corpses and feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Barn owl survey methodology is that recommended by Natural England and the Barn Owl Trust. The initial site survey aims to find droppings, pellets (castings), discarded prey items, feathers and nest debris as described in Natural England's guidance notes - *Barn Owls on Site – A guide for developers and planners, March 2002*.

2.1 Desk Study and data trawl

A targeted desk study was undertaken to identify the presence of protected species (ie. bats, barn owls and other wild birds) and whether there are designated wildlife and conservation sites of local or regional significance nearby - the location of the property is outwith the boundary of the Forest of Bowland AONB.

The search includes access to Multi-Agency Geographical Information Centre (www.magic.gov.uk) Natural England - Nature on the Map (www.natureonthemap.org.uk) and National Biodiversity Network (NBN).

NBN uses mammal datasets (*Terrestrial mammals – Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme – Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), including some local and regional biological record centres or data providers.

Bat records within 3km of the site are appended.

2.1.1 Pre-existing information

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None available; there have been no previous surveys at the property.

2.1.2 Information / data sources

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)

2.1.3 Data search

The following bat species are present / likely to be present within the recording 10km square (SD 84):

- | | |
|--------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) ² |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Brandt's bat | (<i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) ^{*2} |
| • Brown long-eared bat | (<i>Plecotus auritus</i>) ¹ |
| • Common pipistrelle bat | (<i>Pipistrellus pipistrellus</i>) [*] |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) ¹ |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

^{*}NBN data ¹EED / ELBG data ²NLBG data

2.2 FIELD SURVEY

2.2.1 Personnel

David Fisher (Earthworks Environmental Design) is an experienced and licensed ecological consultant with more than 25 years experience of bat ecology, site survey and monitoring techniques, environmental impact assessments and mitigation guidance on a wide range of development and planning issues.

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

2.2.2 Timing of the survey

The scoping survey was undertaken on Wednesday 7 November between 11.15 and 13.15. The weather at the time of the inspection was cool, bright and dry (max temp: 11.5°C; min. temp. 9.5°C; cloud cover: 40% - 90% high cloud, wind: breezy SW; precipitation: nil) providing satisfactory field survey conditions.

3 RESULTS

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3.1 Field Survey (daylight scoping survey)

A daylight inspection of the building found evidence of bat activity within several parts of the property: discarded insect and moth wings were widely scattered within buildings B and C. A total of 140 small tortoiseshell wings (mostly recent prey) and 4 peacock butterfly wings were located in small clusters below feeding perches. Other prey items include: herald moth (1 wing) and yellow under-wing (1 wing) and beetle elytra with fragments of carapace found in building B.

A small number of fresh bat droppings (*pipistrelle sp.*) were located inside building D indicating feeding / foraging flight within the structure.

No obvious accumulations or significant quantities of bat droppings were found in any of the buildings.

Evidence of roosting bird species includes:

Kestrel (3 pellets in building C ground floor / loft); Barn owl (single pellet barn C – loft); Tawny owl (single pellet in barn D, single feather building C); Barn swallow – faeces, nests and eggs in buildings A, B and C).

4.0 EVALUATION / ASSESSMENT OF RESULTS

4.1 Constraints (limitations of the survey)

The survey was carried out using 'non-invasive' survey techniques to determine the presence of bat roosting and flight activity within the buildings. (*Bat Surveys, Good Practice Guidelines, 2nd Edition, 2012*).

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence. Crevice-roosting species are frequently overlooked when bats are concealed within wall cavities or beneath roofing materials.

Bats are highly mobile mammals; pipistrelle, long-eared and myotis species frequently change roost sites.

The timing of the survey is outwith the optimal survey period; bat feeding and foraging activity is significantly reduced during the winter months (October / November to March / April).

All bat species in the UK hibernate or remain torpid for periods during the winter, although some individuals remain active throughout the year particularly during milder weather conditions.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; absence of evidence, particularly during the winter period can be unreliable and needs to be evaluated with caution.

The presence of bat droppings, whilst indicative of bat activity, requires DNA confirmation at species level.

National Biodiversity Network (NBN) and NLBG 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.

4.2 Potential impacts

The scale of impact of this development at site level on local bat populations is likely to be low - moderate¹.

There is currently no evidence of a significant day roost, maternity roost, mating roost or hibernaculum.

The overall 'conservation significance' of the property in terms of roosting bats is low to moderate.²

Buildings B and C show clear evidence that perching bats are entering the buildings to night roost and feed. There is evidence of feeding perches within these buildings.

The presence of more than 140 insect wings and other insect prey indicates regular presence of small numbers of bats or solitary bats using the enclosed areas within the barns to feed and rest. It is likely that buildings A and D are also used occasionally and / or sporadically by low numbers of bats or solitary bats.

Although the value of adjacent habitat features within a radius of 100 meters around the buildings is sub-optimal in terms of feeding, foraging and commuting potential for bats³ there is high-value feeding habitat within the district and optimal feeding / foraging habitat within 800m of the site along the River Ribble.

Although the impact on barn owls will be minimal; the presence of nesting barn swallows must be considered; the timing of building operations must ensure nesting wild birds and their nests are not disturbed.

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

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

³ Guidance for assessing the value of habitat features – (BCT 2007, Bat Surveys, Good Practice Guidelines, 1st Edition, p21)

4.3 Risk of disturbance

Buildings A and D:

The potential risk of disturbance to roosting, perching and feeding bats is **LOW***

Buildings B and C:

The potential risk of disturbance to roosting, perching and feeding bats is **LOW to MODERATE****

Table 1: Risk categories (adapted from Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004) fig. 4, page 39.

Minimal risk: it is highly unlikely any bat species have been present at this site, risk is negligible.

***Low risk:** there is only low risk of disturbance to solitary bats or small numbers of common and widespread bat species.

****Low / moderate risk:** caution required; activity of common / rarer species is possible, including the presence of occasional / regular night perching and feeding activity or the presence of small numbers of rarer species (but not a maternity or hibernation site).

Moderate risk: caution required; there is moderate risk of disturbance to common bat species; activity may include the presence of regular / significant feeding perches and signs of feeding, a regularly used day / night roost or a maternity site of a common and widespread species or the likely presence of low numbers of rarer species ('rarer' as defined within the local context).

Moderate / high risk: considerable caution is required; this category may include a maternity site of rarer species.

High risk: considerable / extreme caution is required; there is a significant risk of causing disturbance to roosting bats at this site including large numbers of common species, a maternity site of locally rare or rarest UK species or a significant hibernation site for rare or rarest species; this is likely to be a site meeting the SSSI guidelines.

5.0 MITIGATION

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5.1 Mitigation guidance / legislation and the planning process

1. Additional survey effort:	At least one evening and / or one dawn re-entry survey should be carried out by qualified / experienced surveyors between 1 May and 30 September to determine the following information: (1) the species of bats present at the site (2) numbers of bats present (3) roost type (4) bat activity around the property and within buildings At least THREE surveyors are required to adequately cover the sit and buildings.
2. Mitigation and compensation:	The survey report should advise on the most appropriate methods of mitigation and compensation and contain a detailed method statement of how the work should proceed. 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 define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development". Mitigation should include the most appropriate times for carrying out building works; precautionary mitigation must ensure bats are not disturbed, injured or killed or their roosts damaged or destroyed during any stage of the development. Compensation refers to the works which offsets the damage caused by the development and should include design adaptations to accommodate the existing needs of bats or create new roost opportunities at the site.
3. Legal considerations:	All contractors and project managers should be made 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 before any building or demolition work is undertaken.. The onus lies with the applicant to satisfy herself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
4. 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: • <i>intentionally kill, injure or take any wild bat.</i> • <i>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.</i> • <i>intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.</i>
5. Bats and the planning process:	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.
6. Wild birds and the law	All birds, their nests and eggs are protected by law and it is an offence (with certain exceptions) to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.

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

Further survey effort is required during the optimal survey period (ie. 1 May to 31 July); at least one evening and / or one dawn re-entry survey should be carried out when bats are likely to be active; the aim of the surveys is to determine:

(1) species present (2) numbers of bats (3) roost type and (4) bat activity over the site and within buildings.

The survey should be carried out during optimal conditions (ie. relatively dry, calm and mild conditions, with a minimum temperature of 10°C).

The survey report must provide proposals for appropriate **mitigation and compensation measures** and include a detailed **Method Statement** outlining how and when the building works are carried out in order to remove or significantly reduce the risk of disturbance to a protected species.

Appendix A: 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".

(Mitchell-Jones, 2004) ¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines, BCT (2007).

Appendix B:

GISBURN AREA (Raw data) compiled 15.11.12

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Species:	Site:	Grid reference:	Date	Comment/recorder
Pipistrellus pygmaeus.	Gisburne Park Hospital	SD 824 097	29.09.2006	Dusk emergence activity
Pipistrellus pygmaeus.	Gisburne Park Hospital	SD 824 097	04.06.2007	Maternity roost
Pipistrellus pygmaeus.	Gisburne Park Hospital	SD 824 097	09.07.2007	Emergence count
Pipistrellus pygmaeus.	Gisburne Park Hospital	SD 824 097	26.02.2009	Large maternity roost
Pipistrellus pygmaeus.	Gisburne Park Hospital	SD 824 097	01.07.2009	Dusk emergence observed
Pipistrellus pygmaeus.	Gisburne Park Hospital	SD 824 097	29.07.2009	Dawn swarming observed
Pipistrellus pygmaeus	Gisburn Kennels	SD 822 496	09.06.2010	Dusk emergence observed Large maternity roost
Pipistrellus pipistellus	Gisburn Bridge	SD 822 497	09.06.2010	Lekking male over river
Pipistrelle sp.	Gisburn Bridge	SD 822 497	11.05.2010	Single bat in stonework
Nyctalus noctula	Gisburne Park Hospital	SD 824 097	01.07.2009	Commuting flight
Nyctalus noctula	River Ribble, Gisburn Park Estate kennels	SD 822 496	09.06.2010	Commuting flight
Pipistrelle sp.	Rimington	SD 804 457	15.07.2007	Maternity roost in house
Pipistrelle sp.	Howgill , Rimington	SD 825 460	02.07.08	Maternity roost in house
Pipistrelle sp.	Rimington	SD 803 458	04.04.08	Roost in house
Pipistrellus sp.	Black Bull, Rimington	SD 805 458	22.08.1998	Maternity roost in porch
Plecotus auritus	Ribble Gorge	SD 797 487	15.09.1990	Feeding signs in cave
Myotis daubentonii	Ribble Gorge	SD 797 487	15.04.2007	Single torpid bat in cave
Myotis daubentonii	Park House Bridge	SD 809 498	12.04.1997	Roost under bridge*
Myotis daubentonii	Gisburn Bridge	SD 822 497	09.06.2010	Foraging over river
Myotis nattereri	Park House Bridge	SD 797 487	15.04.2007	Roost under bridge*

All records: EED / ELBG unless stated otherwise.

*NLBG records

*Bowland Ecology records