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SUNDERLAND PEACOCK ARCHITECTS

## DESIGN AND ACCESS STATEMENT

FOR THE

PROPOSED CONVERSION OF LOWER COTE BARN  
TO FORM A LIVE/WORK UNIT  
AT HIGHER GREENHEAD FARM  
SAWLEY  
CLITHEROE

FOR MR E THORNER



Date: 20th November 2012  
Our job ref : 4320  
Author: Louise Gill

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## **1. Development and Building Use**

The proposed application site consists of a traditional stone barn and a mono-pitch stone built outbuilding. The site has open views of the countryside on all sides and is accessed from the south west via a track that leads up through the farmyard of Higher Greenhead farm.

The barn and outbuilding stand empty having not been used for some time; the buildings were last used as an ancillary store for Higher Greenhead farm. The barn and outbuilding are safe and structurally sound, so are deemed fit for conversion.

It is proposed that the barn is converted into a live/work unit. The work element will total 68% of the proposed area, which will be utilised as a joinery workshop, timber stores and messing facilities. The remaining 32% of the proposed floor area will be used as living accommodation, this accommodation is located at first floor and comprises of a bedroom, bathroom and open plan living area. The development will be heated sustainably with a wood burning boiler that will be fuelled largely by the waste from the joinery workshop.

## **2. Layout**

The layout proposes to locate the joinery workshop at ground floor, this enables the existing openings to be utilised for moving the timber in and out of the workshop. The materials can be stored at the lower level and then moved up into the workshop for manufacture. The layout of the proposed living accommodation utilises the large window to the south elevation, to provide the majority of the light to the open plan living area. This has ensured that external alterations have been kept to an absolute minimum, to conserve the character of the property.

## **3. Amount**

The scale of the proposal is derived from the existing buildings that are intended to be converted. The proposal will result in a total of 143.6m<sup>2</sup> of floor area being created, 97m<sup>2</sup> will be used for the joinery workshop and stores and 46.6m<sup>2</sup> as living accommodation.

#### **4. Scale**

The scale of the development is as existing, the main barn measures 14.1m x 8.4m and is 9m overall to the ridge. The adjacent outbuilding is 5m x 3.8m and is 3.7m to the ridge.

#### **5. Appearance**

The appearance of the barn and outbuilding will remain largely unaltered. The roof to the barn is in good condition, it is proposed that conservation style Velux windows are installed where indicated on the proposed plans. The existing barn door is to be retained as the door to the joinery workshop and new painted windows and doors will be fitted in the existing and proposed openings of the barn and outbuilding. Utilising the existing openings has ensured external alterations have been kept to the minimum, which will conserve the character of the property.

#### **6. Landscaping**

The proposed landscaping within the site has been kept to a minimum, a gravel loading/unloading area is proposed to the east of the building, this will provide parking for the employees and a delivery and collection area for the joinery workshop. A path is proposed to the west of the building to connect the entrance to the living area to the existing track.

#### **7. Access**

Lower Cote Barn is accessed from the south west via a track that leads up through the farmyard of Higher Greenhead farm, this access is to be retained to serve the proposed live/work unit.



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**PLANNING APPLICATION BY  
EDWARD THORNER**

**TO RIBBLE VALLEY BOROUGH COUNCIL**

**FOR CONVERSION OF BARN TO LIVE-WORK UNIT**

**AT LOWER COTE BARN, HIGHER GREENHEAD FARM, GISBURN  
ROAD, SAWLEY, BB7 4LQ**

## **HERITAGE STATEMENT**

**November 2012**

**Janet Dixon**

TOWN PLANNERS LIMITED

**Mike Gee BA(Hons) MRTPI  
Janet Dixon Town Planners Ltd.  
10A Whalley Road  
Clitheroe  
Lancashire  
BB7 1AW**

**01200 425051**

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## **1. INTRODUCTION AND PROPOSAL**

1.1 This heritage statement is in support of a planning application to convert a redundant agricultural building, Lower Cote Barn, to a live-work unit. It should be read in conjunction with the plans, drawings and other statements (including Design and Access Statement, Planning Statement, Structural Survey and Bat Survey) submitted with this application.

1.2 This Statement:

- reviews relevant heritage related policy and guidance;
- identifies the heritage asset;
- analyses the significance of the identified heritage asset; and
- assesses the impact of the development proposal on the heritage asset.

## **2. SITE AND SURROUNDINGS**

2.1 The site and surroundings are described in the Planning Statement.

## **3. THE PROPOSAL**

3.1 The proposal is described in the Planning Statement.

## **4. HERITAGE POLICY AND GUIDANCE**

4.1 Relevant national heritage related policy and guidance is summarised below.

### National Planning Policy Framework

4.2 The NPPF sets out the Government's overarching aim to ensure that the historic environment and its heritage assets should be conserved.

4.3 Paragraph 128 states that:

*'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a*

*minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'*

4.4 Paragraph 131 states that:

*'in determining planning applications, local planning authorities should take account of:*

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness.'*

4.5 Paragraph 135 states that:

*'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset '.*

English Heritage's Conservation Principles, Policy and Guidance (2008)

4.6 The document sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. It acknowledges that people value historic places in many different ways. It then shows how they can be grouped into four categories:

1. **Evidential value:** the potential of a place to yield evidence about past human activity.
2. **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
3. **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.

4. **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

## 5. RELEVANT DOCUMENTATION / SOURCES OF INFORMATION

- 5.1 A range of documents / sources of information have been researched in seeking to gather information about Lower Cote Barn. The sources providing information relevant to Lower Cote Barn are the Historic Environment Record and OS mapping. Other sources, ie local history publications, have been researched. However, they have produced no relevant information.
- 5.2 The OS source reveals that a building existed at the time of survey for the 1849 OS map. However, it is unclear whether the 1849 OS shows the building now standing or a previous building. The subsequent historic OS maps (1894, 1908 and 1911) clearly show the present building at the site. Extracts from the OS maps are provided at Appendices A to D.
- 5.3 The site is not subject to any formal or informal national, regional or local designations. More specifically, it is not within a designated conservation area, the building is not statutorily listed and no features are identified as scheduled ancient monuments. No references to the Lower Cote Barn have been found in local history publications.
- 5.4 The form and appearance of the building is such that it would appear to date from the nineteenth century.

## 6. ASSESSMENT

### Introduction

- 6.1 In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building. In other cases the heritage asset may have been identified by the Council through the plan making process, eg a building of townscape merit and / or within a conservation area. The PPS5 practice guide defines the difference between a heritage asset and other components of the environment; a '*heritage asset holds meaning for society over*

*and above its functional utility.* It is this heritage significance that justifies a degree of protection in planning decisions. The purpose of this Heritage Statement is to identify the heritage asset(s). Following identification of the heritage asset(s) it is necessary to assess the significance of the heritage asset(s). Finally, it is necessary to assess the impact of the development on the heritage asset(s). Each of these aspects of the assessment process is set out in the following sections.

#### Identification of the Heritage Asset

- 6.2 The traditional building (ie Lower Cote Barn) is of stone construction and would appear to date from the 19<sup>th</sup> century. The Council's adopted Local Plan states that:

*'traditionally constructed buildings .... are very much a part of the Ribble Valley's character and heritage. The objective of allowing conversions or alternative uses is to keep those buildings well maintained and protect them as a feature within the landscape for future generations'* (paragraph 5.13.2).

- 6.3 It can be deduced from this that the traditionally constructed barn can be considered as a heritage asset.
- 6.4 There is no documentary evidence of there being any other heritage asset, eg in the way of archaeological or other remains at the site.

#### Significance of the Heritage Asset

- 6.5 The available evidence is that Lower Cote Barn dates from the nineteenth century, possibly the second half. It is not possible to tell from the map information whether the exterior of the building has changed. However, examination of the building reveals that it has not been altered beyond some blocking of some openings. .
- 6.6 The significance of the heritage asset may be assessed in relation to the elements of 'value' drawn from English Heritage guidance:
- Evidential value – the survival of the building provides the opportunity to research at first hand evidence about past human activity;
  - Historical value – the continued existence of the building provides a clear link between the past and the present, helping to illustrate past social and economic

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history and working patterns and providing both an association between the past and present and an account of changes over time;

- Aesthetic value – the key significance in design or architectural terms is the linkage with its historical origins / purpose in connection with past patterns of agriculture;
- Communal value – the building has no specific communal value.

6.7 There are no internal features of heritage value that would affect the significance of the heritage asset.

6.8 There is no specific reference in documentation to the potential value of the heritage asset, nor are any of the features at the site subject to any designation. Nevertheless, the building is of some historic significance (as demonstrated by the above assessment) and a representation of a traditional form of building within this rural part of Lancashire. This view is confirmed by the Local Plan recognition that traditionally constructed rural buildings are worthy of retention

#### Impact of the Development Proposal on the Heritage Asset

6.9 The retention and reuse of existing openings in the barn, including the main cart entrance, and the creation of an internal layout that respects the form of the building have been the guiding factors in the design of the barn's conversion. The setting of the barn has been protected, with the no formalisation of curtilage. The historic outbuilding adjoining the barn is to be retained and repaired to protect its historic appearance.

6.10 The impact of the proposed development on the heritage asset at Lower Cote Barn is best summarised by reference to the elements of 'value' drawn from English Heritage guidance:

- Evidential value – the barn is no longer suitable for modern farming practices and hasn't been in such use for some time. The proposed conversion offers the opportunity to secure the future of the building by finding a suitable alternative use. A record of the building would assist in understanding of such historic and vernacular buildings. The proposal provides the opportunity to impose a condition to require such recording before any work is carried out;

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- Historical value – the proposal provides for the protection and ongoing maintenance of the building, thus safeguarding its historic value;
- Aesthetic value – the proposal provides for the protection and ongoing maintenance of the building, thus safeguarding its form, character and aesthetic value as a feature in the local rural landscape;
- Communal value - the building has no specific communal value.

6.10 In summary, the proposal is for a sensitive and considered conversion of Lower Cote Barn. The proposal would provide a new and productive use for the building, allowing for the retention and safeguarding of this heritage asset, and maintaining its form and character without damage to any features of significance.

## **7. CONCLUSION**

7.1 A review of relevant policy guidance, historical documentation and mapping has been carried out. This has contributed to both the form of this assessment and its findings. It is concluded that the traditionally constructed building, known as Lower Cote Barn, can be considered as a heritage asset. There is no specific reference in documentation to the potential value of the heritage asset, nor are any of the features at the site subject to any designation. Nevertheless, the building is of some historic significance (as demonstrated by the above assessment) and a representation of a traditional form of building within this rural part of Lancashire. The proposal is for a sensitive and considered conversion of Lower Cote Barn. The proposal would provide a new and productive use for the building, allowing for the retention and safeguarding of this heritage asset, and maintaining its form and character without damage to any features of significance. As such, the development is compliant with relevant national and local policy directed at conserving heritage assets.

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## **8. REFERENCES**

Lancashire Historic Environment Record

Statutory list of buildings of architectural and historic interest

Schedule of Ancient Monuments

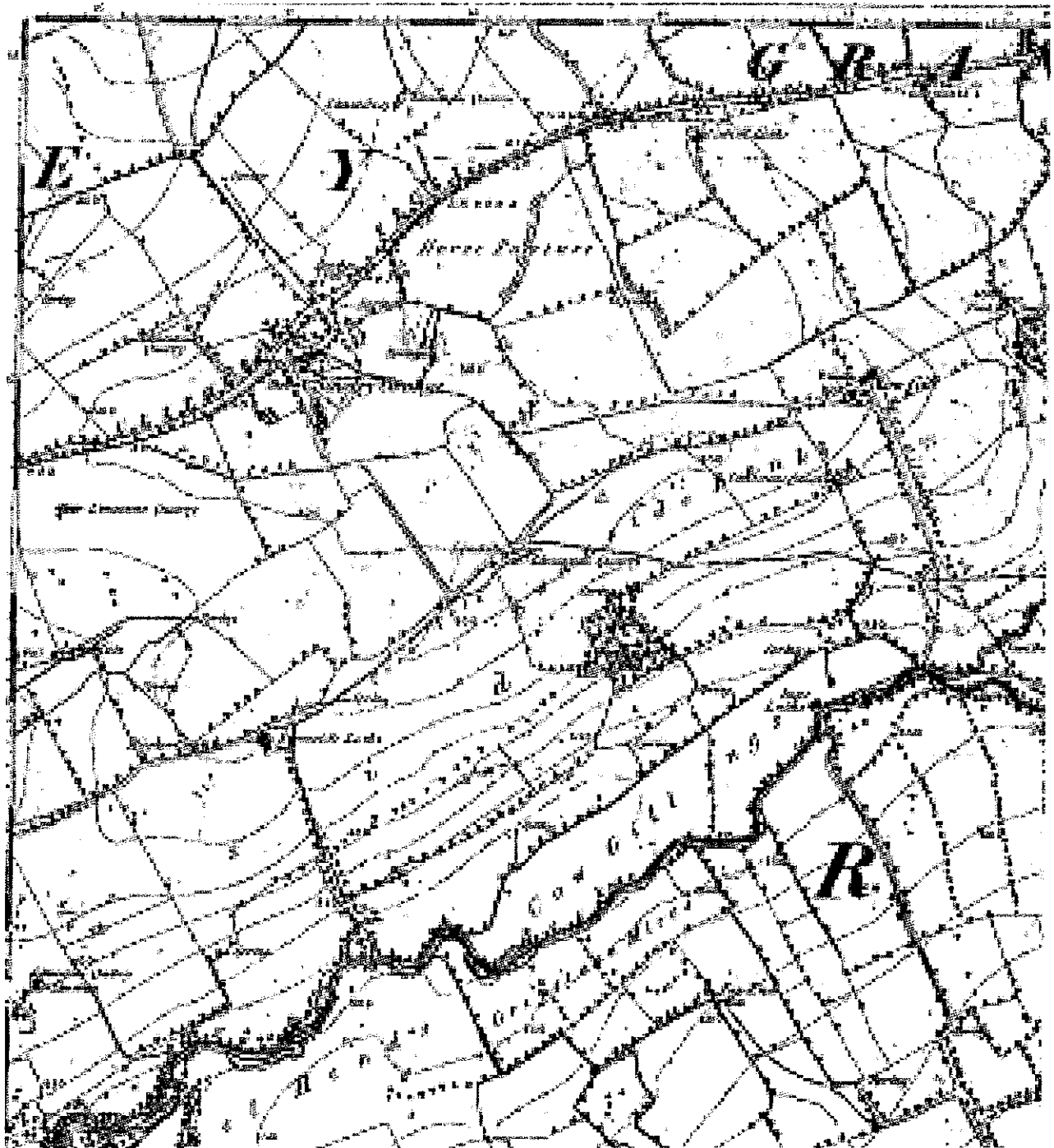
Ordnance Survey Mapping

## **9. APPENDICES**

- A Ordnance Survey Map, dated 1849, scale 6 inch to 1 mile;
- B Ordnance Survey Map, dated 1894, scale 25 inch to 1 mile;
- C Ordnance Survey Map, dated 1908, scale 25 inch to 1 mile;
- D Ordnance Survey Map, dated 1911, scale 6 inch to 1 mile;
- E Consultation response from Lancashire Heritage Environment Record;
- F Photographs of the Building.

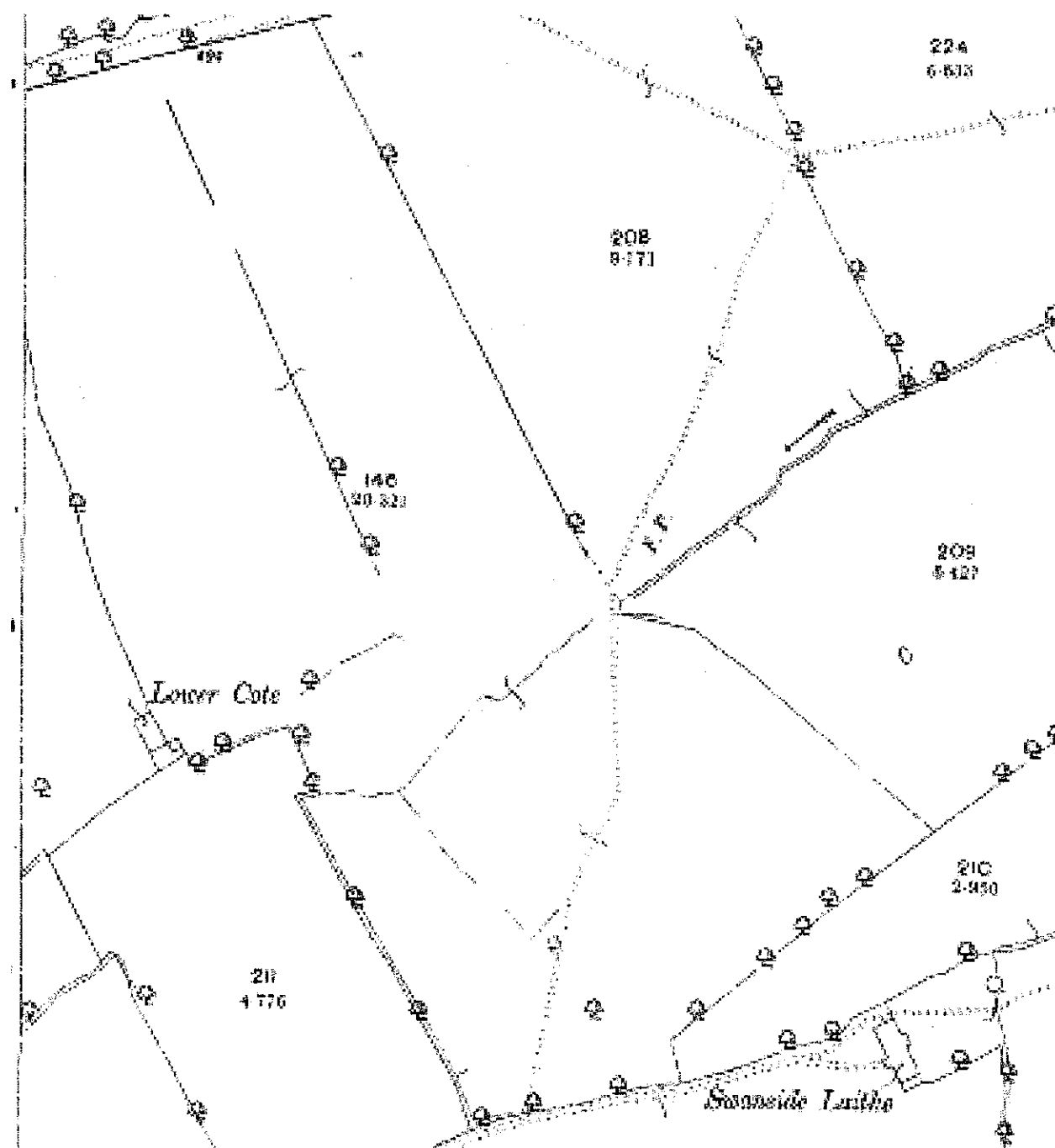
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Appendix A: Ordnance Survey Map, dated 1849, scale 6 inch to 1 mile



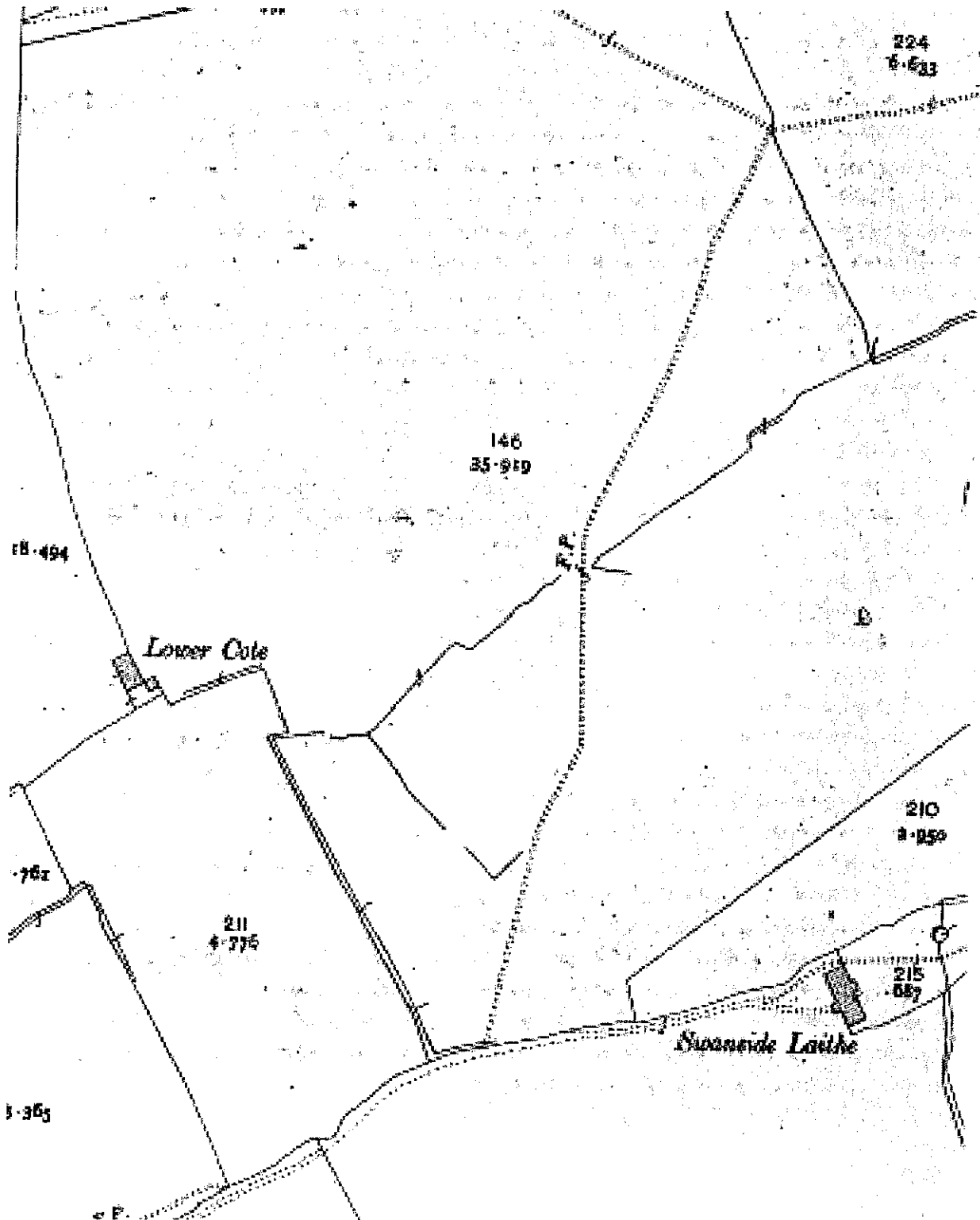
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**Appendix B: Ordnance Survey Map, dated 1894, scale 25 inch to 1 mile**



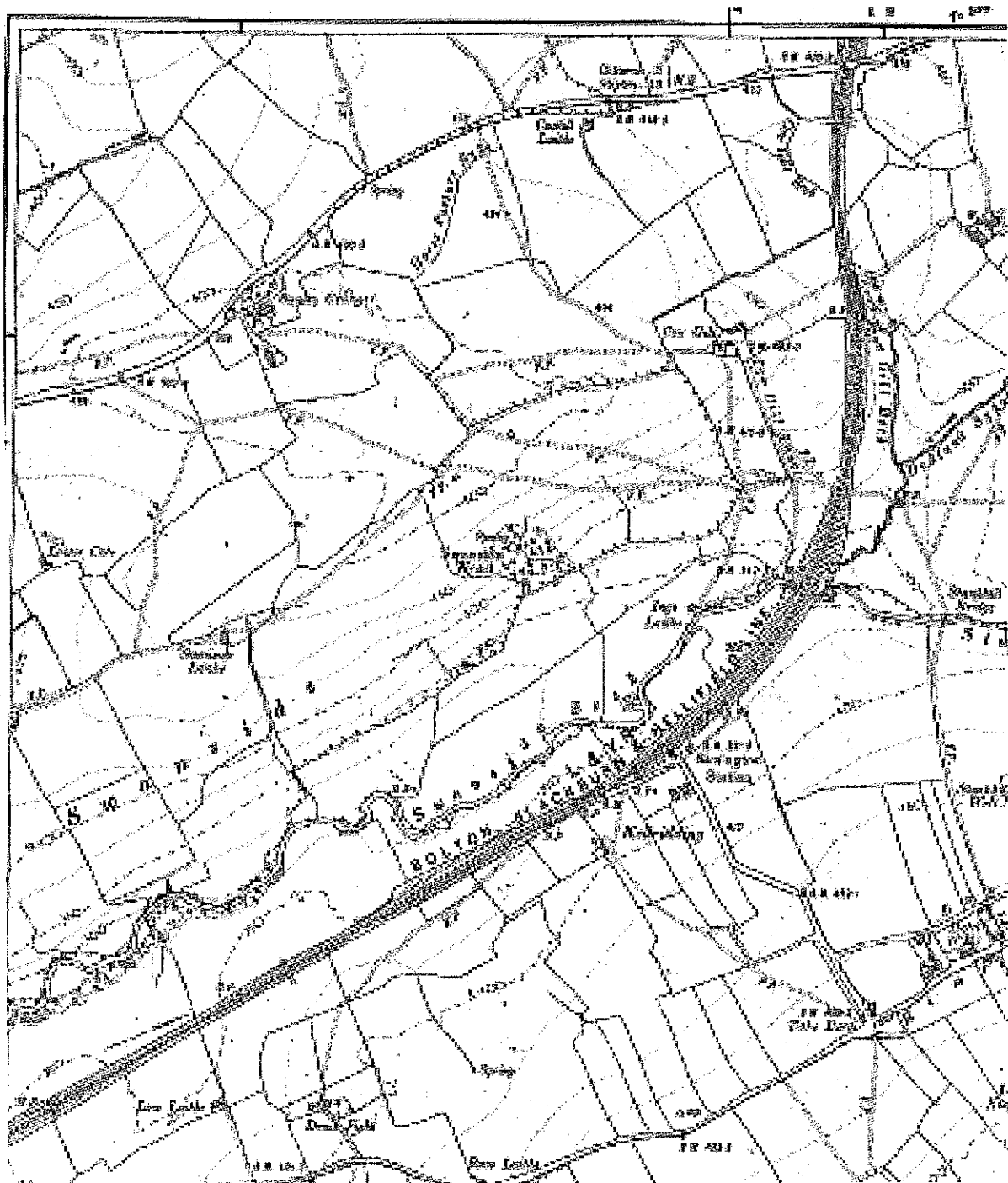
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Appendix C: Ordnance Survey Map, dated 1908, scale 25 inch to 1 mile



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Appendix D: Ordnance Survey Map, dated 1911, scale 6 inch to 1 mile



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**Appendix E: Consultation response from Lancashire Heritage Environment Record**

The following responses were received (dated 12 and 29 November 2012) on consulting the Lancashire Heritage Environment Record.

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**From:** Moir, Douglas [mailto:Douglas.Moir@lancashire.gov.uk]  
**Sent:** 29 November 2012 08:09  
**To:** mike@jdixontownplanners.co.uk  
**Subject:** Lower Cote Barn, Higher Greenhead Farm, Sawley, BB7 4LQ

Mike,

I have attached a copy of my original comments below, as requested. The photographs do appear to show, in the use of quoins, truss type and the surviving stalls, a building of the date that would be of interest. I can therefore confirm that submission of a planning application to convert the building would meet with a recommendation from LCAS that it be recorded.

Doug

Doug Moir

Planning Officer (Archaeology)

Development Management

Lancashire County Council

Tel: 01772 531734

Mob: 07557 030586

[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

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**From:** Moir, Douglas  
**Sent:** 12 November 2012 10:58  
**To:** 'Mike Gee'  
**Subject:** RE: Historic Environment Record - Lower Cote Barn, Higher Greenhead Farm, Sawley, BB7 4LQ

Mike

The barn is not recorded on the County HER, nor would it appear to be the building depicted on the 1<sup>st</sup> Edition Ordnance Survey 1:10560, Yorkshire Sheet 182, surveyed 1847 as that building appears to have a more east-west alignment as opposed the current building's north-south alignment. Having said that the building may still be of some historical interest were it to date to the second half of the 19<sup>th</sup> century. We do have a policy of recommending that buildings of this date should be recorded prior to conversion.

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If you have any photographs of the barn that you could send me they would certainly help me in coming to a decision as to whether or not LCAS would be likely to make any comment to RVBC on any planning application.

Doug

Doug Moir

Planning Officer (Archaeology)

Development Management

Lancashire County Council

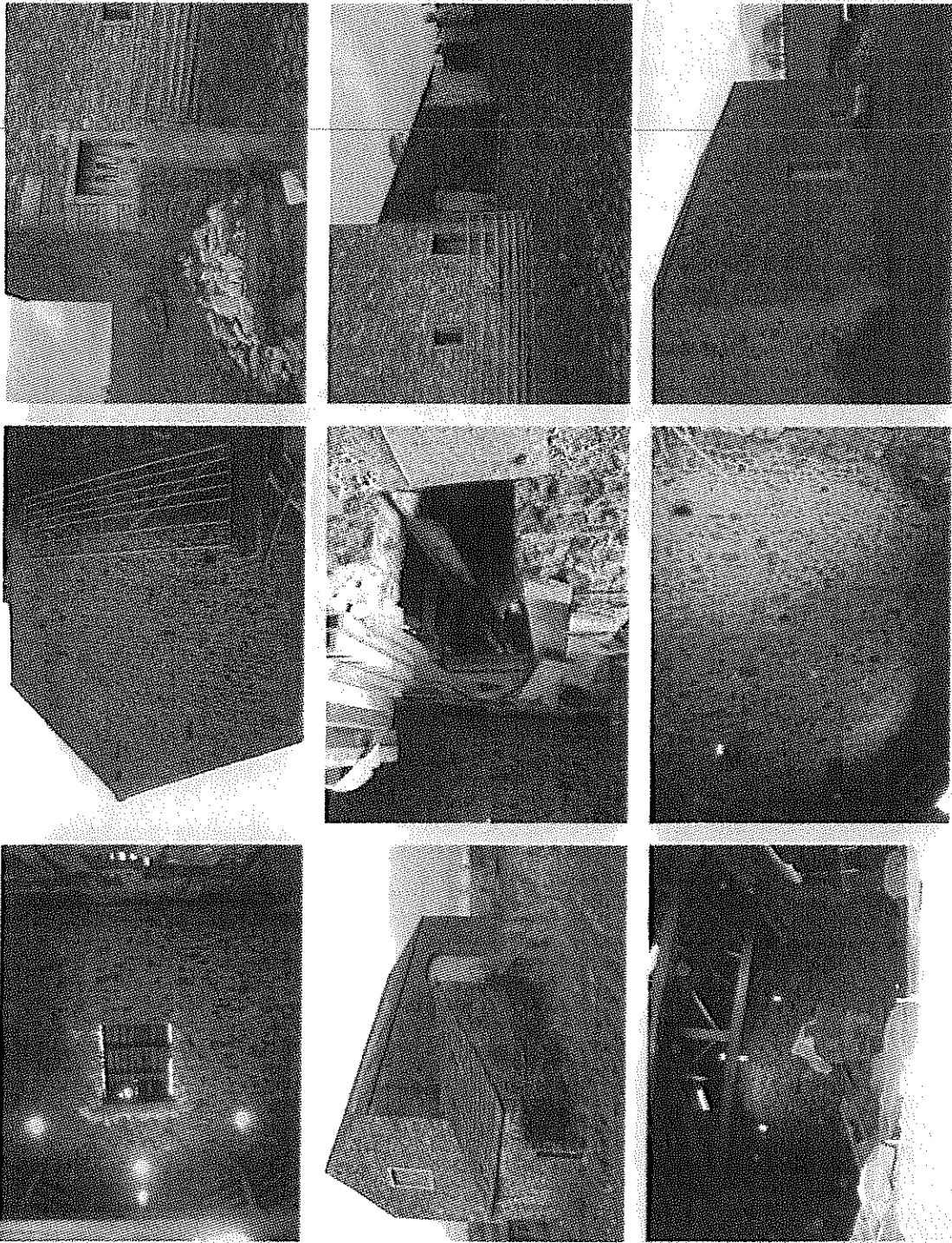
Tel: 01772 531734

Mob: 07557 030586

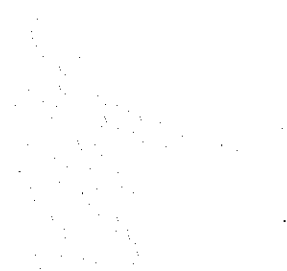
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

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Appendix F: Photographs of the Lower Cote Barn Building



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## **STRUCTURAL CONDITION SURVEY**

**FOR THE**

**PROPOSED CONVERSION OF LOWER COTE BARN  
TO FORM A LIVE/WORK UNIT  
AT HIGHER GREENHEAD FARM  
SAWLEY  
CLITHEROE**

**FOR MR E THORNER**



**Date: 21st November 2012**  
**Our job ref : 4320**  
**Author: Louise Gill**

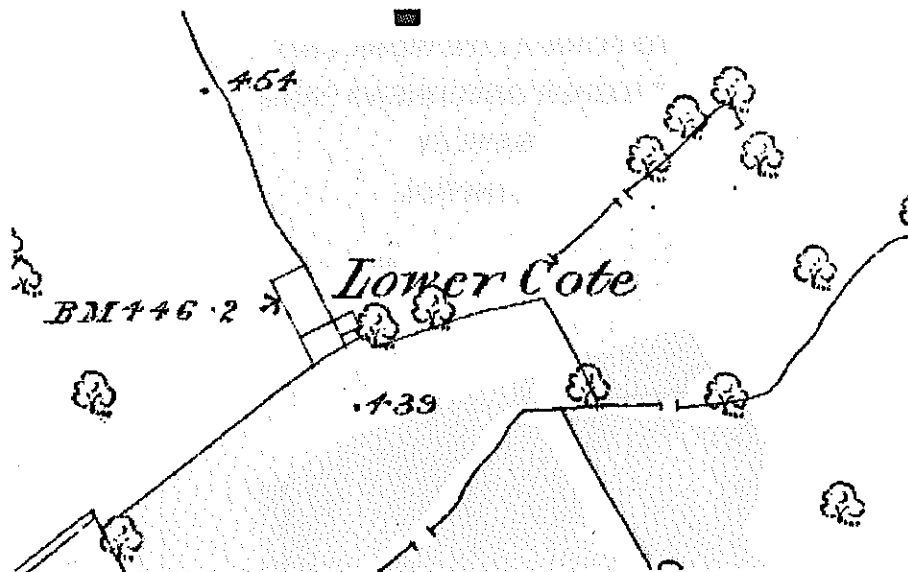
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## 1. Introduction

This assessment has been prepared to support the Planning Application by the applicant, Mr E Thornber; to convert a traditional stone built barn and adjacent outbuilding into a live/work unit. The barn and outbuilding were inspected on Wednesday 31<sup>st</sup> October. At the time of the inspection the weather was overcast and damp, after a prolonged damp period. The assessment was limited to a visual inspection, no exposure work was undertaken.

The barn and outbuilding were constructed in the 19<sup>th</sup> century. Below is an extract from the OS First Edition 1:2,500 scale from circa 1890, showing Lower Cote Barn.



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## 2. Condition Assessment

### Roof Structure

The roof over the main barn is covered with blue slate and there are four glazed roof lights in total, 2 on the west elevation and 2 on the east elevation. The roof over the outbuilding is covered in grey slate and there are 2 glazed roof lights on the south elevation. Neither of the roofs have any rain water goods. The roof to the main barn was re-roofed approximately 25 years ago and is in very good condition, there are no slates out of place. The roof to the outbuilding is in reasonable condition, as can be seen in the photograph below there are a few broken/loose slates which require attention.



Photograph (1) – Outbuilding roof

The roof to both the barn and outbuilding have been kept in a reasonable state of repair, as a result the roof timbers are also in good condition (see photograph 2).



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Photograph (2) – showing the good condition of the King Post truss in the main barn.

### **External Walls**

The walls of the main barn are built from random rubble stone, with dressed stone quoins, some of which have a punched face, on some of the quoins the punched face has weathered out. The walls to the outbuilding are constructed from random rubble stone, the quoins have been formed out of the larger sections of random stone. The walls to both the outbuilding and the main barn are all plumb.

### **East Elevation**

The cart and window openings to the east elevation have been formed with dressed stone surrounds. The east elevation also has 4 slot vent openings, there are a few sections of the wall to both the wall and outbuilding that require re-pointing, but the walls are in extremely good condition.

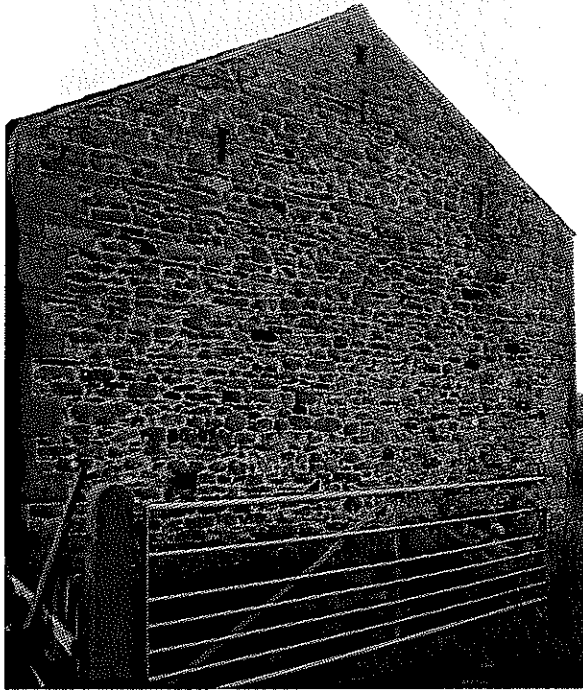


Photograph (3) – East elevation

### **North Elevation**

2.3 The wall to the north elevation has 4 slot vent openings and both the wall and the pointing are in good condition.

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Photograph (4) – North elevation

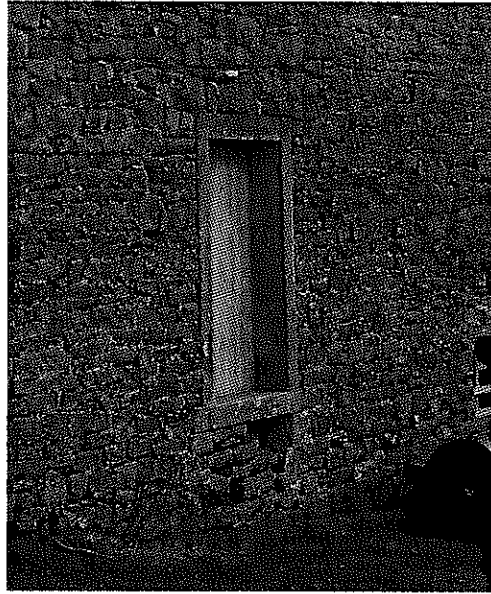
**West Elevation**

The door and window opening to the west elevation have dressed stone surrounds, the wall also has 4 slot vent openings. There are some areas of the wall where the pointing is missing and below the stone sill to the door opening a number of stones are missing, other than this the wall is in good condition.



Photograph (5) – West elevation

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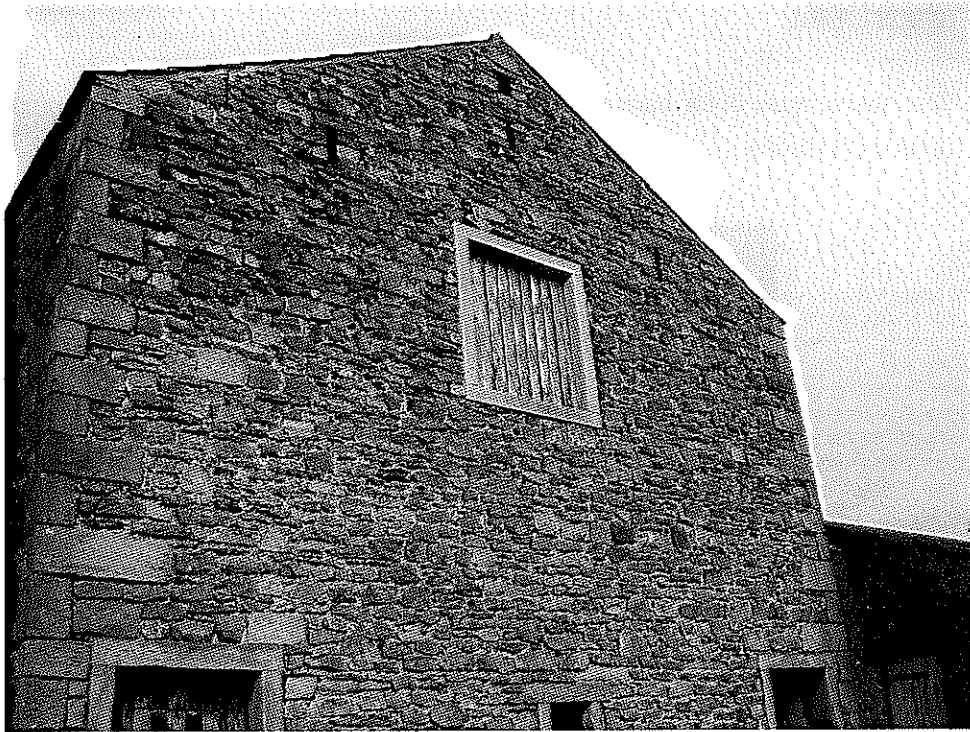


Photograph (6) – Stones missing under the door sill to the west elevation

### **South Elevation**

The door and window openings to the west elevation have dressed stone surrounds, some of which have a horizontal tooled face. The wall also has 4 slot vent openings. There are some areas of the wall where the pointing is missing but the wall is in good condition. Photograph (8) shows that the walls to the outbuilding are in good condition, although the pointing is missing in some areas.

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Photographs (7) – South elevation



Photographs (8) – South and west elevation of the outbuilding

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### **Internal Walls**

The internal walls of the barn are in good condition, this can be seen in photographs (9) and (10) below.



Photography (9) – Internal wall



Photography (10) – Internal wall

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### **Conclusion**

This structural condition survey of the barn and outbuilding shows that the buildings are in good condition, and can be converted without major intervention. As noted minor repairs are required to the structure, however these repairs are minor in comparison to what would normally be expected when converting buildings of this age.



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**PLANNING APPLICATION BY  
EDWARD THORNER**

**TO RIBBLE VALLEY BOROUGH COUNCIL**

**FOR CONVERSION OF BARN TO LIVE-WORK UNIT**

**AT LOWER COTE BARN, HIGHER GREENHEAD FARM, GISBURN  
ROAD, SAWLEY, BB7 4LQ**

## **PLANNING STATEMENT**

**December 2012**

**Janet Dixon**

TOWN PLANNERS LIMITED

**Mike Gee BA(Hons) MRTPI  
Janet Dixon Town Planners Ltd.  
10A Whalley Road  
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**01200 425051**

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## **1. INTRODUCTION AND PROPOSAL**

- 1.1 This planning statement is in support of a planning application to convert a redundant agricultural building, Lower Cote Barn, to a live-work unit. It should be read in conjunction with the plans, drawings and other statements (including Design and Access Statement, Heritage Statement, Structural Survey and Bat Survey) submitted with this application.

## **2. PLANNING HISTORY**

- 2.1 There is no relevant planning history relating to the site.

## **3. SITE AND SURROUNDINGS**

- 3.1 Lower Cote Barn is situated in an area of open countryside some 1.2km to the west of Sawley village, some 3.0km to the north-east of Chatburn and some 4.5km to the south-west of Gisburn. The property is accessed along a driveway and track off the A59 Gisburn Road via Higher Greenhead Farm. Lower Cote Barn comprises a traditional stone built, slate roofed former agricultural field barn. The building measures approximately 14.1 by 8.4 metres with an overall maximum height of 7.6 metres. The main cart entrance is within the east elevation of the building, with smaller openings to other elevations. The barn has two internal ground floor levels, reflecting the slight fall in external ground levels along the length of the building. The upper ground level is accessed via the main cart door. The lower ground level is accessed via two doorways in the south elevation. A short stairway links the lower and upper ground levels of the building. An upper floor level (a former hay loft) extends across approximately half of the barn (over that part of the barn with the lower internal floor level). Internally, the barn is divided into four bays, marked by roof trusses. Alongside the barn is a smaller mono-pitched single-storey outbuilding measuring approximately 5.0 by 3.8 metres with an overall maximum height of 3.0 metres. Externally, there is a track that passes along the southern side of the building, adjacent to which are some hard-surfaced areas. The barn is surrounded by fields, with boundaries marked by hedges and stock-proof fencing, and a small area of woodland to the south east. The barn is set in a

gently rolling landscape, with the building contained in a dip between two low ridges to the north and south.

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#### **4. PROPOSAL**

4.1 The proposal is to convert this redundant agricultural building, Lower Cote Barn, to a live-work unit. In more detail, the proposal comprises:

- Conversion of the ground floor of the building to provide joinery workshop and timber storage space. The main access to the workshop would be via the cart door opening within the east elevation. The main workshop would occupy the full height of the northern half of the building, ie to the underside of the roof. The lower ground level to the building would be used for timber storage. Access would be provided via the two existing doors within the building's south elevation. A short stairway would link the lower and upper floor levels of the work unit;
- Insertion of a first floor within the southern portion of the building (replacing the existing hay loft floor at a slightly higher level, in order to give adequate headroom to the lower ground floor) for use as one bedroom living accommodation. The accommodation would be accessed via a stairway leading from a lobby area accessed via an existing doorway within the west elevation. The accommodation would be occupied the applicant, ie the proprietor of the joinery business that would operate from the main part of the building;
- Externally, a small hard-surfaced area would be formed to the east of the building (ie alongside the main cart entrance) to provide an area for vehicle loading / unloading and turning. This area would be enclosed by a simple stock-proof fence, to reflect the treatment of other nearby field boundaries. Parking of any vehicle would take place on the existing hard-surfaced area alongside the southern gable to the building;
- Space within the outbuilding would be used to house a wood-burning boiler providing heat for the live-work unit (fuelled by wooden off-cuts from the workshop), a WC, and contain utility (electricity and water) service meters.
- Utilisation of the existing access to the barn for vehicular access.

## **5. BACKGROUND**

- 5.1 The barn is not suited to modern day agricultural practices and is redundant for that purpose. Indeed, the building has not been in active agricultural use for many years. The applicant is the son of the farm owner (Mr and Mrs JT and E Thornber) and has lived at Higher Greenhead Farm all his life. Higher Greenhead Farm is a working dairy and sheep farm. The applicant assists on the farm and for the past five years has run a small joinery business from shared space within part of one of the farm buildings. The proposal would provide a new and productive use for the Lower Cote Barn building, thereby ensuring its ongoing maintenance and retention for the long-term.
- 5.2 The applicant's family bought Higher Greenhead Farm 31 years ago. The owned land extends to some 43 hectares, with the majority of land to the south of the A59 Gisburn Road, and is used for grazing and silage. Lower Cote Barn is centrally located within the farm holding, with the farmhouse and main collection of buildings towards the west end of the holding. Further areas of some 31 hectares are rented near to the farm. The applicant, along with his brother, also own 13.5 hectares of farm land at Tosside and rent 4 hectares at Tosside and 26 hectares at Bashall Eaves. The owned and rented lands at and adjoining the farm are shown on the plan at Appendix A. The lands away from the farm are used for summer grazing by sheep and lambs, with the stock brought back to the farm over the winter and for lambing. The farm has a stock of some 135 lambing ewes, 55 lambs being fattened for market and a 155 head herd of dairy cattle. On a part-time basis (15 to 20 hours a week), the applicant provides help on the farm, with milking on four mornings (05.30 to 08.00 hours) a week and feeding stock in the evenings.
- 5.3 The applicant completed his apprenticeship as a joiner in 2003 and was employed as such until he established his own joinery business in 2008. In his business, the applicant originally focused on general joinery for building work, eg the manufacture and fitting of window frames and doors, and continues to produce and fit such items. However, with the benefit of experience working on his family's farm, and with contacts in the local farming community, the applicant has diversified his business to supply farms. In particular, with the production of 'lamb adopter' products. Details of the products may be viewed at <http://www.lambadopter.co.uk/index.php> . In short, the

products are timber kits designed and produced by the applicant. The kits enable orphaned lambs to take milk from another ewe, whilst the ewe is held safely and securely with food and water available to her until such time as the orphaned lambs are accepted as if they were her own. The product has the benefits of saving farmers' time and effort in feeding orphaned lambs, increases the chances of survival for orphaned lambs and in so doing reduces farmers' costs and increases income. The products have been extremely well received in the local farming community. The manufacturing of products involves storage and handling large plywood sheets and long lengths of timber, along with the use of bench tools such as a planes, saws, spindle moulder and drills. The restricted shared space presently occupied by the business at the farm is neither adequate for the purpose, nor safe to use. Dedicated space is essential and, in any event, the space presently used is required for farm operations. The business now provides full-time employment for the applicant and he employs another local person on a part-time / casual basis to assist in fitting products at building sites / farms.

- 5.4 The applicant's joinery business is operating successfully and profitably. Business accounts for past years can be made available should the Council wish to view them.
- 5.5 Traffic volumes associated with the proposal would be low. Living and working in the same unit would avoid any 'commuting to work' trips. The applicant has a 'pick up' for personal and business use. In connection with the business, it would be used for the collection of small supplies / materials and the dispatch of finished products. Based on experience, such movements are unlikely to be more than one out and one in movement a day. Larger bulk deliveries of timber would be by suppliers' vehicles. Based on experience, these would be occasional approximately once every two to three months.

## **6. PLANNING POLICY**

- 6.1 The main components of the Development Plan (against which all planning applications have to be considered) are the Ribble Valley Local Plan adopted in June 1998 and the North West Regional Spatial Strategy published in September 2008.

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### Ribble Valley Local Plan

6.2 The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal:

- Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy, including the use of sympathetic materials, highway safety nature conservation considerations;
- Policy G5: Settlement Strategy - outside the main settlement and village boundaries, planning consent will only be granted for small scale developments;
- Policy ENV3: Open Countryside – development will be required to be in keeping with the character of the landscape area and should reflect local vernacular;
- Policy ENV7: Species Protection – development proposals having an adverse effect on wildlife species protected by law will not be granted planning permission;
- Policy H2: Dwellings in the Open Countryside – provides for the appropriate conversion of buildings to dwellings subject to various criteria;
- Policy H15: The Location of the Building to be Converted – planning permission will be granted for the conversion of buildings to dwellings subject to various criteria;
- Policy H16: The Building to be Converted – conversion of buildings to dwellings will be granted provided various criteria are met;
- Policy H17: Design Matters – conversion of buildings to dwellings will be granted provided various criteria are met;
- Policy EMP9: The Conversion of Barns and other Rural Buildings for Employment Uses – planning permission will be granted for employment-generating uses provided various criteria are met;
- Policy RT19: Footpaths and Bridleways – development that prejudices footpaths which satisfy various criteria will not be permitted; and
- Policy T1: Development Proposals – details various transport matters to be considered in making planning decisions, including the provision for safe access.

Regional Spatial Strategy

- 6.3 The RSS continues to form part of the Development Plan, although it is expected to be revoked in the near future. It sets out the strategic planning and development framework at a regional level. It is primarily directed at providing a framework for policy planning at the local level. As such, it does not provide site specific guidance.

6.4 Ribble Valley Core Strategy

The draft Core Strategy has been submitted to the Secretary of State. A public examination of the document is expected early in 2013. The document is sufficiently advanced for it to now be a material consideration in deciding planning applications. The Core Strategy includes a range of Key Statements and Development Management policies, which generally re-state the Local Plan policies and criteria referred to above. In addition, Policy EC1: Business and Employment Development states that developments that contribute towards farm diversification will be supported in principle. Policy DMG2: Strategic Considerations emphasises that, where possible, development outside of settlement areas should be accommodated through the re-use of existing buildings, being more appropriate than new build.

National Planning Policy Framework

- 6.5 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Three dimensions to sustainable development are highlighted: economic, social and environmental. In turn, the NPPF seeks to help achieve economic growth, support a prosperous rural economy, deliver a wide choice of high-quality homes, require good design and conserve the natural and historic environment.
- 6.6 At paragraph 14, the NPPF states that for decision-taking the presumption in favour of sustainable development 'means:
- *approving development proposals that accord with the development plan without delay; and*
  - *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

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- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or*
  - *specific policies in this Framework indicate development should be restricted.'*

6.7 Paragraphs 21 and 28 of the NPPF are of particular relevance to economic considerations. Paragraph 21 states that local authorities should '*facilitate flexible working practices such as the integration of residential and commercial uses within the same unit*'. Paragraph 28 states that '*planning policies should support economic growth in rural areas in order to create jobs and prosperity*'. It goes on to '*support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings*' and '*promote the development and diversification of agricultural and other land-based rural businesses*'. In turn, paragraph 55 is of particular relevance to housing in rural areas. It states that new isolated homes in the countryside should be avoided unless there are special circumstances, such as '*the essential need for a rural worker to live permanently at or near their place of work in the countryside*' or '*where such development would represent the optimal viable use of a heritage asset*' or '*where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting*'.

## **7. CONSULTATION**

7.1 Pre-application advice was obtained from the Council. In its letter dated 18 September 2012 (Appendix B), the Council set out relevant policies and outlined the main considerations. The letter confirmed that national policy was supportive '*of flexible working practices, such as the integration of residential and commercial uses within the same unit, and look to support rural business and economic growth*'. In conclusion, it confirmed '*that in principle the proposals are acceptable providing that sufficient justification can be provided*'.

7.2 The applicant has met with occupiers of nearby properties at Greenhead Farm South, Oxenfold Cottage, Willow Barn, New House Barn, Southfield House and Noodle Hill

Barn to advise them of the proposal and seek their views. No objections were raised to the proposal.

## **8. PLANNING ASSESSMENT**

8.1 Having regard to relevant policy, the main issues for consideration in this case are:

- the principle of the development;
- the suitability of the building for conversion;
- the design of the conversion scheme;
- landscape impact;
- highways and access;
- neighbour amenity; and
- nature conservation.

8.2 Each of these issues is addressed in turn below.

### Principle

8.3 The NPPF is founded on the presumption in favour of sustainable development, to which there are three dimensions – economic, social and environmental. The proposal contributes positively to all three:

- economic – the proposal would provide accommodation for a small rural business, enabling it to prosper, provide employment and contribute to the health of the rural economy;
- social – the proposal would provide a small additional unit of housing, allowing the applicant to maintain his roots in the local area; and
- environmental – the proposal would contribute to safeguarding an historic asset in a manner consistent with its character and appearance and protection of the landscape and biodiversity.

The manner of these contributions is detailed further in this assessment.

8.4 The Local Plan is silent in respect of live-work units, as proposed. As such, the provisions of NPPF paragraph 14 apply in relation to deciding planning applications. The following sections of this assessment will demonstrate that there are no adverse

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impacts that would significantly or demonstrably outweigh the benefits of the development, when assessed against the wider policies of the NPPF. Nor, are the specific policies in the NPPF that indicate development should be restricted. Rather, NPPF policy is supportive of the proposal as demonstrated below.

8.5 The primary purpose of the proposal is to provide suitable workshop accommodation for a small and successfully operating joinery business that serves the local agricultural and wider community. As such, and in providing the business with dedicated and suitable storage and workshop space and in facilitating the growth of the business, the proposal is compliant with the provisions of NPPF paragraph 28. Thus, the proposal is acceptable, in principle, with national policy. The proposal has the added benefit in relation to paragraph 28 of allowing for the diversification of the farm business at Higher Greenhead Farm. At NPPF paragraph 21 it is stated that business investment should not be over-burdened by planning policy. In turn, it is encouraging of live-work units as now proposed. A minor element of the proposal (less than one-third floorspace) is the provision of one-bedroom living accommodation (at first floor) for the applicant, who owns, operates and is primarily employed in the joinery business that will occupy the storage and workshop space at the building. Given the evident NPPF support for the business element of the proposal and live-work units, it is not necessary to assess the proposal in relation to the NPPF's policies on housing in rural areas. Nevertheless, and for completeness, we have also reviewed compliance with aspects of NPPF paragraph 55:

- we do not seek to make the case that it is essential for the applicant to live at his place of work. However, there are significant reasons for this and benefits that would arise. As indicated at paragraph 5.2 above, in addition to his primary employment in his joinery business he also assists with essential work on the family farm, including regular milking and care for stock. Living and working on the farm enables the applicant to do both. It avoids the need to commute, resulting in reduced vehicle trips and greater sustainability;
- the proposal represents an optimal use for the building (which is a heritage asset) given that the live-work proposal allows for a more sensitive treatment of the building and its environs than could be achieved by a single residential use.

However, the inclusion of a residential element provides for a more viable use of the building;

- the proposal involves the re-use of a redundant building, which would otherwise attract no investment, fall into disrepair and detract from the character and appearance of the area.

8.6 Having regard to the above, and the silence of Local Plan policy in relation to live-work units, there is no requirement to assess the proposal any further in relation to Local Plan policy. Indeed, it would be inappropriate to give full weight to other Local Plan policies which relate to single use proposals. Nevertheless, and for completeness, we have also reviewed the principle of the proposal against other Local Plan policy. The building is located in a countryside area. However, Local Plan policy does not indicate this to be a bar for the conversion of an existing building to provide either permanent residential accommodation or workspace. Rather, Local Plan policy allows for such conversion, subject to consideration of various criteria. All of these criteria are examined in this Statement. Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including *'other small-scale uses appropriate to a rural area which would conform to the policies of this Plan'*. The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the conversion of an existing building. It does not introduce new built development into an area of open countryside and, as such, is considered appropriate to a rural area. In addition, the proposal makes a positive contribution to the local economy, by providing dedicated space for a local small business, and the social well-being of the area, by providing living accommodation for a local person.

8.7 Policies H2 and H15 refer to whether the building is one that is suitably located for conversion. The building is set apart from other buildings. However, problems of 'urbanisation', with which policy is primarily concerned, would not arise as the proposal involves no extensions, minimal external alterations and does not create a domestic curtilage.

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- 8.8 Policy EMP9 has a permissive approach to the conversion of rural buildings to employment use, provided that detailed criteria are satisfied. An assessment of those criteria is provided in the following sections.
- 8.9 Other planning policies refer more specifically to detailed aspects of the proposal, rather than the principle. Compliance with these policies and criteria are examined in the following sections.

#### The Suitability of the Building for Conversion

- 8.10 The building is regarded as one suitable for conversion with regards to criteria in Policies H15, H16 and EMP9. In particular:
- no expenditure by public authorities and utilities on the provision of infrastructure would be required;
  - the proposal would have a beneficial effect on the local rural economy by providing suitable dedicated space for a local small business;
  - a structural survey has been submitted with the application. It confirms that the building is structurally sound and capable of conversion;
  - the building is of sufficient size to provide suitable living and workspace accommodation without extension or harm to the character or appearance of the building; and
  - the building is a traditional farm building of a vernacular form with materials appropriate to its surroundings. The building is worthy of retention because of its heritage value. Heritage issues are more fully considered within the separate Heritage Statement submitted with this application.

#### Design of the Conversion Scheme

- 8.11 The existing barn is built in local stone with a natural slate roof. The building is of traditional character and appearance and is worthy of retention as a heritage asset. No extensions are proposed and the external alterations proposed to the building are minimal. Thus, the building would retain its present form, character and appearance. The proposed design of conversion is of a high standard and complies with the various criteria set out within Local Plan policies including Policies G1, EMP9 and H17.

- 8.12 The interior works are similarly sympathetic with the use made of the full interior space for the workshop and without insertion of false ceilings below the roofspace. The layout of the rooms within the barn has been informed by the position of the roof trusses, the change in floor level and existing door and window openings, to take best advantage of the building's features and to ensure that there are minimal changes to the appearance of the building.

#### Landscape Impact

- 8.13 The application building is not readily apparent to external public view being visually contained within the folds of the local landscape. The proposal involves no physical extensions or significant external alterations to the building. A small area would be enclosed by a stock proof fence to define a hard-surfaced area around the former cart entrance, which would provide for the loading / unloading and turning of vehicles. Otherwise, there would be no garden area or other 'curtilage' definition from the adjoining fields. As such, the scheme would have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Local Plan Policies ENV3, H15, H17 and EMP9.

#### Highways and Access

- 8.14 The application property would be served via the existing accesses off the A59 Gisburn Road, which lead to Higher Greenhead Farm and the adjoining properties. Visibility onto and along the A59 is extremely good, allowing vehicles to move safely at the access. The entrance serves a number of dwellings and farms and has daily usage by farm traffic including tractors and milk wagons. There is no record of recent accidents at the site entrance off the A59. The traffic volumes associated with the use would be low and would not materially change the existing traffic movements at the access point. Indeed, as the applicant already lives at Higher Greenhead Farm and runs his business from the farm, no change in traffic volumes should occur. As such, the proposal complies with the relevant criteria of Policies EMP9, T1 and H17.

#### Neighbour Amenities

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- 8.15 There are no immediate neighbours to be affected by the proposal. The nearest neighbours are within the group of buildings at and immediately adjoining Higher Greenhead Farm. There would be no direct or harmful impact on their amenities by reason of noise and disturbance from the manufacture of the products given the distance separation. Traffic to the application property would pass this group of properties. However, as described above, traffic volumes associated with the use would be low and be indiscernible from the existing traffic movements to and from these residential and farm properties. Thus, no harm would be caused to residential amenity.

#### Nature Conservation

- 8.16 A Bat and Owl Survey and Report is submitted with this application. It confirms that *'the proposed works are unlikely to cause significant 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'*. Furthermore, *'there is no evidence of nesting or roosting barn owls at the site'*. As such, the development complies with policy relating to maintain biodiversity and the protection of wildlife species, in particular Policies H15 and ENV7.

### **9. CONCLUSION**

- 9.1 The principle of conversion of the building to a live-work unit, as proposed, has been shown to be in compliance with the policies of the NPPF and to contribute positively to the achievement of sustainable development. The adopted Local Plan contains no policy on live-work units. However, the proposal has been shown to be in accord with the general aims and purposes of the Local Plan and in full compliance with detailed criteria set out in Local Plan (and the equivalent submitted Core Strategy) policies relating to the conversion of rural buildings to dwellings and workspace.

- 9.2 For the reasons set out in this statement, the Council is respectfully invited to grant planning permission for the conversion of Lower Cote Barn to a single live-work unit.

### **10. APPENDIX**

Appendix A: Thornber family farm holding, Higher Greenhead Farm

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Appendix B: Ribble Valley Borough Council letter dated 18 September 2012, providing pre-application advice relating to the conversion of Lower Cote Barn to a live-work unit

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**Appendix B: Ribble Valley Borough Council letter dated 18 September 2012,  
providing pre-application advice relating to the conversion of Lower  
Cote Barn to a live-work unit**



**RIBBLE VALLEY BOROUGH COUNCIL**

please ask for: Diane Cafferty  
direct line: 01200 414501  
email: Diane.Cafferty@ribblevalley.gov.uk  
my ref: RV/2012/ENQ/00166  
your ref:  
date 18<sup>th</sup> September 2012

Council Offices  
Church Walk, Clitheroe  
Lancashire BB7 2RA

Tel: 01200 425111  
Fax: 01200 414488  
www.ribblevalley.gov.uk

Dear Janet,

**REQUEST FOR PRE-APPLICATION ADVICE RELATING TO THE USE OF A  
REDUNDANT BARN AS A WORKSHOP AND DWELLING AT LOWER COTE BARN,  
HIGHER GREENHEAD FARM, SAWLEY.**

I am writing in response to your request for pre-application advice in respect of the above-named proposal. From the documentation I have and our meeting on site on 17<sup>th</sup> September, I understand that your client wishes to convert a disused stone barn with slate roof into a hybrid live-work unit that would see a mix of a residential and joinery workshop (B1) use.

In considering the proposals, I am mindful of policies in the current adopted Districtwide Local Plan (DWLP). This plan sets out the planning policies for the Ribble Valley. Although policies in this plan are soon to be superseded by policies in the Core Strategy (the emerging Development Plan for the Borough) at present, the DWLP remains the primary tool used in determining planning applications. Under the DWLP your site falls within the Open Countryside (policy ENV3). This open countryside status of the site means that opportunities for development are somewhat restrictive. The policy states that in the open countryside development will be required to be in-keeping with the character of the landscape area and should reflect local vernacular style features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted, providing regard has been given for the characteristic landscape features of the area. Policy ENV3 states that only development which has benefits to the area will be allowed.

Policy G5 is also applicable to the proposals. The policy is intended to recognise the need to protect the countryside from inappropriate development but in doing so accepts that the countryside is a working area and a source of many Ribble Valley resident's livelihoods. Applying policy G5 to the proposals, the policy states that outside the main settlement and village boundaries (as this site is) planning consent will only be granted for small scale developments which are essential to the local economy, developed for local needs housing (subject to Policy H20 of the DWLP) or are for other small scale uses appropriate to a rural area which conform to the policies of the plan.

It is acknowledged that the joinery business is operating successfully, as indicated in your supporting profit and loss account statement, and that your client also wishes to develop a newly established lamb adopter business which requires dedicated workshop and fabrication space. Paragraph 28 of the National Planning Policy Framework

Chief Executive: Marshal Scott CPFA  
Directors: John Heap BEng, CEng, MICE, Jane Pearson CPFA

(NPPF) supports the sustainable growth and expansion of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings. It also promotes the development and diversification of agricultural and other land-based rural businesses. It can therefore be argued that the conversion of the barn to a joinery workshop in this location is acceptable, in principle, in terms of national policy.

All criteria in policy EMP9 of the DWLP would need to be satisfied for any application for the conversion of the barn to an employment use to be suitable. To be acceptable proposals:

- must not cause unacceptable disturbance to neighbours in anyway,
- the building must have a genuine history of agriculture or other rural enterprise,
- the building must be structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building
- the impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated
- the access to the site must be of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area
- the design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.

As stated, I therefore feel that the business use proposed in this location is acceptable in principle providing the detail provided with any subsequent planning application continues to satisfy the policies outlined so far.

My concern however as discussed on site, in the context of the identified DWLP policies, relates to the residential aspect of the proposals, as it will involve the creation of a new residential use within the open countryside.

The location of the site is remote from a settlement and the farm complex, and this therefore raises questions in relation to the sustainability of the site. However, paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. NPPF states that Local Planning Authorities should avoid new isolated homes in the countryside (which the proposals would create) unless there are special circumstances. The special circumstances listed in the NPPF include:

- the essential need for a rural worker to live permanently at or near their place of work
- where such development would represent the optimal viable use of a heritage asset
- where development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

Although the proposals would involve the conversion of a redundant barn, I do not believe that the proposals for the conversion to a part residential use would lead to an enhancement of the immediate setting - a remote location in an area of open countryside. This view is further supported by Policy H15 of the DWLP which states that problems can arise where isolated buildings in the landscape such as barns are proposed for conversion as the local landscape can be damaged and a degree of

urbanisation imposed on an otherwise wholly rural view, which is linked to additional factors such as garden areas and car parks. Although it is acknowledged from our discussions that a sympathetic conversion scheme is proposed allowing for adverse impacts on the landscape to be mitigated through high quality design, this potential for increased urbanism should be a strong consideration when drawing up detailed plans for any subsequent planning application.

In considering the principle for a live-work unit, I am also conscious of paragraph 21 of NPPF which states that Local Planning Authorities should facilitate flexible working practices such as the integration of residential and commercial uses within the same unit and also in returning back to paragraph 55 of the NPPF, one of the special circumstances listed refers to the essential need for a rural worker to live permanently at or near their place of work.

As I discussed with you and your client on site, I do not consider that the stated long hours worked on the business alone provide a sound justification for the 'essential need'. I acknowledge however that your client is also heavily involved with the farm business and therefore the ability to assist with this business by living and working close to the farm complex, and the reduced vehicle trips as a result of living on site, cumulatively go some way to providing a justification for the need for the proposed new unit. I would advise that should any subsequent planning application be forthcoming, you focus strongly on this justification, as this will be a primary consideration in assessing the acceptability of the application.

#### Agricultural workers dwelling

Although your enquiry relates solely to the creation of a live work hybrid, we talked briefly on site about whether the proposals could satisfy policy G5 in relation to a small-scale development, which is needed for the purposes of agriculture or forestry. There is clearly an agricultural businesses operating from this location, however the need for the dwelling must be demonstrated by whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times, the scale and nature of the enterprise and the extent to which any existing accommodation in the area is suitable and available for occupation by the workers concerned. This will include an investigation of the presence of buildings suitable for conversion in the area, which may be available. In cases where these tests are not conclusive, a financial test may also be applied to provide further evidence of the genuineness of stated intentions to engage in farming. If necessary, Ribble Valley Borough Council may seek advice on the information submitted as part of an application to satisfy this policy.

If you intend to pursue an application for a unit needed for the purposes of agriculture, conditions would be attached to any consent granted for agricultural workers dwellings restricting the occupation of the dwelling to a person, solely or mainly employed (or last employed) in the locality in agriculture to dependents of such people residing with him or her, or to widows or widowers of such people (in line with policy H3 of the DWLP). In determining any application for a new agricultural workers dwelling on the site, the Council will have regard to the recent history of the holding in line with Policy H5 of the DWLP. In line with policy H2 of the DWLP, I consider that the conversion would have limited impact, providing the design of the scheme was high quality and would not cause undue expense to any public authority or statutory undertaker.

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#### Design and layout

With any live-work unit, it is important that the residential space is clearly ancillary to the employment element, with the latter dominating the overall scheme by at least 60% of

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the total floorspace. Without detailed plans it is not possible to accurately determine the exact dimensions though from the drawings provided it would appear that the workshop element will be the dominant component. I have initial concerns that the office element at first floor level is excessive and would be concerned that this would in reality function as residential living space. It may be that to ensure that the barn remains as a live work unit, there should be no direct internal link between the employment and residential element of the unit. This would be a consideration following the submission of more detailed plans at application stage as I acknowledge from our discussion that the drawings submitted at this enquiry stage are indicative only.

As touched upon, the design of the conversion may play an important role in minimising potential adverse impacts on the surrounding landscape. Design guidance for conversion schemes is provided in Policy H17 of the DWLP. In assessing the drawings provided with the enquiry I have considered and would draw your attention to the supporting text of policy H17 which notes that the single most important external feature of a traditional farm building is the roof, as seen at a distance they can tend to dominate elevations. From the drawings provided, the roof lights would seem to be a little excessive, doubling the number of those existing, and may devalue the character of the barn as they can catch the eye by reflecting open sky or sunlight, as discussed in policy H17 of the DWLP. Section (d) of H17 also states that the addition of porches will contribute to complexity and a loss of character. It is important that farm buildings, such as Lower Cote Barn, are preserved in their original form without alien, urban additions or alterations. I would therefore wish to see the proposed single storey link from the existing mono-pitch extension to be sympathetic to the existing fabric of the building, particularly in terms of materials.

Having regard to Policy H2 of the DWLP, the policy states that buildings to be converted should be suitably located and their form, bulk and general design in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction. The scale, design and materials used in the conversion must also reflect the character of the area and the nature of the enterprise. Although from my site visit the barn appears to be in good condition, I cannot comment on the structural situation of the building as no detailed survey has been submitted as part of the pre-planning enquiry. Should you proceed to a formal application then a structural survey of the barn will need to be undertaken.

#### Access

In terms of access, which policy H17 states should be to a safe standard or be capable of being improved to a safe standard without harming the appearance of the area, I have spoken with Martin Nugent, the Senior Traffic and Development Engineer at Lancashire County Council. Mr Nugent does not have concerns relating to the established access, which runs through the existing farm complex but would have concerns if any additional access track were to be created linking the unit to the A59.

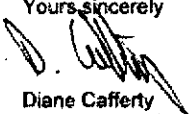
Having regard to the above and in particular NPPF which states that Local Planning Authorities should facilitate flexible working practices such as the integration of residential and commercial uses within the same unit, and look to support rural businesses and economic growth, I would advise that you submit an application for your proposals. Whilst I understand you would like a strong recommendation at this stage that the proposals will be permitted, I am only able to confirm that in principle the proposals are acceptable providing sufficient justification can be provided which satisfies the necessity for the residential element of the unit as discussed above.

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Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre- application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely

  
Diane Cafferty  
Pre- Planning Advice Officer

Janet Dixon  
Janet Dixon Town Planners Ltd  
10A Whalley Road  
Clitheroe  
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BB7 1AW

98100810SE

# earthworks environmental design

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

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## Jon Hadfield

Springs House  
Chipping  
Preston  
PR3 2GQ

320130013P

23 May 2012

Job ref: B 1150

Dear Jon

Re: Daylight scoping survey (bats): Barn at Higher Green Head, Sawley, Lancashire.

## **Introduction**

You have requested a protected species survey on behalf of your client Mr Andrew Thornber as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a proposed barn conversion at Higher Green Head Farm.

The property is 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 proposals that may be required.

A scoping survey and daylight inspection was undertaken on Tuesday 1 May between 10.00 and 11.00. The weather at the time of the inspection was cool, bright and showery (max. temp: 10.6°C; cloud cover: 95% wind: blustery NE; rain: showers) providing adequate conditions for carrying out a scoping survey.

Although there are signs of occasional perching and feeding by bats within part of the building, there is no evidence of regular or significant bat activity at the property; consequently there is relatively low risk of disturbing bats at the site during the proposed development.

## **Survey methodology**

The survey includes internal and external inspections of the property.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2<sup>nd</sup> 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, 3<sup>rd</sup> 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 building that will be affected by the proposed development.

The scoping survey includes a desktop search of publicly available data on protected species within the district in addition to locally significant landscape features and designated nature 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, 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

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; current NE licence No: 20113901, (Conservation, Science and Education).

### Constraints

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within very confined spaces such as rubble infill walls or beneath most types of roofing material despite careful visual 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.

### Desktop study (SD 74 and SD84)

A local data search was carried out to identify bat records within a radius of at least 2.5km of the site.

Reference to the National Biodiversity Network (NBN) database has identified the following four species present within the 10km recording square SD 74 and SD 84:

|                        |                                      |
|------------------------|--------------------------------------|
| Whiskered bat          | ( <i>Myotis mystacinus</i> )         |
| Whiskered/Brandt's bat | ( <i>M. mystacinus brandtii</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> )               |

### Pre-existing information (survey location at NGR: SD 760456)

None available at this property; the nearest record\* of bat roost activity is at Southfield House, Green Head Farm Sawley at SD 785461 (pipistrelle nursery roost – record: 01.07.2011)

### Description of the property

The property is a traditional stone barn with rubble infill wall construction and duo-pitched 4 - bay roof. The roof structure has a sturdy post and truss frame with rafter-with-purlin roof construction (figure 4). It is understood the slate roof was lined with a bitumen felt about ten years ago; the structure is very secure.

Three glass slip roof lights and several ventilation holes in the stone work provide good natural light within the building. Internally the building has two levels, the lower elevation (figure 3) has two under crofts with steps leading to an upper level and access to the timber loft above the shippens. Parts of loft areas are accessible with care although damage to timbers is extensive and therefore precludes a full inspection.

Externally the building is relatively well-maintained and roof areas appear to be secure; the roof has mortar-pointed stone ridge tiles and the roof verges are well-pointed and secure. The stonework on the south-west elevation has damaged mortar pointing and there are many gaps (figure 2).

The upper level of the barn has an earth floor; the area is used largely for storage of materials and firewood. The under crofts have timber cubicles and a concrete floor; the area is used only for storage.

On the south-east elevation is a small single storey lean-to building with mono-pitched stone slate roof (figure 3). The roof is lined with bitumen felt and there are two small glass-slip roof lights. This shed is used only as storage.

#### **Photographs: HIGHER GREEN HEAD FARM, SAWLEY**



Figure 1: north-east elevation

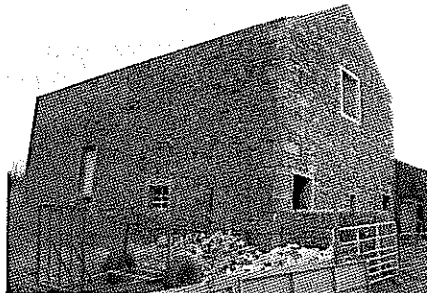


Figure 2: south-west elevation

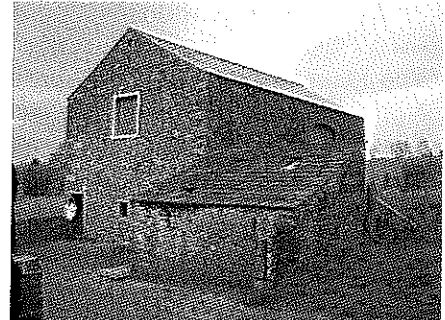


Figure 3: south-east elevation

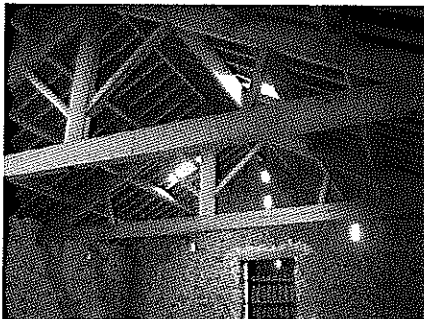


Figure 4:



Figure 5: internal view



Figure 6:

#### **Proposed development**

Conversion of an existing barn to provide accommodation as a work / live unit.

(Reference – Drawings by: Jon Hadfield).

**Location of the property** (NGR: SD 789 464): elevation: 140m;

The property is located approximately 0.5km north-west of Greenhead Farms, Sawley and is surrounded by agricultural land with extensive open countryside on all sides. The location is relatively exposed to the prevailing wind and there is only limited shelter from woodland and hedgerows and boundaries nearby.

There are no areas of standing open water, canal or river channel adjacent to the site; similarly there is no extensive woodland adjacent to the property although there is a small plantation woodland within 50m of the building to the east of the site.

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).

## Survey results

All parts of the property were carefully inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, perching or feeding by bats. A number of discarded butterfly wings were located on the ground within the undercroft.

Lux levels within the undercroft are relatively low (Lux 0 – 2) compared with higher light levels within the upper section of the barn (Lux 20+).

A small number of fresh bat droppings were found widely scattered in the main (upper) void of the barn indicating occasional flight within the building.

There are no other signs of bat feeding, perching or flight activity and there are no accumulations of droppings or discarded insect prey in other parts of the building.

The location of the property provides sub-optimal habitat for feeding, foraging and roosting bats although high-value feeding and foraging habitat exists along the River Ribble (0.75km) at Sawley and along the Swanside Beck (0.5km).

Connectivity of the site to other habitats is generally poor and the level of bat activity at the site is likely to be highly seasonal, sporadic and low frequency.

## Evaluation of results (interpretation)

A total of 36 freshly discarded wings (35 small tortoiseshell and 1 peacock butterfly wing) and several wing fragments were found within one corner of the building; these are indicative of perching and feeding bats; (usually brown long-eared bats). The number of wings suggests occasional or sporadic perching and night feeding by a solitary bat; significantly there are no other accumulations in other parts of the building.

Brown long-eared bats (*Plecotus auritus*) are frequently found roosting or perching in open agricultural barns and associated buildings throughout the district. The presence of solitary perching bats is not necessarily indicative of day roosting activity within the building. Long-eared bats are opportunistic feeders and are frequently attracted to barns where over-wintering butterflies are often found.

The long-eared bat is widely distributed and occurs in relatively low numbers throughout the Ribble Valley and NW region. The species has a relatively common and widespread UK distribution where suitable (mainly woodland) habitat exists.

A small number of relatively fresh bat droppings indicates occasional access by solitary pipistrelle bats; this species frequently enters barns to feed and forage and may occasionally roost within cracks and gaps provided by rubble infill walls. Pipistrelle bats frequently change roosts sites and there is no indication that roosting bats are present. Similarly there is no evidence to indicate any significant roosting, maternity site or place of hibernation.

- There is currently a low risk of disturbing roosting bats during the proposed works.
- The scale of impact of the development on local bat populations is likely to be low<sup>1</sup>.
- The conservation significance of the property is currently low<sup>2</sup>.
- There are no existing records of bat activity at this property.
- Further survey work (emergence and activity surveys) is not required <sup>3</sup>.

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

<sup>2</sup> Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

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

## Conclusion and recommendations

The proposed building alterations are **unlikely to cause significant 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 low.

Further survey effort during the optimal survey period 1 May to 31 August is not recommended.

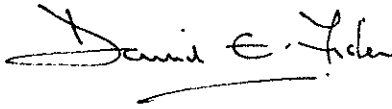
The proposed works should proceed with caution and vigilance for the unexpected presence of solitary roosting bats. Mitigation guidance notes are provided (Appendix B); in the unlikely event that any bats are disturbed, contact the Bat Conservation Trust immediately for further advice.

Nesting and roosting barn swallows may be present during the summer months.

There is no evidence of nesting or roosting barn owls at the site.

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



David Fisher

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## APPENDIX A

### Information / data sources

The following sources were consulted during the preparation of this report:

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 - 2011)
13. Multi-Agency Geographical Information Centre ([www.magic.gov.uk](http://www.magic.gov.uk))
14. Natural England - Nature on the map ([www.natureonthemap.org.uk](http://www.natureonthemap.org.uk))

## Appendix B

### Mitigation (general guidance notes)

| 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". |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACTION:                                                                                                                                                                                                                                                                                                                      | METHOD:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1. Timing constraints                                                                                                                                                                                                                                                                                                        | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2. Removal of roofing materials                                                                                                                                                                                                                                                                                              | <p>Although it is unlikely that roosting bats will be exposed during the proposed building alterations, you should be aware that solitary bats are occasionally found roosting beneath roofing materials, most frequently under slates, roofing felt, fascia boards, roof claddings, verge tiles and ridge tiles and lead work flashing.</p> <p>Bats may be found at any time of year, although most individuals are found during the spring, summer and autumn between late April and late September / early October.</p>                                                                                                                                                                                                                                                                                                                                                                                    |
| 3. Accidental exposure of bats                                                                                                                                                                                                                                                                                               | <p>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.</p> <p>Stop work immediately if bats are exposed or likely to be disturbed.</p> <p>All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area.</p>                                                                                                                                                                                                                                                                                   |
| 4. Avoid handling bats                                                                                                                                                                                                                                                                                                       | Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5. 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 6. 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 7. Post-development monitoring                                                                                                                                                                                                                                                                                               | Not required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 8. Additional survey effort                                                                                                                                                                                                                                                                                                  | Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended at this property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 9. NESTING BIRDS                                                                                                                                                                                                                                                                                                             | <p>It is likely that nesting birds will be present in this building during the summer months; barn swallows are likely to nest within the under croft and care should be taken to avoid carrying out any work that may result in damage or destruction of their nests.</p> <p>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.</p> <p>In cases where a development requires exclusion of birds during the building operations, the closure of any access points should ideally be carried out between October and March. If you wish to deny access to nesting birds next year you are advised to close off any open windows or doors well before the birds return in early April or May.</p> |

**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 consent<sup>1</sup>.

*"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."*<sup>2</sup>

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).

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

<sup>2</sup> Planning Policy Statement (PPS9) (2005) , Biodiversity and Geological Conservation. ODPM.

**Protected species (Bats) and the planning process<sup>1</sup>**

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)

<sup>1</sup> 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, 5<sup>th</sup> 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](http://www.defra.gov.uk)

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

