

# **Design and Access Statement**

**In Support of a Planning Application for**

**Change of use of agricultural shippon to  
form 1 residential dwelling.**

**Mr Malcolm Hayhurst  
Wheatley Farm  
Four Acre Lane  
Thornley with Wheatley  
PR3 2TD**

**Mrs Julia Pye  
Hill Crest Farm  
Startifants Lane  
Chipping  
Preston  
PR3 2NP**

## **Amount**

This application is for a change of use of an agricultural barn, to form one residential unit.

## **Use**

The shippon has historically been used as an agricultural building, but has now become redundant in terms of modern farming practices and will not meet the criteria for farm assurance. This application is to change to the use of the building to ensure that it still remains part of the heritage of the countryside in the future and also ensure that it doesn't become dilapidated.

## **Layout**

The shippon is detached but is set within a cluster of existing buildings on site. There is a barn adjacent to the shippon that has planning approved for residential use application number 3/2011/0813, and was approved on 19/12/2011.

## **Scale**

The scale of the development will not alter in terms of size, bulk or mass from the existing shippon. However the occupancy will increase as the building is converted from an agricultural building into a residential dwelling. This will increase the efficiency of the site and turn a redundant building into one of value.

## **Landscaping**

This will be fenced using post and rail timber to ensure it retains an agricultural appearance. As the garden area will be to the rear of the building it will not cause any detrimental impact on the surrounding area.

320130193P

## **Appearance**

The appearance of the shippon will remain as existing. The roof will remain blue slate with the slates currently on the shippon being reused where possible, if further slates are needed reclaimed natural slate will be sourced to ensure the new parts of the roof blend into the existing this will ensure that the shippon remains in keeping with the surroundings and the Area of Outstanding Natural Beauty. The existing elevations will remain as existing brick. No new window openings are proposed in the elevations of the barn, the window units will be replaced with wooden white painted double glazed units. The window openings will remain the same size and shape as those existing which can clearly be seen on the attached drawings, these will provide adequate insulation and meet modern building regulations.

## **Access**

Access to the shippon will remain from the existing access. This access provides adequate site lines and is wide enough to accommodate vehicles. There is also adequate room within the application site for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.



## HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR  
CHANGE OF USE OF SHIPPON TO FORM RESIDENTIAL UNIT

AT

Wheatley Farm, Four Acre Lane, Thornley with Wheatley, Preston

## HISTORY

The adjacent buildings are on the first edition ordinance survey map, the brick built shippon is a much later addition to the cluster of buildings built in approximately the late 1940's to early 1950's. The shippon is detached but is within a cluster of existing buildings surrounding it and in close proximity to the farm house across the road. The photographs within this report show the location of the building in relation to its surroundings.

The large barn and small barn are detailed on the First Edition OS Map 1:10,000 (1844-1850) which shows that these buildings have some value in terms of historic importance in the local area. The both barns can clearly be seen on the map below, it seems that the larger of the barns has been reduced in size to the rear over the years, but the barn and surrounding buildings along with the foot paths and infrastructure are more or less in the same position since 1844.



Taken from First Edition OS Map scale 1:10,000 1844 - 1850

The shippon has always been used for agricultural purposes and it is still utilised to a small degree by the applicant, although it is now outdated and not fit for purpose.

The walls are constructed from red brick and still benefits from a slate roof.

## APPLICATION

76.5.06.02

This application seeks to convert the shippon into one residential dwelling to protect the building in the future from becoming decrepit, with some remedial works completed to its structure, to ensure that it meets modern building regulations, however its external appearance will not change from its existing form.

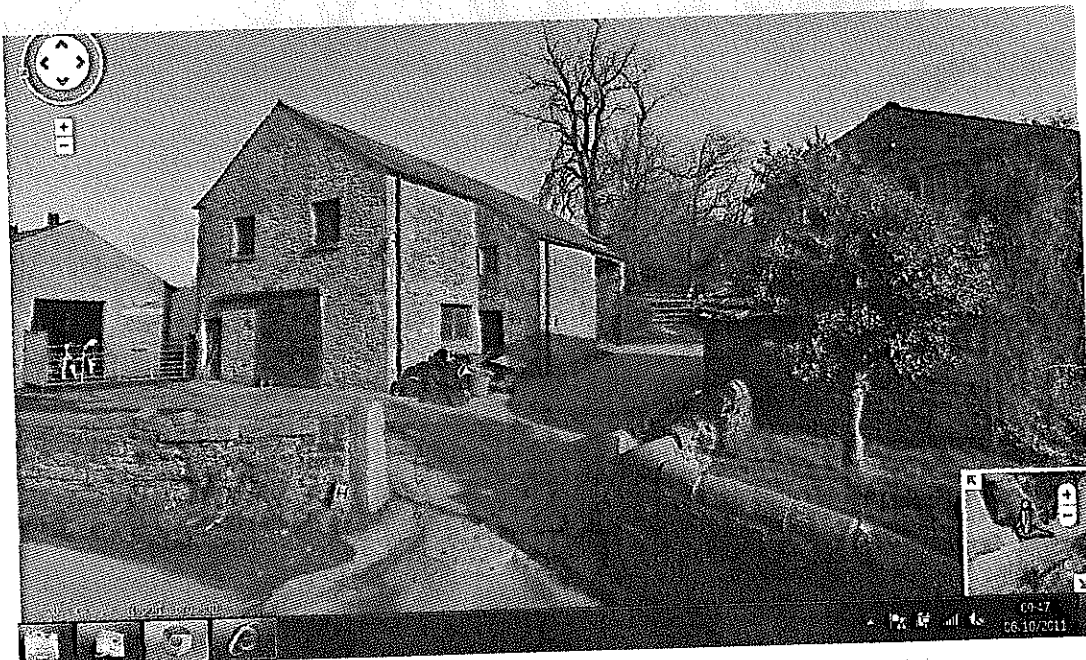
The design of the building has been considered alongside Policies H15 and H16 of the Ribble Valley Borough Council Local Plan and also guidelines from English Heritage on the conversion of rural buildings to ensure that once converted the shippon will not cause any detrimental impact on the surrounding area, and ensure that the shippon will retain its agricultural appearance and integrity, with as much of the historic features of the shippon remaining as possible.

The window openings will be glazed in a simple manner as not to detract from the previous function of the building to ensure that the shippon retains its original form. With wooden double glazed units painted white.

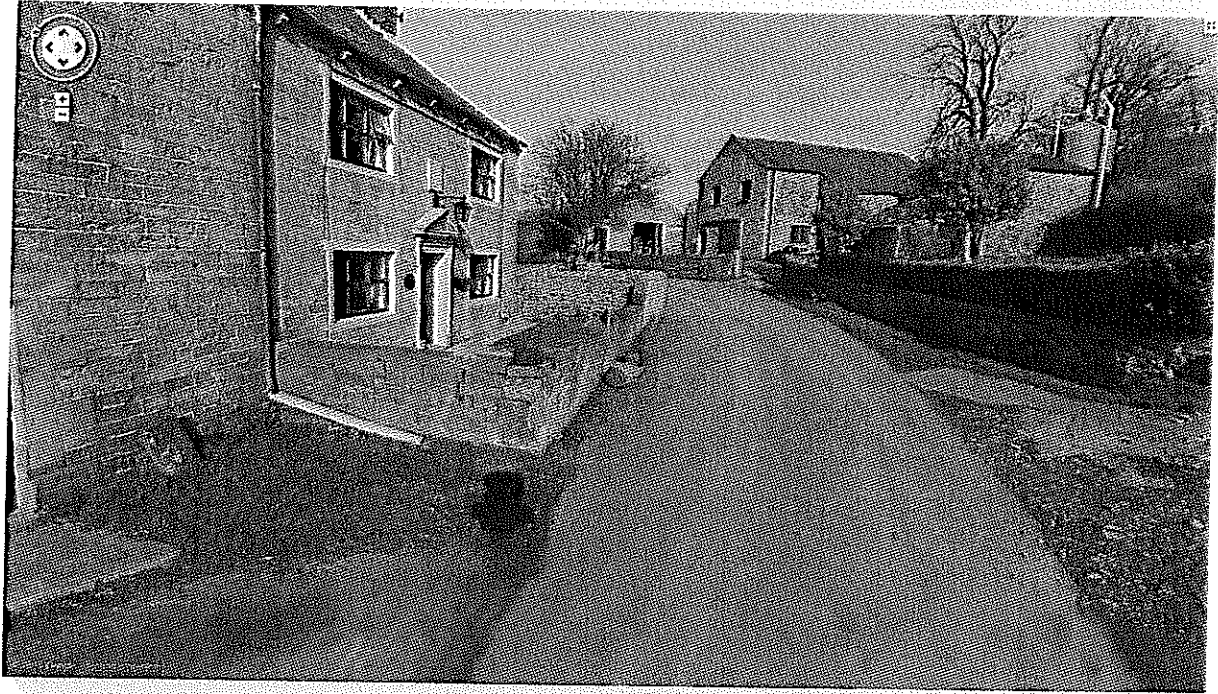
### **SITE AND SURROUNDINGS**

Wheatley Farm is situated on Four Acre Lane, almost opposite Wheatley Farm. The modern agricultural buildings of this dairy farm are situated further away from the shippon to the west of the application site. Wheatley Farm sits within a cluster of existing buildings which include the smaller barn, a modern portal framed building and a barn which has planning approved for to a residential unit..

The pictures below clearly show the application site and surrounding buildings.



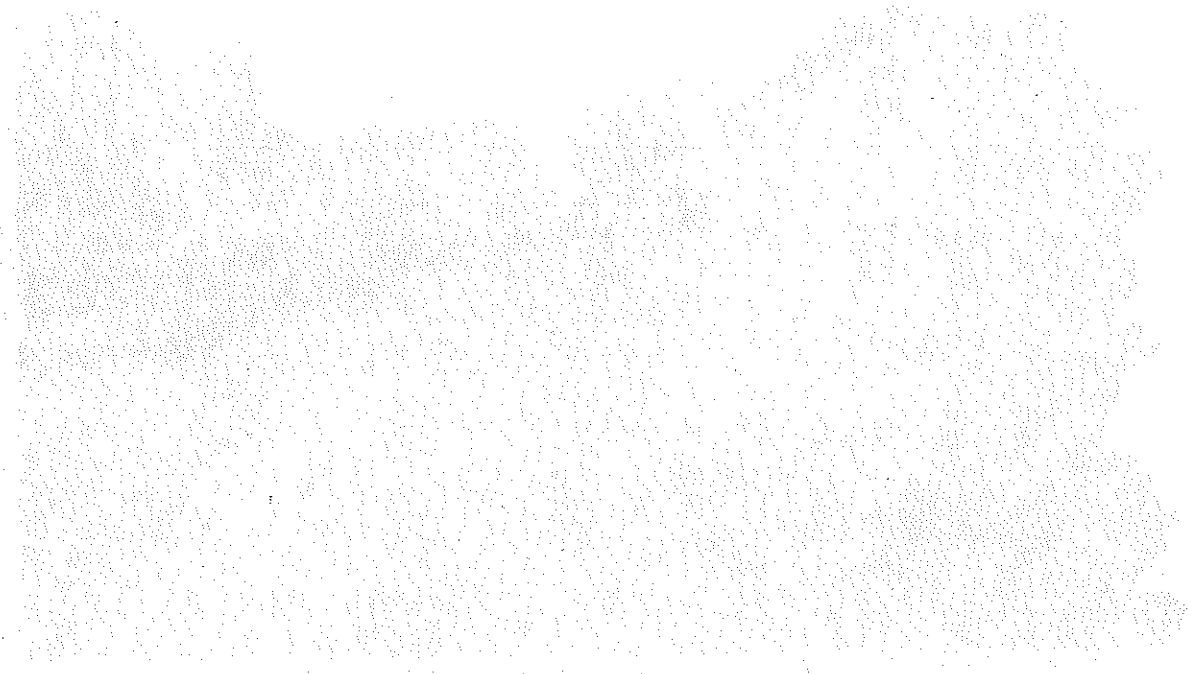
320130193P



Picture taken from Google Earth

#### **IMPACT ON THE SHIPPON.**

The design of the shippon has been done to ensure the existing built structure has as minimal impact as possible. No new window openings are proposed and the size and shape of the existing windows will remain. There are no important historic features within the shippon and the conversion will be done sympathetically to the existing structures to ensure that the external features remain.



**Ms Julia Pye**

Hill Crest Farm  
Startifants Lane  
Chipping  
Preston  
PR3 2NP

20 July 2011

Ref: B985

Dear Julia

Protected Species Survey: agricultural buildings at Wheatley Farm, Thornley, Chipping, Preston, PR3 2TD

**Introduction**

You have requested a protected species survey on behalf of your client Mr Malcolm Hayhurst, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for conversion and building alterations of four agricultural buildings at Wheatley Farm; the existing buildings are shown in figures 1 to 10 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. YDNPA requires an appraisal of the likely impact of the proposed building demolition on protected species in addition to any mitigation measures that may be required.

A scoping survey and daylight inspection was undertaken on Tuesday 12 July between 09.30 and 11.30. The weather at the time of the inspection was warm, dry and bright (max temperature: 18°C; cloud cover: nil, wind: light easterly breeze) providing optimal conditions for a site assessment.

The inspection has found no evidence of bat activity at this property; consequently there is only a relatively low risk of disturbing roosting bats at this site. The likely impact of the development on local bat populations and roosting bats is also considered relatively low risk.

Your attention is drawn to the mitigation guidelines outlined at the end of this report. Mitigation is the action that is required to remove or reduce the risk of disturbing, injuring or killing protected species (bats); appropriate mitigation measures must be in place before any building or demolition works are carried out.

**Survey methodology**

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Recommended survey methods (Natural England / Barn Owl Trust) were used to assess the use of the building by barn owls and other nesting birds; normal search procedures include inspecting a site for evidence such as droppings, pellets, discarded prey items, feathers and nest debris. Barn owl guidelines are those recommended by Natural England, *Barn Owls on Site – A guide for developers and planners, March 2002*.

a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats.

Indicative signs of bat activity may include bat droppings, urine marks, grease staining, scratches or burnishing around roost entrances and the feeding remains of insect prey such as discarded moth and butterfly wings, beetle elytra and other insect fragments found in perching, feeding or night roosting areas.

The scoping survey provides a 'daylight-only assessment' of the property.

## Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; Licence No: 20103384, (Conservation, Science and Education).

## Constraints

The inspection was carried out using 'non-intrusive' survey techniques to determine bat activity within the buildings. (reference: *Bat Surveys*, BCT, 2007, p23).

Ultrasonic bat detectors and / or remote recording systems have not been used at this site.

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 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.

## Data search

A local data search was carried to identify any relevant records of bat activity within 1.5km of the site. The following bat species are known to be present within the wider district:

NBN 10km square SD 64:

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

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

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. East Lancashire Bat Group
4. North Lancashire Bat Group
5. EED dataset (Lancashire bat records 2000 - 2011)
6. Natureonthemap (Natural England)

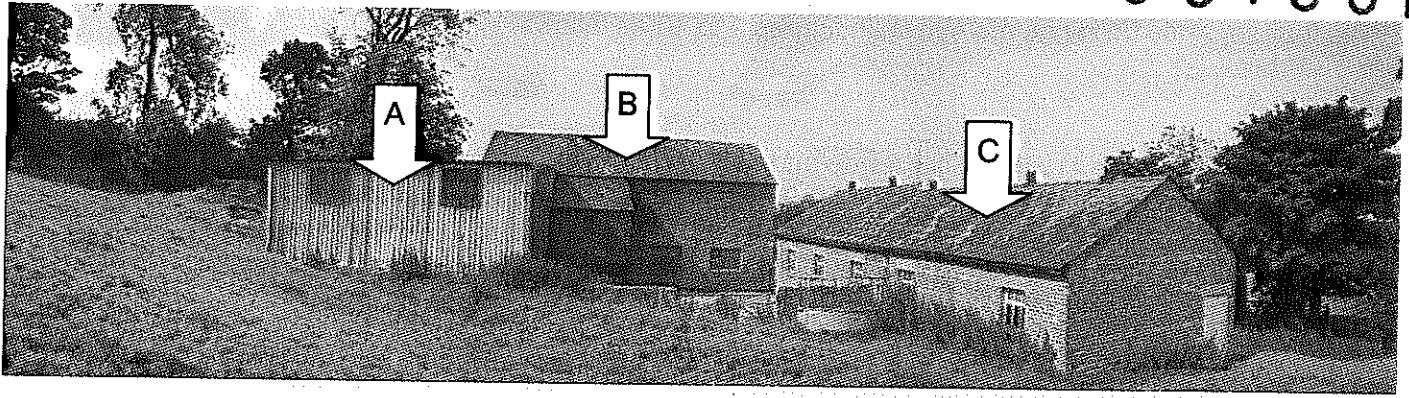


Figure 1: View of buildings at Wheatley Farm – buildings A, B and C



Figure 2: Brick shippon – building C



Figure 3: Building C



Figure 4: Building C

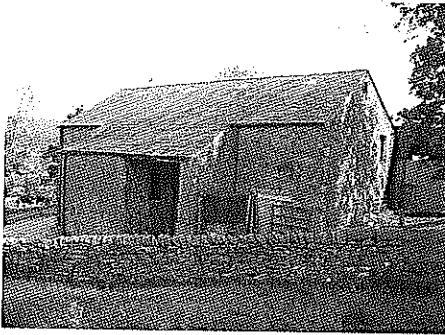


Figure 5: Stone barn - building B

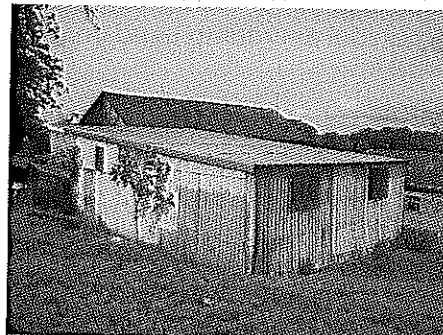


Figure 6: Building A - rear elevation

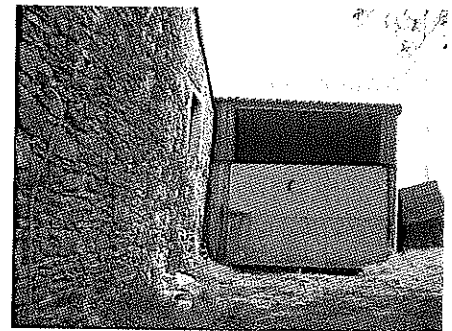


Figure 7: Building A - front elevation



Figure 8: Barn B - roof detail

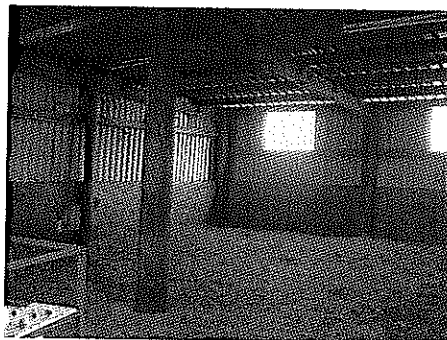


Figure 9: inside Barn A

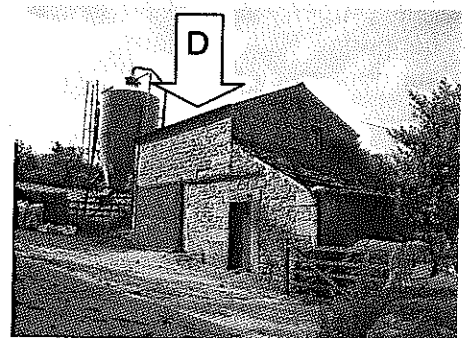


Figure 10: out-building - building D

9881061031  
The four separate buildings are shown in figures 1 to 10 as follows:

#### Building A:

Shippoon / barn (figure 1) with timber frame and box-section alloy upper walls and mono-pitch roof; the lower walls have a block work construction (figure 9) with open portal (figure 7); the building is currently in use as an animal shed and there is bedding throughout the building; the shed connects with main stone barn B.

#### Building B:

Stone Barn (figure 2) with rubble infill wall construction and pitched rafter-with-purlin slate roof. The roof is unlined and there are no enclosed voids or cavities (figure 8). There is a loft / mezzanine at the north end of the building with under croft below. The barn is located on gently rising ground with split level ground floor and steps to the lower level. The barn has a wagon door entrance and enclosed croft on the front elevation.

#### Building C:

Single storey brick shippoon (figures 1 to 4), with a pitched slate roof and two additional side units. The roof is unlined and the building is largely unused except for light storage of materials within the smaller buildings; the cubicle shed is glazed with good natural light. The structure is cool, dry and well-ventilated.

#### Building D:

A small two storey out-building with pitched slate roof. The roof is lined with a bitumastic felt and the building is generally well-sealed and secure. The ground floor is used as a garage (area not inspected); the upper floor has a timber loft and is used for storage only. There is a small single storey lean-to shed with mono-pitch slate roof, the lean-to is cool and damp used only as a wood store.

### **Proposed development**

It is understood the proposed development includes conversion of buildings A and C into two / three residential properties requiring removal of the barn shown as building A in addition to conversion of building D into a garage.

### **Location of the property**

Name of site: Wheatley Farm. NGR: (SD 620399). elevation: approximately 100m.

The property is located approximately 3km south-east of Chipping village on the north-facing side of Longridge Fell. The farm is a collection of agricultural buildings with farmhouse and the site is wholly rural surrounded by open countryside.

The site is not adjacent to broadleaved woodland or plantation edge; the nearest significant woodland is mixed plantation 0.5km south of the property and there is also extensive conifer woodland at Longridge Fell 1km east of the property. (Phase I habitat category: A1.2.2 Coniferous woodland – plantation).

The buildings are not adjacent to a water channel or area of standing open water. The nearest significant water course is the River Loud approximately 0.5km north of the farm property.

Although Wheatley Farm is within the AONB boundary, there are no specific nature conservation designations immediately 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**

There is no evidence of bat roosting activity within any of the buildings. All areas of the property were carefully inspected for signs of bat roosting and flight activity, none were found.

There is no evidence of barn owl roosting, perching or feeding activity within these buildings.

### Evaluation of results

There is no evidence of roosting, feeding or breeding activity by bats.

There is no evidence of roosting or breeding activity by barn owls or other protected species.

- The potential of this building to support significant roosting, resting or perching bats is relatively low.
- The potential of the building to support a maternity roost, hibernation roost or transitory / mating roost is also relatively low, consequently the overall conservation significance of these structures is low.<sup>2</sup>
- The site is not adjacent to high-value feeding and foraging habitat and there are no woodland areas or watercourses within 300m.
- The overall value of adjacent habitat features for feeding, foraging and commuting by bats is low to moderate<sup>3</sup>.
- There is low - moderate connectivity to foraging woodland and riparian habitat within the wider district.
- There are no records of roosting bats at this site or within neighbouring properties within 1km of the site.
- The scale of impact of the development at site level on local bat populations is likely to be low / negligible<sup>1</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> Guidance for assessing the value of habitat features – (BCT 2007, Bat Surveys, Good Practice Guidelines, p21)

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

### Conclusion and recommendations

The proposed development requiring extensive conversion of the buildings is **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 negligible or low.

Further survey effort at this site is not recommended; demolition of the buildings should proceed with reasonable caution and vigilance for the unexpected presence of solitary roosting or torpid bats.

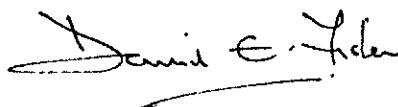
In the unlikely event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation procedures outlined in this report and seek further advice immediately.

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          | Not required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2. Demolition of buildings     | Bats are highly mobile and secretive animals; be aware that solitary bats are 'occasionally' found roosting beneath roofing materials or within wall cavities and external cladding at any time of year, although most commonly between April / May and October / November.                                                                                                                                                                                                                                                                                                                                                 |
| 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 | No required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 8. Additional survey effort    | Not required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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 RVBC.

Yours sincerely



David Fisher

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".

(Mitchell-Jones, 2004)

320130193P

<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, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078 [enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk)

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

