

## Drawing 1 – Proposed Development Plan

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 Do not scale from this drawing. Any discrepancies on site should be brought to the attention of KPP Architects Ltd.  
 Work and materials must comply with the current building regulations and codes of practice and be used in accordance with building specifications and other appropriate information. All materials are to be installed in strict accordance with the recommendations of the manufacturers.

GREY HATCH DENOTES AREA OF LANDSCAPING AREA FORMED AS A RESULT OF BUILDINGS REMOVED, BOUNDED BY EXISTING WALLS TO BE PARTIALLY RETAINED. REFER TO BOUNDARY TREATMENTS DRAWING FOR FURTHER DETAILS.  
 RIVER TO BE UNCOVERED AS PART OF THE DEMOLITION PHASE. RIVER BOUNDARY WORKS REQUIRED TO ESTABLISH STRUCTURAL STABILITY. REFER TO DRAWING 20xx FOR DETAILS.



Rev	Description	By	CHK	Date

Client: **JOHN EDWARD CROWTHER Ltd**

Project Title: **PROPOSED REGENERATION NEW MILL, MARSDEN**

Drawing Title: **PROPOSED MASTERPLAN**

Scale: 1:200

Sheet: **P1**

Number: **2197-02**

Year: **2029**

**KPP ARCHITECTS**

1200  
 11  
 25  
 SF

## Appendix A – References

## References

BS 42020:2013 Biodiversity. Code of Practice for Planning and Development

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

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BCT (2014) Artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact artificial lighting.

BOT (2025) [Licences to disturb nesting Barn Owls - The Barn Owl Trust](#)

BTO (2023) Species Code, Species Scientific Name, BoCC Status and Breeding Protection Status.

Collins, J. (ed.) (2023) *Bat surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> edition)*, The Bat Conservation Trust, London.

Department for Communities and Local Government (2016). National Planning Policy Guidance.

Ministry of Housing, Communities & Local Government (2025). National Planning Policy Framework. Updated 7<sup>th</sup> February 2025.

Mitchell-Jones, A. J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough, UK.

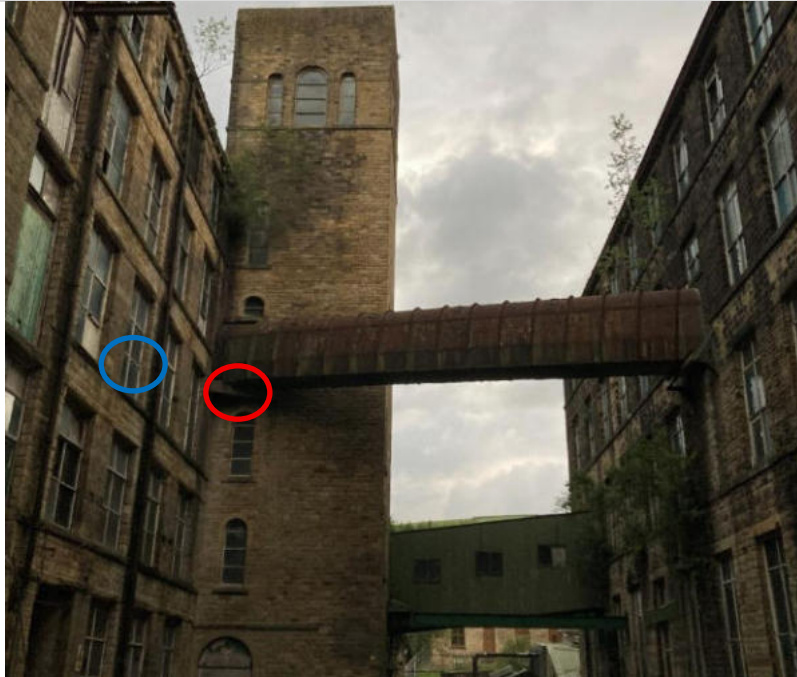
Office of the Deputy Prime Minister (2005): Circular 06/05: Biodiversity and geological conservation - statutory obligations and their impact within the planning system.

The Conservation of Habitats and Species Regulations 2017, HMSO

Wildlife and Countryside Act 1981 (as amended), HMSO.

## Appendix B – Site Photographs

## Site Photographs



Photograph 1 – Location of Roosts 1 (red circle) and 7 blue circle



Photograph 2 – Location of Roost 2 (red circle)



**Photograph 3 – Location of Roosts 4 (green circle) and 5 (yellow circle)**



**Photograph 4 – Exterior lighting**



**Photograph 5 – Exterior lighting**



**Photograph 6 – Exterior lighting**

