



RIBBLE VALLEY
BOROUGH COUNCIL

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

15 JUL 2011
FOR THE
ATTENTION OF

For office use only

Application No: 320110580P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional): WHALLEY COMMUNITY HYDRO LIMITED

Unit: House number: 26 House suffix:

House name:

Address 1: 26 DELPH MOUNT

Address 2: GREAT HARWOOD

Address 3:

Town: BLACKBURN

County: LANCASHIRE

Country:

Postcode: BB6 7QF

2. Agent Name and Address

Title: MR First name: GRAHAM

Last name: SOWTER

Company (optional):

Unit: House number: 10 House suffix:

House name:

Address 1: 10 WHALLEY OLD ROAD

Address 2: YORK VILLAGE

Address 3: LANGHO

Town: BLACKBURN

County: LANCASHIRE

Country:

Postcode: BB6 8DU

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Construction of micro hydro station including building to house turbine, transformer and control equipment; also associated fish ladder.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: **LAND AT HOLE HOUSE FARM**Address 1: **BRIDGE END**Address 2: **BILLINGTON**Address 3: Town: **CLITHEROE**County: **LANCASHIRE**Postcode (optional): **BB7 9NY**

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

Easting: Northing:

Description:

**SEMI-IMPROVED GRASSLAND
BORDERING RIVER CALDER AND
ADJACENT TO EXISTING WEIR****5. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not

known, and then complete as much as possible: ☐

Officer name:

JOHN MACHOLC

Reference:

Mtg at EA OFFICES, WALTON SUMMIT

Date (DD/MM/YYYY):

(must be pre-application submission)

24/06/2011

Details of pre-application advice received?

**ADVICE ON OUTSIDE APPEARANCE OF
BUILDING; NEED TO CONSIDER REFLECTIONS
FROM ROOF; DETAILS OF TREES THAT MAY
NEED TO BE FELLED; CHECK ECOLOGICAL
SURVEY RE BATS; MOUNDING TO SCREEN
BUILDING NOT REQUIRED****6. Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

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

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / MemberWith respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		CONCRETE BLOCK WALLS WITH STONE CLADDING TO ONE METRE AND CEDAR WOOD CLADDING ABOVE	☐	☐
Roof		PHOTO VOLTAK ROOF PANELS WITH ANTI-REFLECTION FINISH / TREATMENT	☐	☐
Windows		WOOD FRAMED	☐	☐
Doors		WOOD	☐	☐
Boundary treatments (e.g. fences, walls)		POST AND RAIL STOCK-PROOF FENCING TO MATCH EXISTING FENCES ON FARM	☐	☐
Vehicle access and hard-standing		SMALL AREA OF 'GRASS-CRETE' HARD-STANDING FOR ONE MAINTENANCE VEHICLE	☐	☐
Lighting		ONE SMALL PIR OPERATED DOWN-LIGHT WITH BAFFLES TO MINIMISE HORIZONTAL SPREAD OF LIGHT FOR EASE OF ACCESS IN WINTER	☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

ADDITIONAL DETAILS ARE SHOWN ON DRAWINGS 1-7, A DESIGN
AND ACCESS STATEMENT AND A FLOOD RISK ASSESSMENT**10. Vehicle Parking**

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles		ONE	ONE
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

N/A

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
- ☐ Septic tank ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

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

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site **SEE ATTACHMENT**

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

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

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

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species:

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

b) Designated sites, important habitats or other biodiversity features:

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

c) Features of geological conservation importance:

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

14. Existing Use

Please describe the current use of the site:

SEMI-IMPROVED GRASSLAND IN GENERAL AGRICULTURAL

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

LIVESTOCK GRAZING

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

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

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

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

☐ Yes ☒ No

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

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)=

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)=

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)=

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)=**Total proposed residential units (A+B+C+D)=****Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)=

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)=

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)=

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)=**Total existing residential units (E+F+G+H)=****TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?



Yes



No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER BUILDING TO HOUSE PLANT AND EQUIPMENT	☐				32 m ²
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees		ONE	

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
THE BUILDING WILL NORMALLY BE CLOSED APART FROM SCHEDULED MAINTENANCE VISITS OR EDUCATIONAL VISITS BY APPOINTMENT				

21. Site Area

Please state the site area in hectares (ha)

LESS THAN 0.1 HA

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Generation of electricity using water-driven Archimedes screw and transformer.

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served
MR & MRS R VICKERY	HOLE HOUSE FARM, BRIDGE END, BILLINGTON, CLITHEROE, BB7 9NY	15/07/2011

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION**

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

<i>E.H. Renter</i>

Date (DD/MM/YYYY):

15/07/2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



320110580P

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

15/07/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01254 240446

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

graham.scwter@btinternet.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Whalley Hydro

A community renewable energy scheme

<http://whalleyhydro.wikidot.com/>

Heritage Statement

320110580P

The building needed to house this renewable energy development is small and has been designed to make the minimum visual impact on the Green Belt within which it is to be sited, and on the parts of the Whalley Conservation Area from which it may be seen. It is a new building on a site which has never previously been built on, but adjacent to a weir which goes back six centuries.

Places within the Conservation Area from which the proposed development could be seen are:

- The bridge over the River Calder (approx 220 mtrs away)
- The Marjorie and Calder Cottage (140 mtrs)
- The footpath along the North bank of the Calder (80 mtrs, i.e. the width of the weir)

The view from the bridge at a distance of 220 metres will be minimally affected by the new building, which with a visual width of around 10 metres, will account for less than 3° of arc. The proximity of trees in the background of the building and its construction from sympathetic materials will enable it to blend in. If additional planting is required to break up the line of the building or obscure it wholly or in part from any particular viewpoint, then as stated in our Design and Access Statement, we would welcome an appropriate landscape planning condition.

There are several substantial trees in the lines of sight from the Marjorie and this should mitigate any small loss of visual amenity that the development might cause, particularly in Summer when trees are in leaf but also in Winter. At a distance of 140 metres, the visual intrusion of so small a building, seen mostly edge-on, will in any case be small.

From the footpath the proposed building will be nearer, but still at the considerable distance of 80 metres. The view from here will be of the North elevation, which is the simplest, most unadorned side of the building, constructed entirely of natural and sympathetic materials: stone, wood cladding and wood-shuttered windows. It will have the appearance of an agricultural building.

The roof, which faces South, is one part of the building that caused some concern in pre-application discussions. However, it can scarcely be seen from any part of the Conservation Area. Calculations have shown that it will cause no significant glare to any neighbouring building at any time of day or at any season of the year. A diagram illustrating this point is included as part of the application. The specification for the roof panels will require low reflectivity surfaces.

The most important consideration in support of our application is the fact that it involves the important structure of the weir across the River Calder. This weir has a history going back to around 1380 when Whalley Abbey was first founded and is an important structure in the Conservation Area. It is perhaps the one most appreciated and loved by the public, both residents and visitors to Whalley. As has become evident during our preliminary work looking at the feasibility of the hydro scheme, the weir is in a serious state of disrepair and will need a substantial amount of work to ensure its stability and continued existence. We have made enquiries to track down possible sources of funding to repair the weir, but without luck. As part of our plans for the Hydro scheme we intend to assume responsibility for the structure of the weir and use some of the revenues generated to repair the weir and keep it in good condition. In this respect the proposed development should prove highly beneficial for the Whalley Conservation Area.

W. Kembery B Eng
Jersey Croft
Knowsley Road
Blackburn
BB1 9PX
Tel 01254 249632
bilandi@btinternet.com

I. Ashworth
5 Church Lane
Whalley
Clitheroe
BB7 9SY
Tel 01254 823103
tim.ashworth@virgin.net

C. Gathercole
22 Clitheroe Road
Whalley
Clitheroe
BB7 9AB
Tel 01254 823376
chris.gathercole@virgin.net

G Sowter
10 Whalley Old Road
Langho
Blackburn
BB6 8DU
Tel 01254 240446
graham.sowter@btinternet.com

Supported by The Naturesave Trust and The Key Fund

Entry to the scheme is by the Little Whalley/Sandwich Road and A 665, Number 31258K
Registered Office: 2a Duffield Mount, Great Harwood, Blackburn BB6 7 QJ

Whalley Hydro

A community renewable energy scheme

<http://whalleyhydro.wikidot.com/>

Design and Access Statement

The proposal

This proposal is to construct a micro hydro electricity generating plant adjoining the weir on the River Calder at Whalley. The plant would be sited within the green belt and adjoining but outside the Whalley Conservation Area.

The main objective of the proposal is to provide a small scale electricity generating station in Whalley to deliver sustainable energy, reduce dependence on fossil fuels and to reduce carbon emissions. The site is ideally suited to the purpose of hydro power generation because the weir at Whalley provides the required head of water to enable a viable plant to be constructed and is one of the only sites on the river where this is feasible.

The development site in total would be less than 0.1 hectare

Design principles

The scheme by its nature will make little visual impact on its surroundings. Most of the construction will take place at or below ground level, i.e. the intake with control gate and screen, the main turbine screw and the tail race will all be set into the ground. The building foundations and channels will be made from or set in concrete, but a high proportion of the channels will be faced with earth and should soon green over. The exit channels, visible from the opposite bank, will be faced, where necessary, to blend in with the adjacent bank.

The design considerations for the turbine house reflect the location within the green belt and its situation on agricultural land. The building is needed to house the transmission, gearbox, generator, transformer and control equipment. It will be of modest proportions, about the size of a double garage.

The design of the building is intended to convey the appearance of an agricultural building. The external walls will be constructed of random stone to a height of 1 metre with vertical wood cladding above. This will weather over time to soften its appearance. The external doors will be constructed of wood.

The height of the roof apex will be only 3.75m. The south facing single-pitch roof will incorporate solar photovoltaic panels to provide an additional source of green electricity. This is important for the viability of the project. The photovoltaic output will provide some seasonal balance to

W. Kembery B Eng
Jersey Croft
Knowsley Road
Blackburn
BB1 9PX
Tel 01254 249632
bilandi@btinternet.com

I. Ashworth
5 Church Lane
Whalley
Clitheroe
BB7 9SY
Tel 01254 823103
tim.ashworth@virgin.net

C. Gathercole
22 Clitheroe Road
Whalley
Clitheroe
BB7 9AB
Tel 01254 823376
chris.gathercole@virgin.net

G. Sowter
10 Whalley Old Road
Langho
Blackburn
BB6 8DU
Tel 01254 240446
graham.sowter@btinternet.com

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Registered Office: 2, Gough Lane, Chorley, Lancashire, Blackburn BB9 7QF

compensate at the times of the year when hydro output is most likely to be diminished by low river flows.

Pre application discussions have raised the question of the degree of reflection from the solar panels. The roof of the building will face due south to maximise solar gain. On-site measurements demonstrate that it will be impossible for glare or reflections from the panels to be visible from any residential properties within the village, however the specification for the panels will include low reflectivity surfaces.

It is intended that the building will be slightly larger (15%) than is required for its strict functionality because it is intended to incorporate a small educational area, large enough to accommodate around 10 schoolchildren within the building. There are few if any sites where children in Lancashire can see engineering operations in action and which might inspire them to an interest and possible future careers in science and technology. Discussions with local primary and secondary schools also confirm keen interest is a facility that can demonstrate the importance of sustainable energy to young people. The building will have one educational area inside and two other small areas featuring visual display boards outside, beneath the roof canopy.

Tree planting

Some trees near to the river's edge will need to be felled to allow construction in the optimum location for the functioning of the turbine. A site survey has identified 9 self seeded trees, mainly sycamore, which will need to be removed. Replacements will be planted to compensate for any that are removed or disturbed as part of the construction. We would welcome a landscape planning condition that specifies the number, species and position of any trees and other planting thought necessary for screening the development.

Site access

Access to the site is provided via the existing track from Bridge End to Hole House Farm. There will be no on-site employees. Apart from during the construction period there will be little need for access to the site. The generating equipment should require little regular maintenance and can be monitored remotely using mobile phone technology. The main occasion for routine visits to the plant will be in the autumn when the input screens need to be cleared of leaves and other debris washed downstream. Vehicular access to the site will not be required on a regular basis apart from periodic maintenance visits. Space for a hardstanding for one maintenance vehicle, to be constructed from grasscrete, is included in the proposals. If school parties visit the generating plant they will be expected to park in Whalley and walk to the site. Such visits should average less than one per week during term time.

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Whalley Hydro

A community renewable energy scheme

<http://whalleyhydro.wikidot.com/>

Flood Risk Assessment 320110580P

The proposed development lies at the edge of a flood zone though the building which will house the turbine and transformer is in a position that is higher than surrounding ground and has not been known to flood in living memory.

After consulting with the Environment Agency's flood experts, the transformer and any other sensitive electrical equipment will be positioned above their predicted '200 year flood level'.

The Environment Agency have stated that they have no concerns about our proposals as regards flooding and indeed believe that construction of the scheme, by opening up an additional channel, will reduce overall flood risk in this stretch of the river.

W Kembery B Eng.
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I Ashworth
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BB7 9SY
Tel 01254 823103
tim.ashworth@virgin.net

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Blackburn
BB6 8DU
Tel 01254 240446
graham.sowter@btinternet.com

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Registered Office: 29 Dolphin Lane, Great Harwood, Blackburn BB5 7OF