

Trustees of the Standen Estate

Land South of Clitheroe

Sustainability Statement

October 2012

AMEC Environment & Infrastructure UK Limited

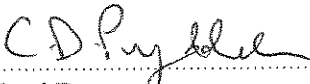
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Document Revisions

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1. Introduction

1.1 Purpose of this Report

This Sustainability Statement is submitted on behalf of the Trustees of the Standen Estate in support of an outline planning application for a Strategic Site (residential led) at Higher Standen Farm, Clitheroe. The site comprises an area of land of 50.1 ha located directly adjacent to the southern eastern boundary of Clitheroe together with a further 13.4 ha relating to the proposed junction referred to above. A masterplan for the site comprises:

- 1,040 houses including 30% affordable (312 homes) on 32.5 ha;
 - 15% of the whole (156) for elderly people and 50% of that 15% (78) to be part of the affordable total above;
 - A dedicated area for retirement living as part of that component (0.8 ha);
- A primary school site (2.1 ha);
- Ancillary retail/ local services/ community uses (0.5 ha);
- Employment (a B1 class business centre) on 2.25 ha;
- Public open space;
- Footways;
- Cycle ways;
- Landscaping;
- Infrastructure within the site;
- Improvements to the junction between Pendle Road and A59 (new roundabout);
- Related infrastructure.

Hereafter this is referred to as 'the site'.

1.2 Site and Surroundings

The site area comprises agricultural land and buildings separated into a number of medium to large sized fields by hedgerows with individual hedgerow trees. Immediately to the north of the site is the built up area of Clitheroe. This mainly comprises estate development with standard house types and playing fields associated with a nearby secondary school.

The site boundary to the northeast is formed by hedgerows with trees bordering Pendle Road and then follows a south-westerly route that is defined by a hedgerow with trees dividing agricultural fields. Beyond the fields to the south is the Worston Old Road, a minor road, with

the A59 further beyond. The southern boundary then follows the edge of woodland which surrounds Standen Hall and its associated grounds to the south, before tracking the route of Pendleton Brook, a small tributary of the River Ribble, north-westwards towards the Dent Plant Hire Depot off Whalley Road (A671) to the west.

Two public rights of way (PRoW) cross the site, towards the western and eastern boundaries respectively, and Ordnance Survey maps show the course of a Roman Road traversing the site in a northeast-southwest direction.

2. Sustainability Appraisal

2.1 Overview of Methodology

SA examines the performance of development proposals against a series of sustainability objectives. These objectives are informed by national and local policy with particular reference made to the Local Development Framework (LDF) established by the local planning authority, and local sustainability, community or environmental strategies.

The process provides a qualitative assessment of the development's contribution towards these sustainability objectives and highlights any opportunities for performance improvement. Whilst appraisals are not a statutory requirement, planning authorities are required to consider the sustainability credentials of their decisions and this report is submitted to aid the planning authority in this process.

The methodology for undertaking this appraisal is guided by governmental advice provided within the ODPM Guidance '*Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*' November 2005 in that it includes for the following stages:

- Identification of Objectives and the Sustainability framework;
- Collection of baseline data;
- Assessing the effects of the site;
- Consultation (through the planning application submission).

3. Sustainability Appraisal – Methodology

3.1 Sustainability Objectives and Criteria

The first key stage is the establishment of SA objectives against which the sustainability strengths and weaknesses of the proposals can be identified and described. The objectives used here are consistent with those used in the SA to the Regulation 19 Core Strategy (March 2012) which was informed by the SEA Directive 2001/42/EC ‘Guidance for Planning Authorities’. These objectives are well established having been consulted upon by the Council in its SA and SEA of the LDF Scoping Report produced in 2010.

The objectives are listed in **Appendix A**.

3.2 Gathering Baseline Data

Prior to assessment, baseline conditions need to be understood. Much of the baseline data is available in the background documents used to inform the Council’s LDF including:

- Local Development Framework: Annual Monitoring Report (2011);
- Ribble Valley Borough Council – Sustainability Appraisal to the Regulation 19 Core Strategy (March 2012) – subsequently agreed by the Council on 28 August 2012;
- Ribble Valley Strategic Partnership: Ribble Valley Sustainable Community Strategy (2008).

The baseline data is presented in **Appendix B**.

It is acknowledged that these baseline conditions may change before the site is developed as a result of the provisions of the Core Strategy and that the assessment of the site may also change. This is also considered separately in **Appendix B** but can only be dealt with in broad terms at this stage as:

- The Strategy is at Preferred Options stage and cannot attract the weight of an adopted plan;
- The Strategy’s provisions and, hence, its baseline may change through its examination; and
- The phasing of other development and the consequential change to the baseline, against which the site is assessed, cannot be predicted.

3.3 Undertaking the Appraisal

Having identified an appropriate set of objectives and amassed the baseline information, assessment is undertaken against a matrix that appraises the proposal against each objective/ criteria. The completed matrix is presented in **Appendix C**.

The commentary box in the right hand column of the matrix contains comments on the rationale of the appraisal and recommendations for improvement or mitigation. It is also used to outline any assumptions made in the appraisal or requirements for further information.

4. Conclusions and Recommendations

The development of the proposed Strategic Site with a high quality mixed use development is in principle positive and there are no significant conflicts between the intentions of the development and sustainability objectives. Although the development proposals are judged to have a likely negative impact upon air quality associated with transport emissions and that the site is a greenfield (rather than a brownfield land), a large Strategic Site is likely to offer sustainability benefits relative to other options exercised undertaken previously and considered under the Core Strategy. These are likely to relate to the use of, and support to, existing services and fewer journeys to access basic needs.

Potential measures have been suggested and these will be fed back into the design of the scheme. It should be noted that this assessment is based upon likely outcomes and the longer term impacts of the proposed development will require monitoring.

The proposed development (both construction and operation) will contribute significantly to:

- **Objective 2:** Due to the significant influx of new residents associated with the scheme, a provision has been made within the masterplan to include land for a new primary school;
- **Objective 4:** The scheme has the potential to provide over 1,000 new dwellings of mixed tenure of 30% (312 units) would include a percentage of affordable housing aimed at assisting local housing need;
- **Objectives 7:** The scheme has the potential to provide 5,575 sq. m of B1 floorspace and create over 400 jobs therefore the scheme will play a useful role in increasing economic growth locally;
- **Objectives 10:** The scheme will help boost the economic base within the Borough's main settlement of Clitheroe.

The development proposals are judged to perform well against the following objectives (when operational):

- **Objective 1:** By the incorporation of good, inclusive and community orientated design principles the site can deliver a safe, crime free environment for local people;
- **Objective 3:** The masterplan shows that the site can provide a green network (to enhance the existing footpath one locally) which would encourage walking and cycling. It also shows the ability to facilitate public transport (bus routes). Exercise related to these facets would contribute to improving the condition of people's health. In addition, there is potential for the site to accommodate new local health facilities (depending on need) as part of the local community facilities shown;
- **Objective 5:** The development envisaged has the potential to improve community cohesion and spirit by integrating a spacious, high quality mixed use development (including community uses) with the existing built up area;

- **Objective 6:** Due to the scale of the development, there is potential to deliver a range of community facilities and amenities as part of the development which would benefit new residents and the existing community;
- **Objective 8:** The scheme will provide new jobs that have the potential to diversify the local economy and also the opportunity to develop skills and training;
- **Objective 9:** The scheme will facilitate new jobs in various sectors from the construction phases to business, education and local services; and such opportunities are likely to lead to some economic inclusion;
- **Objective 12:** The envisaged development would have the potential to enhance the profile of Clitheroe and make reinforce its credentials as a sustainable location in to live, work and do business;
- **Objective 16:** As the site lies within the lowest area of risk within EA Flood Zone 1, it is considered that this objective can be met through a well designed network of SuDS;
- **Objective 23:** The site has the potential to provide green networks which could include an improved public transport network and linkages to the existing built up area through to the town centre and other parts of the town; and improved access to cycle lanes and public rights of way.

The development proposals are judged to have a mixed performance against the following objectives (negative construction, positive operational):

- **Objective 13:** The scheme will inevitably have a negative affect on local biodiversity on the site through the construction phase, particularly as the site is greenfield land. This can, however, be reduced through the implementation of mitigation measures on and off the site and upon delivery of the scheme the areas of ecological importance can be enhanced and maintained;
- **Objective 14:** The scheme will only minimally affect local features of landscape importance and in the long term through the incorporation of good design principles could potential enhance the appearance of the local area;
- **Objective 18:** In the short term the impacts associated with the construction phase of the scheme are likely to have a negative impact on climate change due to inevitable increase of CO₂ levels. However, and in the context of the demand for new development, the site will co-locate with Clitheroe and is likely to offer sustainability benefits relative to other spatial options being considered under the Core Strategy. These relate to the use of, and support to, existing services and fewer journeys to access basic needs. The development will also be mitigated through the incorporation of SuDS, sustainable design and delivery of a sustainable public transport network the scheme can help provide mitigation against climate change.

Overall the proposals were assessed as having a neutral effect when considered against the following objectives:

- **Objective 11:** The mixed use development is located on the edge of Clitheroe which is Ribble Valley's main urban area. Therefore the scheme will have no

direct impact on the rural community although indirect impacts may accrue through the provision of housing, employment and potential training opportunities;

- **Objective 20:** The scheme does not propose any renewable energy elements at this stage, however the landowner and developers could work with RVBC to evaluate the most appropriate measures to be included as part of the reserved matters application.

The impact of the proposals cannot yet be thoroughly assessed against a number of objectives due to insufficient evidence and material being available at this stage in the development process. These are:

- **Objective 15:** The proposed scheme will have minimal impacts on surrounding cultural heritage assets, however, until construction work commences and further geophysical surveys are undertaken it is hard to determine the impacts throughout the construction phase in relation to potential buried features;
- **Objective 21:** Construction methods and materials are a matter for a later stage in the development process;
- **Objective 22:** Similarly, it is too soon to indicate the amount of waste which would be produced but this will be addressed as the detailed design process takes place in liaison with RVBC.

A negative assessment was made against the following objectives; however these may be partially mitigated and need to consider in the context of alternative less sustainable development patterns. Details of the proposed mitigation measures can be found in Table 4.1.

- **Objective 17:** As the land consists of green fields and farm buildings the development of it against this SA objective if not weighed against the alternative development patterns is likely to be negative;
- **Objective 19:** Increased levels of traffic associated with the construction and operational phase of the scheme will increase levels of CO₂ and therefore have a negative impact on air quality. However, again, this needs to be compared with alternative and more dispersed development patterns against which the scheme could be more favourable assessed.

Key recommendations emerging from the appraisal are provided in Table 4.1 below. A number of these can be considered as part of a planning application.

Table 4.1 Key Recommendations for Consideration

Objective	Recommendation
Objective 1: To reduce crime, disorder and fear of crime	Secured by Design is the UK Police flagship initiative supporting the principles of 'designing out crime' by use of effective crime prevention and security standards for a range of applications and should be considered when developing the proposals.
Objective 17: To guard against land contamination and encourage the appropriate re-use of brown field sites within the urban boundary and to protect soil resources	Measures can be incorporated to ensure that topsoil will be retained for re-use on site. Mitigation measures have been designed to protect the structure of soils during their stripping and storage and, where appropriate, to reinstate drainage to its previous condition.
Objective 19: To protect and improve air quality	Enhanced public transport improvements. Employers on site can be required by conditions on any planning permissions granted to produce Green Travel Plans to encourage employees to travel to work using sustainable transport modes. Should a primary school come forward parents could be involved in initiatives to minimise car trips Footpaths, cycle routes and cycle parking can be required by condition on any planning permissions granted. The landowner's brief for the site (reflected in the master plan) is to provide footways and cycle ways as an integral part of the development.
Objective 20: To increase energy efficiency and require the use of renewable energy sources	Where possible an element of renewable energy production should be included within the scheme. This could include sources such as CHP or district heating schemes.
Objective 21: To ensure sustainable use of natural resources	Development will conform to Code for Sustainable Homes Level 3 which encourages basic materials to be sourced and include timber certification, EMS etc.
Objective 22: To minimise waste, increase re-use and recycling	Any planning permissions granted can require that all phases of the development provide adequate space and access for receptacles designed to store recyclable materials, as well as non recyclable waste - (whether domestic or commercial). Provision for the collection of waste materials can be designed into the development proposals. Recycling of materials should be encouraged as part of the construction process.

Appendix A

Sustainability Objective

1 Page

Sustainability Objectives

1. To reduce crime, disorder and fear of crime
 2. To improve levels of educational attainment for all age groups and all sectors of society
 3. To improve physical and mental health for all and reduce health inequalities
 4. To increase the availability of quality affordable housing and social and sheltered accommodation in areas most at need
 5. To protect and enhance community spirit and cohesion
 6. To improve access to basic goods, services and amenities for all groups
 7. To encourage sustainable economic growth and business development across the borough
 8. To develop the skills and training needed to establish and maintain a healthy labour market
 9. To encourage economic inclusion
 10. To strengthen the economic base of market towns
 11. To encourage rural regeneration and diversification
 12. To develop and market the borough as a place to live, work, do business and visit
 13. To protect and enhance biodiversity
 14. To protect and enhance the borough's landscape and townscape character and quality
 15. To protect and enhance the cultural heritage resource
 16. To protect and enhance the quality of water features and resources
 17. To guard against land contamination and encourage the appropriate re-use of brown field sites within the urban boundary and to protect soil resources
 18. To limit and adapt to climate change
 19. To protect and improve air quality
 20. To increase energy efficiency and require the use of renewable energy sources
 21. To ensure sustainable use of natural resources
 22. To minimise waste, increase re-use and recycling
 23. To promote the use of more sustainable modes of transport
-

Source: Sustainability Appraisal to Regulation 19 Core Strategy (RVBC: 2012)

Appendix B

Baseline and Predicted Trends

15 Pages

Table B.1 Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
1. To reduce crime, disorder and fear of crime	<p>Ribble Valley is recognised as being a low crime area and a safe place to live (Ribble Valley Corporate Performance and Improvement Plan, 2007 – 2011). This is reflected in the crime statistics, where crime is very low by regional and national standards. The overall crime rate in 2010-11 was 16.5 offences per 1,000 population, the lowest in Lancashire, and was well below the national average of 41.4 per 1,000 populations. No wards in the Borough have LSOAs in the lowest 40% most deprived for crime deprivation. Most wards are within the top 90% least deprived nationally.</p> <p>Between 2010 and 2011 there has been an overall increase in the number of notifiable offences in Ribble Valley for the first time in six years. The only area where there has been a decrease in crime is in the number of thefts from motor vehicles.</p>	<p>Annual Monitoring Report 2011</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)</p>
2. To improve levels of educational attainment for all age groups and all sectors of society	<p>Ribblesdale is the only nursery school within Clitheroe, accommodating approximately 100 children.</p> <p>There are five primary schools located within Clitheroe's main urban area. The closest primaries are the two denominational schools located within 1 km. The closest, St. James Church presently has available capacity. Three other primary schools are located within 1.7 km of which limited capacity exists at Pendle.</p> <p>There are two secondary schools serving Clitheroe. Ribblesdale School is located 300 m from the site and has nearly 1,300 pupils. It is currently full. Clitheroe Royal Grammar is an academy that meets all the 6th form needs of the town and its hinterland. Due to its popularity the school is presently effectively at capacity and it is assumed that this will remain the case in future TO BE CONFIRMED.</p>	<p>Annual Monitoring Report 2011</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
3. To improve physical and mental health for all and reduce health inequalities	<p>The following baseline data has been used to identify key trends:</p> <p>Percentage of the resident population who consider themselves to be in good health (2001 Census)</p> <p>Number of wards with LSOAs in the bottom 40% most deprived for health deprivation and disability (Indices of Deprivation, 2010)</p> <p>Life expectancy at birth for males and females for the period 2005 – 2010 (ONS)</p> <p>Standardised mortality ratio and mortality rates for circulatory disease and cancer 2004-6 (ONS and DCLG)</p> <p>Distribution of dentists and GPs (Ribble Valley Settlement Hierarchy Study, 2008).</p> <p>Percentage of working-age population with a long-term limiting illness (2001 Census)</p> <p>Distribution of sports facilities (Sport England)</p> <p>Percentage of people participating in regular sport or exercise (defined as taking part on at least 3 days a week in moderate intensity sport and active recreation for at least 30 minutes continuously in any one session) (Sport England Active People Survey 2008)</p> <p>Conception rate of under-18 year olds (per 1,000 15-17 year olds) (ONS)</p> <p>As at February 2011, 2,250 people in the Borough were claiming Disability Living Allowance which fell by 60 claimants over the previous year. Despite this level, the Borough has the lowest number of claims in Lancashire.</p> <p>At present just over half the Borough's population is aged 50 or over which is the third highest level in the County. Higher than average life expectancy and growth in population means that it is predicted that by 2025 this population will be significantly higher than both neighbouring authorities and the national average and will create pressure on health services. Indeed a recent NHS profile stated that the level of support in the Borough for older people to remain in their homes is worse than the national average.</p>	<p>Annual Monitoring Report 2011</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)</p> <p>Information from Your Lancashire website, 2011.</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
4 To increase the availability of quality affordable housing and social and sheltered accommodation in areas most at need	<p>RVBC Strategic Housing Market Assessment, which included a range of household income data from the consultancy CACI. This shows that for 2007 the mean household income in Ribble Valley was £35,874. The figure for Littlemoor was £26,854 which demonstrates that it is not as economically prosperous in comparison with other parts of the Borough.</p> <p>There are difficulties within the Borough relating to affordability. RVBC's 2011 states that the incomes of 60% of households in the Borough suggests that are unable to afford entry-level housing.</p> <p>RVBC's ongoing monitoring as of 1 October 2011 suggests that the Council can demonstrate a 3.3 year supply of housing which is significantly lower than the 5 years demanded by national planning policy.</p> <p>Of the 1,229 dwellings gaining consent between 2006 and 2011, 937 were on the open market and the remaining 292 (24%) were for affordable residential development.</p> <p>Of the affordable housing stock of 844 units in Clitheroe, 615 are owned by RVBC and 229 by a range of RSLs. As part of the Housing Needs Survey completed in 2008, 494 respondents (29% of responses indicated that they needed affordable housing.</p> <p>The Core Strategy estimates that 4,000 dwellings or 200 per annum will be required over the 2008 to 2028 plan period. Within this, it requires a 30% affordable element to be provided within developments with some flexibility down to 20% where this can be justified.</p>	<p>Clitheroe Housing Needs Survey 2008</p> <p>Ribble Valley Annual Monitoring Report 2011</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012);</p> <p>Strategic Housing Land Availability Assessment, 2009</p> <p>Strategic Housing Market Assessment, 2008</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
5 To protect and enhance community spirit and cohesion	<p>Overall levels of deprivation in Ribble Valley are low when compared to national averages, as measured by the Index of Multiple Deprivation. Only one ward - Littlemoor - has a local supra output area (LSOA in the bottom 40% nationally in this aggregated measure. Littlemoor is also the only ward in the Borough to have a LSOA in the bottom 40% for income deprivation. Average gross weekly pay in the borough was £443.500 in 2010, marginally lower than the averages for the North West (£467.10) and Great Britain (£500.40). Males are comparatively high earners, but females in Ribble Valley earn less than the national average.</p> <p>The Place Survey results for 2008/09 in Ribble Valley reveal that a very impressive 94% of residents are satisfied with their local area as a place to live. This is the highest score of any local authority in England for this measure.</p> <p>Owing to the levels of out-commuting from the Borough for employment reasons and the predominantly rural nature of the Borough there may be issues associated with rural isolation and low levels of community spirit. Creating vibrant and prosperous rural communities will be a key challenge for the Borough.</p> <p>The Place Survey results for 2008/09 in Ribble Valley revealed that four in five respondents who express an opinion in Ribble Valley agree that local people from different backgrounds get on well together (79%). This is significantly higher than the county figure of 74%.</p> <p>The LSOA where the site lies performs well in terms of housing provision and community safety falling within the top 20% of LSOAs. However, it should be noted that performance is not as good in terms of employment provision (not far above bottom third LSOAs) and the likely reason for this is that other areas of the Borough being closer to major employers to the east both within and outside the Borough boundaries and the lack of housing stock for the commuting population.</p>	<p>Annual Monitoring Report 2011</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)</p> <p>Indices of Multiple Deprivation 2010</p>
6 To improve access to basic goods, services and amenities for all groups	<p>Access to services is limited in the Borough owing to its rural nature. Accessibility has actually decreased slightly since 2003, although this is consistent with patterns across the whole of Lancashire. It is believed that the continuing closure of post offices and the amalgamation of GP surgeries has led to this pattern. Whilst there has been a decrease in accessibility in Ribble Valley, other Boroughs have experienced more significant decreases, for example, for example Rossendale (-13.2%), Pendle (-11.2%) and Wyre (-9.5%).</p> <p>The site is located within Clitheroe (which is the Borough's main settlement), therefore access to basic goods and services is all readily available within 1 km of the site.</p>	<p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
7 To encourage sustainable economic growth and business development across the borough	<p>Employment opportunities in Ribble Valley are focused in and around the towns of Clitheroe and Longridge and the A59 corridor. Key employers include BAE Systems (employs over 3,000 people), Castle Cement, Ultraframe, James Thornbur and HJ Berry & Sons. Key employment areas in the Borough include Shay Lane Industrial Estate in Longridge, Salthill Industrial Estate and Link 59 in Clitheroe and Time Technology Park in Simonstone. The majority of businesses and employers are, therefore, situated in the south of the Borough near to the boundaries with Burnley and Hyndburn local authorities. Whilst there are a number of key employers in the Borough, an over-reliance upon a small number should be avoided, in case they choose to relocate or close as this could have significant adverse consequences for the Borough's economy.</p>	<p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012) Annual Monitoring Report 2011</p>
8 To develop the skills and training needed to establish and maintain a healthy labour market	<p>Owing to the predominantly rural character of the Borough it is not surprising that percentage of people employed in the agriculture, fishing and mining sector is higher than the regional and national average. Other prominent sectors are public admin, education and health and manufacturing and utilities. The high percentage employed in the manufacturing sector is explained by the presence of BAE systems in Samlesbury. RVBC has its offices in Clitheroe.</p> <p>A higher than average proportion of the Ribble Valley workforce are classified as Managers or Senior Officials or work in Professional Occupations, whilst personal service and sales and customer service jobs are relatively under-represented.</p>	<p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)Annual Monitoring Report 2011</p>
9. To encourage economic inclusion	<p>There is a skilled workforce in the Borough, many (approximately 45%) commute out of the Borough to work (Ribble Valley Employment Land and Retail Study, 2008). The highest levels of out-commuting occur in Wilpshire which is most likely explained by its close proximity to Blackburn.</p> <p>Littlemoor ward had a significantly lower level of people employed in the professional and managerial professions than both the wider RVBC area and, more notably, at the national level. These levels may be lower due to the predominant nature of housing stock as well as other areas of the Borough being closer to major employers to the east both within and outside the Borough boundaries. Correspondingly, there is higher employment in other occupations, including skilled trades and the elementary occupations in Littlemoor.</p> <p>Over the next decade the ONS data suggests that the local economy has a concentration upon employment groups 4 to 7 (administrative & secretarial, skilled trades, personal services/ sales and customer services) with a corresponding fall in managerial and professional roles as well in operative and elementary occupations. These trends run contrary to trends at a national level. Comparison with regional trends is not possible although a relatively low proportion of professional and managerial professions in the Borough is evident.</p> <p>In conclusion, the occupational statistics would suggest that Littlemoor has more people who are likely to be in lower paid professions than the national average and that as a consequence the ward and the region are likely to be less affluent compared to other parts of Great Britain.</p>	<p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)Annual Monitoring Report 2011</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
10. To strengthen the economic base of market towns	The Borough has a mixed economy with good employment opportunities and maintains a consistently low rate of unemployment. Given the rural nature of the area the agricultural sector is a significant employer. Other significant employers are major national and multi-national companies such as Johnson Matthey, Hanson Cement and BAE Systems.	Annual Monitoring Report 2011
11. To encourage rural regeneration and diversification	<p>Within the agricultural sector, the farms are largely focused upon grazing livestock and dairy farming with most farms in the Borough being less than 5ha in size (Defra, Agricultural Census, 2010). Research undertaken by Lancashire Rural Futures has demonstrated the need for more local business opportunities to be created in rural areas including in Ribble Valley (the research covered all of Lancashire). There is potential for high quality rural workspace schemes in the Ribble Valley.</p> <p>Key factors identified as potentially holding back rural businesses in the Borough were: planning restrictions; the cost of land and buildings and competing with aspirations for higher-value residential uses.</p>	Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)
12. To develop and market the borough as a place to live, work, do business and visit	<p>Tourism plays an important role in the economy of Ribble Valley. There has been an overall growth in visitor numbers from nearly 2,000,000 in 2004 to 4,047,000 in 2009. Of these visitors approximately 3,060,000 were day visitors and the remainder were staying visitors with an average length of stay of 2.1 nights. The revenue brought into the Borough by visitors in 2008 was estimated to be around £100,000,000 in 2008 (Ribble Valley, An Economic Strategy 2009-2013). There is a lack of wet weather attraction provision within the Borough which should be addressed to try and provide more reliable income from the tourist sector. Anecdotal information discussed during a scoping workshop highlighted a perception that the Forest of Bowland is a stop-over location for visits to the Yorkshire Dales and the Lake District rather than it being seen as a destination in its own right.</p> <p>Ribble Valley has a strong level of business start-ups. In 2010 there were 2,970 VAT-registered and/ or PAYE-Registered Enterprises in the Borough, down from 3,135 in 2008. The greatest numbers of VAT registered businesses were in the agriculture, forestry and fishing services sectors, which account for 16.8% of the registrations which is higher than regional and national trends. This is a change from 2008 where the most prominent number of VAT registered business was in the property and business sectors. The Ribble Valley Employment Land and Retail Study suggests that the economy in the Borough is very localised and successfully incubates new business.</p>	<p>Ribble Valley, An Economic Strategy 2009 – 2013</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
13. To protect and enhance biodiversity	<p>There are 17 SSSIs in the Borough designated for their biodiversity and earth heritage value. In 2010, of those SSSIs, four were recorded as having units in unfavourable recovering meaning there was a lack of appropriate management. Overall, 6 of the SSSIs were recorded as being generally in a favourable condition indicating that they are being adequately conserved and meeting their 'conservation objectives'.</p> <p>The Bowland Fells SSSI in the north of the Borough is also designated as a SPA under EC Wild Birds Directive³ due to its importance for moorland bird populations. Small areas in the north of the Borough are included as units of the North Pennine Dales Meadows SAC designated under the Habitats Directive⁴. Components of this SAC are dispersed across northern England.</p> <p>Ribble Valley also contains two LNRs, Salthill Quarry and Cross Hill Quarry. In 2009/10, there were 292 BHSs covering an area of 5,608ha in the Borough. BHSs are the most important nonstatutory wildlife sites in Lancashire and they contain valuable habitats such as ancient woodland, species-rich grassland and bogs.</p> <p>Lancashire BAP species present in the Borough are: water vole; brown hare; otter; bats; red squirrel; Great crested newt; skylark; Reed bunting; Song thrush; Lapwing; Freshwater whiteclawed crayfish; Bird's eye Primrose; and the Greater Butterfly Orchid.</p> <p>Lancashire BAP priority habitats present are: broadleaved and mixed woodland; species rich neutral grassland; calcareous grassland; rivers and streams; and moorland/ fell. Ribble Valley supports healthy woodland and farmland bird populations in comparison to other parts of Lancashire. The fringes of the Borough have been identified as twite (<i>Carduelis flavirostris</i>) breeding areas and populations of skylark are present, although numbers have been declining across upland Lancashire. Lapwing (<i>Vanellus vanellus</i>) populations are also reasonable in the Forest of Bowland, with 2470 pairs recorded in a Royal Society for the Protection of Birds (RSPB) survey in 1998 recorded in the latest Lancashire BAP.</p> <p>Woodland cover in Ribble Valley was 4558ha in 2002, the highest in Lancashire. Ancient woodland recorded in the 1998 Ribble Valley District-Wide Local Plan covers an area of 720ha and is confined to small areas, mainly to river valleys in the south-west, central and eastern areas of the Borough. The Elwood Strategy recognises and promotes the importance of extending areas of woodland in East Lancashire to provide social, economic and environmental benefits.</p>	<p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)</p> <p>Lancashire BAP</p> <p>Annual Monitoring Report 2011</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
14. To protect and enhance the borough's landscape and townscape character and quality	<p>Ribble Valley has some of the most important and beautiful countryside in the north-west of England and is a predominantly rural Borough noted for its attractive upland landscape. The Forest of Bowland occupies 70% of the land area and is 11th largest of the 40 designated AONBs in England and Wales, situated mainly in Lancashire but extending into North Yorkshire.</p> <p>The Forest of Bowland AONB is one of England's finest landscapes and is internationally important for its heather moorland, blanket bog and rare birds. The AONB is managed by a partnership of landowners, farmers, voluntary organisations, wildlife groups, recreation groups, local councils and government agencies, who work to protect, conserve and enhance the natural and cultural heritage of this special area. The AONB is bounded to the north and south by the Rivers Lune and Ribble respectively. To the west is the Fylde plain, while the eastern side of the AONB boundary matches the Yorkshire Dales National Park for a short distance, with Ribblesdale bordering the rest. On its south-eastern edge, Pendle Hill forms a discrete landscape feature, which is geologically linked to the rest of the AONB but separated from the main area by the valley of the River Ribble.</p> <p>No National Parks are located within the Borough's boundaries, although the Yorkshire Dales National Park lies to the north-east.</p> <p>The Lancashire Landscape Character Assessment identifies Moorland Plateaux, Moorland Hills, Moorland Fringe and Rolling Upland Farmlands in the north/ north-west of the Borough and Valley Floodplains to the south, surrounded by Undulating Lowland Farmland.</p>	<p>The Lancashire Landscape Character Assessment</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)Annual Monitoring Report 2011</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
15. To protect and enhance the cultural heritage resource	<p>Ribble Valley has a wealth of cultural heritage assets. There are 28 SAMs, 1,021 Listed Buildings and three Registered Parks and Gardens (Ribble Valley Borough Council 2009).</p> <p>The SAMs range from burial mounds to more prominent ruins such as Clitheroe Castle. A £3.2 million development and refurbishment scheme was recently completed at Clitheroe Castle which included an enhanced education suite and improved landscaping.</p> <p>There are currently four SAMs listed on English Heritage's 'at risk' Register, these comprise, the Old Lower Hodder Bridge, Aighton, Bailey and Chaigley (declining), Round cairn on Parlick Pike, Chipping (declining), Ashnott lead mine and lime kiln, 90 m south of Ashnott, Newton (declining) and Ribchester Roman fort (Bremetennacum), Ribchester (stable).</p> <p>In 2011 there were two buildings in the Borough registered as being 'at risk' (this relates to Grades I & II* only). These were Townhead in Slaidburn and the west range of Whalley Abbey.</p> <p>In addition Woodfold Park, Mellor Pleasington, a Grade II Registered Park and Garden is also included on English Heritage's 'at risk' Register. The park was laid out in the 1790s providing the setting for a country house. The house is now subdivided for multiple ownership and various estate buildings have been converted as private dwellings. This progressive redevelopment has impacted significantly upon the historic character of this designed landscape.</p> <p>Conservation Area boundaries were redrawn in 2005. The 16 existing designations were extended and five new areas proposed, all of which have now been adopted. In addition, on 4 February 2010 a Conservation Area was designated for Kirk Mill at Chipping. An extension to the Kirk Mill Conservation Area was designated on 7 April 2011.</p> <p>Conservation Areas exist in the following settlements: Bolton-by-Bowland, Chatburn, Chipping, Clitheroe, Downham, Gisburn, Grindleton, Hurst Green, Longridge, St Lawrence, Newtown, Newton, Pendleton, Ribchester, Sabden, Sawley, Slaidburn, Waddington, Whalley, Wiswell and Worston. Conservation Area Appraisals have been completed for all Conservation Areas.</p> <p>In addition to the designated built heritage resource it is also important to recognise the historic character of the landscape in the Borough and the diverse range of historic landscape types particularly within the Forest of Bowland (see the Lancashire Historic Landscape Characterisation programme (Lancashire County Council, 2002)). There are a number of locally distinctive towns in the Borough that have been identified in the Lancashire Historic Town Assessment Report (Lancashire County Council, 2006) as having notable townscapes worthy of preservation. Those included in the study are Longridge, Clitheroe, Whalley, Ribchester and Slaidburn.</p>	<p>Lancashire Historic Landscape Characterisation programme</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012) Annual Monitoring Report 2011</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
16. To protect and enhance the quality of water features and resources	<p>The Borough lies almost entirely within the catchment area of the River Ribble. The key watercourses in the Borough are the Ribble itself, and its major tributaries, the River Hodder, River Calder, Sabden Brook, and Tosside Beck. The River Ribble is one of the longest rivers in the North West, rising in the Yorkshire Dales and flowing into the Irish Sea. Its two main tributaries reflect the contrasts in the catchment. The River Hodder drains much of the AONB whilst the River Calder flows through many of the industrial east Lancashire towns (EA River Basin Management Plan 2009).</p> <p>Ribble Valley has a good record of water quality in comparison to regional levels, with 67% of water bodies achieving good chemical status and 38% achieving good ecological status in 2009.</p> <p>The EA has identified areas of Flood Zones 2 and 31 on land directly adjacent to the Rivers Ribble, Calder and Hodder and in an area of the Ribble Valley between Ribchester and Whalley crossed by minor streams</p>	<p>EA River Basin Management Plan 2009</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)Annual Monitoring Report 2011</p>
17. To guard against land contamination and encourage the appropriate re-use of brown field sites within the urban boundary and to protect soil resources	<p>The amount of derelict, vacant and under-used land in the Borough is very significantly lower than in other parts of Lancashire. Just four hectares of land in the Borough was identified as vacant in the DCLG's annual survey in 2007. This comprised three hectares of previously developed vacant land and one hectare of vacant buildings. No land was classified as derelict.</p> <p>Government policy encourages the re-use of brown field sites.</p> <p>Between 2009 and 2010, 87% of development for employment land occurred on previously developed land. The majority of this is made up of B1a development where 91% of all development of this use class was on previously developed land; however 100% of all B2 development was on previously developed land. This is an increase of 6% of the amount of previously developed land being utilised since the previous monitoring period, which is positive when the predominantly rural nature of the Ribble Valley is considered.</p> <p>The quarrying of stone for building and cement manufacture and the decline of the cotton industry in the towns and villages that border the south-western edge of the Borough are former land uses that may have contributed to land contamination (Ribble Valley Contaminated Land Inspection Strategy, 2001). Consultation with the EA has identified no significant land contamination issues.</p> <p>Much of Ribble Valley comprises agricultural land that, due largely to its upland character, is of a poorer quality than other parts of Lancashire and the North West. Most of the agricultural land in the Borough is classified as Grade 4 (poor quality) or Grade 5 (very poor quality), interspersed with areas of Grade 3 (good to moderate quality). The upland parts of the Forest of Bowland are dominated by sheep and beef farming, with dairying more common in the valleys.</p> <p>The site consists of grade 3 agricultural land and is made up of 'Brickfield 3 soils' which are permeable clayey soils.</p>	<p>Ribble Valley Contaminated Land Inspection Strategy, 2001</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)Annual Monitoring Report 2011</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
18. To limit and adapt to climate change	<p>Energy use in Ribble Valley is above average. Statistics for 2010 indicate that domestic gas (21,500 kWh per consumer per year) and electricity (4,280 kWh per consumer per year) consumption is among the highest in the North West.</p> <p>Annual gas and electricity consumption by the commercial/ industrial sector in Ribble Valley stood at 789,000 kWh and respectively in 2010.</p> <p>There are currently 21 operational renewable energy schemes in Lancashire (over 1MW December 2010) providing a total capacity of 142.8MW. In addition there are also eight renewable energy schemes that have been approved within Lancashire that will provide an additional 57.3MW. Three onshore windfarm schemes are also in the planning system that would provide Lancashire with 47.4MW. None of these schemes are situated in Ribble Valley.</p> <p>Average CO₂ emissions in 2009 stood at 14.8 tonnes per capita, the highest in Lancashire and well above the 7.5 tonnes per capita regional average. This was due in large part to the very high contribution of 596,000 tonnes from the industrial and commercial sector, largely attributable to the energy-intensive Castle Cement works in Clitheroe. However, taking only CO₂ contributions from domestic sources, the Borough's emissions figure of 143 tonnes is the lowest of all the Lancashire Districts.</p>	Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)Annual Monitoring Report 2011
19. To protect and improve air quality	<p>Air quality affects the state of the natural environment and has implications for human health. AQMAs are designated when local authorities have identified locations where national air quality objectives are unlikely to be achieved. Within Ribble Valley an AQMA has been declared at Whalley Road, Clitheroe for NO₂ levels due primarily to traffic emissions within the narrow streets of the town centre.</p> <p>Ribble Valley Borough Council operated two Automatic Monitoring Sites at Chatburn and Lillands in connection with trials into the use of alternative fuels at Ribblesdale Cement Works, Clitheroe. The results for NO_x, SO₂ and PM₁₀ remained in the Defra LOW threshold concentration throughout the monitoring period at both Sites. Automatic monitoring was subsequently discontinued in April 2006 (2009 Air Quality Updating and Screening Assessment for Ribble Valley Borough Council). However, non-Automatic Monitoring has been carried out in Ribble since 2006 at the Royal British Legion Whalley Rd, Greenacre Street, Moor Lane, Brownlow Street, 57 Whalley Road and Black Carr Lane. The NO_x diffusion tubes located at the Royal British Legion building on Whalley Road, Clitheroe gave a NO₂ result of 44.5 µg/m³ and 41.9 µg/m³ for the twelve months of 2008. These exceed the Air Quality Objective annual mean of 40 µg/m³.</p> <p>No monitoring for PM₁₀ has been conducted by Ribble Valley Borough Council since April 2006.</p> <p>No monitoring for SO₂ has been conducted by Ribble Valley Borough Council since April 2006.</p> <p>No monitoring for Benzene or any other pollutants has been conducted by Ribble Valley Borough Council.</p>	Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)Annual Monitoring Report 2011

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
20. To increase energy efficiency and require the use of renewable energy sources	During the period April 2009 to March 2010 there were nine applications submitted relating to renewable energy generation. Five of these were wind energy related, three related to solar energy and one related to ground source heat pumps. Seven of these were approved, one refused and one was refused but allowed on appeal. The extent of the Forest of Bowland AONB within the Borough could potentially act as a constraint to renewable energy developments.	Baseline Appendix B SEA/SA Core Strategy Preferred Options (2012) Annual Monitoring Report 2011
21. To ensure sustainable use of natural resources	<p>The quarrying of stone for building and cement manufacture is on the decline within the Borough.</p> <p>Within Ribble Valley there are a small number of quarries, details provided below (not all are currently operational):</p> <p>Bankfield Quarry 36 ha, 2 km north east of Clitheroe. Limestone Quarry.</p> <p>Bellman Quarry 63 ha, Limestone Quarry</p> <p>Leeming Quarry 4 ha sandstone quarry</p> <p>Lords Delph Quarry 3.24 ha former sandstone quarry</p> <p>Waddington Fell Quarry 2.3ha Sandstone extraction, producing crushed rock aggregate and sandstone fines</p> <p>Ribblesdale Cement Works/Lanehead Quarry 140 ha limestone and cement quarry</p>	Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012) Annual Monitoring Report 2011

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
22. To minimise waste, increase re-use and recycling	<p>The Annual Monitoring Report 2009 – 2010 for the Lancashire Minerals and Waste Local Development Framework indicates that all districts in Lancashire provide three stream kerbside recycling to 90% of households within their districts, including Ribble Valley. The percentage of household waste sent for reuse, recycling or composting in Ribble Valley was 37.8% in 2009/2010, well below the Lancashire average of 45% and slightly below the national average of 39.7%. The rate achieved in Ribble Valley is among the lowest in Lancashire (rates of 47.5% were achieved in Chorley in 2009/10), highlighting a clear need for improvement.</p> <p>There were 435 cases of fly tipping in Ribble Valley in 2009/10, which represented a 22.6% decrease on 2007/8 cases, but the incidence of this problem was the lowest in Lancashire.</p> <p>Waste disposal is an important strategic issue for all of East Lancashire. The only landfill site in Ribble Valley is Henthorne located 2 km outside of Clitheroe. Parts of the site have been restored and are being landscaped. It is envisaged that Whinney Hill landfill located in Accrington is likely to become the main strategic landfill for East Lancashire. All composting green waste from the Borough is sent to the major composting facility at Clifton Marsh in Fylde.</p> <p>Within Ribble Valley there are a small number of landfill sites with details provided below (not all are currently operational):</p> <p>Coplow Quarry 5 ha, Former limestone quarry now used as a landfill site</p> <p>Henthorne Road Landfill 27 ha accepts waste from Ribble Valley domestic refuse collections and local trade outlets</p>	<p>The Annual Monitoring Report 2009 – 2010</p> <p>Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012)</p> <p>Annual Monitoring Report 2011</p>

Table B.1 (continued) Baseline Assessment

Sustainability Objective	Summarised Baseline	Sources of Further Information
23 To promote the use of more sustainable modes of transport	<p>The Borough is served by effective communication links that provide access to the rest of the country. The A59 is the main road running through the Borough providing access to the M6, M66 and M65. The A59 suffers with some pinch points. Ribble Valley has four railway stations on the Manchester-Clitheroe line (Clitheroe, Langho, Ramsgreave and Wilpshire and Whalley) with connections at Blackburn providing access across the rest of Lancashire. Integrated bus services from Clitheroe provide connections to the rail network for more remote communities across the Borough. Expansion of Ribble Valley's rail network is to an extent constrained by the Forest of Bowland AONB.</p> <p>Cycling facilities in the Borough are very good, particularly in the Forest of Bowland AONB, where there are numerous cycle routes of varying difficulty. There is a real opportunity to further promote cycling to potentially increase tourism, encourage the pursuit of healthier lifestyles and develop more sustainable transport choices.</p> <p>Data from the 2001 Census revealed that the majority of residents in the Borough travel either less than 20 km to work with a significant proportion travelling less than 2 km. It is recognised that out-commuting by the resident population occurs on a daily basis for employment reasons.</p> <p>The 2010 AMR demonstrated that 93% of all new developments completed within the AMR period were within 30 minutes public transport time of a GP surgery, hospital, primary/ secondary school, employment and major health centre. Which is an increase of 18% since the last monitoring period and an increase of 34% since the 2007-2008 monitoring period.</p> <p>The site lies on the edge of Clitheroe, an urban area - which will provide access to local transport links within the town and more locally Littlemoor. There are two existing footpaths (11 and 14) crossing the site, A Regional Cycle Route (91) passes the north east corner of the site. A local one (Clitheroe alternative route Worston) runs from Regional CR 91 in a south westerly direction close to the east boundary of the site.</p>	Baseline Appendix B SEA/SA to Regulation 19 Core Strategy (2012) Annual Monitoring Report 2011

Table B.2 Predicted Trends

Strategic Objective	Implications for Baseline
1. Respect, protect and enhance the high quality environment and biodiversity in the borough	Conforms to SA Objectives 13, 14, 15, 16 & 17. No implications for Baseline
2. Match the supply of affordable and decent homes in the borough with the identified housing need.	Conforms to SA Objectives 3 & 4. No implications for Baseline
3. Ensure a suitable proportion of housing meets local needs	Conforms to SA Objectives 3 & 4. No implications for Baseline
4. Improve the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities	Conforms to SA Objectives 2, 6, 7, 8, 9, 10, 11 & 12. No implications for Baseline
5. Ensure neighbourhoods are sought after locations by building cohesive communities and promoting community	Conforms to SA Objectives 1, 5 & 9. No implications for Baseline
6. Support existing retail business whilst improving the retail offer by ensuring the vitality and viability of the retail areas are considered.	Conforms to SA Objective 10. No implications for Baseline
7. Co-ordinate, innovate and diversify sustainable tourism, building on our strengths and developing new initiatives	Conforms to SA Objectives 10, 11 & 12. No implications for Baseline
8. Improve accessibility and service delivery to address rural isolation	Conforms to SA Objective 11. No implications for Baseline
9. Contribute to local, regional and wider sustainable development	Conforms to SA Objectives 18, 19, 20, 21, 22 & 23. No implications for Baseline

Appendix C

Sustainability Appraisal Matrix

8 Pages

Key :

++	Very Sustainable	Location likely to contribute significantly to the SA/ SEA objective
+	Sustainable	Location likely to contribute in some way to the SA/ SEA objective
0	Neutral	Location unlikely to impact the SA/ SEA objective
-	Unsustainable	Location is likely to have minor adverse impacts on the SA/ SEA objective
--	Very Unsustainable	Location is likely to have significant adverse impacts on the SA/ SEA objective
?	Uncertain	It is uncertain how or if the location impacts upon the SA/ SEA objective

Table C.1 Assessment Matrix

Sustainability Objective	Impact		Comments, Mitigation Measures
	Construct.	Operation	
1. To reduce crime, disorder and fear of crime	0	+	Crime and fear of crime will be minimised as far as is possible by design using Secured by Design principles. RVBC can secure these measures through its development management process.
2. To improve levels of educational attainment for all age groups and all sectors of society	0	++	<p>The potential of providing 1040 homes could create a demand for an additional 210 to 280 primary school places. The proposed masterplan has taken this account and land for an additional primary school is shown.</p> <p>There is unlikely to be sufficient secondary school capacity. The assessment assumes that the move of academy status will mean that the two schools operating as independent businesses to meet the market demand. Both these schools are located within the largest settlement in the Borough.</p>
3. To improve physical and mental health for all and reduce health inequalities	0	+	The density of development proposed and the master planned layout seek to provide a high quality and healthy extension to Clitheroe which will benefit proposed and existing residents and work people. Should there be a need for health facilities to serve that part of Clitheroe, space exists to accommodate local facilities. The provision of green, footpath and cycle routes into the existing urban area will promote sustainable and healthy alternatives to travel to the town centre by private car.
4. To increase the availability of quality affordable housing and social and sheltered accommodation in areas most at need	0	++	<p>The site is identified as being appropriate to accommodate 1,040 dwellings which will include a mix of market and affordable housing. In addition, homes designed for elderly people will be facilitated within both tenures.</p> <p>The site is best placed to make the largest contribution to the affordable housing needs of the Borough over the next 15 to 20 years.</p>
5. To protect and enhance community spirit and cohesion	0	+	<p>At a settlement/ward level the development has the potential to provide a mix of housing tenure to meet local need and provide over 400 direct and indirect jobs for the local economy</p> <p>The development will provide local community facilities and green networks that will link into, and improve, the local public transport network and encourage people to walk and cycle to and from the town centre.</p>
6. To improve access to basic goods, services and amenities for all groups	0	+	It is proposed to provide a range of services and amenities to meet the everyday needs of existing and future residents. The increased population will also provide additional stimulus and support to existing business and the retail function of the town centre.

Table C.1 (continued) Assessment Matrix

Sustainability Objective	Impact		Comments, Mitigation Measures
	Construct.	Operation	
7. To encourage sustainable economic growth and business development across the Borough	0	++	The proposed development has the potential to provide around 5,575 sq m of business floorspace (B1) which would equate to approximately a quarter of the proposed employment allocation outlined within RBVC's Core Strategy.
8. To develop the skills and training needed to establish and maintain a healthy labour market	0	+	The development has the potential to meet this objective for both the urban and rural area through a combination of measures including: <ul style="list-style-type: none"> The provision of jobs that, depending upon sector, could diversify the local economy; Subject to agreement between the eventual developers and the Council, there is the potential for a construction trades training scheme to be put in place over the development period.
9. To encourage economic inclusion	0	+	The scheme has the potential to create over 400 direct and indirect jobs at an existing centre of population with unemployment rates above those in the wider Borough. These would be provided in an easily accessible location for existing and future residents without the need to travel or the associated costs.
10. To strengthen the economic base of market towns	+	++	The scheme has the potential to make a significant contribution to job opportunities in Clitheroe, which is the main settlement within the Borough. This could diversify the local economy; provide support to the existing range of services to the benefit of all residents as well as the wider rural hinterland.
11. To encourage rural regeneration and diversification	0	0	The proposed development site is located on the periphery of Clitheroe which is the main settlement within the Borough. Although in an urban location and without a directly impact upon rural regeneration, the development could potentially accommodate businesses that will create further (e.g. supply chain) opportunities jobs in the wider rural area.
12. To develop and market the borough as a place to live, work, do business and visit	0	+	Proposing a large scale mixed use development which will include a business centre, school site, local services and community facilities within a range of dwelling types within Clitheroe - will further enhance and strengthen its image as the main business hub and place to live and visit within the Borough.

Table C.1 (continued) Assessment Matrix

Sustainability Objective	Impact		Comments, Mitigation Measures
	Construct.	Operation	
13. To protect and enhance biodiversity	-	+	<p>As the site consists of greenfield land there are likely to be some inevitable impacts on the existing species, habitats, flora and fauna associated with the area. It should be noted that the adverse impacts can largely be reduced by incorporating a range of mitigation measures into the construction phase of the scheme. Once operational the impacts will be reduced and potentially enhanced upon delivery through better management and maintenance of the site. The main impacts (and where appropriate) incorporated mitigation for the construction and operational phases of the scheme are outlined below:</p> <p>Construction Phase Impacts:</p> <p>Owing to the steep gradient of the land to the north of Pendleton Brook and the minimum 50 metres wide protective buffer to be applied from the water's edge, no direct construction impacts on the integrity of Pendleton Brook and the conservation status of its associated fauna is likely.</p> <p>The large field units and presence of fenced field boundaries (rather than hedgerows) in the central areas of the Site will minimise the need to sever hedgerows and tree-lines to create road accesses to serve the development.</p> <p>There is one ditch which will be fragmented by the works which has the potential to adversely affect the integrity of the habitat and restrict movement of wildlife. Siting of the required crossing will be located at the northern end to minimise and mitigate against potential adverse affects.</p> <p>The small area (100m²) of calcareous grassland is within the protective buffer zone along Pendleton Brook. No direct impact on the area of calcareous grassland will occur during construction.</p> <p>The area of marshy grassland lies outside the likely construction zone and will not be directly affected by the proposals.</p> <p>The stand of Japanese Knotweed lies outside the construction zone.</p> <p>No confirmed bat roosts have been detected at the buildings or trees at the Site</p> <p>All breeding passerine birds detected at the Site were associated with the field boundary hedgerows and trees. Conservation of the hedgerows and trees with an appropriate agreed buffer, will conserve habitats used by these species including the Species of Principal Importance (House Sparrow, Bullfinch, Song Thrush and Dunnock).</p> <p>The Brown Hare will be displaced to adjacent suitable habitats and will not be lost from the Site locality.</p>

Table C.1 (continued) Assessment Matrix

Sustainability Objective	Impact		Comments, Mitigation Measures
	Construct.	Operation	
13. To protect and enhance biodiversity (continued)			<p>Operational Impacts:</p> <p>Run-off from the developed site will be managed using a Sustainable Urban Drainage System (SUDS) to prevent significant changes to the water quality or hydrological regime of Pendleton Brook.</p> <p>The development will ensure/ secure the protection and appropriate long-term management of all retained habitats and features for nature conservation;</p> <p>The additional measures to be applied at the detailed design stage to minimise operational effects associated with fly-tipping etc. such as the positioning of properties to face the habitats to be retained and created such as the Pendleton Brook corridor the associated buffer, the hedgerows and associated buffers and substantive areas of new planting/ public open space will be implemented.</p>
14. To protect and enhance the borough's landscape and townscape character and quality	-	+	<p>The existing landscape is currently gently rolling fields with strong hedgerow as field boundaries, mature hedgerow trees and streams in steep sided incised valleys. The site is bound by existing residential areas of Clitheroe town to the north. The site is not within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) but can be viewed from the western slopes of Pendle Hill which is within the AONB. The development may also be visible from Clitheroe Castle, southern approach roads to the town, public footpaths and in very distant views from Longridge Fell which is within the AONB.</p> <p>Construction activity on site is likely to have a detrimental impact on the landscape and townscape however this will be temporary.</p> <p>The adoption of Code for Sustainable Homes (CSH) Code 3 will ensure a range of environmental design measures will be considered or adopted as part of this proposed development to ensure that an appropriate contribution to climate change objectives is made.</p>

Table C.1 (continued) Assessment Matrix

Sustainability Objective	Impact		Comments, Mitigation Measures
	Construct.	Operation	
15. To protect and enhance the cultural heritage resource	?	0	<p>The proposed scheme will have minimal impacts on surrounding cultural heritage assets. Until construction work commences and further geophysical surveys are undertaken it is hard to determine the impacts throughout the construction phase in relation to potential buried features. A profile of the designated and on-site features of cultural heritage interest are summarized below (and where appropriate mitigation measures are provided):</p> <p>Designated sites:</p> <p>Clitheroe Castle is separated from the site by the south-eastern part of Clitheroe town. The site is visible in the middle distance from the top of the Castle's keep. Impacts are expected to be minimal due to the wide separation between the site and the Castle.</p> <p>Standen Hall and its Old Bothy are screened from the site by rising ground covered with a belt of woodland, so development would not have a significant effect on their setting.</p> <p>The listed buildings at Little Moor have the potential to be directly affected by the development. Mitigation proposed, to ensure the retention of open space around the former hamlet, will reduce the effect on these buildings.</p> <p>On-site features</p> <p>The upstanding earthwork remains of the Roman road will be retained and the damaged sections will be examined and recorded.</p> <p>The most sensitive post-medieval features on the site are the agricultural buildings at Higher Standen Farm. Mitigation proposed, includes making a suitable record of the farm buildings in their current state and to propose sensitive designs for conversion to new uses, in accordance with best current practice.</p> <p>Archaeological features relating to the all pre-modern periods, presently invisible, may survive over the site. The proposed mitigation, involves undertaking of geophysical surveys to identify such features and, where appropriate, further archaeological investigation, effectively reduces the potential effects on such buried remains.</p>

Table C.1 (continued) Assessment Matrix

Sustainability Objective	Impact		Comments, Mitigation Measures
	Construct.	Operation	
16. To protect and enhance the quality of water features and resources	0	+	<p>A small watercourse is present on site, which is tributary to the Pendleton Brook, a larger watercourse that flows along part of the site's southern boundary. These watercourses are mostly located in steep sided incised valleys, although the upper sections comprise agricultural drainage ditches.</p> <p>Overall there is limited flood risk to the site, the most significant source being the areas of groundwater emergence along the onsite watercourse. The development site is located in the EA Flood Zone 1, i.e. less than 0.1% risk of tidal flooding, or of fluvial flooding from watercourses (such as the Pendleton Brook). Though residential development can potentially cause local changes to runoff rates the flood risk can be managed by ensuring that the site is served by well designed SuDS that serve to attenuate flows and ensure runoff to watercourses is no higher than before the development.</p> <p>A surface water management strategy has been developed which recommends various SuDS techniques to control discharge rates from the site to a greenfield runoff rate of 10 l/s/ha as agreed with the Environment Agency.</p>
17. To guard against land contamination and encourage the appropriate re-use of brownfield sites within the urban boundary and to protect soil resources	--	-	<p>The site is Greenfield land and consists of grade 3 agricultural land and is made up of 'Brickfield 3 soils' which are permeable clayey soils. The site has been used for agricultural purposes therefore it is unlikely that there is any contamination on the land that could give rise to significant environmental effects.</p> <p>As the site consists of Greenfield land the potential overall affects against this SA objective are likely to be negative. However it is concluded that the loss of grade 3 agricultural land is thought to be minimal in the context of Lancashire and the topsoil which will be lost will be retained for landscaping. Mitigation will also be incorporated into the soil stripping process.</p>

Table C.1 (continued) Assessment Matrix

Sustainability Objective	Impact		Comments, Mitigation Measures
	Construct.	Operation	
18. To limit and adapt to climate change	—	+	<p>A large Strategic Site is likely to offer sustainability benefits relative to other more dispersed spatial options. In particular, co-location with the largest urban area will mean that fewer journeys to access basic needs will be potentially required.</p> <p>Due to increased vehicle movements and other disturbance associated with the construction phase of the scheme there are likely to be increased levels of CO₂ emissions, noise and air pollution associated within the scheme.</p> <p>A surface water management strategy has been developed which recommends various SuDS techniques to control discharge rates from the site to a greenfield runoff rate of 10 l/s/ha as agreed with the Environment Agency.</p> <p>High standards of energy efficiency in building construction and operation will be sought. The development will meet Code for Sustainable Homes Code 3 standard and therefore a target will be a CO₂ emissions rate of at least 25% better than that required under the current building regulations.</p>
19. To protect and improve air quality	---	—	<p>Within Ribble Valley an AQMA has been declared at Whalley Road, Clitheroe for NO₂ levels. In addition to the potential pressures put on the AQMA the scheme will include a significant increase of vehicle movements (particularly HGVs) throughout the construction phase of the development which will impact negatively on air quality. Additionally, when the scheme becomes operational, although provision of new public transport routes and a green network will be provided and help mitigate against increased levels of CO₂ it will still be deemed as an overall increase to baseline levels associated with the area now.</p>
20. To increase energy efficiency and require the use of renewable energy sources	0	0	<p>This SA objective has no relationship with the proposed development. Renewable energy production may be addressed as part of reserved matters.</p>
21. To ensure sustainable use of natural resources	?	?	<p>Construction methods and materials are yet to be decided upon. However the development will conform to Code for Sustainable Homes Level 3 which encourages basic materials to be sourced and include timber certification, EMS etc.</p>
22. To minimise waste, increase re-use and recycling	?	?	<p>The design of the development will incorporate design features that encourage recycling and waste minimisation. This provision will be agreed with RVBC at the appropriate time.</p>
23. To promote the use of more sustainable modes of transport	0	+	<p>The scheme has the potential to provide green networks which could include an improved public transport network and linkages within the town centre and improved access to cycle lanes and public rights of way.</p>