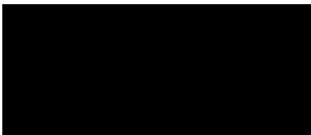
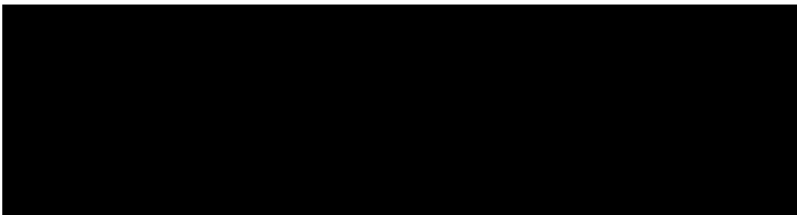


Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 December 2021 11:01
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0076



Is your address in Ribble Valley?: Yes



Locality:

County: Lancashire

uprn: 10022974921

usrn: 31802161

ward: E05005313

Planning Application Reference Number: 3/2021/0076

Address of Development: Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS

Your Comments: Email sent to planning@ribblevalley.gov.uk containing a word document with details regarding the issue of embodied carbon emissions which this proposed application raises and which appears not to have been previously considered or adequately addressed.

Nicola Gunn

From: [REDACTED]
Sent: 08 December 2021 10:29
To: Planning
Subject: Application 3/2021/0076
Attachments: Queen Mary Terrace and Bridge Terrace development letter.docx



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Hi,

This email is for the attention of Laura Eastwood who, according to the Ribble Valley Planning Application web page, is the Planning Office for the Application 3/2021/0076.

Please find attached a statement I have written in regard to the Application 3/2021/0076 and the issue of embodied carbon emissions that the proposed development raises.

Should this not be the correct channel in which to submit this statement for consideration as part of the application process please let me know how I should submit this formally.

Many thanks

Ref: Application 3/2021/0076

Development Address: Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS

Issue: Embodied carbon emissions

I'm unclear as to the current status of Application 3/2021/0076, however according to the relevant planning application web page on the Ribble Valley Borough Council website, the Planning Status is displayed as Registered. My assumption therefore is that this application has yet to be approved.

The purpose of writing to you at the stage of the planning application process for this Development Address is to document and bring to your attention a couple of points for future consideration which I believe should be factored in prior to any approval being granted by the council in relation to Application 3/2021/0076.

I'm not able to find any evidence that these points have been raised previously. If the following points have been raised, then it's unclear as to what the outcome is in relation to these points.

The first point is in relation to several publicly available articles and reports regarding the fact that engineers in the UK have urged the government to stop buildings from being demolished due to the environmental damage that demolition of old buildings and then subsequent construction of new buildings cause. One report, steered by the Royal Academy of Engineering, has stated that the construction industry needs to re-use buildings due to concerns about "embodied emissions". This is carbon dioxide (CO₂) which is emitted when buildings and the materials to construct new buildings are manufactured. This includes CO₂ created during construction, including the manufacturing of materials, transportation of these materials and the processes used to construct the building. It also encompasses the CO₂ produced in maintaining the building, demolishing it and disposing of the waste. There is a view that in most cases retrofitting existing structures to increase their energy efficiency is preferable given the embodied carbon involved in the initial construction of the building as well as the carbon cost of demolition. The Architect's Journal has introduced a campaign called RetroFirst which prioritises the retrofitting of existing buildings over demolition and rebuild due to the issue of carbon emissions. Global carbon emissions are widely recognised as contributing significantly to climate change. The government has set a target of halving carbon emissions in the next decade and eliminating them by 2050. Ways to reduce carbon emissions need to be undertaken immediately. Whilst the CO₂ emissions generated by such a development in Whalley could be considered low in the overall scheme of UK carbon emissions, if the redevelopment of Queen Mary Terrace and Bridge Terrace was performed with the buildings in situ this would be a contribution to carbon neutral emissions aim the government has set out.

A redevelopment of Queen Mary Terrace and Bridge Terrace in situ would also contribute to the greener environmental credentials of the Ribble Valley and reflect favourably on the leaders of the Ribble Valley Borough Council. I have recently received a flyer through my door which states that neighbouring councils have been developing greener environmental plans to tackle the climate emergency and putting them into action since 2019 but states that Ribble Valley Borough Council is far behind in developing and implementing their own plans. I accept that there may be a degree of politicisation in regard to the flyer that has been posted through my door (and probably many other properties in the area) but the overarching message that we are in a climate emergency and we need to act at a local level to combat the climate change threat is relevant and pertinent in regard to this planning application. As stated previously, not demolishing these properties results in immediate carbon savings. In that sense serious consideration needs to be given to revoking the application regarding the demolition of the properties on Queen Mary Terrace and Bridge Terrace.

Given that climate change is one of the most significant and pressing issues not just at a local level but a global level, and the fact that the UK has just hosted the global COP26 summit, then serious consideration should be given to the proposed demolition of the 34 existing dwellings on Queen Mary Terrace and Bridge Terrace. Instead, consideration should be given to the re-development of the dwellings in situ and redeveloping the dwellings as is and consideration given to no further development of any additional properties on the existing recreational land that the existing application has set out.

The second point I'd like to make is in relation to the above point and the re-development of the 34 existing dwellings in situ. Properties exist in The Crescent, Whalley which appear to mirror the style and features of the properties associated with Queen Mary Terrace and Bridge Terrace. Whilst I do not know what the ownership of the properties in The Crescent are, all properties in The Crescent appear to be occupied and appear to have had a number of alterations to the grounds of the properties to accommodate such aspects as off road parking. Whilst I am not a structural surveyor or building architect it seems logical to consider the dwelling in The Crescent as a blueprint for the in-situ re-development of the Queen Mary Terrace and Bridge Terrace dwellings. There may be minor pavement and kerb issues that need to be resolved in order to accommodate aspects such as off road parking at the front of the properties for a single vehicle and further minor adjustments to the road layout to accommodate on-road parking and not disrupt the normal traffic flow along Mitton Road. The adjustments seem minor when considering the major environmental impacts, as previously described, of demolishing the existing dwellings and re-constructing them

In conclusion, both points relate to the same issue that the proposed demolition of the dwellings on Queen Mary Terrace and Bridge Terrace, coupled with the additional properties that are proposed in the application, contribute to the climate emergency we are currently experiencing due to the embodied carbon emissions. A re-development of the properties in situ is the best way in which, at a local level in respect to the application, Ribble Valley Borough Council can reduce the carbon footprint that such a proposed development in its current form would contribute to. Rejecting the development and accepting a proposal of re-developing the 34 dwelling in situ without any additional properties being built would also contribute significantly to the environmental standing of Ribble Valley Borough Council.

Should further information be required on the issue of embodied carbon emissions, I am more than happy to provide details of the sources I have referenced in order to complete this statement to you.

