Sustainability Statement

Submitted as part of the Outline Planning Application for

Land to the east of Clitheroe Road (Lawsonsteads Farm), Whalley

COMMERCIAL ESTATES GROUP

QUALITY MANAGEMENT

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	FINAL			
Date	March 2012			
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1 INTRODUCTION

1.1 PURPOSE OF A SUSTAINABILITY STATEMENT

1.1.1 WSP Environment and Energy has been commissioned by Commercial Estates Group to undertake a sustainability appraisal (SA) in support of the planning application for the proposed development at Land East of Clitheroe Road, Whalley (hereafter referred to as "the Proposed Development").

1.1.2 This report presents the methodology and findings of a SA of the Proposed Development. The outputs of the SA are a description of the performance of the Proposed Development against a set of sustainability objectives. Potential enhancement measures have also been set out where identified.

1.2 BACKGROUND

1.2.1 Sustainable development is advocated through international initiatives including the World Summit on Sustainable Development held in Johannesburg, 2002; national initiatives including the UK Government Sustainable Development Strategy (DEFRA, 2005 'Securing our Future'); and local initiatives such as Local Agenda 21 (LA21), developed in response to the Rio Summit in 1992. The principle of sustainable development runs throughout UK Government Strategy and planning policy.

1.2.2 Sustainable development is commonly defined as:

"*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland Report, 1987 'Our Common Future').*"

1.2.3 Sustainable development is about creating solutions that meet environmental, social and economic objectives in an integrated and holistic way. The UK Government's strategy Securing Our Future - A Strategy for Sustainable Development in the UK (DEFRA, 2005) identifies five key objectives:

- Living within environmental limits;
- Ensuring a strong healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

1.3 SUSTAINABILITY APPRAISAL

1.3.1 Sustainability appraisal (SA) is the process used to identify the potential environmental, social and economic impacts of an activity, plan, project or decision as early as possible. It provides a systematic and auditable way to explore, justify and record significant or insignificant impacts. SA enables sustainable development objectives to be integrated into the Proposed Development and helps to identify opportunities for enhancing the performance of the Proposed Development in sustainability terms.

1.3.2 The SA undertaken for the Proposed Development has three key objectives:

- To identify the sustainability performance of the Proposed Development;
- To identify opportunities to enhance the sustainability performance of the Proposed Development; and
- To assess the performance of the Proposed Development against a set of sustainability objectives.

1.4 THE PROPOSED DEVELOPMENT

1.4.1 The Proposed Development comprises:

- New family homes including affordable homes;
- A nursing home with up to 50 bed spaces;
- Associated access, car parking and ancillary landscaping

1.5 STRUCTURE OF THE SUSTAINABILITY STATEMENT

1.5.1 The remainder of this statement is structured as follows:

Section 2 Method	Describes the approach adopted for the SA
Section 3 Context and Sustainability Issues	Describes the policy context for the Proposed Development with respect to the prevailing sustainability issues from regional to local considerations
Section 4 Sustainability Profile of the Proposed Development	Describes how the Proposed Development will help to achieve the sustainability objectives
Section 5 Conclusions	Summarises the sustainability performance of the Proposed Development

2 METHOD

2.1 INTRODUCTION

2.1.1 This section sets out the approach adopted for the SA. The approach has been divided into two key tasks comprising the appraisal of the Proposed Development and the preparation of a Sustainability Statement. A description of these tasks is provided below.

2.2 APPRAISAL OF THE PROPOSED DEVELOPMENT

2.2.1 The Proposed Development was appraised to ascertain how the proposals are meeting the sustainability objectives and where further actions / enhancement measures could be integrated into the scheme or will need to be addressed more fully at the detailed design stage.

2.2.2 The sustainability objectives were sourced from Ribble Valley Borough Council Local Development Framework: Core Strategy Sustainability Appraisal Scoping Report Draft, October 2010. These are considered to be a fair, objective and well informed set of objectives on which to base the assessment. The list of objectives has been amended to reflect the nature of the Proposed Development.

2.3 COMPILATION OF A SUSTAINABILITY STATEMENT

2.3.1 This Sustainability Statement was then prepared to inform the Proposed Development and to accompany the planning application. This Statement describes the performance of the Proposed Development with respect to the sustainability objectives and the policy context set out in Section 3, including the key sustainability issues identified for the area. The report also proposes a set of potential sustainability enhancement measures.

3 CONTEXT AND SUSTAINABILITY ISSUES

3.1 INTRODUCTION AND POLICY BACKGROUND

3.1.1 This section provides a review of the key documents that set the planning policy and sustainability context for the Proposed Development from the national, regional and the local level.

National Policy

National Planning Policy Framework (March 2012)

3.1.2 The National Planning Policy Framework (NPPF) (Communities and Local Government, 2012) combines all the now superseded PPSs, PPGs and Guidance notes into a single document. It promotes sustainable development and opportunities for local communities to engage in plan making at a neighbourhood level. The core underpinning principle of the new framework is the presumption in favour of sustainable development, defined as:

> *"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." (Paragraph 9).*

3.1.3 The NPPF seeks to achieve sustainable development across the following issues:

1. Building a strong, competitive economy;
2. Ensuring the vitality of town centres;
3. Supporting a prosperous rural economy;
4. Promoting sustainable transport;
5. Supporting high quality communications infrastructure;
6. Delivering a wide choice of high quality homes;
7. Requiring good design;
8. Promoting healthy communities;
9. Protecting green belt land;
10. Meeting the challenge of climate change, flooding and coastal change;
11. Conserving and enhancing the natural environment;
12. Conserving and enhancing the historic environment; and
13. Facilitating the sustainable use of materials.

Securing the Future- The UK Government Sustainable Development Strategy, 2005, Department for the Environment, Food and Rural Affairs (DEFRA)

3.1.4 The Strategy takes account of advances since the 1999 UK Sustainable Development Strategy 'A Better Quality of Life', both domestically and internationally; the changed structure of government in the UK with devolution to Scotland, Wales and Northern Ireland; greater emphasis on delivery at regional level and the new relationship between government and local authorities. It details the priorities and principles that are to be adopted to move further towards the goal of sustainable development.

The revised key sustainable development objectives for the UK are:

- Living within environmental limits;
- Ensuring a strong healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

Regional Policy

North West of England Plan Regional Spatial Strategy to 2021 (adopted September 2008)

3.1.5 The Regional Spatial Strategy (RSS) for the North West (formerly known as Regional Planning Guidance 13) was published in September 2008. The strategy sets out the scale, priorities and broad locations for future development across the region, providing a framework for future development. It covers a broad range of issues and policies to achieve sustainable development across a wide range of topics including jobs, housing and transport to climate change, waste and energy.

3.1.6 Policies of relevance to the Proposed Developments' sustainability are set out below. The weight to be attached to these policies is set out in detail in the Planning Statement submitted with this application:

Policy DP 2 Promoting Sustainable Communities

'Building sustainable communities – places where people want to live and work - is a regional priority in both urban and rural areas. Sustainable Communities should meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment, and contribute to a high quality of life,'

Policy DP 3 Promoting Sustainable Economic Development

'Sustainable economic growth should be supported and promoted, and so should reductions of economic, environmental, education, health and other social inequalities between different parts of the North West, within the sub-regions, and at local level.'

Policy DP 4 Make the Best Use of Existing Resources and Infrastructure

'Natural and man-made resources should be managed prudently and efficiently. Sustainable construction and efficiency in resource use (including reuse and recycling of materials) should be promoted.'

Policy DP5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility

'Development should be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally. A shift to more sustainable modes of transport for both people and freight should be secured, an integrated approach to managing travel demand should be encouraged, and road safety improved. Safe and sustainable access for all, particularly by public transport, between homes and employment and a range of services and facilities (such as retail, health, education, and leisure) should be promoted, and should influence locational choices and investment decisions…All new development should be genuinely accessible by public transport, walking and cycling, and priority will be given to locations where such access is already available.'

Policy DP 7 Promote Environmental Quality

'*Environmental quality (including air, coastal and inland waters), should be protected and enhanced.'*

Policy DP 9 Reduce Emissions and Adapt to Climate Change

'Policy makers should use the North West Integrated Appraisal Toolkit as a basis to assess and strengthen the climate change mitigation and adaptation elements of their plans and strategies. Exceptionally, other comparable and robust methodologies might be used.'

Policy RDF2 Rural Areas

'Plans and Strategies should identify a subset of towns and villages as Key Service Centres which:

- *'act as service centres for surrounding areas, providing a range of services including retail, leisure, community, civic, health and education facilities and financial and professional services; and*

- *have good public transport links to surrounding towns and villages, or the potential for their development and enhancement'.*

Policy W 1 Strengthening the Regional Economy

'Plans and strategies should promote opportunities for economic development (including the provision of appropriate sites and premises, infrastructure, and clustering where appropriate) which will strengthen the economy of the North West…'

Policy L 1 Health, Sport Recreation, Cultural and Education Services Provision

'Proposals and schemes, for all major developments and regeneration schemes, and especially for housing, employment or mixed uses, should ensure appropriate health, cultural, recreational, sport, education and training provision from the outset including for example Children's Centres and SureStart Initiatives.'

Policy L 4 Regional Housing Provision

'Local Authorities should monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the housing provision'

Policy L 5 Affordable Housing

'Plans and strategies should set out a range of delivery mechanisms to secure the provision of affordable housing.'

Policy RT 1 Integrated Transport Networks

'Plans and strategies should seek to make best use of existing infrastructure and to capitalise on developments in intelligent transport systems and information and communications technology.'

Policy RT 9 Walking and Cycling

'Local Authorities should work with partners to develop integrated networks of continuous, attractive and safe routes for walking and cycling to widen accessibility and capitalise on their potential environmental, social and health benefits. A high priority should be given to routes linking residential areas with employment areas, transport interchanges, schools, hospitals and other community services. Local authorities should ensure that proposals and schemes for new developments incorporate high quality pedestrian and cycle facilities, including secure cycle parking. Routes should connect with those in nearby developments, and provision of all facilities should take into consideration integration with likely future development.'

Policy EM 3 Green Infrastructure

'Plans, strategies, proposals and schemes should aim to deliver wider spatial outcomes that incorporate environmental and socio-economic benefits by:

- *conserving and managing existing green infrastructure;*
- *creating new green infrastructure; and*
- *enhancing its functionality, quality, connectivity and accessibility.'*

Policy EM 5 Integrated Water Management

'Local planning authorities and developers should protect the quantity and quality of surface, ground and coastal waters, and manage flood risk…'

Policy EM 10 A Regional Approach to Waste Management

'Plans, strategies, proposals and schemes should promote and require the provision of sustainable new waste management infrastructure, facilities and systems that contribute to the development of the North West by reducing harm to the environment (including reducing impacts on climate change), improving the efficiency of resources, stimulating investment and maximising economic opportunities.'

Policy EM 11 Waste Management Principles

'Every effort should be made to minimise waste, maximise re-use, and maximise opportunities for the use of recycled material. Such residual waste as does arise should be managed at the highest practicable level in the Government's waste hierarchy.'

Policy EM 12 Locational Principles

'Waste planning and disposal authorities should provide for communities to take more responsibility for their own waste.'

Policy EM 16 Energy Conservation & Efficiency

'Local authorities, energy suppliers, construction companies, developers, transport providers and other organisations should ensure that their approach to energy is based on minimising consumption and demand, promoting maximum efficiency and minimum waste in all aspects of local planning, development and energy consumption.'

Policy EM 18 Decentralised Energy Supply

'Plans and strategies should encourage the use of decentralised and renewable or low-carbon energy in new development in order to contribute to the achievement of the targets set out … all residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources'.'

Local Policy

Ribble Valley Districtwide Local Plan (1998) – Saved Policies 28th September 2007

3.1.7 The Ribble Valley District Wide Local Plan (DWLP) sets out a specific strategy, policies, aims and objectives for the Local District, and the majority of these policies were saved on the 28th September 2008. The DWLP aims to:

> *"identify, develop and promote the social, economic, cultural and physical well-being of the community of Ribble Valley in the most efficient, effective and economic manner consistent with the rural nature of the area."*

3.1.8 The Ribble Valley DWLP also aims to:

- Direct and control development so that little damage is caused to the natural or built environment.
- To locate permitted developments in the most suitable practical location and be geared to meeting the needs of the present and future population for housing, employment and all services.
- Direct development to those locations which offer the greatest opportunities for movement by methods other than the private car i.e. walking, cycling and public transport.
- Encourage self-sufficiency throughout the DWLP.

3.1.9 Many of the policies within the DWLP are either no longer saved or not applicable to a development of this nature, however attention should be given following policies:

Policy G5 –

'This policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley residents' livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.'

Policy ENV3 –

'The Council will ensure the protection and enhancement of those areas outside both the AONB and areas immediately adjacent to it with an approach to conservation which gives a high priority to the protection and conservation of natural habitats and traditional landscape features. It will protect statutory designated areas and sites of biological interest and ancient woodland sites throughout open countryside areas. It will continue to improve the extent and quality of the tree cover and associated flora/fauna throughout the open countryside. It will determine and identify landscape character in relationship to the future landscape potential and will act to enhance landscape character of the open countryside. The Borough Council is also committed to protecting key elements of the landscape character of any site affected by proposed development and would make the siting, scale and form of any landscape proposal that forms part of any planning application a priority.'

Policy ENV7 –

'The presence of a protected species is a material consideration when a local planning authority is appraising a development proposal which if carried out would be likely to result in harm to the species or its habitat. Matters likely to be of concern to the Borough Council in implementing the policy, if development is considered possible, will be to

facilitate the survival of individual members of the species, to reduce disturbance to a minimum, and to provide adequate habitats to sustain at least the current levels of populations.'

Policy ENV 9 –

'These designations represent an important part of the Borough's heritage, which it is necessary to protect. They are valuable both as habitats for plants and animals. There is sufficient land available for all uses without the need to damage such sites. There may be occasions where some development associated to these sites may be justified. This may be a reflection of a clear local need which can be identified and justified…This policy will be implemented through the development control process and by negotiation with English Nature and the Lancashire Wildlife Trust.'

Policy ENV10 –

'Where such development is allowed, damage to nature conservation interests must be kept to a minimum. The most sensitive areas of any site must be protected in the long term, and any valuable areas of habitat must be re-created elsewhere on site wherever possible.'

Ribble Valley Strategic Housing Land Availability Assessment Report – November 2009

3.1.10 This Strategic Housing Land Availability Assessment (SHLAA) assesses the deliverability of future housing sites in the short, medium and longer term. It highlights opportunities for new residential development around the key service centres of Clitheroe, Longridge and Whalley.

3.1.11 Within the SHLAA, the application site is identified as a deliverable housing site in the short term (0-5 years).

Ribble Valley Borough Council Local Development Framework: Core Strategy

3.1.12 Ribble Valley Borough Council is in the latter stages of producing its Core Strategy. A public consultation exercise took place in late 2007 on the Core Strategy Issues and Options which explored the potential new planning policy for the area. The consultation closed in December 2007. In 2008, the 2004 Planning and Compulsory Purchase Act was amended which affected the production stages of the Core Strategy. As a result, the issues and options stage that was underway in late 2007 is now no longer required.

3.1.13 A public consultation on the first stage of the current Core Strategy ran for 8 weeks between 25th August and 20th October 2010. This included three different scenarios in terms of the potential distribution of development in the borough over the next 15-20 years. A fourth option provided a '*you tell us*' approach. The consultation report incorporated the findings of the Issues and Options consultation undertaken in late 2007 as well as presenting the strategic development options for consideration. Analysis of the representations showed that further work needed to be undertaken on the Development Strategy options.

3.1.14 In response to this, the Core Strategy – Generation of Alternative Development Strategy Options (June 2011) set out 5 additional, alternative options in response to feedback suggesting development should be spread more evenly in the borough. The report was published for comment for a six-week period between June and August 2011. Consultation also took place between June and August 2011 on proposed revisions to the Core Strategy Development Management Policies and Key Statements following comments received during the Regulation 25 Core Strategy consultation. The Core Strategy Publication Version, which will have considered the representations received at the consultation stage, is yet to be published.

3.1.15 For further details regarding the implication of the Core Strategy for the Proposed Development, please refer to the Planning Statement submitted in support of this application.

Ribble Valley Borough Council Local Development Framework: Core Strategy Sustainability Appraisal Scoping Report Draft (October, 2010)

3.1.16 Ribble Valley Borough Council is currently in the process of producing a Local Development Framework (LDF) to replace the DWLP, and part of this LDF is the Ribble Valley Core Strategy. This Core Strategy has undergone a SA and Strategic Environmental Assessment.

3.1.17 The Ribble Valley Core Strategy Sustainability Appraisal Scoping Report focuses heavily on the Core Strategy's objectives as a means of setting the context for the development of the areas within it. Cross cutting thematic policies are not set out at this stage. The objectives are:

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

3.2 LOCAL AREA KEY SUSTAINABILITY ISSUES

3.2.1 The *Ribble Valley Core Strategy Sustainability Appraisal Scoping Report (October, 2010)* presents a set of key sustainability issues for the area. Set out here are those key issues of most relevance to the Proposed Development.

3.2.2 Some of the key issues highlighted are:

- Although health in the Ribble Valley is generally good there are poorer levels of health in Primrose and Whalley wards;

- There is an elderly population in the borough and this is likely to place increasing pressure on health facilities. This is a problem in Whalley;
- The Forest of Bowland Area of Outstanding Natural Beauty (AONB) is a valuable landscape resource that needs to be protected;
- There are sites of international importance for conservation that need to be protected in the borough;
- Educational attainment in the borough is good compared to county, regional, and national levels and this needs to be maintained;
- No significant air quality issues have been identified in the borough, although there are a number of industries with the potential to cause air pollution which need to be strictly controlled;
- The high quality of the borough's environment provides an opportunity to develop recreation and tourism, although care needs to be taken to ensure that such developments are appropriate and do not adversely affect the quality of the environment;
- There has been an increase in the number of wealthy in-migrants to the borough in recent years, which is creating housing affordability problems for the indigenous population;
- There is a shortage of affordable housing across the area, in particular, in Whalley;
- Although crime levels are low there are problems associated with people travelling into the borough to commit crimes;
- Employment in the borough is concentrated around a few large employers and should one choose to relocate or shut down there could be significant implications for the indigenous population; and
- The major strategic landfill site for the borough is located outside of the borough – Ribble Valley is an exporter of waste.

4 SUSTAINABILITY PROFILE OF THE PROPOSED DEVELOPMENT

4.1 INTRODUCTION

4.1.1 This section provides a summary of the main findings of the SA of the Proposed Development. The findings are presented in three categories; environmental, economic and social sustainability issues. To assist the reader, each section begins with a list of the relevant sustainability objectives. It should be noted that in some cases an objective could fall into more than one category, however to maintain a clear presentation of the findings, the objective has been discussed in the most relevant category, which may be a result of the objective's relationship to other objectives in the category. There are 13 objectives in total.

4.2 RESULTS – ENVIRONMENTAL ISSUES

Environmental Sustainability Objectives

Objective 1 – Sustainable Transport. Encourage pedestrian and non-motorised travel in new development.
Objective 2 – Sustainable Design and Construction. New residential development should consider high-quality sustainable design and construction principles.
Objective 3 – Accessibility. Promote the use of and increase the demand for public transport through the communities and parishes.
Objective 4 – Historic Assets. Promotion and protection of industrial and historical sites.
Objective 5 - Biodiversity. Protect the biodiversity of the district.
Objective 6 – Landscape and townscape. Respect, protect and enhance the high quality environment of the borough.
Objective 7 - Waste. Promote waste reduction and recycling and energy efficiency.

4.2.1 **Objective 1 – Sustainable Transport:** Both Whalley village and Whalley Railway Station are within 800m of the centre of the site and as such are very accessible on foot. Between the site and the centre of Whalley there is continuous, well lit and overlooked footway provision that will also be enhanced as part of proposals. Bus stops are situated within 400m walking distance of the centre of the development site, on Clitheroe Road. Additional bus stops on Station Road are situated approximately 460m walking distance from the centre of the development site, while Whalley Bus Station is located in the centre of Whalley Village, approximately 550m walking distance from the centre of the development site.

4.2.2 With regards to cycling, Clitheroe and Whalley are both within 5.0km of the site. Parts of Padiham along with the villages of Great Harwood, Waddington, Grindleton and Chatburn are within 8km of the site. Regional Routes 90 and 91 of the Lancashire Cycleway pass close to the site, on Clitheroe Road and Station Road,

4.2.3 The development site is highly accessible by modes of public transport, providing local residents with access to the surrounding settlements, thus reducing reliance on the private car.

4.2.4 The implementation of a Travel Plan at the site will also assist in minimising the level of peak hour journeys, particularly single occupancy vehicle trips, by encouraging journeys to work and school by sustainable modes.

4.2.5 The Framework Travel Plan will encourage the use of more sustainable modes of transport other than the private car, in order to reduce the impact of traffic which will be generated by residents travelling to and from the Site.

4.2.6 The internal layout of the site has been designed in such a way to maximise pedestrian movement within the site, to enable and encourage people to travel on foot. An existing footpath extends through the site, originating at Brookes Lane on the western edge of the site and continuing eastwards towards Spring Wood. As part of the proposal, this public footpath will be preserved, improved and managed.

4.2.7 In conclusion, the proposed development will encourage pedestrian and non-motorised travel given existing access to readily available walking, cycling and public transport routes. This will be further enhanced by the proposed scheme which promotes further opportunities for public transport provision and seeks to minimise overall reliance on the private car. It therefore squarely addresses Objective 1. The information provided in support of Objective 8 also contributes in satisfying the requirements of Objective 1.

4.2.8 **Objective 2 – Sustainable Design and Construction:** The residential aspect of the Proposed Development will ensure high standards of sustainable design and construction through achieving Code for Sustainable Homes Level 3.

4.2.9 The Proposed Development is within Flood Zone 1, as such it is considered to have a less than 1 in 1000 annual probability of flooding in any year. The Proposed Development includes a scheme for the provision and implementation of a surface water regulation system following the principles set out in the Flood Risk Assessment, which accompanies the application.

4.2.10 The Code for Sustainable Homes is an environmental assessment rating method for new homes that assesses environmental performance in a two stage process (Design stage and Post-construction) using objective criteria and verification. The Code for Sustainable Homes defines a set of nine categories of environmental impact, which are;

- Energy and CO_2 emissions;
- Water;
- Materials;
- Surface water run-off;
- Waste;
- Pollution;
- Health and wellbeing;
- Management; and
- Ecology.

4.2.11 The Code includes mandatory elements, some of which must be achieved for Code level 1 and above. No credits are awarded for these issues, and they are:

- Environmental impacts of materials;
- Management of Surface Water Runoff from developments;
- Storage of non-recyclable waste and recyclable household waste; and
- Construction site waste management.

4.2.12 In addition to these, two further issues that have mandatory minimum standards that need to be addressed as a part of achieving Code for level 3, which are:

- Dwelling emission rate; and
- Indoor water use.

4.2.13 For Code Level 3, this requires achievement of Buildings Regulations Part L 2010 and water consumption of 105 litres per person per day. Entirely what measures will be put in place to meet Code for Sustainable Homes Level 3 won't be identified until the detailed design stage but together they will ensure a comprehensive approach to sustainable design and construction.

4.2.14 The principles of sustainable design and construction are also expected to extend to the non-residential buildings i.e. the nursing home. It is expected that BREEAM 'Very Good' will be achieved.

4.2.15 A range of renewable energy technologies have been considered in order to achieve the target of 10% energy from renewable sources. The use of renewable energy will reduce carbon emissions associated with the development and in turn mitigate climate change. The following technologies are considered suitable for the site:

- Solar photovoltaic panels;
- Solar hot water heating;
- Air source heat pumps;
- Ground source heat pumps; and
- Natural gas fired CHP (for the nursing home only).

4.2.16 These renewable energy technologies are expected to be used in addition to, rather than instead of, a range of energy demand reduction and energy efficiency measures in line with good sustainable design and construction practice.

4.2.17 On the basis of the approach set out, the proposal meets with the requirements of Objective 2.

4.2.18 **Objective 3 - Accessibility**: The site is very well located to encourage trips other than by private car, being within recommended walking distance to bus stops, Whalley Railway Station and the village of Whalley as discussed under Objective 1.

4.2.19 In light of the measures set out in the Green Travel Plan, it is considered that Whalley Bus Station will be an attractive option to residents of the Proposed Development.

4.2.20 The overall accessibility of the site will be assisted by the implementation of a Green Travel Plan to further the aims and objectives of the Central and Local Government's Sustainable Transport Policy by promoting the use of alternative modes of transport and hence reducing the need to travel by private car.

4.2.21 It can be concluded that the Proposed Development promotes the use of and will help increase patronage on public transport within Whalley and the wider area.

4.2.22 **Objective 4 – Historic Assets**: A Heritage Assessment has been undertaken and is submitted in support of the application site. The study has confirmed that the site itself contains no known designated heritage assets and there are not expected to be any undesignated heritage assets within the site either. However there are a number elsewhere within Whalley. The Whalley Conservation Area is located to the south-west of the site outside the application site boundary. Its character is based on tightly-packed narrow streets and lanes with a predominance of historic buildings. Important views are identified and there are none toward the site, the nearest being a view north along King Street. Detailed consideration of the setting of the Conservation Area will be assessed in design terms at the reserved matters stage.

4.2.23 On this basis, the proposed development will not have any adverse impact on nearby industrial and historical sites.

4.2.24 **Objective 5 – Biodiversity:** The Site is primarily improved pasture which has low ecological value. However, the site boundaries have ecological value and sensitive concern. The stream and associated riparian woodland to the south has been highlighted as supporting important flora and also provides a significant bat commuting route for common pipistrelle and soprano pipistrelle bats. A number of trees in this area also have the potential to support bat roosts. The woodland to the east is Spring Wood which is an ancient woodland and is also a Biological Heritage Site. To protect the ecological value of the site, the following measures have been recommended as part of an Extended Phase 1 Habitat Survey (submitted in support of this application):

- That the species-rich hedgerow is left in situ as part of the Proposed Development;
- All construction works that might directly impact upon breeding birds to be undertaken in the September-February period outside the bird breeding season;
- To offset and/or to avoid any adverse impact from the Proposed Development, the following mitigation should be carried out:
  - Retain existing habitat features, such as hedgerows/streams, wherever possible;
  - If the removal of hedgerows is unavoidable, then replace with features that could be used by commuting bats, for example with a suitable planting scheme;
  - The Masterplan for the Proposed Development is to include the stream as part of open space. Any artificial lighting should avoid this area;

- Artificial lighting should be directed away from hedgerows where possible. Other bat features within the site should also be protected from unnecessary light spill by using direct lighting, e.g. hoods, shields, and louvers; and
- Bollard lighting rather than overhead lighting should be used for lighting footpaths.

4.2.25 The overall masterplan for the site is underpinned by a landscape framework which promotes the retention of existing landscape features on site and seeks to retain existing habitats and ecological features associated with trees and existing watercourses.

4.2.26 The proposed development will also include new areas of improved open space and additional landscape planting which will help maintain and enhance the overall biodiversity of the site in the longer term.

4.2.27 In more general terms, the proposed development is not taking place on an environmentally sensitive site i.e. in the Green Belt or the designated Area of Outstanding Natural Beauty (AONB) and therefore will help meet the Council's development needs without detriment to the overall environment within the Ribble Valley.

4.2.28 We conclude that the proposed development achieves Objective 5.

4.2.29 **Objective 6 – Landscape and Townscape**: Further to the points made with regard to Objective 5, the Proposed Development has been designed to integrate the existing environmental features of the site such as trees and biodiversity and enhance them where practicable. The Proposed Development has also been designed to enhance the value of the built environment.

4.2.30 The Proposed Development will therefore deliver a high quality residential-led scheme, which will respect and enhance the surrounding environment. The information provided in support of Objective 8 also contributes in satisfying the requirements of Objective 6.

4.2.31 **Objective 7 - Waste**: Ribble Valley Borough Council operate a three stream waste collection system:

- A burgundy wheeled bin is provided for the collection of general / non-recyclable waste.
- A blue wheeled bin is provided for the collection of co-mingled dry recyclable materials.
- A green wheeled bin is provided for the collection of garden waste.

4.2.32 Households are limited to two x 140 litre wheeled bins, or three in the case of gardened properties. It is expected that the Proposed Development will include sufficient space to cater for these requirements. Non-residential premises within the Proposed Development will be expected to provide appropriate waste disposal arrangements. Such details will be provided at Reserved Matters stage.

4.2.33 Waste arising during the construction phase of the Proposed Development will be addressed at the detailed design stage.

Social Sustainability Objectives

Objective 8 – Housing. Match the supply of affordable and decent homes in the borough with the identified housing need.
Objective 9 – Cohesive communities. Ensure neighbourhoods are sought after locations by building cohesive communities and promoting community safety.
Objective 10 – Equal access. Consider access for all and ensure no group is prevented from accessing mainstream services and facilities.
Objective 11 – Health and wellbeing. Safeguard and improve the health and well-being of all in the borough.

4.2.34 **Objective 8 - Housing:** Whalley is the third largest settlement within the Borough and is recognised as a Key Service Centre in terms of the availability of shops and facilities and public transport to both Whalley residents and those living in adjacent rural areas i.e. the rural hinterland it serves. In planning terms, it is therefore considered to be a sustainable location for focusing some new growth to meet future housing needs.

4.2.35 There is a requirement in the Ribble Valley to deliver a minimum of 161 new homes every year. The Borough has very few brownfield sites available to deliver this and is looking at greenfield development to meet future requirements.

4.2.36 The Proposed Development will deliver much needed housing to address the needs of the Borough and Whalley itself. It will contribute towards the Council's overall target of provision of 161 dwellings per annum and provide a mix of new family housing, including affordable homes, to help address local housing needs. The provision of a nursing home will also help address the needs of a growing elderly population and provide local jobs.

4.2.37 The Proposed Development therefore seeks to match the supply of new affordable and decent homes to where there is an identified need in accordance with the requirements of Objective 8.

4.2.38 **Objective 9 – Cohesive Communities**: The sites overall location on the edge of the village will add to the existing critical mass in terms of population and bring new residents into the community to support existing services and facilities and ensure the vitality and viability of Whalley centre in the future,

4.2.39 In terms of community safety, the overall design principles which underpin the masterplan promote inclusivity and in safety terms, include measures for the introduction of a traffic management and traffic calming scheme to promote slower vehicle speeds on Clitheroe Road. These proposals will be of benefit to the local residents and in particular, more vulnerable road users including children attending local schools. Key pedestrian routes to and from the site will be well lit. It is inherent within the design and layout of the proposed development that public open spaces will be overlooked.

4.2.40 The proposals therefore meet the requirements of Objective 9.

4.2.41 **Objective – 10 Equal Access:** Whalley is identified as a Key Service Centre. It has a wide range of shops, services and facilities and is a vibrant settlement area which also serves its wider rural hinterland. In preparing proposals for the site, it is important to understand the local context and any site specific issues in order to develop a masterplan which has full regard to the sites context.

4.2.42 Whalley is well served by public transport with its own bus and train stations providing links to Clitheroe, the wider Ribble Valley area and beyond into Preston and Manchester.

4.2.43 The Proposed Development promotes access for all and ensures that no group is prevented from accessing mainstream services and facilities by providing a range of uses on site which tie into the existing community and will further support the services currently available. In particular, it promotes a range of housing, including the provision of affordable homes and a nursing home to address the population demographics and local housing needs. The provision of two access points will provide an opportunity for public transport provision through the site and improve overall accessibility to the village for residents in its rural hinterland.

4.2.44 Overall, the requirements of Objective 10 have been fully satisfied.

4.2.45 **Objective 11 – Health and Wellbeing:** The design of the Proposed Development seeks to make best use of public open space. A key aspect of the Proposed Development is the provision of a nursing home. This will address the long-term issue of an ageing population increasing the demand for care home accommodation. A notional site close to the entrance has been identified to make best use of access and potential for parking.

Economic Sustainability Objective

Objective 12 - Economy. Diversify the economy by encouraging and supporting a broader range of business sectors and support existing businesses to provide a basis for diversification.
Objective 13 - Regeneration. Support the physical, social, environmental and economic regeneration of Longridge, Whalley and Clitheroe.

4.2.46 **Objective 12 – Economy:** It is expected that local contractors and labourers will be employed where possible, i.e. structural steelwork, groundworks, temporary works, M&E, with other industry specialist trades being sourced nationally due to the specific nature of the works.

4.2.47 Construction of the Proposed Development will generate a number of additional jobs on this site. During the operational phase, a significant number of additional jobs will be created in association with the nursing home.

4.2.48 Given the anticipated jobs during both the construction and operational phases, the Proposed Development will provide employment opportunities for local people from a range of skill sets. Additional employment on site combined with an increase in the number of local residents will result in additional spend in the local economy. The implication of this is that is could also create indirect jobs locally.

4.2.49 In general terms, the site overall location on the edge of the village will also add to the existing critical mass in terms of population and bring new residents into the community to support existing services and facilities and ensure the vitality and viability of Whalley centre in the future. The proposal therefore squarely meets with Objective 12.

4.2.50 **Objective 13 - Regeneration**: The proposed development will deliver significant benefits to the surrounding area. In particular, the site provides the best opportunity to:

- Address Whalley's existing and future housing requirements with a high quality design-led development;
- Provide a mix of housing types including affordable homes on-site that respect the existing character of the village;
- Provide new on-site open space;
- Promote sustainable development which makes best use of existing services, facilities and local transport links; and
- Deliver a comprehensive scheme which addresses the infrastructure requirements of Whalley through phased development, which further supports and sustains the vitality and viability of the village in the longer term. In turn, supporting the wider Ribble Valley area.

4.2.51 It therefore supports the physical, social, environmental and economic regeneration of the Ribble Valley area, in particular, Whalley.

4.3 CONCLUSIONS

4.3.1 The Proposed Development presents a significant opportunity to make a positive contribution to the sustainability aspirations for Ribble Valley Borough Council and to help achieve the various sustainability aspirations from the local to regional level.

4.3.2 This will be achieved through the following aspects of the development proposals:

- A mix of housing types including affordable housing;
- Provision of a new nursing care facility to meet future forecasted growth in the elderly population;
- A Site Wide Travel Plan to assist in reducing the number of car-borne trips made to and from the development;
- Utilisation of sustainable design and construction methods, including the Code for Sustainable Homes;
- Improved pedestrian access to the countryside;
- New on-site open space;
- Development within Flood Zone 1, reducing flood risk and increasing resilience to climate change; and
- Creates a significant number of new full time jobs associated with the nursing home plus additional temporary jobs during the construction phase.

4.3.3 It is considered that the Proposed Development performs well against the sustainability objectives but further consideration will be given to enhancements at the detailed design stage, i.e. through measures including secured by design and lifetime homes.