



Sustainability Statement

*Submitted as part of the Outline Planning Application for
Land to the east of Clitheroe Road (Lawsonsteads Farm), Whalley*

COMMERCIAL ESTATES GROUP



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SUSTAINABILITY STATEMENT

Land East of Clitheroe Road, Whalley
Commercial Estates Group

08/02/2013

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Sustainability Statement

Land East of Clitheroe Road, Whalley

08/02/2013

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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:

-
- Up to 260 new dwellings including affordable homes to meet local housing needs;
 - A one-form Entry Primary School
 - Associated access, parking and ancillary landscaping

1.5 Structure of the Sustainability Statement

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 the Ribble Valley Borough Council Local Development Framework: Core Strategy Draft Submission.

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

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

3.1.2 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.

3.1.3 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.

National Planning Policy Framework

3.1.4 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government on 27th March 2012 and replaces all Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs), as well as selected circulars and other correspondence as listed in Annex 3 of the NPPF. The NPPF represents the overarching document for Planning Policy in England. It promotes sustainable development and opportunities for local communities to engage in plan making at a neighbourhood level. A core underpinning principle of the new framework is the presumption in favour of sustainable development.

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 Development's sustainability are as follows:

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 Core Strategy 2008 – 2028 – Regulation 22 Submission Draft – September 2012.

3.1.7 The Ribble Valley Core Strategy establishes the vision, underlying objectives and key principles that will guide the development in the area.

3.1.8 The following policies/ key statements are relevant:

Key Statement EN4: Biodiversity and Geodiversity -

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority Boundary working will continue to take place to achieve this"

Key Statement EN5: Heritage Assets –

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

Key Statement H1: Housing Provision –

Land for residential development will be made available to deliver 4,000 dwellings, estimated at an average annual completion rate of at least 200 dwellings per year over the period 2008 to 2029 in accordance with baseline information.

Key Statement H3L Affordable Housing –

On housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable local housing will be required on all schemes.

Key Statement EC2: Development of retail, shops and community facilities and services –

Development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle"

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

3.1.9 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 and are in place until the adoption of the Core Strategy. 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."

3.1.10 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.

3.1.11 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

3.1.12 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.

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

Ribble Valley Borough Council, Strategic Environmental Assessment and Sustainability Appraisal.

3.1.14 A combined Sustainability Appraisal (SA) and Strategy Environmental Assessment (SEA) was undertaken as part of the preparation of the Ribble Valley Borough Council Core Strategy. The SA process commenced with the preparation of an SA Scoping report which was consulted upon with statutory consultees (Natural England, English Heritage and the Environment Agency) An assessment was undertaken of the emerging Core Strategy strategic options during summer/autumn 2011 and then assessment took place on the preferred options in early 2012.

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, using objectives that were included in an earlier draft of the Core Strategy. 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 14 objectives in total.

4.2 Results – Environmental Issues

Environmental Sustainability Objectives

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

4.2.1 **Objective 1:** 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 provision of two points of access to the site (i.e. from both Clitheroe Road and the A671) will also promote the opportunity for buses to penetrate the site, which would increase its overall public transport accessibility. 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. The Site Wide Travel Plan will also develop the residential, workplace and school travel plans under its umbrella, to encourage the use of more sustainable modes for each purpose.

4.2.5 The internal layout of the site has been designed in such a way to maximise pedestrian movement within and through 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.

4.2.6 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.

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

4.2.8 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.

4.2.9 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 CO2 emissions;
- Water;
- Materials;
- Surface water run-off;
- Waste;
- Pollution;
- Health and wellbeing;
- Management; and
- Ecology.

4.2.10 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.

4.2.11 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.

4.2.12 For Code Level 3, this requires achievement of Buildings Regulations Part L 2010 (equivalent to a 25% reduction in CO2 emissions under Part L 2006) 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.

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

4.2.14 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.

4.2.15 A complete range of renewable energy supply technologies are reviewed in the Renewable Energy Assessment that accompanies the application. A number of options are suitable for the development and meet the required target. The recommended technologies suggested for the development in order to meet 10% on site renewable energy are solar PV, solar thermal and Air Source heat Pumps. 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.

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

4.2.17 **Objective 3:** 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. Furthermore, the proposed provision of two access points will promote the opportunity for buses to penetrate the site, which will increase its public transport accessibility.

4.2.18 4.2.18 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.

4.2.19 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.

4.2.20 It can be concluded that the proposal promotes the use of and will help increase patronage on public transport both on site, within Whalley and the wider area.

4.2.21 **Objective 4:** 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.

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

4.2.23 **Objective 5:** 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):

- Maintain protection of bat commuting route;
- Buffer zones of the Spring Wood and the stream/woodland at TN1 to reduce potential disturbance; and
- Protection of increase in light levels.

4.2.24 The overall masterplan for the site is underpinned by a landscape framework which promotes the retention of existing landscape features on site, including public rights of way which cross the site to Spring Wood, and seeks to retain existing habitats and ecological features associated with trees and existing watercourses.

4.2.25 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.

4.2.26 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.

4.2.27 We conclude that the proposed development achieves Objective 5.

4.2.28 **Objective 6:** 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. For example, the public greenspace and access road through the site are defining elements which orientate and provide visual connections and make the site form part of the wider Whalley area. The Design and Access Statement submitted in support of this outline planning application provides further details. Existing footpaths and rights of way through the site will be retained, protecting linkages to Spring Wood. Furthermore, a more formal pedestrian route will be created over the aqueduct zone allowing greater connection between the village, public green space and Spring Wood.

4.2.29 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.

4.2.30 **Objective 7:** 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.

4.2.31 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.

4.2.32 Waste arising during the construction phase of the Proposed Development will be addressed at the detailed design stage. This would include details of how construction activities would be undertaken and managed in accordance with environmental commitments and requirements identified within the Planning Application, planning conditions, contractual and legislative requirements and construction industry best practice.

Social Sustainability Objectives

8. Match the supply of affordable and decent homes in the borough with the identified housing need.
9. Ensure a suitable proportion of housing meets local needs.
10. Ensure neighbourhoods are sought after locations by building cohesive communities and promoting community safety.
11. Consider access for all and ensure no group is prevented from accessing mainstream services and facilities.
12. Safeguard and improve the health and well-being of all in the borough.

4.2.33 **Objective 8:** 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.

4.2.34 The proposed scheme will deliver much needed housing to address the needs of the Borough and Whalley itself. It will provide a mix of new family housing, including 30% affordable homes, to help address local housing needs.

4.2.35 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.

4.2.36 **Objective 9:** As per Objective 8, the development will deliver an appropriate mix of housing including first time buyer/starter and affordable homes and open market family housing. The Proposed Development includes 260 new dwellings and 30% affordable housing provision to meet local housing needs.

4.2.37 **Objective 10:** 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,

4.2.38 The provision of a new school on site will benefit the existing community and increase its sustainability in the longer term.

4.2.39 In terms of community safety, the overall design principles which underpin the masterplan promote inclusivity and safety. 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 10.

4.2.41 **Objective 11:** 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 proposal 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 to address local housing needs. The provision of a school on site will also ensure that primary school aged children have a greater likelihood of being able to attend a local school within

the recommended distance from their home, with the school itself able to provide services to the wider community.

4.2.44 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.

4.2.45 Overall, the requirements of Objective 11 have been fully satisfied.

4.2.46 **Objective 12:** The design of the Proposed Development seeks to make best use of public open space. The main spine road through the site offers a rational and efficient method of distributing vehicles with minimal impact on the proposed public green space. A more formal pedestrian route will be created over the aqueduct zone allowing greater connection between the village, public green space and Spring Wood, creating new opportunities for outdoor recreation space. Existing footpaths and rights of way are to be retained through the site, protecting linkages to Spring Wood. The layout of the scheme allows views of Spring Wood itself.

Economic Sustainability Objective

13. Diversify the economy by encouraging and supporting a broader range of business sectors and support existing businesses to provide a basis for diversification.

14. Support the physical, social, environmental and economic regeneration of Longridge, Whalley and Clitheroe.
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4.2.47 **Objective 13:** 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.

4.2.48 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 primary school and residential care facility.

4.2.49 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 it could also create indirect jobs locally.

4.2.50 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 13.

4.2.51 **Objective 14:** 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 a significant number of starter/affordable homes on-site which respect the existing character of the village;
- Facilitate delivery of a new one form entry (210 pupil) primary school to address current and future education requirements in Whalley;
- Provide new on-site open space and amenity play areas;
- Retain and improve existing footpath links to Spring Wood and beyond;
- Promote sustainable development which makes best use of existing services, facilities and local transport links; and

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- 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.

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

4.3 Conclusion

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:

- Provision for up to 260 dwellings with a mix of housing types including 30% affordable housing provision;
- Facilitation of the delivery of a new one-form entry (210 pupil) primary school to address current and future education requirements in Whalley;
- A Green 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 and use of renewable energy technologies on-site;
- Improvement of the existing footpath network and improved access to the countryside;
- New on-site open space and amenity play areas;
- Development within Flood Zone 1, reducing flood risk and increasing resilience to climate change; and
- Provision of employment associated with the construction phase and school.

4.3.3 It is considered that the proposed development performs well against the sustainability objectives.

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