

A Climate Change, Refuse and Recycling and Sustainability Statement

Proposal: Reserved matters application for one agricultural workers dwelling following planning permission 22/00757/OUT

Location: Longhorn Stables Hagg Lane Upper Rawcliffe-With-Tarnacre Lancashire PR3 0UJ

Sustainability

1. Policy SP2 of the local plan requires sustainability matters to be addressed in all applications. The development is for a rural worker dwelling which has been granted outline consent. The site is not within a settlement and is in fact some distance from any services, there is limited to no alternative travel options and in these terms the site is considered unsustainable due to its location.
2. Additionally, SP1 of the local plan directs development to within settlements, in accordance with the NPPF, which states in paragraph 80 "Planning policies and decisions should avoid the development of isolated homes in the countryside, unless one or more of the following circumstances apply: a) there is an essential need for a rural worker [] to live permanently at or near their place of work in the countryside".
3. Policy HP7 of the local plan reflects the national framework, in that there is support for rural workers' accommodation in countryside (inferring isolated locations) and sets a range of criteria. The proposal was assessed as being compliant with the criteria and as such the exceptions allowed by paragraph 80 are engaged. The locational sustainability of the new dwelling therefore does not weigh against the policy in these circumstances.
4. Paragraph 84 of the NPPF states that planning policies, and decisions should enable the sustainable growth and expansion of all types of business in rural areas, paragraph 85 goes on to state that policy and decision making should recognise that sites to meet local and community needs may have to be found beyond settlement boundaries. The wider site is used for rehabilitation and livery, and individual and group training. Planning permission was granted under application no. 06/00258/FUL for the extension of the existing rehabilitation stables and change of use from private stable to commercial equine rehabilitation and training centre. This therefore serves a need in the rural area and for this reason can be considered sustainable despite its location divorced from any settlement.

Climate Change Measures Energy and CO2 Emissions

4. Energy and CO2 emissions will be reduced through the operation of the development and its services.
- We intend to increase the efficiency of the building by limiting heat loss throughout the structure. This will be achieved by installing quality building insulation and ensuring a high standard of building works is carried out.
 - All internal lighting will use energy efficient fittings.
 - All external lighting will use energy efficient fittings. Water 6. It is the aim to reduce the consumption of potable water in the development to 120 litres per person per day.

This will be achieved through the following:

- Indoor water will be reduced by using water efficient appliances, low water toilet units and flow reducers to w/c fittings.
- Rainwater may be collected and stored for external irrigation uses.

Materials

7. Where possible, materials with a lower environmental impact will be used in any construction works. This will be achieved through the following:

- Responsible sourcing of materials. Where possible, materials will be sourced locally to reduce carbon transport footprints. Any timber will be sourced from sustainable locations.

Surface Water Run Off

8. Surface water will be managed to prevent additional demand on the existing rainwater run off for the area. This will be achieved through the following:

- Rainwater may be collected in butts and reused.
- External ground surfaces may be permeable to prevent ponding and flooding and allow a controlled discharge of water through the ground.

Waste

9. Waste from the construction phase and occupied phase will be dealt with as follows:

- There is ample space within the site access to place a non-recyclable bin and recycling boxes as provided by the local council.
- Other waste and construction waste will be recycled and disposed of sensibly.

Pollution

10. Pollutants arising from the installation of insulation will be managed through careful choice of insulating materials and efficient installation.

- NO_x emissions can be controlled through the installation of a low NO_x boiler system on renewal.

Utilities

11. Water and electricity will be mains sourced and foul sewage will be fed into a newly installed package treatment plant.

Health and Well-Being

12. The design provides a development which is comfortable and offers the right level of amenity.

- There is ample space and light in all areas.
- Acceptable external areas have been provided for the proposed use.

Management

13. It will be encouraged that the site will be run in an environmentally, socially considerate and accountable manner.

- It will be encouraged that the construction site will reduce environmental impacts such as noise, dust pollution, water use and CO₂ production where possible.

Ecology

14. The planting proposals have taken account of allowing existing wildlife to flourish and to encourage new wildlife.

- During construction a secure build site will be established to protect as many of the ecological features as possible.

Refuse and Recycling

15. The dwelling will be provided with a recycling bin with a capacity for 20 litres of recycling materials such as paper, glass and tins. This will enable residents to dispose of domestic waste in the usual way, via the appropriate refuse storage containers supplied by Wyre Council.

16. The dwelling will be provided with waste containers and recycle bins in accordance with the Council's waste storage and collection requirements. The containers will be accommodated within the curtilage of the dwellings.

17. The dwelling will be provided with the following refuse containers: -

- 1no 240 litre wheeled refuse bin.
- 1no 240 litre garden waste wheeled bin.
- 1no 55 litre paper storage box.
- 1no 55 litre cans storage box.
- 1no 55 litre cardboard storage box.
- 1no 55 litre textiles storage box.
- 1no 55 litre plastic bottle storage box.