

Ribble Valley Borough Council



Annual Monitoring Report 2010

1st April 2009- 31st March 2010

Submitted to the Secretary of
State
DECEMBER 2010



RibbleValley
Local Development Framework



EXECUTIVE SUMMARY

This is the sixth Annual Monitoring Report (AMR), published by Ribble Valley Borough Council and covers the period 1st April 2009 – 31st March 2010. It forms part of the Local Development Framework (LDF) and provides an update on Local Development Scheme (LDS) progress as well as a range of contextual information about the Borough along with Core Output Indicators, Output Indicators and Local Indicators (more information is given on this in the introduction). The AMR remains inline with the requirements of the Town and Country Planning (Local Development) (England) regulations 2004 and was submitted to Government Office in December 2010.

Local Plan Performance:

The LDF will eventually replace the Council's Districtwide Local plan, which was adopted as the Statutory Development Plan in June 1998. The LDF continues to remain in the early stages of development at Ribble Valley and therefore indicators will continue to be reviewed each year and amended as necessary as the LDF develops. Despite this however, the AMR has shown the current Districtwide Local Plan to be performing well with policies being effectively used.

LDS Progress:

The AMR has highlighted where amendments to the Town and Country Planning (Local Development) (England) regulations 2004 have affected the LDD production. Although an un-amended Regulation 25 Core Strategy (issues and options) consultation had taken place in late 2007, during this AMR monitoring period, further work was undertaken on the amended 2004 Regulation 25 stage of Core Strategy production, which is referred to as the Core Strategy Consultation document. This report underwent a public consultation for an 8-week period between August and October 2010. During the monitoring period (1st April 2009- 31st March 2010) a revised LDS was not published and it is therefore the April 2007 LDS which the AMR monitors against. The following evidence base documents have been adopted to date:

- Ribble Valley's first Strategic Housing Market Assessment (SHMA)
- Ribble Valley's Employment Land and Retail Study
- Ribble Valley's first Strategic Housing Land Availability Assessment (SHLAA)
- Ribble Valley's first Strategic Flood Risk Assessment
- Ribble Valley Gypsy and Traveller Accommodation Needs Assessment

Work has also been undertaken on the following LDDs:

- Ribble Valley revision of the Statement of Community Involvement
- Consultation on the Regulation 25 Core Strategy
- Work has also been undertaken on an indicative Local Infrastructure Plan (LIP) though this has not undergone public consultation. Additional work on a full LIP will take place over the next monitoring period.

AMR Scope:

As well as setting out detailed progress on the LDF and LDS milestones, the Annual Monitoring Report includes detailed information on a wide range of issues. The following bullet points provide a summary of some of the main areas of monitoring.

- Housing
- Business and the economy
- Retail
- Transport
- Community consultation
- Community development
- Crime, safety and well-being
- Open space
- Environmental protection and enhancement.

SECTION ONE: INTRODUCTION

The Ribble Valley AMR aims for a comprehensive assessment of local planning policy, how these policies and plans are performing and, if necessary, to identify what needs to be done to improve performance levels. This report is the sixth of its kind to be produced by Ribble Valley Borough Council and includes the most up to date information available. As the LDF progresses forward, the AMR will begin to monitor the effects of adopted Local Development Documents (LDDs) and will work towards developing a full and comprehensive set of indicators in order to achieve this.

Indicators

Regulations require that the AMR uses a set of indicators comprising of Contextual indicators, Output indicators (of which some are core) and Local indicators. More information on each of these is given below.

Contextual indicators: Contextual indicators facilitate the collection of information on a wide range of issues, providing a baseline of thematic information, which assists in the interpretation of the output and local indicators.

Each section of the report provides information on each of the contextual indicators. The information for these indicators takes into account the social, economic and environmental situation in the borough.

Output Indicators: Output indicators relate to the quantifiable outputs of implemented planning policies and as the LDF progresses, a full and comprehensive list will be derived from the LDF objectives (and the related sustainability objectives). As the LDF is still in the early stages of development, there remain gaps in the output indicators, however it is expected that these will be addressed over the coming years as more LDF documents are adopted. Core output indicators relate to:

- Housing
- Business Development
- Transport
- Local Services
- Minerals (to be completed by Lancashire County Council)
- Waste (to be completed by Lancashire County Council)
- Flood Protection and Water Quality
- Biodiversity
- Renewable Energy

Core Output Indicators: As well as output indicators, there are also core output indicators (COIs). These are updated regularly to reflect changing circumstances. In July 2008 the COIs were significantly revised, as seen in the published department of Communities and Local Government (CLG) document, 'Regional Spatial Strategy and Local Development Framework Core Output Indicators- Update 2/2008'¹ which was published in July 2008.

Local Indicators: It is important that all policies, or groups of similar policies, have an indicator in place whether via a core output indicator or local indicator so that the effectiveness of those policies can be assessed. However, current government guidance suggests that where saved policies in the Districtwide Local Plan are eventually to be replaced by Local Development Document policies, there is no requirement to identify any

¹ Document can be found on CLG website at www.communitites.gov.uk.

significant effects indicators. As the LDF is still in the early stages of development and no replacement policies have yet been formulated, there are none of these indicators included in this document.

Local Development Scheme progress: The Local Development Scheme sets out the timetable for production of the LDF. The most recent LDS was updated in May 2009 however this has not been formally adopted. Tracking the progress made on the LDS is useful as it informs the update of the next LDS, highlighting areas where slippage has occurred and where the LDS needs to be amended.

The AMR continues to be structured in the same way as the two previous AMRs and is structured around the themes of:

- Economy
- Housing
- Retail
- Transport
- Community safety and well-being and community consultation, involvement and development
- Open space and environmental protection and enhancement
- Local Development Scheme progress and milestones

It is felt that structuring the report through themes allows a large quantity of potentially confusing and technical information to be easily interpreted by a variety of readers. It is also useful for those readers who only wish to look at data on housing for example, as they can directly view the housing section of the report, which has all the information presented together in one chapter. Contextual indicators and output indicators are included in each section and the core output indicators have been included in the most relevant chapters.

In producing the AMR it has been vital to ensure that the formulation of a solid baseline has been undertaken and put in place. Data has been derived from a number of sources, including the Sustainability Appraisal scoping reports of the LDF and Core Strategy (sustainability appraisal indicators), information from the Regional Spatial Strategy (RSS) and nationally produced guidance published by the department of Communities and Local Government (CLG). It has also been possible this year to draw on information from reports produced as part of the Local Development Framework baseline and early stage LDDs, as outlined in the executive summary.

It should be noted that although the RSS was officially revoked by the Secretary of State on 6th July 2010, RSS was reinstated on 10th November 2010 following a legal challenge which found this revocation to be unlawful. The RSS therefore remains part of the Development Plan.

It is important to note that the RSS was still adopted policy over the monitoring period (1st April 2009- 31st March 2010).

SECTION TWO: THE RIBBLE VALLEY

Borough Area

Ribble Valley Borough is situated in northeast Lancashire, and is the largest district in the County covering an area of 226 square miles but has the smallest population in the county. There are on average 94 people per square km, compared with 380 nationally.

Over seventy percent of the Borough is in the Forest of Bowland Area of Outstanding Natural Beauty, a clear reflection of the landscape quality of the area.

The diagram below shows the Borough in its Regional context.



Population

The Borough has a population of around 57,700² with Clitheroe, the main administrative centre having 15,038 inhabitants³. Clitheroe lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 8,253⁴. The remainder of the area is mainly rural with a number of villages ranging in size from large villages such as Sabden, and Chatburn through to small hamlets such as Great Mitton and Paythorne.

In 2006 Ribble Valley Borough Council undertook a settlement audit. This involved the collection, analysis, and interpretation of wide range of information in each settlement in the borough, allowing settlement, ward and borough wide statistics to be collated. Data was collected on the following topic areas

- Community structure
- Natural/ Built Environment
- Community Facilities
- Housing and Employment

² ONS mid-year population estimates, 2010.

³ ONS Ward population estimates, 2007

⁴ ONS Ward population estimates, 2007

The key borough wide statistics from the most recent settlement audit have been set out below to give an indication of the current situation in the borough. There are 24,482 households⁵ in the borough, which is made up of a total population of 57,800. Of the working age population, over half commute out of the borough each day to work, with the majority travelling by car. 78.9% of those of driving age own a car, which is a clear sign of a wealthy population. However, for those who don't own a car, the borough boasts 4 railway stations and has frequent and reliable bus services, even to the remote areas.

In terms of the natural and built environment, within the borough lies Bowland Forest, an area of outstanding natural beauty (AONB). There are also 39 biological heritage sites, 21 conservation areas as well as 6 Sites of Special Scientific Interest (SSSIs) and over 1000 Listed Buildings in the borough. In terms of open space in the area, there is over 92ha of formal open space and a further 62.1ha of open space. There is also 5.54ha of children's play areas. Overall the amount of open space per head of the population equates to 0.003ha.

There are also key statistics collated on housing and employment, however this will be explored at length throughout this AMR document.

Visitor numbers

A Council objective is to develop the tourist potential of the district where it is consistent with maintaining the quality of the environment of the area. This is addressed in the current adopted Districtwide Local Plan and is addressed further as part of the Council's Core Strategy Consultation, the central document of the LDF.

Table one below displays data collated by the Council's Tourism and Arts Officer and shows the tourist numbers in 2009 compared to the five years previous. This year the way in which this data is collected has changed, which has resulted in a significant increase in all visitor numbers being displayed. Although not as significant as the numbers in table 1 suggest, there has been an overall increase in the tourist numbers in Ribble Valley over the monitoring period in all areas other than the number of day visitors. More information on these figures and the methods of data collection can be obtained by contacting the Council's Tourism and Arts Officer.

Table 1

Tourist Numbers

Tourist Numbers (Thousands)	2004	2005	2006	2007	2008	2009
Serviced Accommodation	146.03	141.01	141.77	148.05	160.50	217.88
Non-serviced Accommodation	109.70	86.40	80.90	86.59	79.91	541.75
Seeing Friends and Relatives	89.46	91.12	90.54	93.70	96.22	226.91
Day Visitors	1,921.51	1,858.98	1,790.09	1793.09	1791.78	3060.46
TOTAL	2,266.71	2,191.60	2,103.31	2,121.43	2128.41	4047.01

⁵ Valuation Office, June 2007

Source: STEAM Statistics

Ribble Valley Sustainable Community Strategy 2007-2013

The Sustainable Community Strategy (SCS) is the over-arching document that should inform the work of partners within the Ribble Valley, including Lancashire County Council, the Primary Care Trust and the Police. Similarly to the AMR, the SCS provides baseline data about the Ribble Valley, and also sets out a vision, seen below, that outlines the aspirations for the borough and how these will be achieved. Many different groups inform the SCS, tackling issues which people within the borough see as important. It also recognises that these issues are often interlinked.

The vision for the SCS is as follows:

'An area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors'.

The SCS is central to the LDF as the LDF is intended to be the spatial interpretation of the SCS. The appendix at the back of this AMR sets out the major issues and key priorities of the SCS in greater detail. Section 8 of this report also provides monitoring data on some of these highlighted issues. The linkages between the two will become more apparent in future AMRs as the LDF progresses.

SECTION 3: ECONOMY

The Borough has a mixed economy with good employment opportunities and maintains a consistently low rate of unemployment. Given the rural nature of the area it is not surprising that agriculture is one of the top 5 employers throughout the District. However there is a diversity of employers with major national and multi-national companies such as Johnson Matthey, Hansons Cement and BAE systems representing examples of larger scale manufacturing activity in the Borough.

CONTEXTUAL INDICATORS

Unemployment

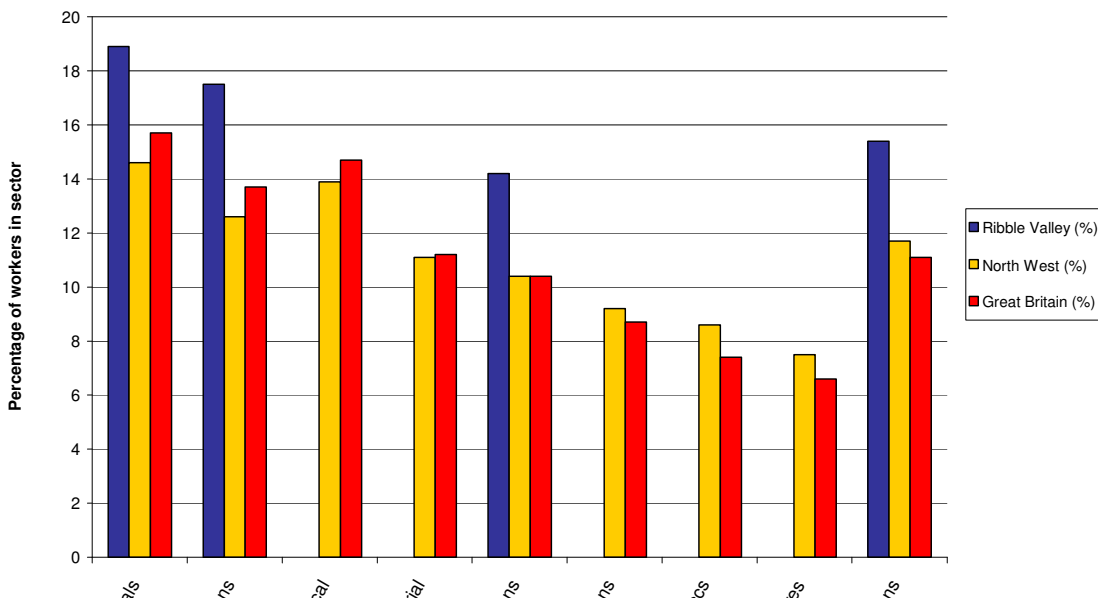
Unemployment in Ribble Valley is 3.9⁶%, which is well below the national figure of 7.9% and the regional figures of 8.7%. Although this is a rise of 0.9%⁷ on the previous year, an increase in unemployment was expected due to the global economic recession.

Data from NOMIS also shows that in February 2010, 1.6% of the borough's population were claiming Job Seekers Allowance (compared with 3.9% nationally). This figure has remained unchanged from the previous monitoring period.

Employment types

Graph 1 shows the percentage of the Ribble Valley working population employed in different sectors between April 2009 and March 2010, where available⁸. It has not been possible to report figures for five of the sectors, due to the sample size of data being too small for reliable estimates.

Graph 1



⁶ NOMIS, April 2009- March 2010 figures.

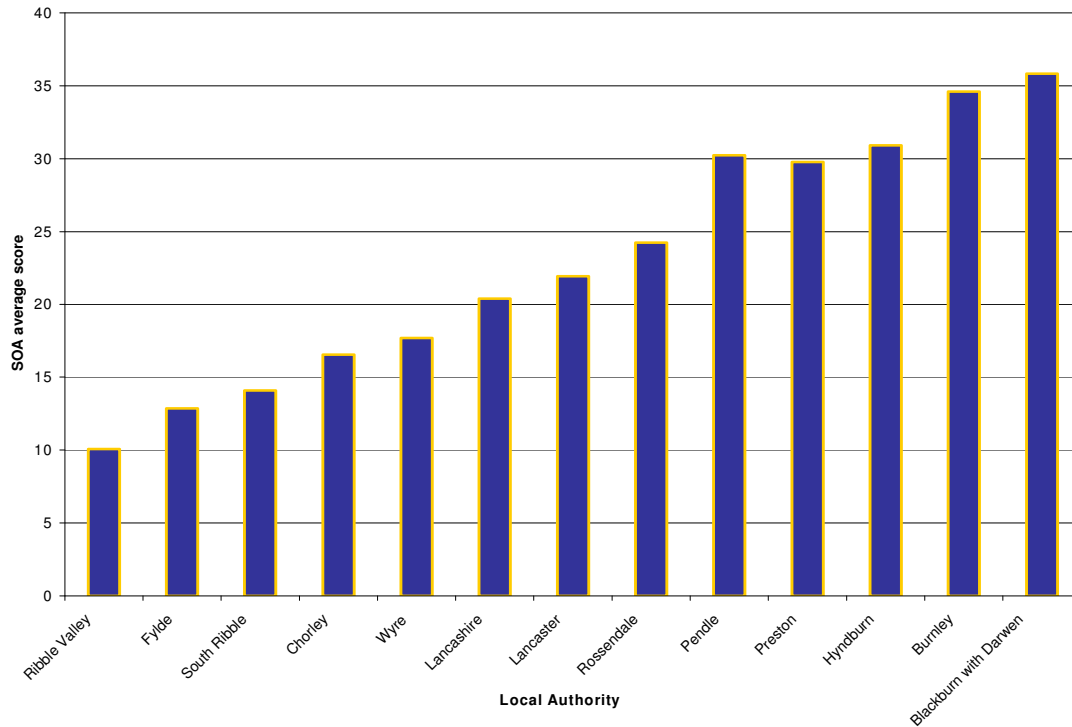
⁷ NOMIS, September 2009 figure.

⁸ Data taken from NOMIS, March 2010

Deprivation

Data from the Office of National Statistics shows that the last time deprivation information was collected in 2007, Ribble Valley had the lowest level of deprivation in the East Lancashire region. Graph 2 shows the average super output area (SOA) scores for each Local Authority area.

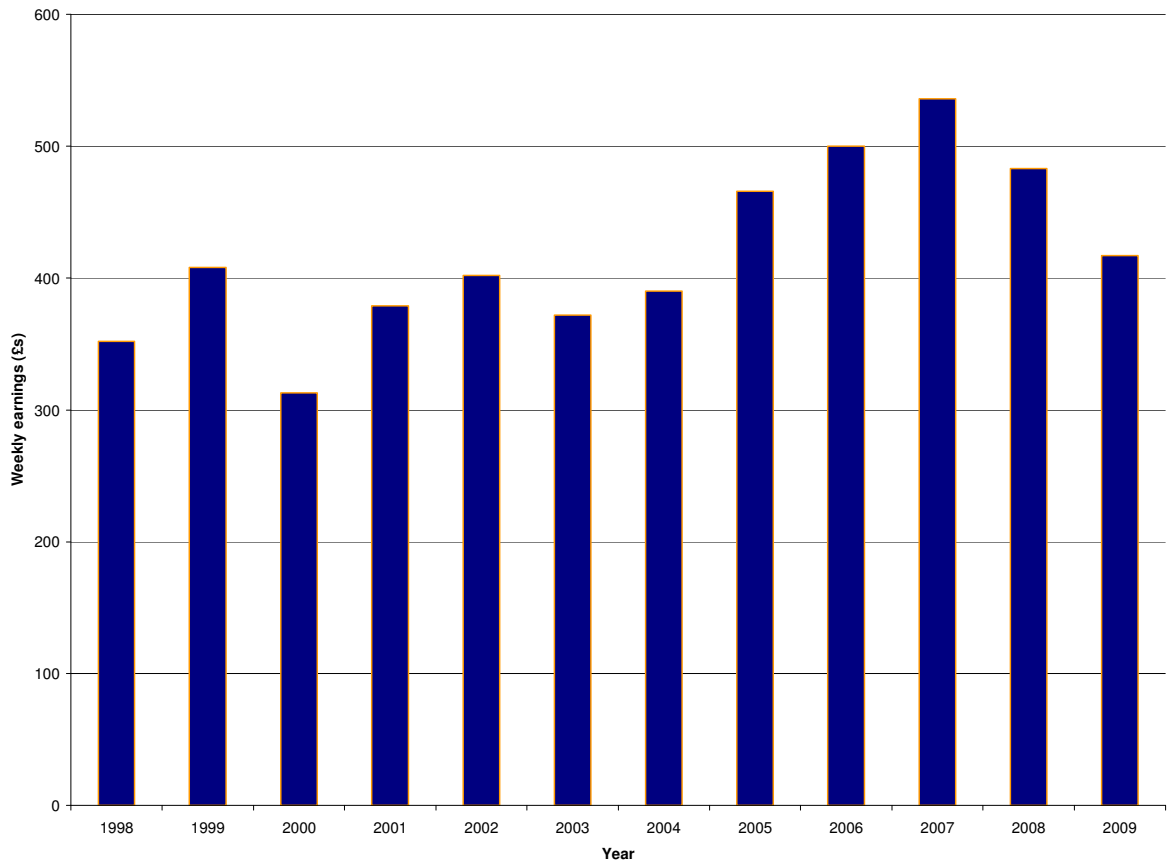
Graph 2: SOA average score showing level of deprivation for each Local Authority



Weekly earnings

The most up to date information on weekly earnings taken from NOMIS showed that the average weekly earnings in Ribble Valley in 2009 were £417.3. Previous to this motioning period, this figure has been higher than the regional and national averages, however this average figure for Ribble Valley is now lower than both the regional and national averages. This is a decrease in the average weekly earnings of £66 since the previous monitoring period and a decrease of £119 since the 2007 monitoring. This is attributable to the impact of the economic recession.

Graph 3: Weekly household income in Ribble Valley



In preparation for the LDF evidence base document, the Strategic Housing Market Assessment (SHMA), additional household income data was purchased from CACI. This shows that for 2007 the average (mean) household income in Ribble Valley was £35,874. This ranges from an average of £45,184 in the Wilpshire ward to £26,854 in Littlemoor.

The contextual indicators highlight a prosperous economy and high standard of living, however, the results are generally borough wide and do not identify localised areas of deprivation.

Statistics indicate that wealthy migrants are choosing to live in Ribble Valley over other areas of East Lancashire but working in other boroughs, as is discussed in more detail in the transport section of this report. The effect that this is having on the less-wealthy indigenous population and the economy as a whole has been addressed in the Councils Employment Land and Retail study and the SHMA work and mechanisms for addressing this issue have been set out in the regulation 25 stage Core Strategy document through Key Statements and draft Development Management policies. It is important that these issues are addressed as without a robust policy base, Ribble Valley may be faced with a decrease in business and retail opportunities, which in turn may lead to an unsustainable economy.

CORE OUTPUT INDICATORS

Amount of land developed for employment by type

The total amount of new completed gross floorspace for business and industrial land is 30913 m². The make up of this is shown in table 2.

Table 2:

**INDICATOR BD1: Amount and type of completed employment floorspace (Gross) and
INDICATOR BD2: Amount and type of completed employment floorspace (Net)**

Business Use		B1a	B1b	B1c	B2	B8	Mixed	Total
Floorspace completed m ²	Gross	19975	0	2094	7859	985	0	30913
	<i>Net</i>	19586	0	2094	7739	985	0	30404
On PDL m ²	<i>Gross</i>	18290	0	0	7859	985	0	27134
%PDL	<i>Gross</i>	91	0	0	100	100	0	87

The net completed employment floorspace is calculated in the same way as the gross figure but takes account of demolitions.

In the AMR period 3.09 hectares has been developed for employment purposes. This is an increase of 1.9ha from the previous annual figure in last year's AMR. The employment land and retail study undertaken in 2008 has been useful in highlighting the current situation of employment and business land in the Ribble Valley and also constructs suggestions and predictions for the future and where attention needs to be directed. This report forms an important part of the LDF evidence base and has been used in formulating the Regulation 25 Core Strategy report.

INDICATOR BD2: Percentage of land for employment by type, which is on previously developed land

Over the monitoring period, 87% of development for employment land was on previously developed land (pdl). The majority of this is made up of B1a development where 91% of all development of this use class was on pdl, however 100% of all B2 development was on pdl. This is an increase of 6% of the amount of pdl being utilised since the previous monitoring period, which is impressive when the predominantly rural nature of the Ribble Valley is considered.

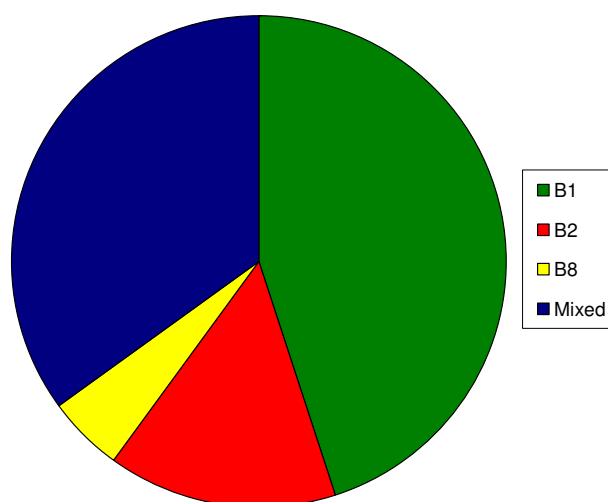
INDICATOR BD3: Employment land supply by type (hectares)

There is a total of 13.01 ha of land for business and employment uses in Ribble Valley that can be termed 'supply'. This is the figure provided as part of the RSS monitoring returns and is made up of extant permissions and allocated sites. Table 2 and chart 1 below shows the breakdown of this supply however the majority of this is composed of a mix of use classes.

Table 3

Business and Industrial Use	Land Supply (ha) 2005-06	Land Supply (ha) 2006-07	Land Supply (ha) 2007-08	Land Supply (ha) 2008/09	Land Supply (ha) 2009/10
B1 - B1a Offices other than defined in Class A2 - B1b Research and development including laboratories and studios - B1c Light Industry	0.01	0.267	4.72	5.414	3.489
B2 General industry	0.03	0.15	1.27	2.211	1.969
B8 Storage or distribution centres including wholesale warehouses	0	0.38	0.32	0.332	0.632
Mixed	2.479	12.71	10.56	2.974	4.569
Total	2.519	13.5	16.88	14.031	13.012

Chart 1: Employment Land Supply by Type in the Ribble Valley



INDICATOR BD4: Total amount of floorspace for 'town centre uses'

Table 4 below shows the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2. Only figures for the new completed floorspace are available. There have been no completions outside of the town centre areas.

Table 4: Net completed floorspace

Use Class	(i) town centre areas	(ii) local authority area
A1	641m ²	675m ²
A2	200m ²	0m ²
B1a	0m ²	19975m ²
D2	0m ²	5329m ²

Table 5

Employment Land Type	Land Supply (Hectares)
B1a	3.489
B1b	0
B1c	2.353
B2	1.969
B8	0.632
Mixed	4.569
Total	13.012

LOCAL INDICATORS**Approvals by type on allocated employment sites****Table 6**

Land Type	Number of approvals 2006	Number of approvals 2007	Number of approvals 2008	Number of approvals 2009	Number of approvals 2010
B1	0	0	2	0	0
B2	0	1	0	0	0
B8	0	0	0	0	0
Mixed	1	2	1	0	0

Table 6 shows the number of approvals on allocated employment sites to be consistent with the previous monitoring period.

SECTION FOUR: HOUSING

The issue of housing is seen as a key priority for Ribble Valley Borough Council, particularly in providing additional affordable homes, especially in rural areas, and meeting the housing needs of older people. More information on the housing situation in the borough can be found in the Council's 2008 Strategic Housing Market Assessment (SHMA) and the Core Strategy Consultation document.

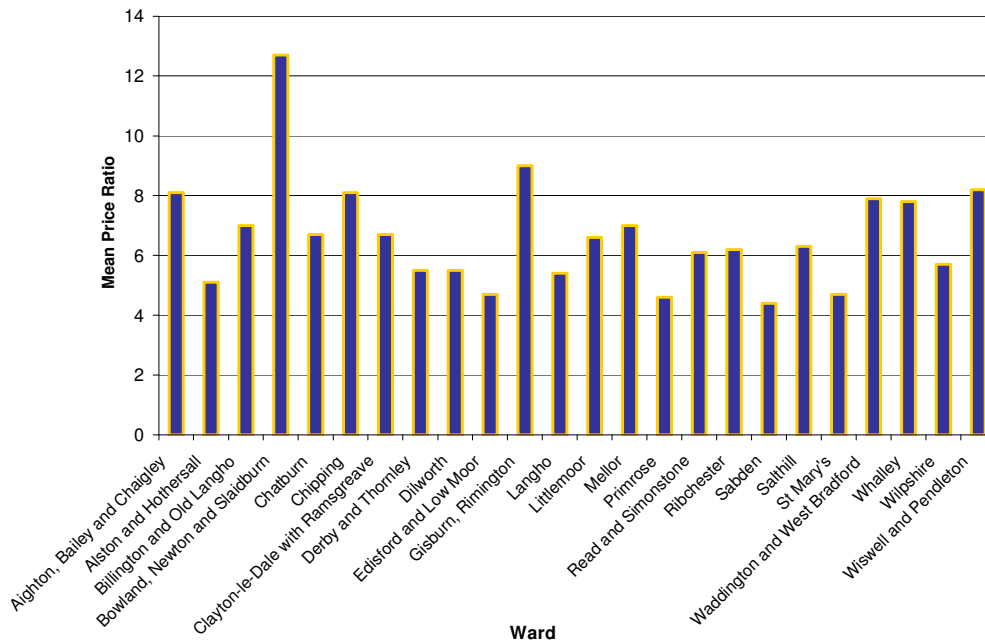
CONTEXTUAL INDICATORS

Household tenure

The most up to date information available on housing is taken from information collated for the 2008 SHMA. As part of this investigation, registry sales information and income data from CACI was purchased which provided up to date (2007) information. Graph 4 utilises this data and illustrates the ratio of average house price to income by ward.

Information in the SHMA also highlights the difficulty in identifying an overall dominant housing tenure in the borough as a whole, though generally it can be seen that there is a smaller number of semi-detached houses compared to detached and terraced. Where semi detached houses do exist, the majority are found within Clitheroe, Longridge and Wilpshire. There appears to be a steady supply of detached housing across the borough, however, levels of this are rather low, but again the concentrations of these fall within Clitheroe and Longridge.

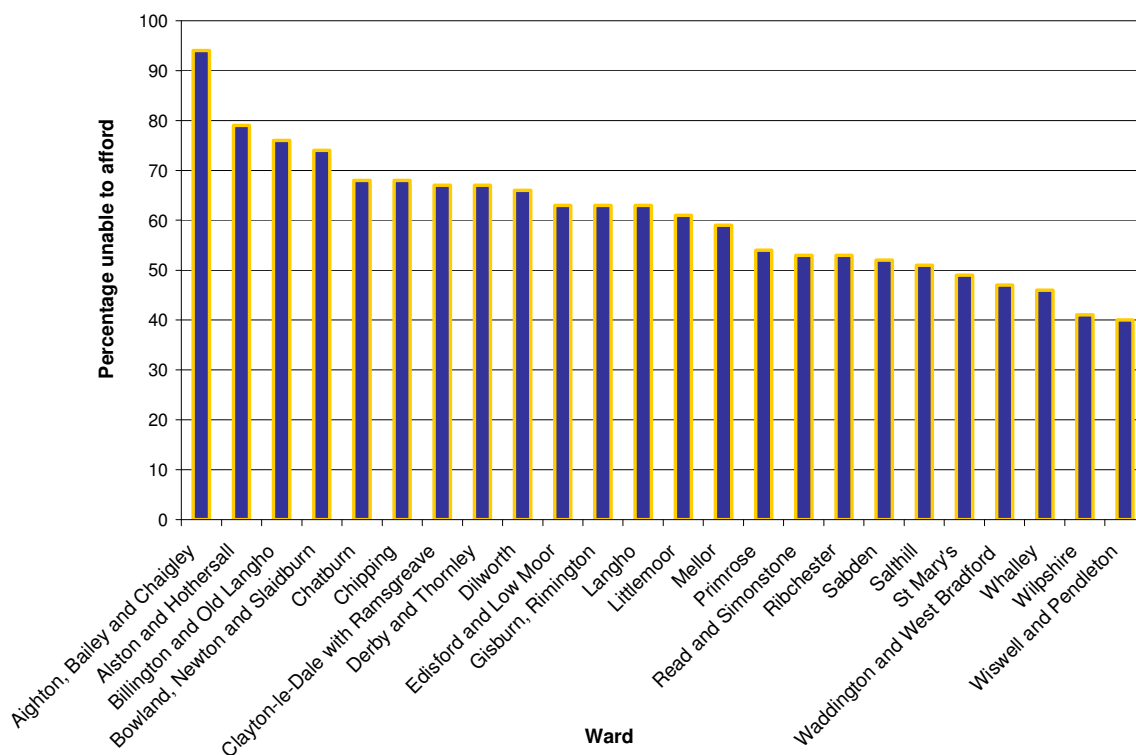
Graph 4: Average house price (mean) to income (mean) ratio 2007⁹



⁹ Graph considers ability to afford entry-level house prices, assuming a ratio of 4:1 and not taking a deposit or equity into account.

Graph 5 also highlights the difficulty for many households in Ribble Valley to afford to purchase a property in the current market. This figure ranges from 94% of households that are unable to afford entry-level housing in the Aughton, Bailey and Chaigley ward, down to 40% in the Wiswell and Pendleton ward. The average percentage unable to afford entry-level housing for the whole of the Ribble Valley is 60%. This further supports the need to increase the amount of affordable housing in the borough.

Graph 5: Affordability by ward, 2007



Average house prices in the borough

Graph 6 illustrates the mean price in 2007 of £241,844¹⁰. This compares with an England average of £224,511. The average for the northwest is £162,362, which is considerably less than the Ribble Valley price. This 2007 data is the most up to date information available at ward level.

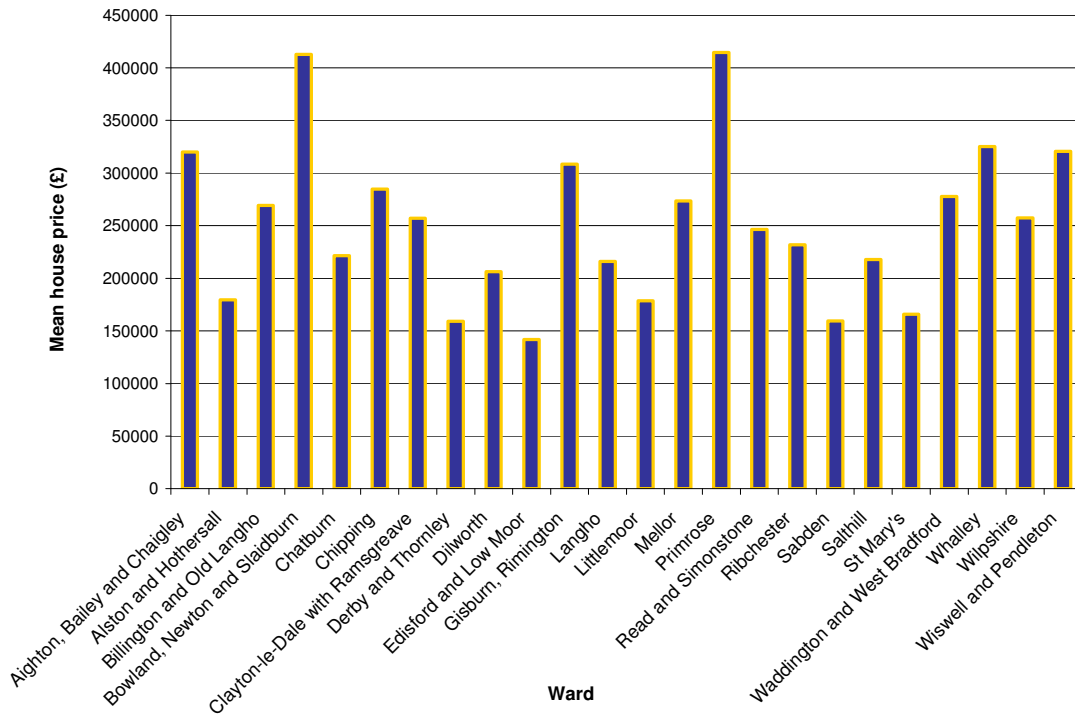
Figures taken from the land registry show that over the monitoring period (between April 2009 and March 2010) the average cost of all house types in Lancashire as a whole have risen by £3,147.

At the borough level, information taken from the BBC news website¹¹ shows that in early October 2010, the average house price in Ribble Valley was £220,323, with detached properties costing an average of £363,281. These figures highlight a 5.6% increase in sale prices from the 12 months previous to this. These figures also show that Ribble Valley consistently remains the Lancashire district with the highest house prices, reflecting the quality of housing stock available in the borough.

¹⁰ Data for quarter 4 (2007) taken from the ONS website in 2008.

¹¹ www.bbc.co.uk

Graph 6: Mean House Price 2007



CORE OUTPUT INDICATORS

INDICATOR H2A, B AND C: Net additional dwellings- in previous years, for the reporting year and in future years.

At the end of the monitoring period, 31st March 2010, the Regional Spatial Strategy (RSS) was the adopted plan that set out the housing figures for the borough. Therefore the figures below use this information.

Housing trajectory:

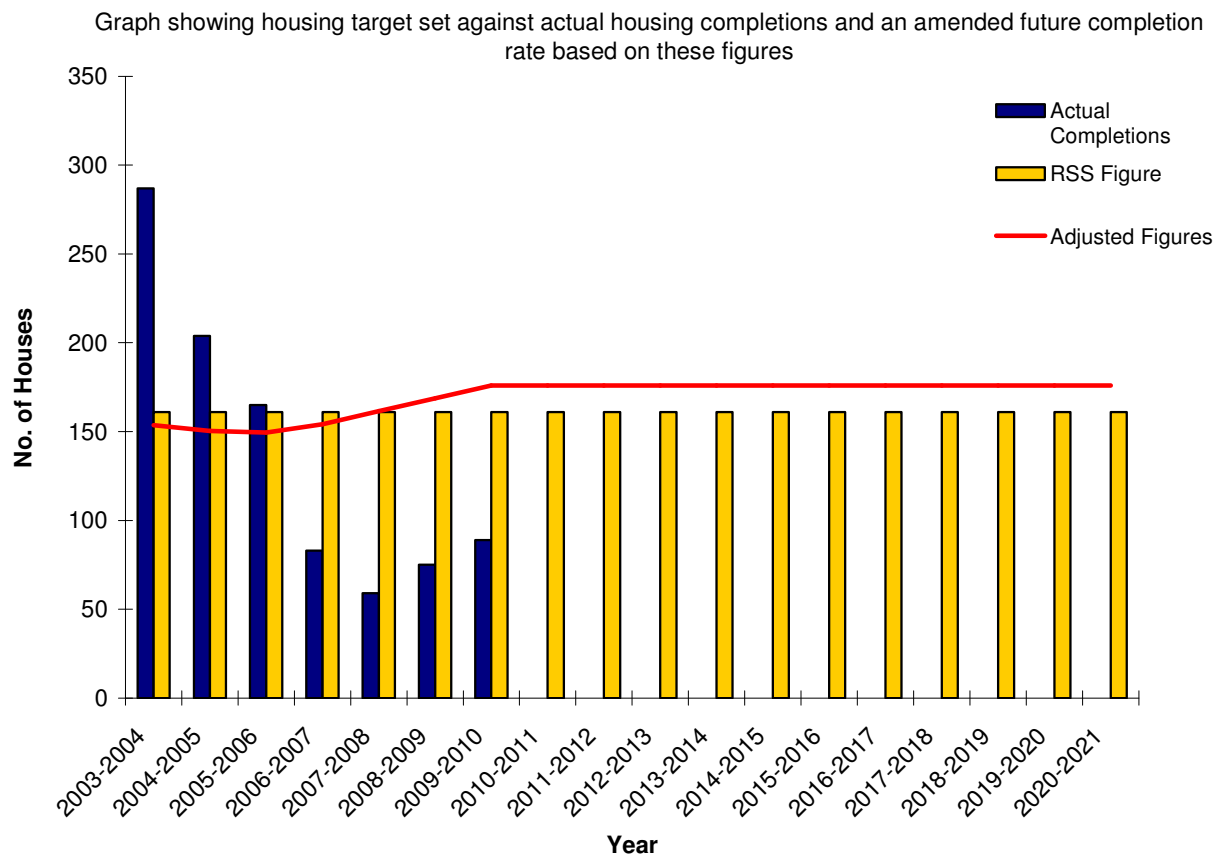
- There have been 471 net additional dwellings over the previous 5-year period.
- There have been 89 net additional dwellings for the current year
- There is a projected 1936 net additional dwellings required up to the end of the relevant development plan period.
- The annual net additional dwelling requirement¹² is 161 per annum to 2021
- An annual average number of 176 net additional dwellings are needed to meet overall housing requirements, having regard to previous year's performance.

¹² RSS was abolished on 06/07/10. Ribble Valley Members have agreed to continue using the RSS housing numbers on the basis that these figures have been evidenced and passed through an Examination in Public. RSS was reinstated on 10/11/10 following a legal challenge which found the revocation of RSS to be unlawful.

Table 7

RSS provision	2003-2021	2898	161pa
Net dwellings completed	2003-2009	962	160pa
Number of dwellings required over remaining plan period	2009-2021	1936	176pa

The Housing Trajectory shows the housing requirement set against actual completions. It is useful in showing the past and present situation, illustrating the net additional dwellings in previous years from the plans implementation. The adjusted target of 176 per year (for the remainder of the plan period) takes into account the actual completions set against the RSS requirement to highlight the level of development that must occur for these RSS targets to be achieved.

Graph 7: Housing requirement, actual completions and amended completion rate.

Please Note: The adjusted figure is smoothed across the whole plan period, which smooths out the peaks and troughs in adjusted target.

The graph highlights that in the early part of the RSS plan period, housing completions were exceeding targets. At this point in time, Ribble Valley was working at a sub-regional level to Joint Lancashire Structure Plan figures, which were set even lower than the RSS requirement of 161/year. As a result a housing restraint policy was introduced which restricted the number of residential permissions by asking that all residential development be for affordable housing. This resulted in a dramatic reduction in completions, the lowest seen in 2007-2008. The housing restraint policy was subsequently removed in September 2008, which coincided with the formal adoption of the RSS. Figures from this years monitoring

would indicate that the level of completions are now rising again. Although RSS was formally abolished by the Secretary of State for Communities and Local Government on 6th July 2010, Ribble Valley Members agreed to continue using the housing numbers element of the RSS on the basis of advice from the Chief Planner at CLG and that these numbers are evidenced and have been thoroughly examined as part of the RSS Examination in Public. In November 2010, RSS was officially reinstated.

INDICATOR H1: Plan Period and Housing Targets

To reflect the most up to date information available, graph 8 illustrates the five-year land supply based on RSS figures. The graph shows the actual housing completions that have taken place since 2003 set against the housing number figure of 161 units per year. The red line shown on the graph takes into account the annual target and the actual completions that have taken place to provide an adjusted target over the next 5-years. Table 7 sets out the figures behind this graph. This shows that as at 31st March 2010 (taking into account permissions and completions to this date) RVBC has a 2.2yr supply of housing land.

Graph 8: HOUSING TRAJECTORY: Managed delivery target based on housing requirement:

Chart to show actual housing completions set against the housing requirement and an adjusted target to take account of the shortfall in completions to show 5-year supply

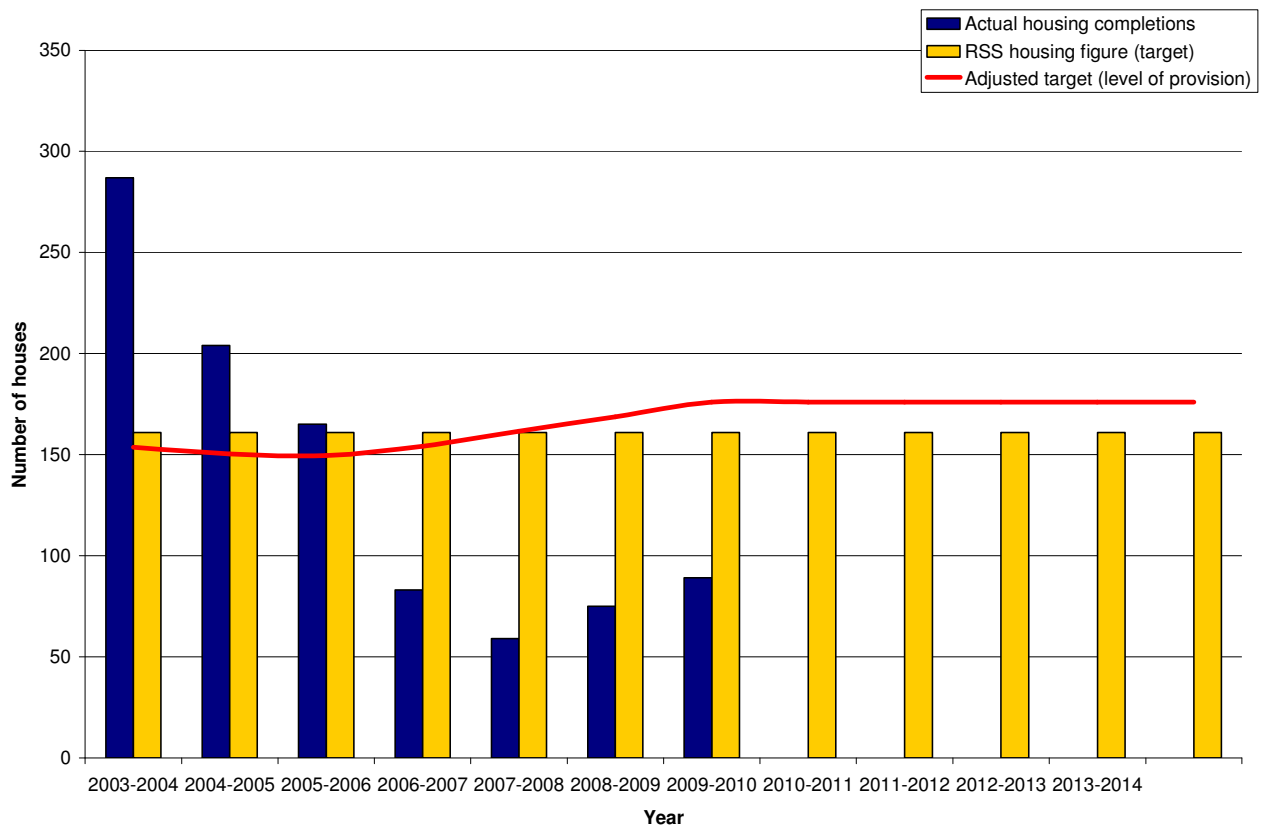


Table 8 provides details of the five-year supply as at 31st March 2010, the end of the current monitoring period. The Council’s monitoring officer provides an update of housing completions and permission figures biannually in March and October in the form of the Housing Land Availability Schedule.

Five year supply based on RSS figures and including permissions and completions up until 31st March 2010

Table 8

Yearly RSS requirements	2003-2021	2900	161/year
Net dwellings completed 2003-2010		962	137/yr (962/7)
Net dwellings required 2010-2021		1938	176 per yr (1938 /11)
Adjusted RSS Net 5 year requirement over period 2010-2015		880 (176*5)	176/yr
Dwellings completed 2003-2010 compared to RSS requirement	962	1127 (161*7)	-165 Net surplus (873-966) OR Under provision of 165 units
RSS requirement going forward 5-years	Five year requirement 2010-2015	880	(176*5)
Net dwellings required	Net five year requirement 2010-2015	1045 (880+165)	209/yr (annual equivalent smoothed over 5 year period)
Supply of deliverable sites over 5 years	<i>Completions 1st April 2008 to 31st March 2009</i>	-	-
	<i>Under Construction</i>	104	-
	<i>Deliverable Permissions (discounted by 10% slippage allowance)</i>	(398) 358	-
Total Supply		462	2.2 yrs supply at 5 year adjusted rate (at 31st March 2010)

INDICATOR H3: New and converted dwellings on previously developed land

Ribble Valley’s target under BVPI106 is for 60% of residential development to be on pdl. In the current monitoring period, 85% of new dwellings were built on previously developed land, which is a decrease of 2% since the previous monitoring period.

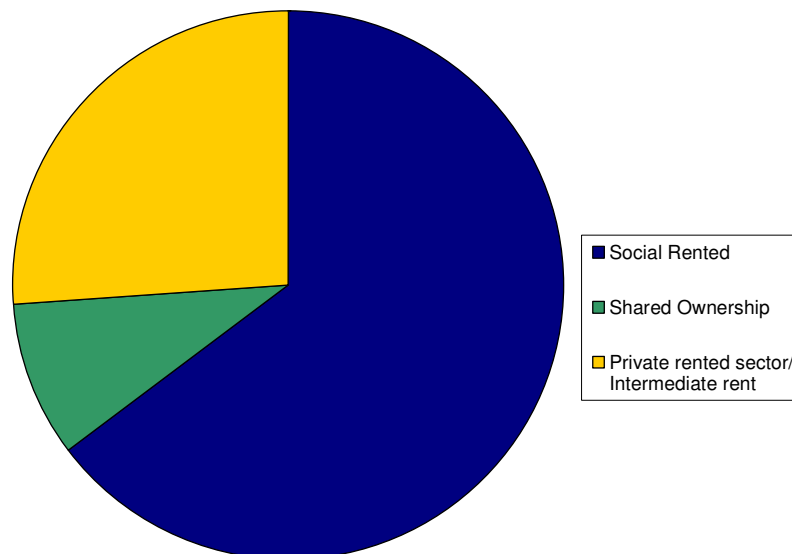
INDICATOR H4: Net additional pitches (Gypsy and Traveller)

At 31st March 2010, Ribble Valley had one private Gypsy site at Acorn Lodge, Clayton-le-Dale. This site accommodates 4 households.

INDICATOR H5: Gross affordable housing completions

Over the current monitoring period there have been 65 affordable dwellings completed. Of these, 42 were social rented properties, 6 were shared ownership and 17 were intermediate rental properties. There has been a large increase (over 500%) in the number of social rented properties being completed since the previous monitoring period. This has been a direct result of utilising the updated information included in the SHMA and the Memorandum of Understanding on affordable housing (AHMU) which sets out detailed requirements for the provision of affordable housing across the borough. The AHMU is material planning consideration on which further policy will be developed as the LDF progresses.

Chart 2: Affordable Completions breakdown



INDICATOR H6: Housing quality- Building for life

Over the monitoring period there have been no completed housing developments (of at least 10 new dwellings or more), which have been measured against the Building for Life Assessment criteria. It is expected that there will be schemes measured against the assessment criteria in the next monitoring period.

OUTPUT INDICATORS

Percentage of new dwellings completed at: less than 30 dwellings/ha, between 30-50 dwellings/ha and, above 50 dwellings/ha.

Table 8

Density	2005	2006	2007	2008	2009	2010
Less than 30	63%	44%	34%	55%	43%	0%
30-50	24%	14%	8%	0%	4%	10%
More than 50	13%	42%	58%	45%	53%	90%

There remain a high percentage of dwellings being constructed at a density of 50 dwellings per hectare and above. During the monitoring period, this was inline with the aims of PPS3 as higher density development makes better use of land. Since the monitoring period, the new coalition government has revised PPS3 and removed the density targets.

Number of complete Housing Needs Surveys

We have undertaken local housing needs surveys in 24 Parishes (covering over 90% of the borough) with at least 2 further housing needs surveys expected to be completed by the end of the next monitoring period. There is a rolling programme of updates of the Housing Needs Surveys, and the Council has already made progress on updating the first surveys to be completed (in 2004, 2005 and 2006). Housing Needs surveys are also undertaken in response to any planning proposals or enquiries, which will require an assessment of housing need.

LOCAL INDICATORS

Number of applications approved in the countryside for agricultural dwellings

Over the monitoring period, one application for an agricultural dwelling in the countryside has been approved following appeal.

Number of appeals upheld on housing policies

There have been seven appeal decisions in the monitoring period against refusal of dwellings. Six were dismissed and one was allowed.

Number of Section 106 agreements for affordable housing

Three section 106 agreements have been agreed for affordable housing proposals.

Number of new dwellings approved

In 2008, the housing restraint policy was removed. This policy, which came into effect in 2002, heavily restricted open market housing. This was introduced to combat an oversupply of housing in the borough and previous AMRs shows that it was evident that this approach worked towards correcting this situation. Of the 416 dwellings that have been approved over the current monitoring period, 368 were on the open market and the remaining 48 were for affordable residential development (see table 10).

Approvals for residential development by year.

Table 10

	2006	2007	2008	2009	2010
Open Market	81	55	31	119	368
Affordable	36	8	96	49	48
Total	117	63	127	168	416

SECTION FIVE: RETAIL

RVBC has an employment and retail land availability study, which forms part of the LDF evidence base. This was undertaken by consultants on behalf of the Council and has assisted in providing up to date data and suggesting future improvements for retail in the borough. When necessary, an update of the report will be undertaken to ensure the data remains up to date.

CONTEXTUAL INDICATORS

Make up of retail uses in the Key Service Centres

The retail land availability study outlined above incorporated a retail 'healthcheck'. Table 11 below sets out the amount of retail floorspace by Use Class in the three key service centres in the borough.

Table 11

Use Class	Clitheroe		Longridge		Whalley		Total
	No. (Sqm)	Percent	No. (Sqm)	Percent	No. (Sqm)	Percent	No. (Sqm)
A1 Shops	138 (21989)	73% (78)	59 (9160)	63% 73	28 (3409)	65% 75	225 (34558)
A1 Professional/ Financial	21 (2657)	11% (9)	14 (1663)	16% 13	6 (538)	14% 12	41 (4858)
A3 Restaurants/Cafes/Pubs	15 (1486)	8% (6)	12 (845)	13% 7	8 (529)	19% 12	35 (2860)
Sui Generis	4 (697)	2% (2)	3 (576)	3% 4	1 (56)	2% 1	8 (1329)
Vacant	11 (1459)	6% (5)	5 (372)	5% 3	- -	- -	16 (1831)
Total	189 (28288)	100% 100	93 (12616)	100% 100	43 (4532)	100% 100	325 (45436)

Source: Be Group employment and retail study for RVBC (2008)

OUTPUT INDICATORS

Percentage of completed retail, office and leisure development in town centres respectively

There have been no completed office, retail or leisure developments over 500sqm in the town centres of the borough over the current monitoring period.

Retail-related approvals:

Over the monitoring period there has only been two applications for new retail development in the borough. These were in Clitheroe and Whalley. There have also been six change-of-use applications where retail provision has been lost and six change-of use-applications where the amount of retail provision has been gained. Although the numbers here are small, this does need to be monitored to ensure that loss of retail units in primary shopping areas is fully considered as part of the LDF.

SECTION SIX: TRANSPORT

The Ribble Valley has excellent communications that open up the area to the rest of the country. The A59 is a main route across the Borough from the west coast through to the east, linking directly to the M6 and serving access routes to the M65 motorway. Main line rail services are available from Preston, which is only 30 minutes from Clitheroe. There are also rail services to Manchester from Clitheroe. In addition Manchester Airport is only 60 minutes away from Clitheroe and provides links to over 200 destinations worldwide. The rapidly expanding Blackpool International Airport is less than an hour away and Leeds Bradford International Airport to the East is a little over an hour away, both providing a convenient gateway to many national and international destinations.

OUTPUT INDICATORS

Percentage of new residential development within 30 minutes public transport travel time of a GP surgery, hospital, primary/ secondary school, employment

93% of all new developments completed within the AMR period are within 30 minutes public transport time of a GP surgery, hospital, primary/ secondary school, employment and major health centre. This is an increase of 18% since the last monitoring period and an increase of 34% since the 2007-2008 monitoring period.

Table 12 shows the number of services available to new dwelling completions within 30 minutes public transport time. This is further illustrated in chart 3.

Table 12

No. of Services Available	No. of dwellings	% of dwellings
6	72	81
5	10	11
4	1	1
3	0	0
2	1	1
1	0	0
Nil	5	6
Total	89	100

Chart 3: Chart showing Number of new dwellings with access to individual services within 30 minutes of public transport travel time

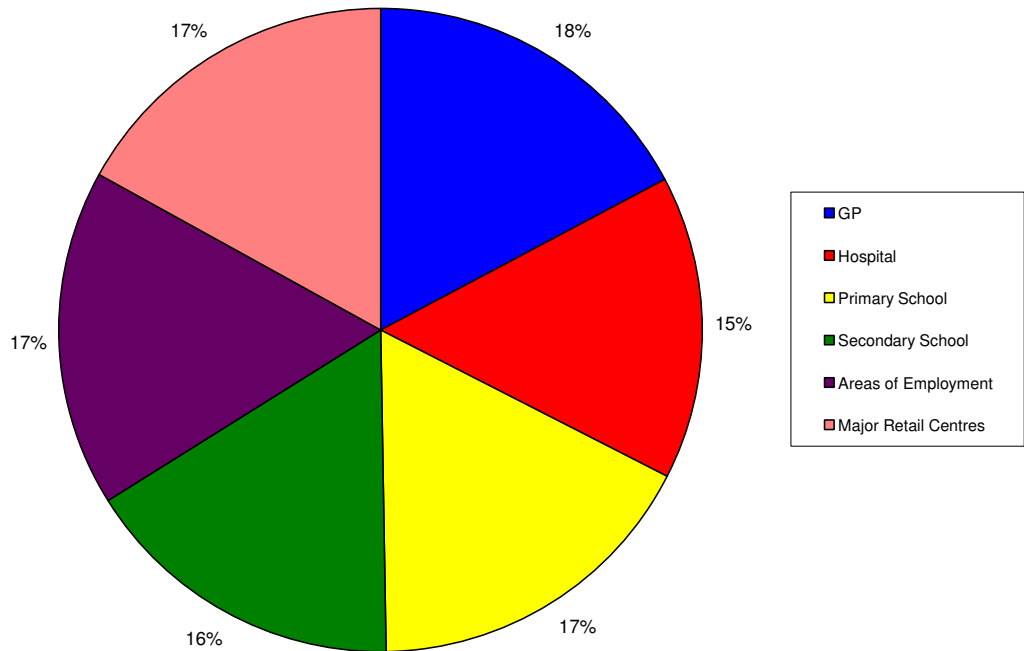


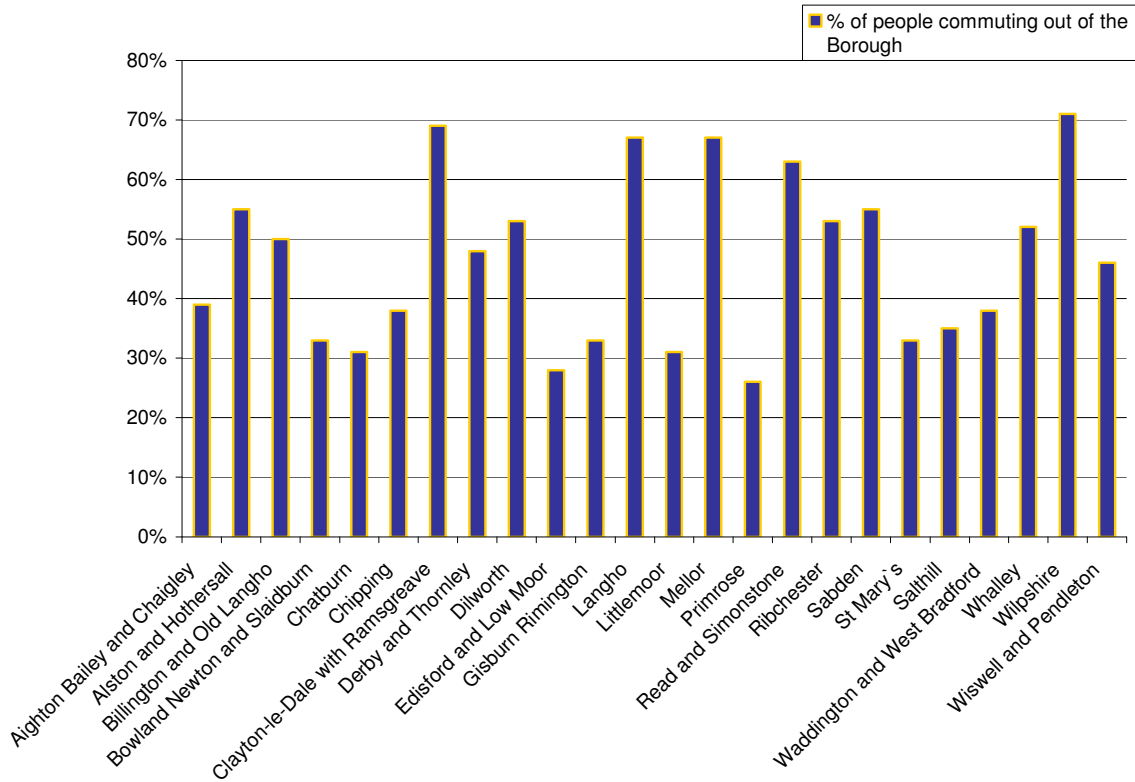
Chart 3 illustrates the percentage of the Ribble Valley that has access to each of the six services within 30 minutes public transport time.

LOCAL INDICATORS

Percentage of people commuting out of the borough

Graph 9 uses the most up to date figures available which show the percentage of economically active people who commute out of the borough to work. The highest is in Wilpshire with 71% of people commuting out of the borough, however the close proximity of Blackburn accounts for this high percentage. The lowest percentage of out-commuting is from the Primrose ward with only 26% commuting out. The borough average is 47%, which shows that only 53% of all economically active residents actually work within the Borough.

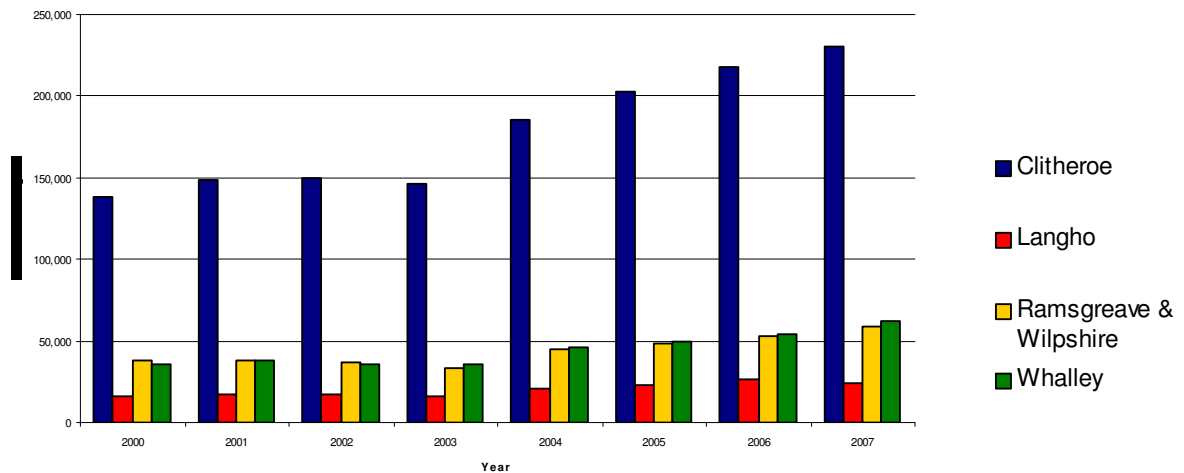
Graph 9: Number of people commuting out of the borough by ward



Rail patronage levels to increase at four stations by 75% from 2001 to 2016.

The following graph (graph 10) shows patronage levels since 2000 up until the 31st March for each year that information has been available. Patronage is defined as the total number of journeys made to and from each station as indicated by ticket sales. Single tickets equate to one journey and return tickets equate to two journeys. The most up to date information available relates to sales in 2007.

Graph 10



Source: Office of Rail Regulation.

SECTION SEVEN: COMMUNITY SAFETY AND WELL-BEING AND COMMUNITY CONSULTATION, INVOLVEMENT AND DEVELOPMENT

The Ribble Valley aims to provide a wide range of activities to target young people at risk of offending and to improve the health of people living in the area. The Council also aims to continue to support and provide resources for the Ribble Valley Crime and Disorder Reduction Partnership.

The Council aims to ensure transparency and involve all sections of the community in the planning process and this is addressed through the Councils adopted Statement of Community Involvement, which forms part of the LDF. There is also an aim to offer residents of the area and enterprises within the area a clear indication of the likely future pattern of development. This is addressed in the Local Development Scheme.

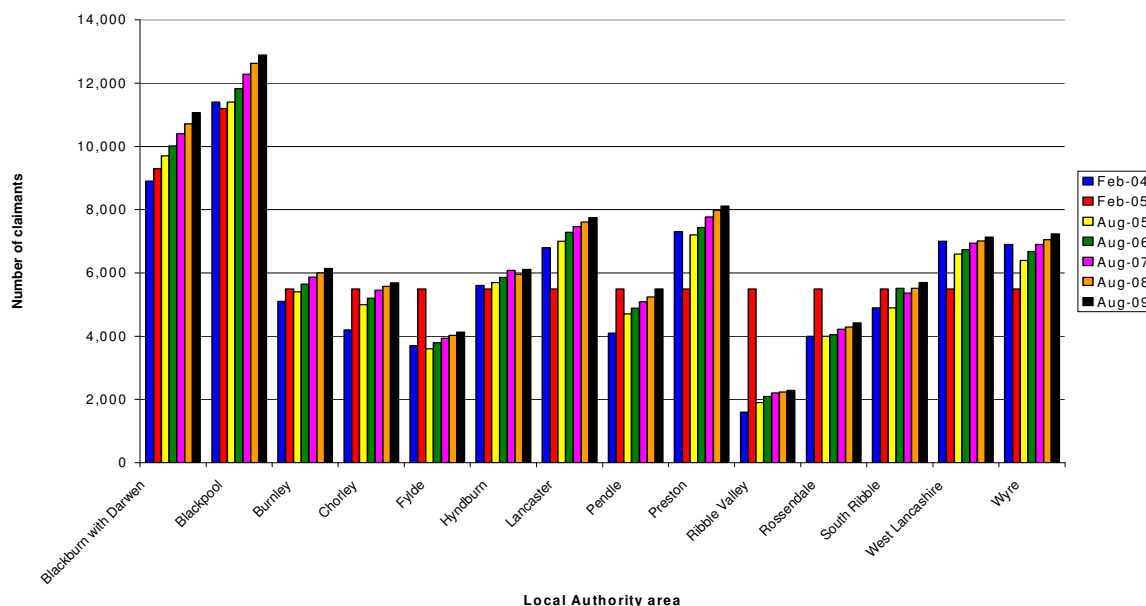
The following set of indicators has been produced to monitor crime and health in the Ribble Valley.

CONTEXTUAL INDICATORS

Number of residents claiming disability living allowance

As at August 2009, 2290¹³ people in Ribble Valley were claiming Disability Living Allowance. Just under one third of these people were aged between 60-69. This figure of 2290 shows a rise of 60 claimants since August 2008, however graph 11 highlights that Ribble Valley still has the lowest levels of Disability Living Allowance claimants in Lancashire.

Graph 11: Disability Living Allowance Claimants

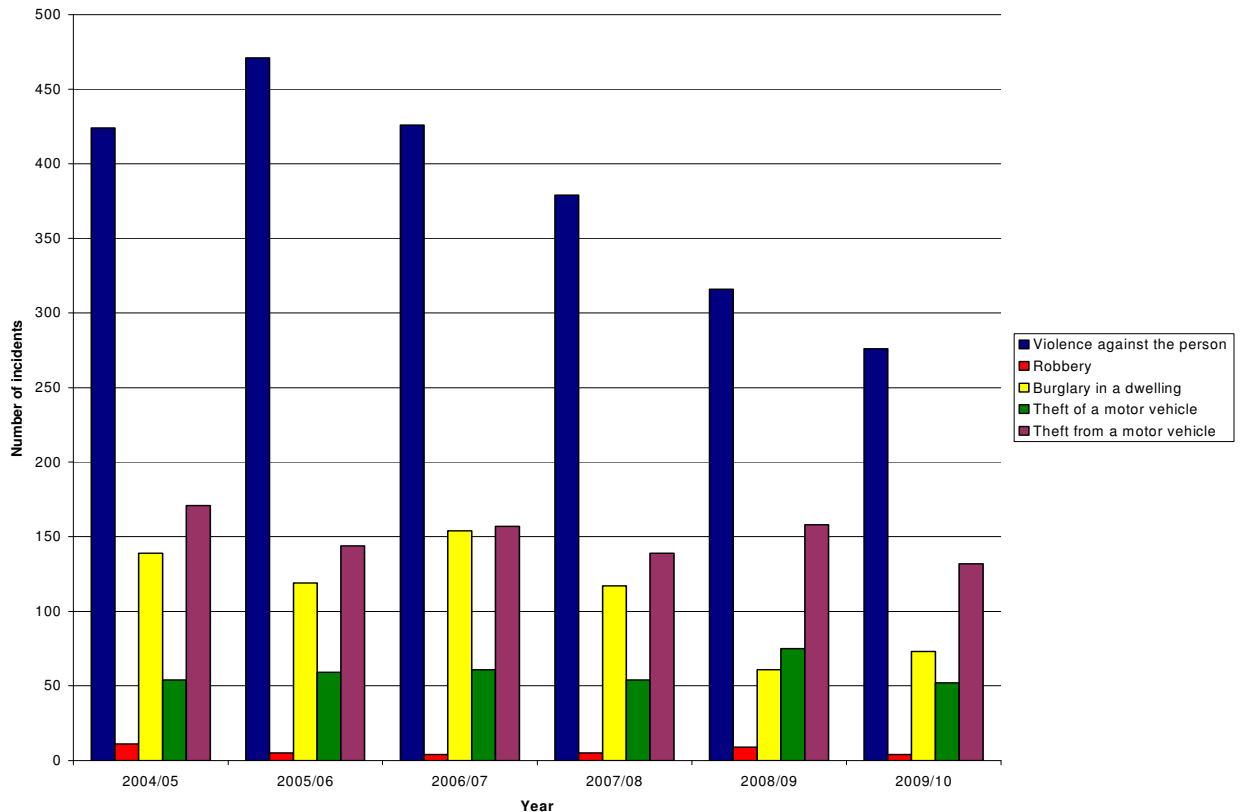


Levels of Crime – Notifiable offences

¹³ Information from ONS, 2010.

Graph 12 displays information from March 2010 collated from the Office of National Statistics and shows that there has been an overall reduction in the number of incidents in Ribble Valley. This highlights that the only area where there has been an increase in crime relates to the number of incidents of burglary in a dwelling. On the whole however, Ribble Valley has been very successful in reducing crime rates over the last 12 months, with overall rates generally reducing year on year for the last 5 years.

Graph 12



LOCAL INDICATORS

Approvals for community facilities

There have been eleven approvals for community facilities over the monitoring period.

Number of Section 106 for educational contribution

There were no section 106 agreements for educational contributions over the monitoring period.

Number of telecommunications planning applications in the borough by location

Over the monitoring period there was one application for telecommunications, in Clitheroe, which was refused. This is a reduction from four applications in the previous monitoring period.

SECTION EIGHT: OPEN SPACE AND ENVIRONMENTAL PROTECTION AND ENHANCEMENT

The Council has developed a large number of corporate objectives that relates to this area. These look at providing a wide range of activities to target young people at risk of offending, to maintain and improve air quality, to encourage and increase levels of recycling and composting and to conserve the natural beauty of the countryside.

CONTEXTUAL INDICATORS

Percentage of household waste recycled

In May 2004, a 'Waste Awareness and Education Strategy' was published setting out how the Council intends to increase recycling and reduce waste. This is also a National Indicator (NI192). Over this monitoring period 37.87% of household waste was recycled which is just below the target figure of 38.2%.

Pollution control improvements-

Indicator LPI EH6 monitors the percentage of air pollution complaints responded to within 2 days. Over this monitoring period 84.5% were responded to within this timeframe, which is 5.5% below the target of 90%.

Number of Conservation Areas with up to date character appraisals

BVPI219b also monitors this. Character Appraisals on all 21 Conservation Areas have now been completed and therefore the BVPI target of 100% has been met.

CORE OUTPUT INDICATORS

INDICATOR E1: Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds

The environment agency made three objections to planning applications within Ribble Valley. Of these, one of the applications was withdrawn, one was approved with conditions, and one remains undecided.

INDICATOR E2: Change in areas of biodiversity importance

Change in areas and populations of biodiversity importance, including:

- (i) **Change in priority habitats and species by type and;**
- (ii) **Change in areas designated for their intrinsic environmental value including sites of international, national, regional or local significance.**

Biodiversity information is collated, analysed and monitored by Lancashire County Council. The most up to date information available was from the 2007-2008 monitoring period.

- (i) The priority habitats and species within Ribble Valley are set out in the Lancashire Biodiversity Action Plan. Lists of these can be seen in table 13 and 14.

Table 13: Priority species present in Ribble Valley

Mammals	
Water vole	Arvicola terrestris
Brown hare	Lepus europaeus
Otter	Lutra lutra
Bats	(Order Chiroptera)
Red squirrel	Sciurus vulgaris
Amphibians	
Great crested newt	Triturus cristatus
Birds	
Skylark	Alauda arvensis
Reed bunting	Emberiza schoeniculus
Song thrush	Turdus philomelos
Lapwing	Vanellus vanellus
Crustaceans	
Freshwater white-clawed crayfish	Austropotamobius pallipes
Plants	
Birds- eye Primrose	Primula farinosa
Greater Butterfly Orchid	Platanthera chlorantha

Table 14: Priority habitats present in Ribble Valley-

Habitat
Broadleaved and mixed woodland
Species-rich neutral grassland
Calcareous grassland
Rivers and streams
Moorland/ Fell

- (ii) Information from a Natural England report, compiled 1st October 2010 showed that Ribble Valley has 17 Sites of Special Scientific Interest (SSSI). The condition of each of these is set out in table 15.

Table 15: Condition of the Ribble Valley SSSIs.

SSSI	Number of areas of the SSSI recorded as in a favourable condition	Number of areas of the SSSI recorded as in an unfavourable recovering condition
Barn Gill Meadow	1	0
Bell Sykes Meadow	5	1
Bowland Fells	8	2
Clitheroe Knoll Reefs	7	0
Cockwood Gorge	1	0
Coplow Quarry	1	0
Far Holme Meadow	1	0
Field Head Meadow	1	0
Hodder River Section	1	0
Langcliff Cross Meadow	1	0
Light Clough	1	0
Little Mearley Clough	1	0
Myttons Meadows	3	1
New Ing Meadow	0	1
Salthill and Bellmonpark Quarries	2	0
Standridge Farm Pasture	1	0
White Moss	1	0

It can be seen from table 15 that, overall, all but one of the SSSIs are recorded as favourable. No sites in Ribble Valley were recorded as unfavourable declining. Definitions of all these can be found below.

- **Unfavourable Recovering.** A site which is recorded as unfavourable means that there is a current lack of appropriate management, or that there are damaging impacts which needs to be addressed; and
- **Favourable.** A site that is recorded as in a favourable condition means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.
- **Unfavourable declining.** A site recorded as unfavourable declining means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. It suggests that overall the site condition is becoming progressively worse¹⁴. There are no SSSIs in Ribble Valley in an unfavourable declining condition.

Local Nature Reserves

In terms of areas with local significance, Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest. There are currently 2 LNRs in the borough (Salthill Quarry and Cross Hill Quarry). At present there are no plans to designate any other areas of the Ribble Valley as LNRs.

INDICATOR E3: Renewable energy generation

Over the monitoring period there have been nine planning applications submitted relating to renewable energy generation. Five of these related to wind energy, three related to solar

¹⁴ All definitions of SSSI conditions taken from Natural England website.

energy and one related to ground source heat pumps. Seven of these were approved, one refused and one was refused but allowed on appeal.

OUTPUT INDICATORS

No net loss of biological heritage sites

There have been no biological heritage sites lost over the monitoring period.

No net loss of hedgerows

Over the monitoring period there was no loss of hedgerow to development.

A minimum of 3 new Conservation Areas will be designated by April 2008

This target was achieved during the previous monitoring period has now been met. The total number of conservation areas in the borough is 21.

Investigation into the creation of community woodland

During this monitoring period, one new area of community woodland has been created at Calderstones Park, Whalley, where phase I of the development is currently underway.

LOCAL INDICATORS

Number of section 106 agreements for open space provision

Over the current monitoring period there have been two section 106 agreements for open space provision.

Number of waste management statements received

There have been no waste management statement received over the AMR monitoring period as there have been no planning applications submitted large enough to fulfil the criteria to trigger the requirement for one.

Number of listed building applications received

Over the AMR monitoring period there have been 67 listed building applications received. This is 12 less than the previous monitoring period.

SECTION NINE: LOCAL DEVELOPMENT SCHEME PROGRESS AND MILESTONES

Districtwide Local Plan Policy Issues

The emerging Local Development Framework will replace the current adopted Local Plan Policies. To ensure that policies within the LDF are sound, work continues on an evidence base, which has been formulated to provide the data needed to assess the current economic, environmental and social situation. To date, the evidence base consists of (or work is progressing on) the following:

- The bi-annual Housing Land Availability Report
- The Strategic Housing Market Assessment (SHMA)
- The Strategic Housing Land Availability Assessment (SHLAA)
- Ribble Valley's Employment Land and Retail Study
- Settlement Audit
- Strategic Flood Risk Assessment (SFRA)
- Topic Papers on Greenbelt and Planning Obligations
- Ribble Valley Settlement Hierarchy

Much of this information gathered for the evidence base so far has been used in this AMR and also draws on information originally from sources such as the Office of National Statistics and information collated on behalf of Ribble Valley by Lancashire County Council.

Work has also progressed on the Local Development Framework Documents (LDDs). During the monitoring period the Statement of Community Involvement (SCI), which was originally adopted in April 2007 has been updated. The Core Strategy is now the main focus and consultation on the regulation 25 stage took place between August and October 2010.

When the new Planning and Compulsory Purchase Act 2004 came into effect in September 2004, the Districtwide Local Plan was automatically 'saved' for an initial three-year statutory period, which expired on the 27th September 2007. As the Ribble Valley LDF is in the early stages of production, it was necessary to continue to save the vast majority of policies. Most policies were still required, however some were deleted. A full list of saved policies is given in the appendix of this report. These saved policies will remain in place until replaced by the LDF or affected by national policy changes.

Monitoring issues and future rectification

Following the formation of the Coalition Government in May 2010, the planning system is likely to undergo an element of reform. As a result, at this present time there is uncertainty regarding the future of the AMR process. Further guidance is anticipated before the next AMR submission in December 2011, which should indicate if the AMR process is to remain, be scrapped or be amended.

The majority of data relating to biodiversity is collated, analysed and monitored by other statutory bodies. This is still working satisfactorily at the moment however if this changes then the issue will be addressed in future AMRs.

For some of the local indicators chosen to monitor the effectiveness of specific policies, the results cannot provide any clue as to the effectiveness of that policy. This is because the number of planning applications received for that indicator is so small that the results are inconclusive. The local indicators are constantly under review and as a result may have to

be revised for any future AMR's to correct this problem. However, with the emergence of new policies in the LDF that will supersede current Districtwide Local Plan policies, these will have measurable indicators attached to them for monitoring purposes.

LDS slippage and revised timetable

The Local Development Scheme was adopted and became operative from April 2005. Although outside the actual period that this AMR is to cover, Government Office are encouraging authorities to review the wider period up to December with regard to the timetable and progress with the adopted Local Development Scheme. In doing so this will identify any areas of concern regarding implementation and slippage against the Local Development Scheme to be revised at an early stage.

For the purposes of this monitoring exercise the 2007 LDS has been used as a monitoring baseline. The table below provides a list of the Local Development Documents against their current position and the intended key milestones.

Statement of Community Involvement

The Statement of Community Involvement (SCI) was originally adopted in April 2007. This was the first LDD to be adopted. The SCI has subsequently undergone a review to sure this remains up to date and it is anticipated that the SCI will have been formally adopted by the end of the next monitoring period (March 2011).

Core Strategy

In the previous monitoring report it was reported that progress on the Core Strategy had been steady with the completion of the Issues and Options six-week consultation taking place at the end of October until mid-December 2007 and the Council working towards the next stage of plan production, which would see a draft plan prepared and made available for comment.

Over the previous, 2008-2009 monitoring period however, there were changes in the regulations, which meant that the Council had to undergo a further regulation 25 stage of plan production and consultation, which is referred to as the Reg 25 Core Strategy consultation. The public consultation on this document took place between 25th August and 20th October 2010. This consultation document provided considerably more detail than the Issues and Options stage, and introduced draft Development Management policies for consideration as well as thematic Key Statements. A high level of public response was received to this consultation and it is considered that by the end of the next monitoring period, a summary of the representations and main findings will have been published to inform the next stage (regulation 27 stage) of the process.

Housing and Economic Development DPD

Background work for this DPD has been on-going throughout the monitoring period building on existing work on the Strategic Housing Market Assessment, the Strategic Housing Land Availability Assessment and the Employment Land and Retail study.

The publication of the RSS, which took place in September 2008, was fundamental to moving forward work on this document in terms of the housing and employment land targets. In response to the revocation of RSS on 6th July 2010, RVBC Members agreed that the RSS housing land targets should remain in place. Consultation on the Core Strategy in late 2010 however suggested that this figure should be re-assessed. Work had just begun on this when the RSS was reinstated on 10th November 2010 following a judicial review of the revocation of RSS following a challenge by CALA Homes where the Secretary of State was found to have acted unlawfully by removing the RSS. Close monitoring of any future changes to the RSS position will be necessary to ensure that further work on the Housing

and Economic Development DPD is informed by the most up to date national, regional and local policy position.

TABLE 16: ADOPTED LOCAL DEVELOPMENT SCHEME PROGRESS

Document	Status	Description	LDS Milestone Reg. 27 stage	Revised estimated or achieved date	LDS Milestone Submission to Secretary of State (Reg 30)	Revised estimated or achieved date for submission to SoS (Reg 30)	LDS Milestone Adoption date	Revised estimated or achieved date of adoption
Core Strategy	DPD	Sets the vision, objectives and Core Strategy for the development of the area	December 2007	June 2011	June 2008	January 2012	July 2009	June 2012
<p>Progress on the Core Strategy: Progress has been made on this document despite slippage occurring from the overall timetable. An initial consultation (Issues and Options) was undertaken between October and December 2007 and following the change in regulations in 2008, a revised version of the Regulation 25 Core Strategy consultation took place between August and October 2010. A revised Regulation 27 stage has been estimated as achievable in June 2011.</p>								
Proposals Map	DPD	To illustrate the Core Strategy and DPD policies	December 2007	June 2011	June 2008	January 2012	July 2009	June 2012
<p>Progress on the Proposals Map: This DPD follows the same timetable of production as the Core Strategy.</p>								
Housing and Economic Development	DPD	Provides detailed policy coverage on housing and economic development issues.	September 2008	March 2012	August 2009	June 2013	August 2010	July 2013
<p>Progress on the Housing and Economic Development DPD: This DPD has slipped slightly from the initial LDS, which was mainly due to the extended period of waiting for the publication of RSS and due to undertaking work on the evidence baseline, and the Core Strategy both of which are central to the DPD. A new timetable has been outlined above to take account of these issues and it is anticipated that these revised dates will tie in suitably with the production of the Core Strategy.</p>								

SECTION TEN: SAVED POLICIES

As has already been discussed, over this monitoring period it was necessary to save policies as the initial three-year statutory saved period expired on 27th September 2007. As is evident, the LDF is still in its early stages of development and therefore the vast majority of policies were proposed for saving.

Therefore as of 28th September 2007, the following policies from the adopted Districtwide Local Plan are saved.

POLICY	DESCRIPTION	SAVED	COMMENTS
General Policies			
G1	Development Control	Yes	
G2	Wilpshire, Clitheroe, Billington, Longridge and Whalley	Yes	
G3	Mellor Brook, Read and Simonstone	Yes	
G4	Remainder of the settlements	Yes	
G5	Outside the main settlements	Yes	
G6	Essential Open Space	Yes	
G7	Flood Protection	No	Covered by National policy /RSS
G8	Environmental Considerations	No	The Policy is a statement of objectives.
G9	Lapsed Permissions	No	Applications will be considered on merits and relevant policies.
G10	Legal Agreements	No	The need for agreements is within legislation.
G11	Crime Prevention	Yes	
G12	Places of Worship/ Community Facilities	No	Applications will be determined on merit and relevant policies.
Environment			
ENV1	Area of Outstanding Natural Beauty (ANOB)	Yes	
ENV2	Forest of Bowland	Yes	
ENV3	Open Countryside	Yes	
ENV4	Green Belt	Yes	
ENV5	Open Land	Yes	
ENV6	Agricultural Land	Yes	
ENV7	Species Protection	Yes	
ENV8	Sites of Special Scientific Interest	Yes	
ENV9	Other Important Wildlife Sites	Yes	
ENV10	Nature Conservation	Yes	

POLICY	DESCRIPTION	SAVED	COMMENTS
ENV11	Regional Important Geological Sites	Yes	
ENV12	Ancient Woodland	Yes	
ENV13	Landscape Protection	Yes	
ENV14	Archaeological and Historic Heritage	Yes	
ENV15	Sites with high Archaeological Potential	No	This Policy repeats the provision of PPG16.
ENV16	Conservation Development Control	Yes	
ENV17	Conservation additional information	Yes	
EN18	Demolition of buildings within a Conservation Area	Yes	
ENV19	Development of Listed Buildings	Yes	
ENV20	Demolition (or partial) of Listed Buildings	Yes	
ENV21	Historic Parks and Gardens	Yes	
ENV22	Derelict Land + Environmental Improvements	No	Proposals will be determined on their merits.
ENV23	Telecommunications	Yes	Whilst this is covered by National Guidance the nature of the area warrants local guidance
ENV24	Renewable Energy	Yes	
ENV25	Assessment for Renewable Energy	Yes	
ENV26	Wind Energy	Yes	
ENV27	Utility Infrastructure	No	Proposals should be determined on merit.
Housing			
H1	Development Sites	No	Proposals are complete.
H2	Dwellings in the Open Countryside	Yes	
H3, H4, H5, H6	Conditions to Agricultural Dwellings	Yes	
H7	Subdivision of Properties	No	Proposals can be considered within other policies.
H8	Upper Floor Uses	No	Proposals can be considered within other policies.
H9	Extended Family Accommodation	Yes	
H10	Residential Extensions	Yes	
H11	Rest Homes and Nursing Homes	No	Proposals can be considered within

POLICY	DESCRIPTION	SAVED	COMMENTS
			context of other policies.
H12	Curtilage Extensions	Yes	
H13	Rebuilding/Replacement Dwellings within Settlements	No	Duplication of other guidance
H14	Rebuilding/Replacement Dwellings in the Countryside	Yes	
H15	Barn Conversions - Location	Yes	
H16	Barn Conversions - Building	Yes	
H17	Barn Conversions - Design	Yes	
H18	Extensions to Converted Rural Buildings	No	Proposals can be considered on their merits within other policies.
H19	Housing Needs Large Sites in Main Settlements and Allocated Sites	Yes	It was proposed that this would not be saved however following guidance from GONW, it will now be saved until it is replaced by the Housing and Economic Development DPD and revised National guidance.
H20	Sites outside settlements + on all sites other than infill plots within village boundaries	Yes	It was proposed that this would not be saved however following guidance from GONW, it will now be saved until it is replaced by the Housing and Economic Development DPD and revised National guidance.
H21	Supplementary information	Yes	This is locally specific.
H22	Gypsy Sites	Yes	
H23	Removal of Holiday Let Conditions	Yes	
Industrial/ Employment			
EMP1	Allocated Sites	No	Development completed.
EMP2 + EMP3	Salthill Site	Yes	It was proposed that these policies would not be saved, however following

POLICY	DESCRIPTION	SAVED	COMMENTS
			guidance from GONW, they will now be saved
EMP4	Chapel Hill	Yes	There is no commitment to develop the site and it was proposed that this policy would not be saved, however following guidance from GONW, it will now be saved until replaced by an LDF policy.
EMP5	Office Uses	No	Duplication of PPS6.
EMP6	Rehabilitation, re-use, clearance or environmental improvements or redundant commercial and industrial premises	No	Proposals can be determined within other policies.
EMP7	Extensions/Expansions within the main settlement	Yes	
EMP8	Extensions/Expansions outside the settlements	Yes	
EMP9	The Conversion of Barns and Other Rural Buildings for Employment Use	Yes	
EMP10	Employment uses in Residential Areas	No	Proposals can be determined within other policies.
EMP11	Loss of Land for Employment	Yes	
EMP12	Proposed Agricultural Diversification	Yes	
Recreation and Tourism			
RT1	General Policy	Yes	
RT2	Small Hotels and Guest Houses	Yes	
RT3	The Conversion of Buildings for Tourism	Yes	
RT4	Camping Barns	Yes	
RT5	Caravans	Yes	
RT6	Touring Caravans	Yes	
RT7	Directional Promotional Signs	No	Other policies can be used to control this.
RT8	Open Space	Yes	
RT9	Recreational and Public Open Space	No	This issue will need to reflect PPG17 and requires review through the LDF.
RT10	Protect Open Space	Yes	

POLICY	DESCRIPTION	SAVED	COMMENTS
RT11	Existing Facilities	No	Proposals should be determined on merits.
RT12	Golf Course Development	No	Proposals should be determined on merits.
RT13 + RT14	Golf Driving Range	No	RT13 is complete: proposals can be determined with other planning policies
RT15	Organised Outdoor Recreation	No	Other policies can be used to determine proposals.
RT16	Horses	No	Other policies can be used to determine proposals.
RT17	Water Based Recreation	No	Other policies can be used to determine proposals.
RT18 + RT19	Footpaths and Bridleways	Yes	
RT20	Recreation Facilities	No	
RT21	Visitor Centre at Langden Intake	No	
Transport and Mobility			
T1	Development Proposals	Yes	
T2	Road Hierarchy	No	Other LCC strategies deal with this issue
T3	Primary Route Network	No	Other LCC strategies deal with this issue
T4	Safeguard Land	No	The scheme is no longer live.
T5	Read/Simonstone by-pass	No	The scheme is no longer live.
T6	Traffic Management	No	
T7	Parking Provision	Yes	
T8	Additional long stay parking spaces	No	This issue can be dealt with through the LDF.
T9	Clitheroe Interchange	No	The scheme is in place.
T10	Provisional Stations at Gisburn + Chatburn	Yes	
T11	Freight Transport	Yes	
T12	Cycling	No	Schemes can be dealt with on merit.

POLICY	DESCRIPTION	SAVED	COMMENTS
T13	Coach Parking	No	Schemes can be dealt with on merit
T14	Taxi Ranks	No	Schemes can be dealt with on merit and through the LTP
T15	Pedestrian Routes	No	Proposals can be dealt with on their merits.
Shopping			
S1	Within main Shopping Centre, Clitheroe	Yes	
S2	Outside main shopping area, Clitheroe	Yes	
S3	Shop Frontage	Yes	
S4	Whalley and Longridge	Yes	
S5	Other Settlements	No	Proposals can be dealt with on merit.
S6	Change of Use	Yes	
S7	Farm Shops	Yes	
S8	Garden Centres	No	Proposals can be dealt with within other policies.
S9	Upper Floor Uses	No	Proposals can be dealt with on merit.
S10	Hot Food Takeaways	Yes	It was proposed that this policy wouldn't be saved however following advice from GONW, it will now be saved.
S11	Temporary Retailing	Yes	
S12	Factory Shops	No	Proposals can be dealt with through other policies.
S13	Shop Front Design	No	Proposals can be dealt with through other policies.
S14	Advertisements	No	Proposals can be dealt with through other policies.
S15	Shutters	Yes	It was proposed that this policy wouldn't be saved as it was felt that proposals could be dealt with through other policies. However following advice from GONW, it will now be saved.

POLICY	DESCRIPTION	SAVED	COMMENTS
Area Policies			
A1	Primrose Lodge	Yes	
A2	Brockhall Village	Yes	
A3	Calderstones	Yes	

APPENDIX

Information taken directly from the SCS 2007-2013.

Major Issues for Ribble Valley

There are, however, major issues and key priorities that have arisen from consultation already undertaken. The major issues relate very closely to the feedback from the Open Day, listed as Appendix 3 with this document.

Housing

Affordable and appropriate housing is a major issue for the District and the provision of more affordable housing is one of the highest priorities for the Borough Council.

There is also a hidden homeless problem particularly amongst young people within the district, which is related, but not exclusively, to the need for affordable housing.

There will be a significant challenge posed by the increasing need to find ways of providing for the projected growth in those over 50 within the district.

Housing conditions must also be improved within the most disadvantaged areas, with special focus on ensuring that all social housing is appropriate to need, and meets the decent homes standard.

Facilities

The theme of Rural Isolation impacts upon many of the issues highlighted within this document. Rural Isolation in regards to the young and the old was mentioned and this linked to the provision of facilities and particularly the provision of activities for young people through Sport and Physical Activity and Play Activity. The Government has set a national agenda for sporting activity which looks for a major increase in sport and physical activity. Some of this will be achieved by more exercise specifically encouraging fifty per cent of the population to undertake thirty minutes of moderate exercise five times a week.

A series of physical activity initiatives are being developed and will require extensive consultation across the Borough. The opportunity to train coaches and encourage volunteers in the parishes and amongst voluntary groups could greatly enhance opportunities for young people in sport and recreational activities. As well as the expansion of current facilities within the Borough these initiatives will also mean increased outreach to the parishes.

Education and the Economy

Whilst the education resources and results in the Ribble Valley Schools are excellent and a high proportion of students move on to further education, there is a lack of vocational training provision for 16-19 year olds. An exciting initiative known as the Aspire Project will aim to promote achievement of NVQ Level 2 for a significant proportion of 16 -19 year olds. This provision and the Extended Schools scheme should provide the basis for a Family Learning Project in the area and increased participation in Adult Education.

Other elements of the Strategy include improving the transition from primary to secondary schools and the formation of a children's trust.

Opportunities must be available for businesses to develop in the area, through continued business support and the encouragement of entrepreneurship and enterprise in the district. This is a priority given the need to ensure the continued sustainability of our distinctive local economy as it experiences change. The businesses should be concentrated on the high growth sectors such as creative/media, advanced manufacturing, added value food and drink, support services for financial and professional sectors, environmental technologies and tourism, particularly eco-tourism.



Initiatives to market and regenerate our service centres and villages as places to do business will be important. The provision of appropriate employment land so that businesses can start-up and grow within the area is essential. There is a need to attract high-growth business that would employ highly skilled individuals and therefore pay higher wages. Similarly the demand for live/work provision and high bandwidth Internet connection across the Ribble Valley should be assessed and encouraged where appropriate.

The existence of a successful culture of social enterprise in Ribble Valley will also lead to further opportunities which may in turn support the sustainability of the communities.

There are concerns for the economic support for the area as there is a need to attract higher paid jobs and create good quality careers for young people. Farming and rural businesses need support to help them diversify and survive in the future.

Transport

The issues of public transport particularly after 6pm and accessibility to isolated villages were part of a perceived need for a more flexible approach and a more accessible service.

Tourism

There was a lack of leisure and cultural facilities and events in the area and a perceived shortfall in marketing the area as a tourist destination. More could be made

of the leisure and culture sector, whilst also encouraging greater levels of spend through tourism.



Health

Key priorities within health, in addition to those within the county as a whole, include obesity, mental health, substance and alcohol misuse, and the health of children and young people, and older people. Other issues identified as causing concern included access to dental services, sexual health and infant mortality along with the need to ensure that tobacco use continues to decline.

There is also the need to adopt a Strategy for an Ageing Population. At present just under half of the Ribble Valley population is fifty years old or over. This is the third highest level in the County and one in three of those have a long term limiting illness which in turn will put a high demand on services. The higher life expectancy in our locality and the higher than average growth in population for the area predicts that in 2025 the population in Ribble Valley of an age above 50 will be significantly higher than neighbouring areas and above the national average. These issues will place a high potential demand on local services and could result in increased social exclusion. In a recent NHS health profile it stated that the level of support for older people to remain in their own homes is significantly worse in the Ribble Valley than the national average. Older people will play a key role in establishing a sustainable community in the Ribble Valley and we need to facilitate this by empowering older people to live their lives how they choose. Fully involving local older people in decision making, service provision and strategic planning will ensure that the contribution to local communities by older people is recognised valued and fully utilised.

Key Priorities

As mentioned earlier, this document is designed to reflect the envisioned future changes to the Lancashire Area Agreement. Therefore the key priorities and objectives are presented under the headings of 'People, Places and Prosperity', which are presented as the structure for that agreement.

The complete Sustainable Community Strategy 2007-2013 can be found on the Ribble Valley website as www.ribbonvalley.gov.uk.

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