RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 29 MAY 2014
title: LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT
submitted by: CHIEF EXECUTIVE
principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

1   PURPOSE

1.1   To receive information on the Annual Monitoring Report.

1.2   Relevance to the Council's ambitions and priorities

- Community Objectives – As a monitoring tool for spatial policy, it will provide a basis with which to identify how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing will be addressed through the planning system.

- Corporate Priorities - The AMR will provide a management tool to monitor progress and will aid performance and consistency.

- Other Considerations – None.

2   INFORMATION

2.1   The approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop monitoring systems to assess both the effectiveness of its local development documents and progress in meeting the Local Development Scheme (LDS). The intention is that progressively the AMR process identifies if policies are working, how policies may need to be adjusted or deleted and if new policies need to be introduced. The AMR reports on the Local Development Scheme that assists in identifying areas where resources may need to be diverted to meet targets or the timeframe be adjusted.

2.2   Until the Localism Bill was enacted on 15 November 2011, legislation had required that an AMR report be submitted to Government Office by 31 December each year. It has also been necessary for the Council to monitor against a set of Core Output Indicators, set by the Department of Communities and Local Government (CLG) as well as a set of local indicators established in the Council's first AMR. Information received from CLG in March 2011 however removed this requirement in preparation for the Localism Act. Legislation now states that it is a matter for each local Council to decide what to include in its monitoring report. This report continues to monitor against themes future reports will align more closely with the revised monitoring section now proposed in the Core Strategy.

2.3 A copy of the report is attached for reference at Appendix A. A full colour version can be viewed on the Ribble Valley website.

COLIN HIRST   MARSHAL SCOTT
HEAD OF REGENERATION AND HOUSING   CHIEF EXECUTIVE

BACKGROUND PAPERS

1. Ribble Valley Borough Council – Annual Monitoring Reports 2005-2013.

For further information please ask for Diane Neville, extension 4551 or Colin Hirst, extension 4503.

REF: 29051405CH/EH/P&D

Ribble Valley Borough Council

Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Annual Monitoring Report 2014

1st April 2013- 31st March 2014

April 2014

RibbleValley

Local Development Framework

EXECUTIVE SUMMARY

This document is a planning monitoring report, and represents the most recent of a set of similar reports published by Ribble Valley Borough Council. The report updates the monitoring position in terms of progress on planning matters up to 31st March 2014. This report forms part of the Local Development Framework (LDF) and provides an update on the Local Development Scheme (LDS) progress.

Within the early Annual Monitoring Reports, referred to as (AMRs), Core Output Indicators, Output Indicators and Local Indicators were monitored, however on the 15th November 2011 the Localism Bill was enacted and became the Localism Act. The Act removed the requirement for Local Planning Authorities to submit an AMR to the Secretary of State. As a result, it is now possible for authorities to such as Ribble Valley to chose which targets and indicators to include in the monitoring report (as long as they are in line with the relevant UK and EU legislation) and determine the monitoring period, over which the monitoring will take place, which in the case of Ribble Valley, will be until 31st March each year and will be published as soon after this date as is reasonably possible. This new style monitoring report will therefore be used as a tool to ensure that monitoring information is readily available on a range of topic themes such as housing, economic development and the environment. Where additional, more up-to-date information is collated, this will be published as soon as possible after the information becomes available[1].

In response to these changes, Ribble Valley Borough Council will ensure that monitoring information included in the AMR continues to focus on providing an updated position on the Local Development Scheme and the performance of the adopted planning policies. It is likely however that not all of the current core output and contextual indicators that had previously been prescribed by central government, will continue to be monitored. Instead information will be included which is locally relevant and useful in providing an updated position on the Districtwide Local Plan or LDF.

Districtwide Local Plan Performance:
The LDF will eventually replace the Council's Districtwide Local Plan (DWLP), which was adopted as the Statutory Development Plan in June 1998. Work is progressing on the LDF, which will replace the DWLP, and additional monitoring information may be added into the AMR as the LDF progresses. At this stage however, the AMR has shown the current Districtwide Local Plan continues to perform well with policies being effectively used.

National Planning Policy Framework (NPPF):
In March 2012, the NPPF was introduced, which sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The NPPF came into full force in April 2013

Planning Practice Guidance
On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the planning practice guidance. This is a web-based resource which will be updated online as and when necessary. This guidance states that Local planning authorities must publish information at least annually that shows progress with Local Plan

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[1] In line with regulation 35 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

preparation, report any activity relating to the duty to cooperate and show how the implementation of policies in the Local Plan is progressing.

LDS Progress:
This AMR has highlighted where amendments (in 2004, 2008 and 2012) to the Town and Country Planning (Local Development) (England) Regulations have affected the LDD production. In terms of progress on the Core Strategy, work on the un-amended Regulation 25 Core Strategy (issues and options) consultation took place in late 2007, followed by further work 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. Additional work on the Development Strategy options was subsequently undertaken following the result of the consultation, with five further potential options being developed. Consultation then took place on this alternative options document for six weeks between June and August 2011. The outcomes of the consultation and the associated Sustainability Appraisal work allowed for a preferred option to be developed, with consultation on this publication version document (under Regulation 19) taking place in April 2012. Following this consultation and consideration of the responses, the submission version of the Core Strategy (Regulation 22) was submitted to the Secretary of State in September 2012, and this document was also subject to a six-week conclusion. Following submission, the appointed Inspector stated that some of the evidence base documents should be updated. This work, and associated consultation, took place during a suspension period of the Examination in Public (EiP). The EiP then re-opened and the hearing sessions of the EiP were held between 14th and 22nd January 2014.

Local Development Scheme (LDS):
The LDS is published on the Ribble Valley Borough Council website. A full update was published in October 2012. Subsequent updates were reported to Committee within published reports. The latest LDS is May 2014 to align with the Core Strategy and AMR process.

Update on LDF Evidence Based documents:
Work on the LDF evidence base has been on going since 2007. A list of evidence base documents can be found on the Ribble Valley website, under the planning policy section pages.

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.
- Information on Duty to Co-operate

The Ribble Valley AMR aims for a comprehensive assessment of local planning policy, how these policies and plans are performing and to identify any issues that need to be addressed.

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) and nationally produced guidance published by the department of Communities and Local Government (CLG). It has also been possible to draw on information from reports produced as part of the Local Development Framework baseline and early stage Local Development Documents, as outlined in the executive summary.

It should be noted that although the Regional Spatial Strategy for the North West (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 enactment of the Localism Bill allowed for the revocation process to begin. This involved a 12-week consultation into eight strategic environmental assessments looking at the decision to scrap regional strategies, which had to be completed before orders could be laid in Parliament to revoke RSS. The North West RSS was formally revoked on 20th May 2013 and therefore as at 31st March 2014, the North West RSS is no longer part of the adopted Development Plan.

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 57,600[2].   Clitheroe remains the main administrative centre having 14,765 inhabitants[3] and lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 7,724[4].   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.

As part of the LDF baseline, 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

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[2] ONS Neighbourhood Statistics mid year population estimates 2012
[3] ONS Neighbourhood Statistics 2011 Census.
[4] ONS Neighbourhood Statistics 2011 Census.

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 24,045 households[5] in the borough, which is made up of a total population of 57,600[6]. Of the working age population, over half commute out of the borough each day to work, with the majority travelling by car. 41%[7] of households in the borough have a car, which is a 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, although some of the more remote areas of the borough would benefit from improved public transport provision.

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, 22 Conservation Areas[8] 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.

Key statistics collated on housing and employment 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.

In previous AMRs, tourism statistics have been collated by the Council's Tourism Officer with statistics taken from STEAM (see table 1).

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

*** PLEASE NOTE: Data collection methods have changed this year, therefore figures appear higher than normal. Source: STEAM Statistics

As can be seen in table 1, since 2009 this STEAM information has not been available. Data is now collated in a slightly different format and information from the 2012 period is now available. This information shows that visitor numbers in the Ribble Valley rose from 3% from 3.50m in 2011 to 3.61 in 2012 with a corresponding increase of 7% n tourism spend (from £159.16m to £169.61m). Jobs supported stood at 2,618 in 2012, up 3% from 2.541 in the previous year.

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[5] ONS Neighbourhood Statistics 2011 Census.
[6] ONS Neighbourhood Statistics June 2012
[7] ONS Neighbourhood Statistics March 2011
[8] This number has increased from 21 following the designation of a new Conservation Area around Kirk Mills, Chipping.

Ribble Valley Sustainable Community Strategy 2007-2013

The Sustainable Community Strategy (SCS) is an over-arching document that informs the work of partners within the Ribble Valley, including Lancashire County Council, the Primary Care Trust and the Police. 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 has been central to the LDF as the Core Strategy has developed, as this is intended to be the spatial interpretation of the SCS. The linkages between the two will become more apparent as the LDF progresses. Whilst the SCS timeframe span from 2007 until March 2013, the council is currently reviewing the strategy and work by Ribble Valley Borough Council's Partnership Officers remains on-going and relevant to future LDD production.

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.

Unemployment
Unemployment in Ribble Valley is 3.4[9]%, which is well below the north west and national figure of 8%. This is an increase of 2% since the last AMR was published in 2013. Data from NOMIS also shows that in January 2014, 1.1% of the borough's population were claiming Job Seekers Allowance (compared with 3% nationally or 3.4% in the North West).

Employment types
Graph 1 shows the percentage of the Ribble Valley working population employed in different sectors between October 2011 and September 2012, where information was available[10]. It has not been possible to report figures for five of the sectors or obtain more recent information, due to the sample size of data being too small for reliable estimates.

Graph 1

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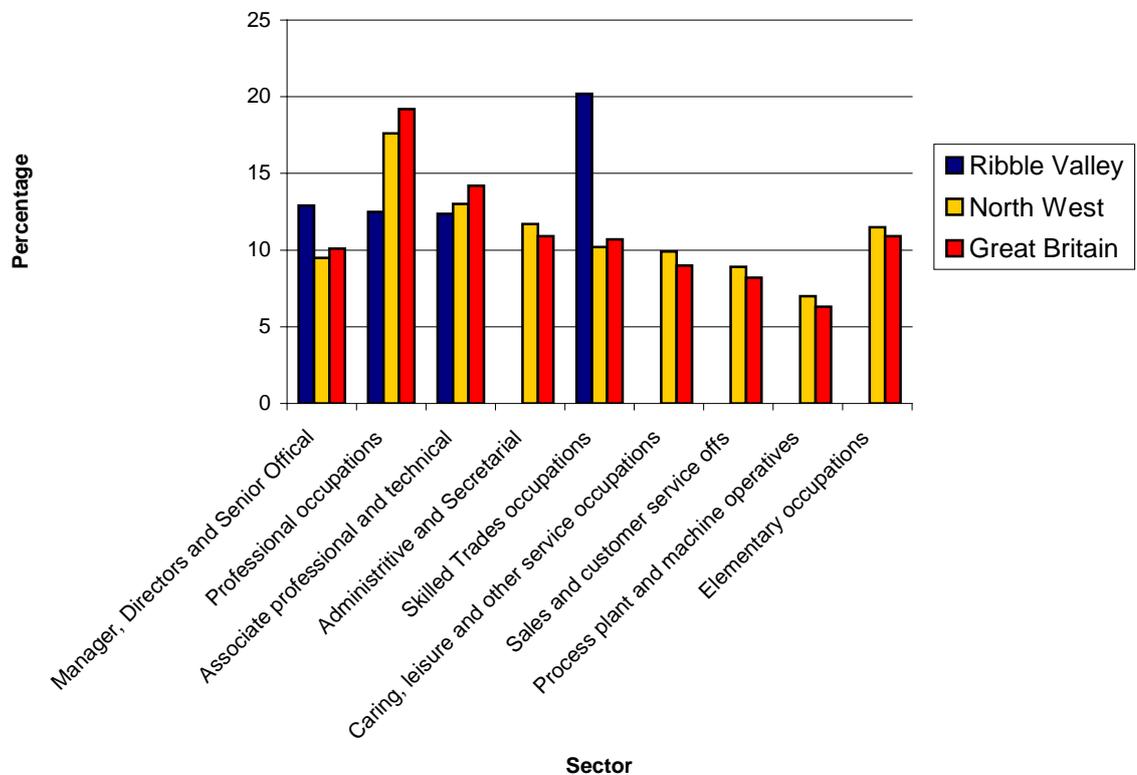
[9] Data from NOMIS as at September 2013
[10] Data taken from NOMIS, (2013)

Deprivation

In 2010 the indices of deprivation were updated. This information has subsequently been published and shows that Ribble Valley continues to have the lowest level of deprivation in the 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
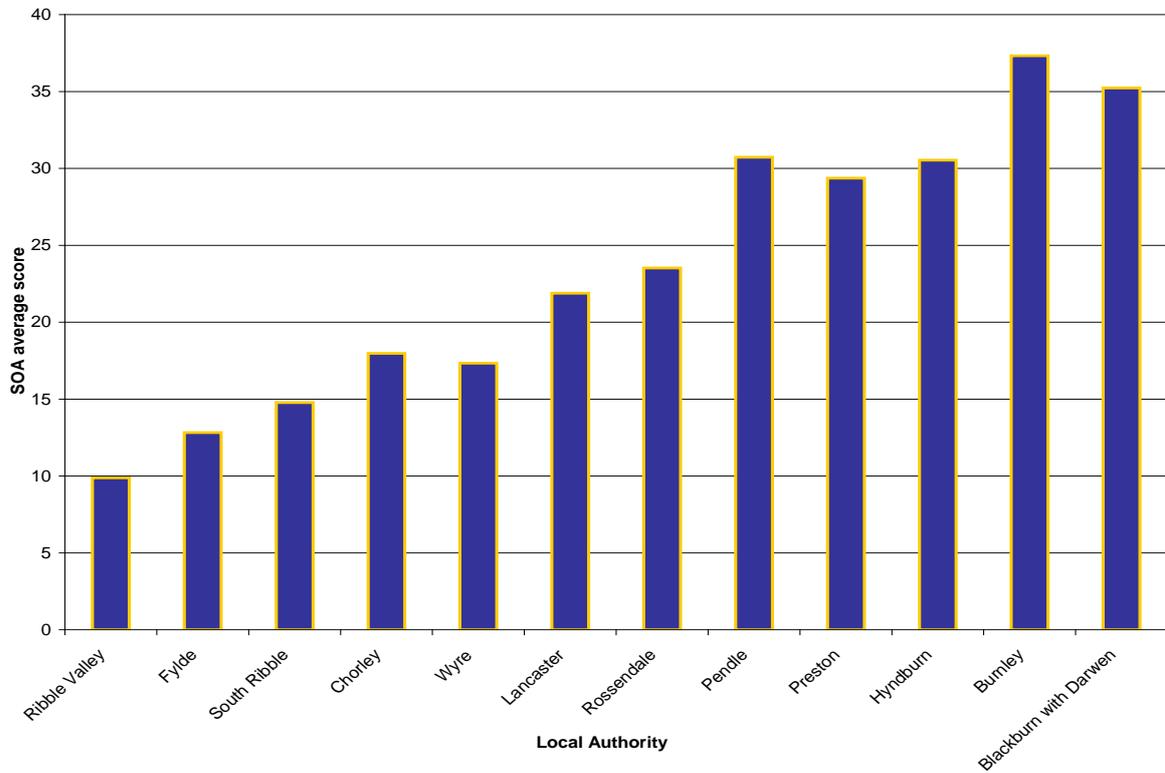
Weekly earnings

The most up to date information on weekly earnings taken from NOMIS (April 2013) showed that the gross weekly pay[11] in Ribble Valley was £444.60 which is just below the North west figures of £480.50

Graph 3 sets out the average weekly earnings in the borough since 1998. Please note that information was not collated in 2011.

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[11] Median earnings in pounds for employees working in the area.

Graph 3: Weekly household income in Ribble Valley
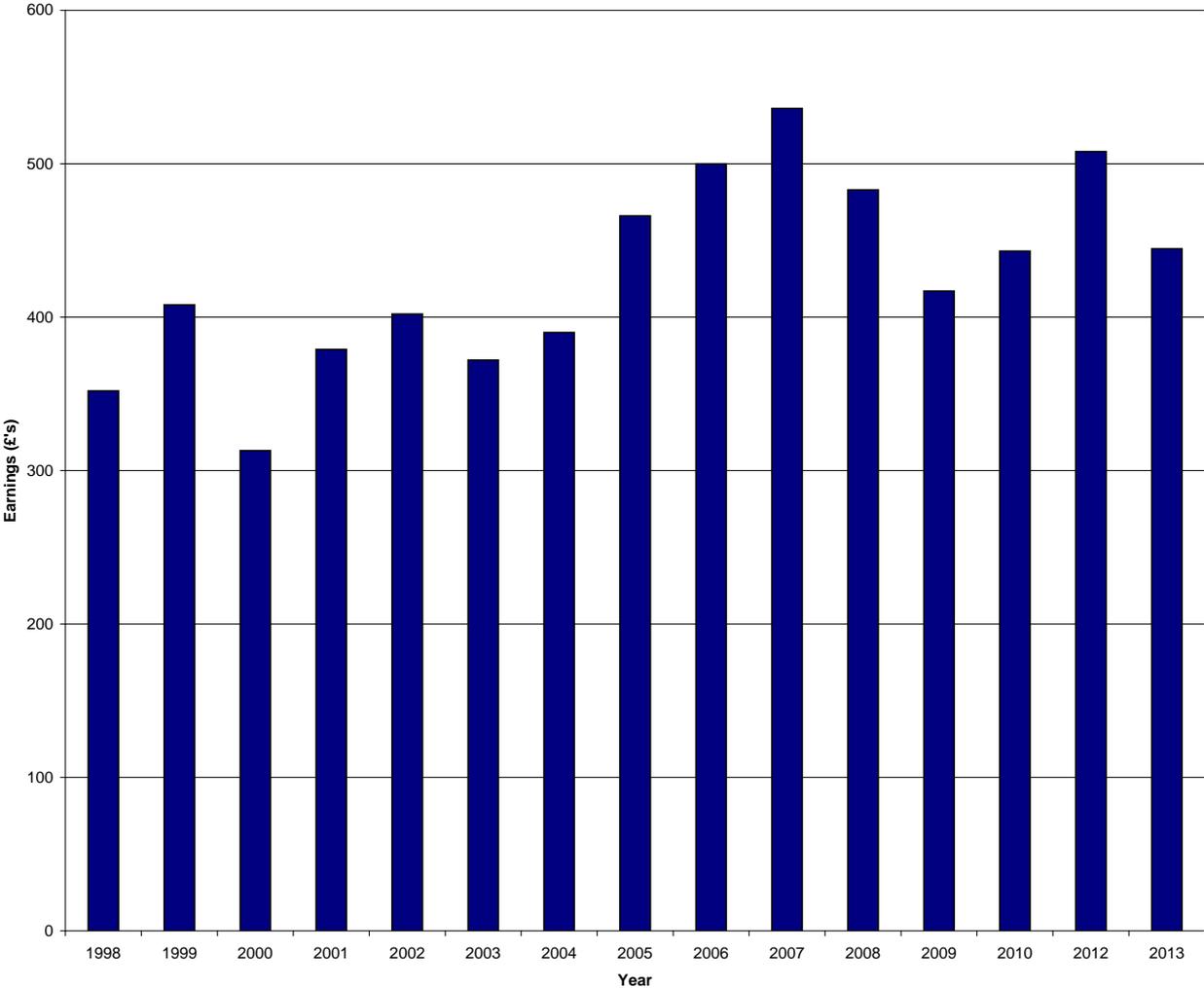
Statistics included in the Strategic Housing Market Assessment 2013 indicate that wealthy migrants are choosing to live in Ribble Valley over other areas of East Lancashire but are often working in other boroughs, as is discussed in more detail later in this report. The effect that this is having on 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. The mechanisms for addressing this issue have been set out in the submission Core Strategy document through Key Statements and 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.

Amount of land developed for employment by type
The total amount of new completed gross floorspace for business and industrial land is 5244 m^2. The make up of this is shown in table 2.

Table 2:
Amount and type of completed employment floorspace (Gross) and (Net)

Business Use		B1a	B1b	B1c	B2	B8	Mixed	Total
Floorspace completed m^2	**Gross**	738	125	116	55	0	428	1462
	Net	618	125	-159	-650	-165	428	197
On PDL m^2	*Gross*	738	125	116	55	0	0	1034
%PDL	*Gross*	50	9	8	4	0	0	71

PDL= Previously Development Land

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

The Employment Land and Retail Study undertaken in 2008, and the 2013 review, has been useful in highlighting the recent 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 Core Strategy report. As previously stated, the Employment Land and Retail Study is currently being updated to inform the Core Strategy Examination process and will be published for information as soon as practically possible once the information is available.

Percentage of land for employment by type, which is on previously developed land
Over the monitoring period, 71% of development for employment land was on previously developed land (pdl), which is a 2% increase since the last monitoring period. The majority of this is made up of B1 development. The amount of pdl being utilised remains impressive given the predominantly rural nature of the Ribble Valley.

Employment land supply by type (hectares)
There is a total of 21.101 ha of land for business and employment uses in Ribble Valley that can be termed 'supply'. This figure is made up of extant permissions and allocated sites. Table 3 and chart 1 below shows the breakdown of this supply.

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	Land Supply (ha) 2012/13	Land Supply (ha) 2013/14
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 0 3.100	3.489 0 2.353	4.071 0.036 1.942	3.976 0.024 2.444
B2 General industry	0.03	0.15	1.27	2.211	1.969	1.416	1.824
B8 Storage or distribution centres including wholesale warehouses	0	0.38	0.32	0.332	0.632	0.243	0.269
Mixed	2.479	12.71	10.56	2.974	4.569	12.613	12.564
Total	**2.519**	**13.5**	**16.88**	**14.031**	**13.012**	**20.321**	**21.101**

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.

Table 4: Net completed floorspace

Use Class	(i) town centre areas	(ii) local authority area
A1	0	$164m^2$
A2	0	$0m^2$
B1a	0	$1031m^2$
D2	0	$274m^2$

Approvals by type on allocated employment sites

Table 5

Land Type	Number of approvals 2006	Number of approvals 2007	Number of approvals 2008	Number of approvals 2009	Number of approvals 2010	Number of approvals 2011	Number of approvals 2012	Number of approvals 2013	Number of approvals 2014
B1	0	0	2	0	0	0	0	0	0
B2	0	1	0	0	0	0	0	0	0
B8	0	0	0	0	0	0	0	0	0
Mixed	1	2	1	0	0	0	0	0	0

As can be seen by table 5, there have been no approvals on allocated employment sites as no allocated employment sites remain.

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 2013 Strategic Housing Market Assessment (SHMA) and the Core Strategy document, as well as the Ribble Valley Housing Requirement document (2013).

House prices in Ribble Valley
At the borough level, information taken from the BBC news website shows that between April and June 2013, the average house price in Ribble Valley was £223,384, with detached properties costing an average of £343,383 and terrace properties costing an average of £146,277. These figures highlight a 10.8% increase in sale prices from the 12 months previous to this.

The recent 10% annual increase in property prices in the borough highlights that there are difficulties relating to affordability for some households. Graph 4 highlights the mean household income to mean house price in the wards of Ribble Valley. The highest ratio can be seen in Waddington and West Bradford, highlighting potential issues with affordability, and the lowest ratio in the Primrose ward of Clitheroe.

Graph 4: Mean Price ratio (Mean household income to Mean house price by ward)
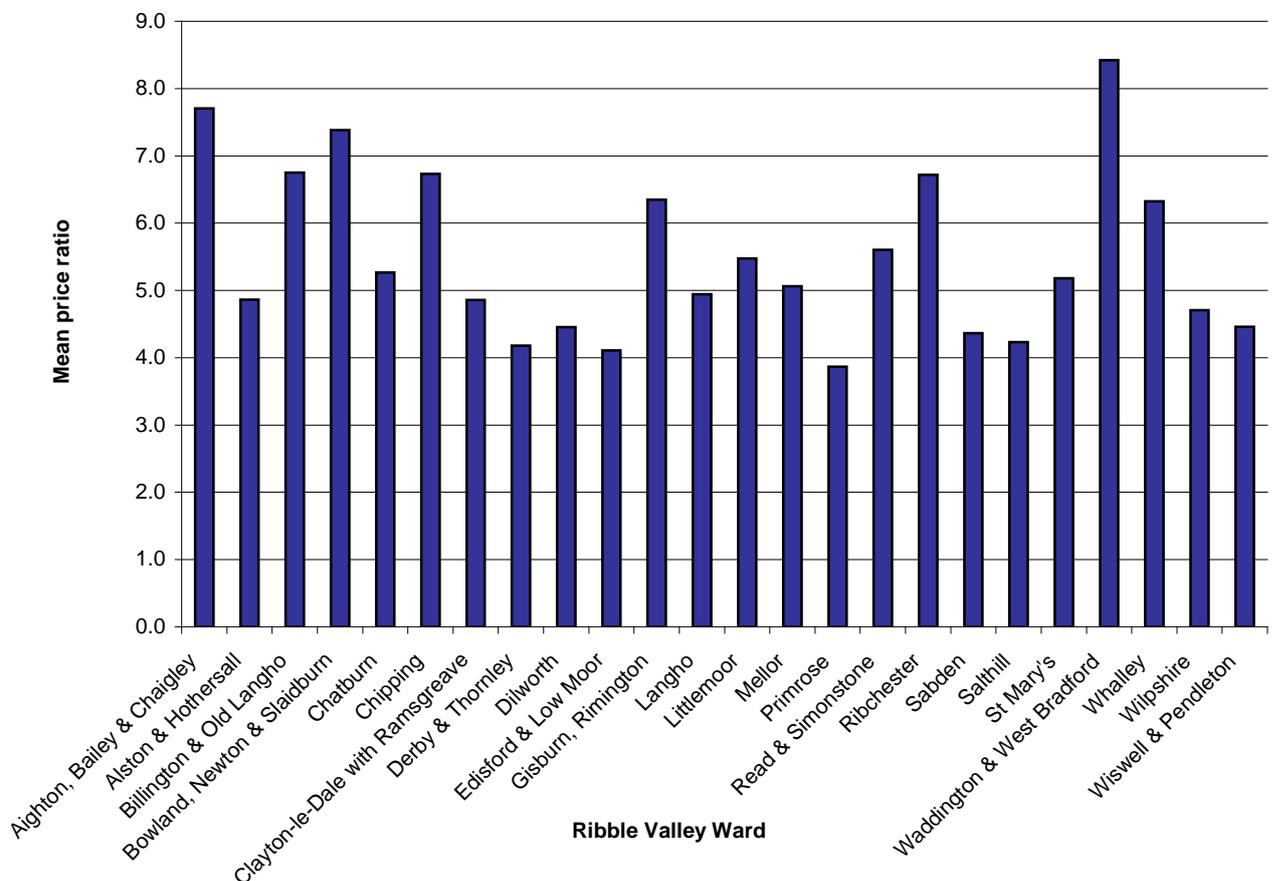
Household type and tenure

The most up to date information available on type is taken from the 2011 Census[12]. The graph below shows that there is a prevalence of Terraced housing in the borough, with lower levels of detached properties.

Graph 5 Accommodation types in Ribble Valley
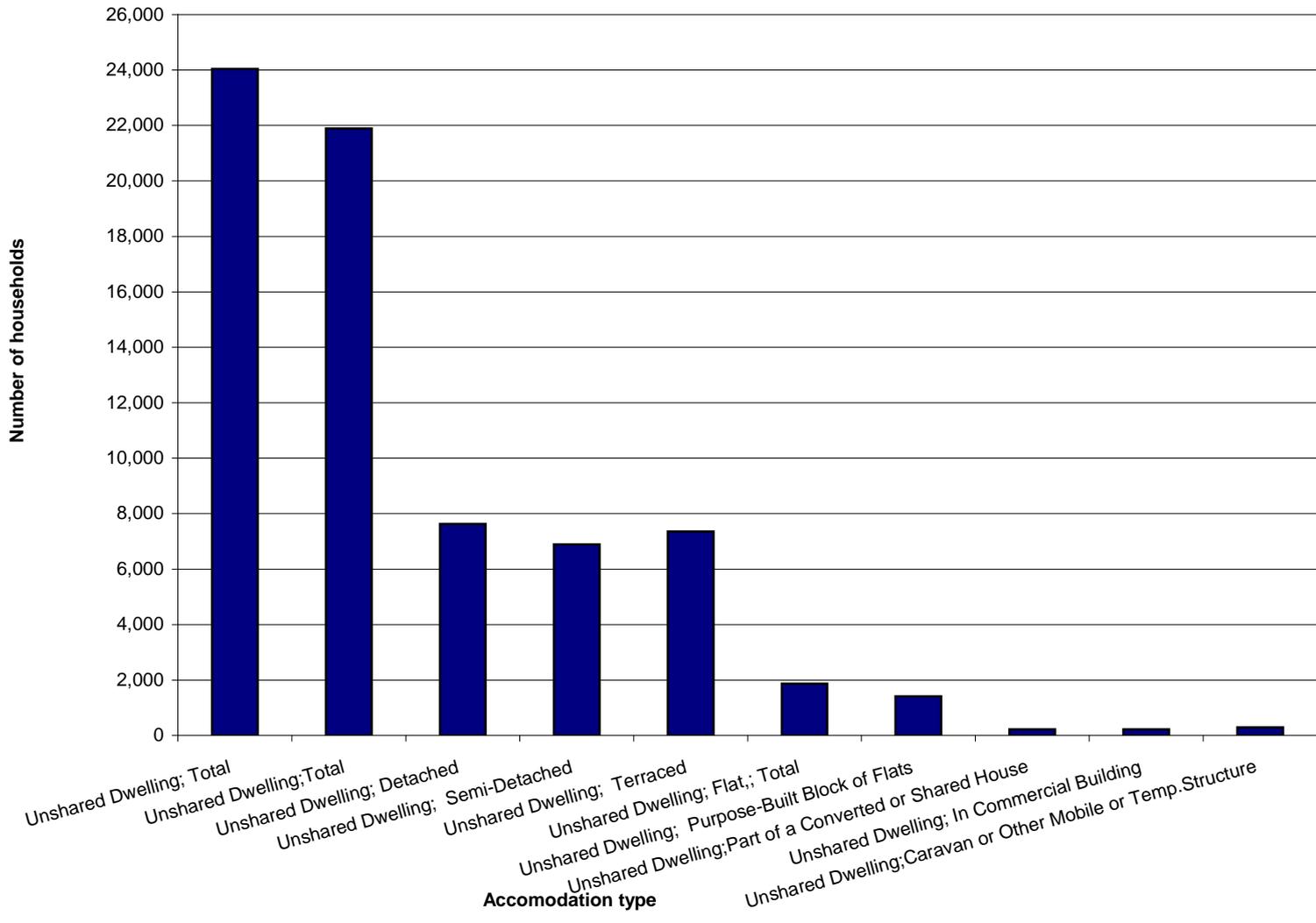
In terms of household tenure, information from the April 2011 shows that 92% of properties in the borough are owner occupied/ private rented, as illustrated in the pie chart below.

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[12] Office of National Statistics, March 2011

Figure x: Dwellings in Ribble Valley by tenure
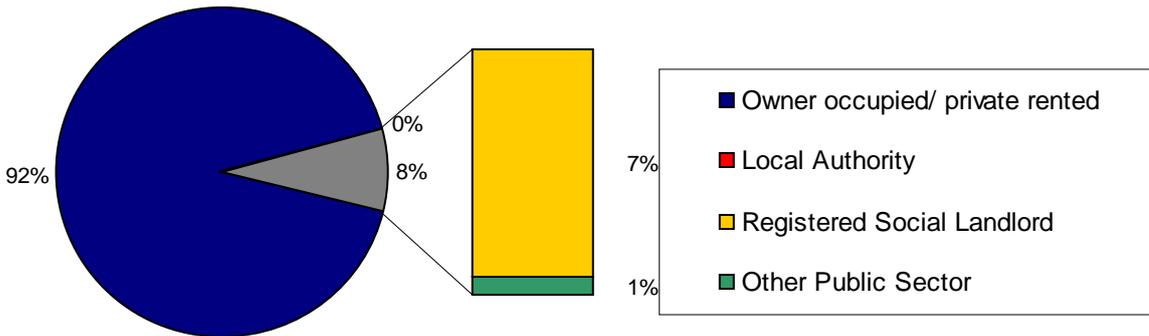
Housing requirement situation

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. Since this time, CLG have issued clear guidance stating that Local Authorities need to have clear evidence to support housing numbers.

In preparation for this, Ribble Valley Borough Council commissioned Nathaniel Lichfield and Partners (NLP) to undertake a study defining the local housing requirement. The report, which outlines a range of scenarios and approaches to defining the housing requirement, was consulted upon from November to December 2011. A housing review sub group considered the outcome of this consultation and a recommendation was made that the annual housing requirement number, under the Core Strategy, will be 200 units/yr. This information was fed into the Reg. 19 publication version Core Strategy consultation document and subsequently the Submission document (under Regulation 22).

Since submission of the Core Strategy however, the appointed Inspector who is examination the document wrote to the Council and advised that this evidence should be updated to reflect a more current position. Therefore in 2013 a review of the defining the local housing requirement document was undertaken and a revised figure of 250/annum was determined. During the hearing sessions of the Examination in Public of the Core Strategy, this figure was

discussed and following the close of the hearing session the appointed inspector wrote to the council once again and advised that he considered the figure should be 280 units/annum. This revised figure of 280 units/ annum was presented to Members at a special Planning and Development Committee meeting in May 2014 and this figure was adopted for Development management purposes.

Net additional dwellings- in previous years, for the reporting year and in future years.
At the end of the monitoring period, 31st March 2014, the figure set out in the submitted Core Strategy of 250 units per year (5,000 over whole plan period) is not the adopted housing requirement for the borough as discussed above. He adopted figure is 280 units per annum. Therefore the tables and graph below use the figure of 280 units/yr.

Housing trajectory:
- There have been 660 net additional dwellings over the previous 5-year period.
- There have been 183 net additional dwellings for the current year (up to 31st March 2014)
- There is a projected 4865 net additional dwellings required up to the end of the relevant development plan period.
- The annual net additional dwelling requirement is 280 per annum to 2028
- An annual average number of 348 net additional dwellings are needed per year to meet overall housing requirements, having regard to previous year's performance.

Table 6 (figures correct at 31st March 2013)

Housing requirement (submitted Core Strategy document)	2008-2028	5600	Av. 280 pa
Net dwellings completed	2008-2013	735	Av. 123pa
Number of dwellings required over remaining plan period	2014-2028	4865	Av. 348pa

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 348 per year (for the remainder of the plan period) takes into account the actual completions set against the Core Strategy requirement to highlight the level of development that must occur for this target to be achieved. It is worth highlighting at this stage that these figures are based purely on completions and do not take account of planning permissions that have been granted. This information is provided later in this document.

Housing Supply and Trajectory

The information below show the housing supply position in the Borough at 31st March 2014 as follows:

			No. of dwellings
Core Strategy housing requirement 2008 - 2028			5600
	Of which:	market	3920
		affordable (30%)	1680
Net completions 2008-2014			735
	Of which:	market	493
		affordable	242
5 year supply at 31.3.14 (sites with planning permission):			2711
	Of which:	market	2039
		affordable	672
Residual housing requirement			2154
	Of which:	market	1387
		affordable	766

Based on the above, the estimated future delivery of housing over the Core Strategy plan period 2008-2028 is shown on the trajectory in graph 7 below:

Graph 7

Core Strategy Housing Trajectory 2008-2028
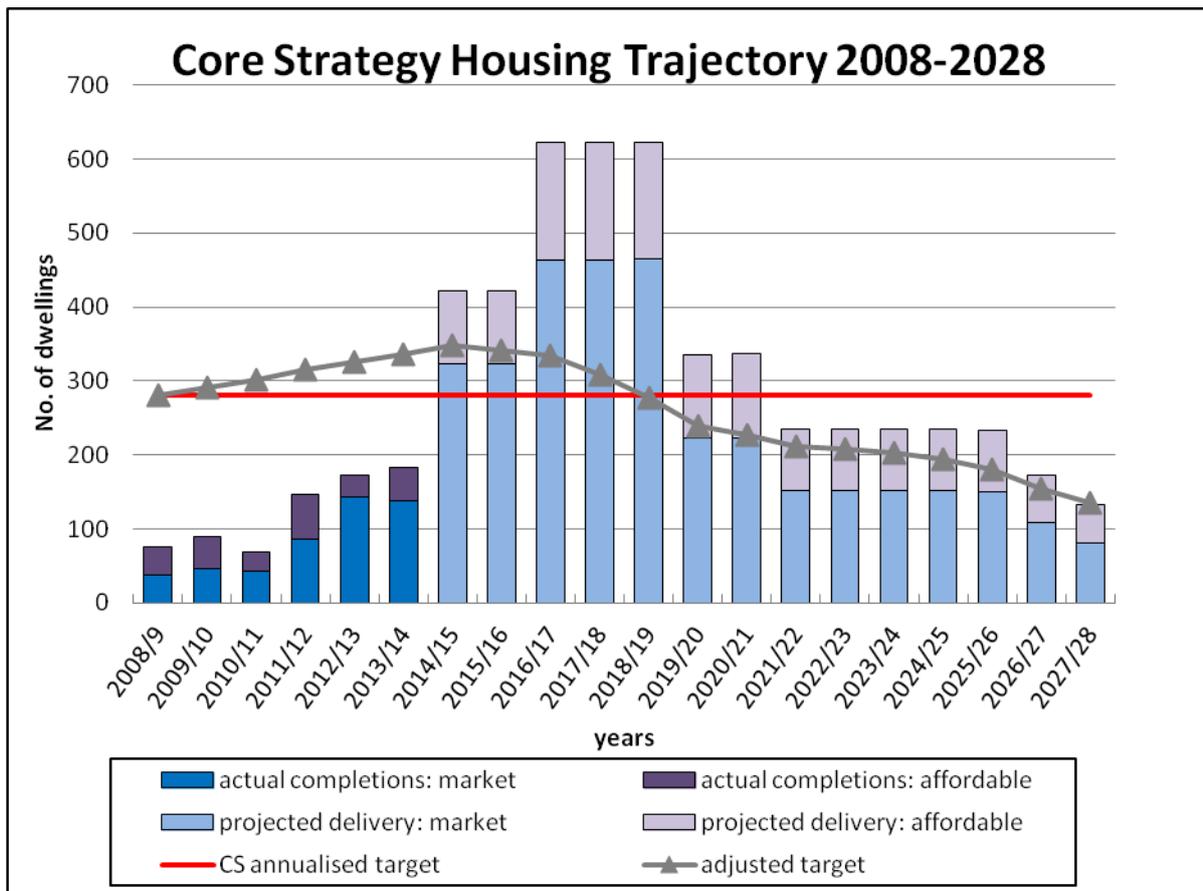
Housing Trajectory Notes

1. The trajectory illustrates the anticipated delivery of market and affordable housing over the plan period 2008-2028 as required by paragraph 47 of the NPPF to achieve an overall requirement of 5,600 dwellings in the plan period as required at policy H1.

2. The plan requires that 30% of these are affordable (policy H3). This results in 3920 market dwellings and 1680 affordable dwellings over the plan period. Annually the overall requirement equates to 280 dwellings per year which (shown as a red line on the chart) comprising 196 market dwellings and 84 affordable dwellings.

3. Actual completions for the six years 2008/9 to 2013/14 amount to 735 dwellings. The information is derived from the Council's own Housing Land Surveys.

4. For the five year period 2014/2015 to 2018/19 anticipated delivery is made up of sites with planning permission which are considered deliverable in the 5 year period. At 31st March 2014 this is 2711 dwellings. These are distributed over the five year period. The increase in years 3 to 5 of this 5 year period indicates that development of two large sites (the strategic site at Standen and land at Barrow) is expected to start in 2016/17. The estimated rate of delivery is 100 dwellings per site per year.

5. The residual requirement for the period beyond 2018/19 is 2154 dwellings. In this period beyond 2018/19 the sites at Standen and Barrow will still contribute significantly to housing delivery. It is estimated that the site at Standen will contribute

740 dwellings in this period and be complete by be complete by 2026/7 and the site at Barrow will contribute 204 dwellings and be complete by 2020/21.

6. Any shortfall in provision in this period against the strategic requirement will be made up through the site allocations process and other sites which may come forward with planning permission. The update of the Strategic Housing Land Availability Assessment (SHLAA) in 2013 demonstrated that there is more than adequate land with potential for housing that is deliverable/developable for housing to meet the strategic housing requirement. Decisions about which sites will be brought forward will be taken through the preparation of the Sites Allocations DPD.

7. The adjusted target (shown as a grey line with triangles) represents at a particular point what the annualised target would be for the remaining years of the plan period taking account of the overall requirement of 5600 and actual/projected completions to date.

8. The housing trajectory will be reviewed and updated on a regular basis in the light of updated information on actual delivery and future supply. The most up to date information will be used to inform the Site Allocations DPD.

The Council's housing monitoring officer provides an update of housing completions and permission figures quarterly in the form of the Housing Land Availability Schedule. These reports are available on the Council's website.

The information below sets out the Council's five-year supply position based on the current housing requirement of 280 units per annum. This information uses data on both completions and planning permissions inline with para 47 of the National Planning Policy Framework (NPPF).

Housing Land availability position based on <u>submitted Core Strategy requirement</u> (2008-2028) including permissions, completions and commitments up until 31st March 2014

Annualised requirements

Based on requirements of 280[13] dwellings per year using Sedgefield method[14]

A Planned provision 2008- 2028	5600
B Annual equivalent	280
C Five year requirement (BX5)	1400
D Plus 20% buffer – NPPF Para 47 (B+C)	1680
E Completions 1/4/2008- 31/12/3013 (5.75yrs)	735
F Shortfall [(5.75xB)-E]	945
G Total five year requirements (D+F)	2625
H Annual requirement (G/5)	525

Identified supply at 31.12.2013

Site subject to section 106 agreements		1206
Sites with planning permission (not started)		1907
Affordable units not started		587
	Sub total:	*3700*
Less sites not deliverable (107 market and 36 affordable)		143
Less dwellings no larger sites deliverable beyond 5 year period		944
	Sub total:	*2613*
Less 10% slippage[15]		216
		2532
Plus sites under construction (381 less 22)		359
	TOTAL	2711

Supply = 2711 / 525

= 5.16 years

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[13] Figure of 280 units/yr agreed at Planning & Development Committee 8th May 2014.
[14] As agreed at Planning and Development Committee 10th October 2013
[15] 10% buffer deducted until assessment of deliverability of individual sites is undertaken

New and converted dwellings on previously developed land
Ribble Valley's target is for 60% of residential development to be on pdl. Recent monitoring (1st April 2013 – 31st March 2014) showed that during this period 43% of housing completions were built on previously developed land.

Net additional Gypsy and Traveller pitches
At 31st December 2013, Ribble Valley had one private Gypsy site at Acorn Lodge, Clayton-le-Dale. This site accommodates 4 households. The updated Gypsy and traveller Accommodation Assessment (GTAA) undertaken in 2013 highlighted that we do not need any additional pitches, beyond the original requirement over the next 10 years.

Gross affordable housing completions
Recent monitoring (1st April 2013 – 31st March 2014) showed that during this period there have been 45 affordable dwellings completed.

Number of complete Housing Needs Surveys
We have undertaken local housing needs surveys for over 90% of the borough. The rolling programme of updates of the Housing Need Surveys continues with approximately 3 surveys undertaken each year. The Housing Team at Ribble Valley Borough Council deal with these surveys and can offer up to date information if required.

Number of new dwellings approved
Table 7 shoes that of the 1388 dwellings that have been approved over the current monitoring period, 1000 were on the open market and the remaining 388 were for affordable residential development.

Approvals for residential development by year.
Table 7

	2006	2007	2008	2009	2010	2011	2012	2013	2014
Open Market	81	55	31	119	368	283	722	570	1000
Affordable	36	8	96	49	48	55	211	207	388
Total	117	63	127	168	416	338	933	777	1388

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.   Update of this was published in 2013 in the form of a refreshed Employment land study, a retail study and Town Centre health check report. Therefore, as at 31st March 2014, the information below is the most up to date information available.

Make up of retail uses in the Key Service Centres

The Councils evidence base provides a detailed range of assessments in relation to the performance and quality of retail offer and information in relation to potential retail capacity and need for additional floorspace across both convenience and comparison shopping. Table 8 below sets out the range of retail on offer in the three service centres.   For comparison of change, please refer to the published service centre health checks document available on the Council's website.

Table 8

Outlet Type	Clitheroe	Longridge	Whalley
Convenience			
Bakers	4	2	0
Butchers	2	2	1
Greengrocers & Fishmongers	1	1	0
Groceries & Frozen Foods	8	6	0
Off Licences & Home Brew	2	1	1
CTN & Convenience	2	3	2
Total Convenience	19	15	4
Comparison			
Footwear & Repairs	3	1	2
Mens & Boys Wear	4	1	0
Womens, Girls & Childrens	16	4	1
Mixed & General Clothing	4	1	6
Furniture, Carpets & Textiles	14	5	2
Books, Arts, Crafts, Stationers & Copying	11	3	1
Electrical, Home Ent, Telephones & Video	11	2	0
DIY, Hardware & Household Goods	2	8	2
Gifts, China, Glass & Leather Goods	1	3	1
Cars, Motor Cycles & Accessories	2	2	0
Chemists, Toiletries & Opticians	8	3	2
Variety, Department & Catalogue Showrooms	2	0	0
Florists & Gardens	3	2	1
Sports, Toys, Cycles & Hobbies	3	0	0
Jewellers, Clocks & Repairs	5	1	0
Charity, Pets & Other Comparison	12	3	0
Total Comparison	101	39	18
Service			
Restaurants, Cafes, Fast Food & Take Away	15	12	8
Hairdressing, Beauty & Health	18	8	6
Launderettes & Dry Cleaners	2	1	1
Travel Agents	2	1	0
Banks & Financial Services	9	6	1
Building Societies	2	0	0
Estate Agents & Auctioneers	8	6	4
Total Service	56	34	20
Miscellaneous			
Employment, Careers, Pos & Info	2	2	1
Vacant	11	5	2
Total Miscellaneous	13	7	3
Service Centre Total Outlets	189	95	45

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.

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.

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
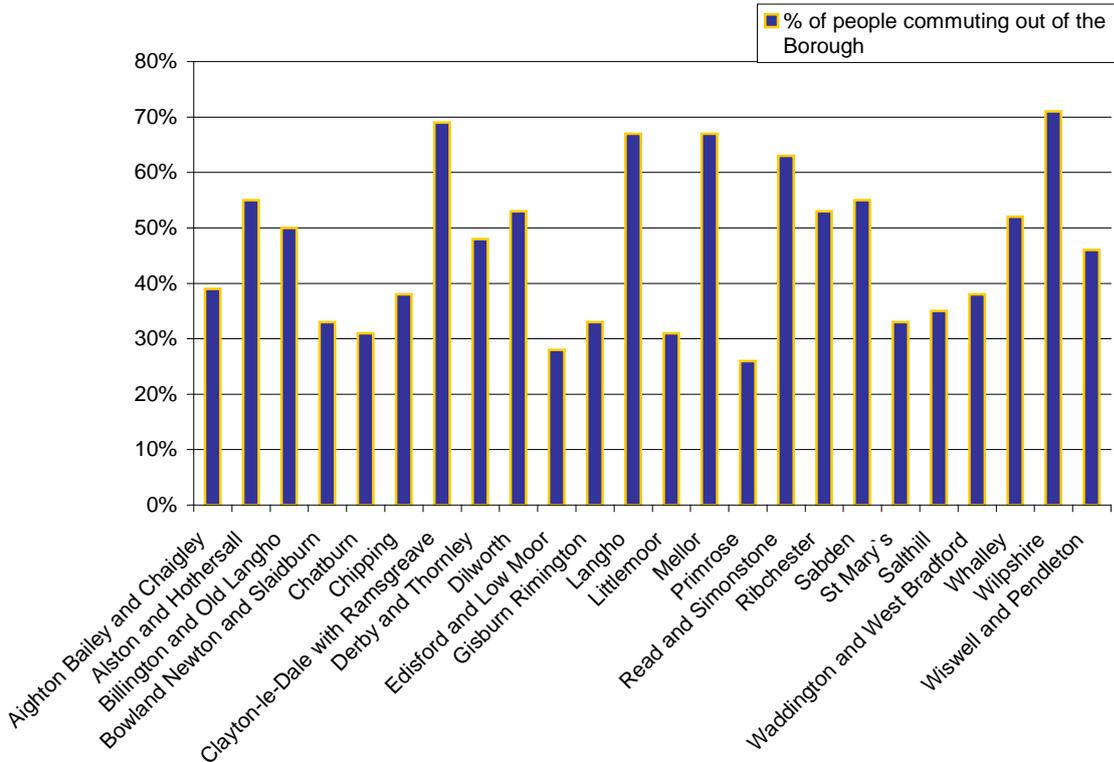
Inter-district commuting flows
The following illustration, taken from the Nathaniel Lichfield and Partners report on determining a local housing requirement in the Ribble Valley, is based on 2001 census data

and shows that at the time of the census, 12,311 people commuted out of Ribble Valley borough daily (47% of employed residents) and there were 10,046 in commuters (accounting for 41.6% of jobs in the Borough), giving a net total of 2,265 out-commuters. As figure 1 shows, these reasonably high cross boundary flows are a reflection of the economic inter-dependencies of the surrounding districts and the proximity of other major settlements, particularly Preston, Blackburn and Burnley.

Figure 1
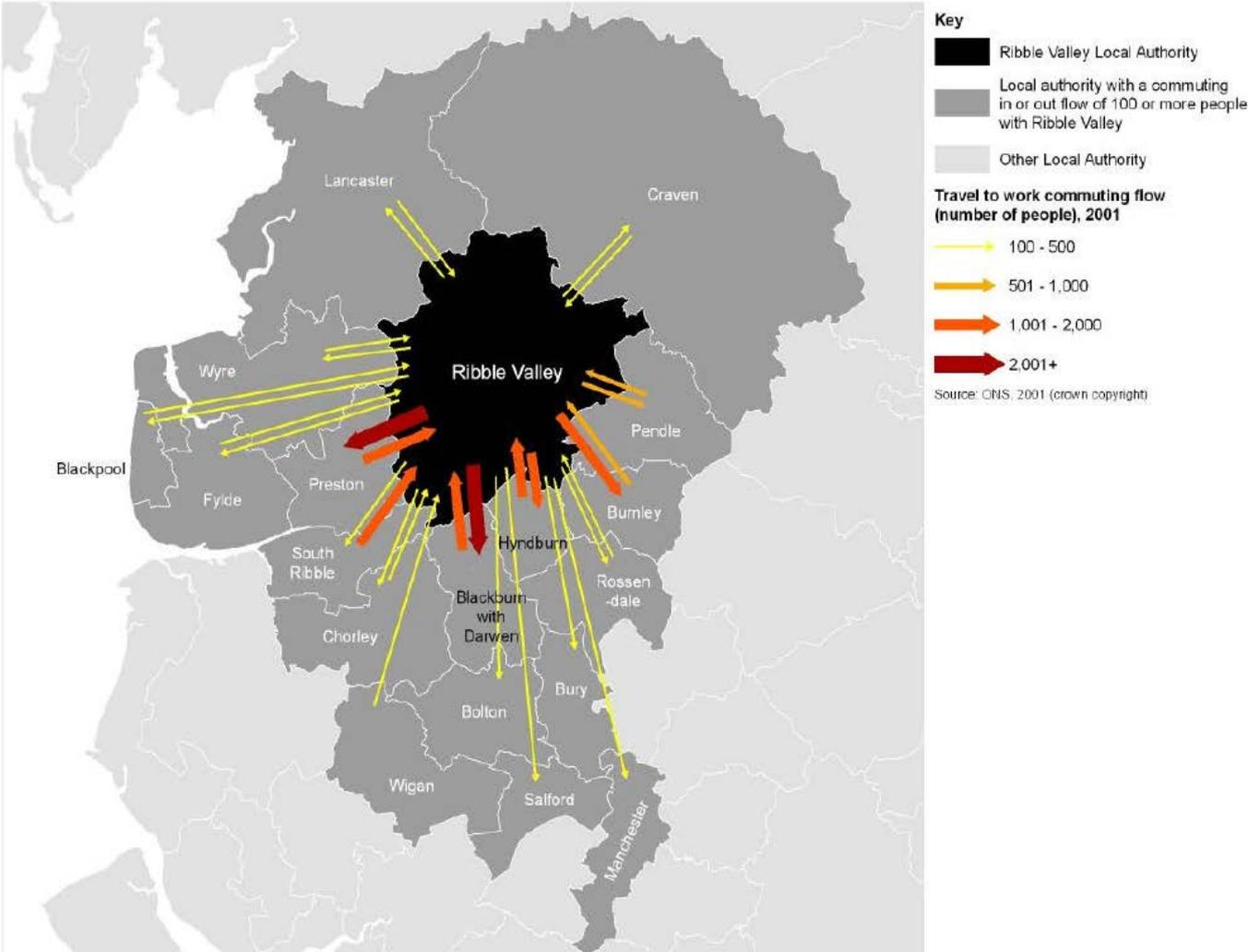
Source: 2001 Census and NLP Analysis

Rail patronage levels at the Ribble Valley stations
The following graph (graph 10) uses the most up to date information available and shows patronage levels since 2007/08 and highlights that rail patronage is increasing at every station in Ribble Valley, with a large increase in the use of Clitheroe station between 2011/12.

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.

Graph 10
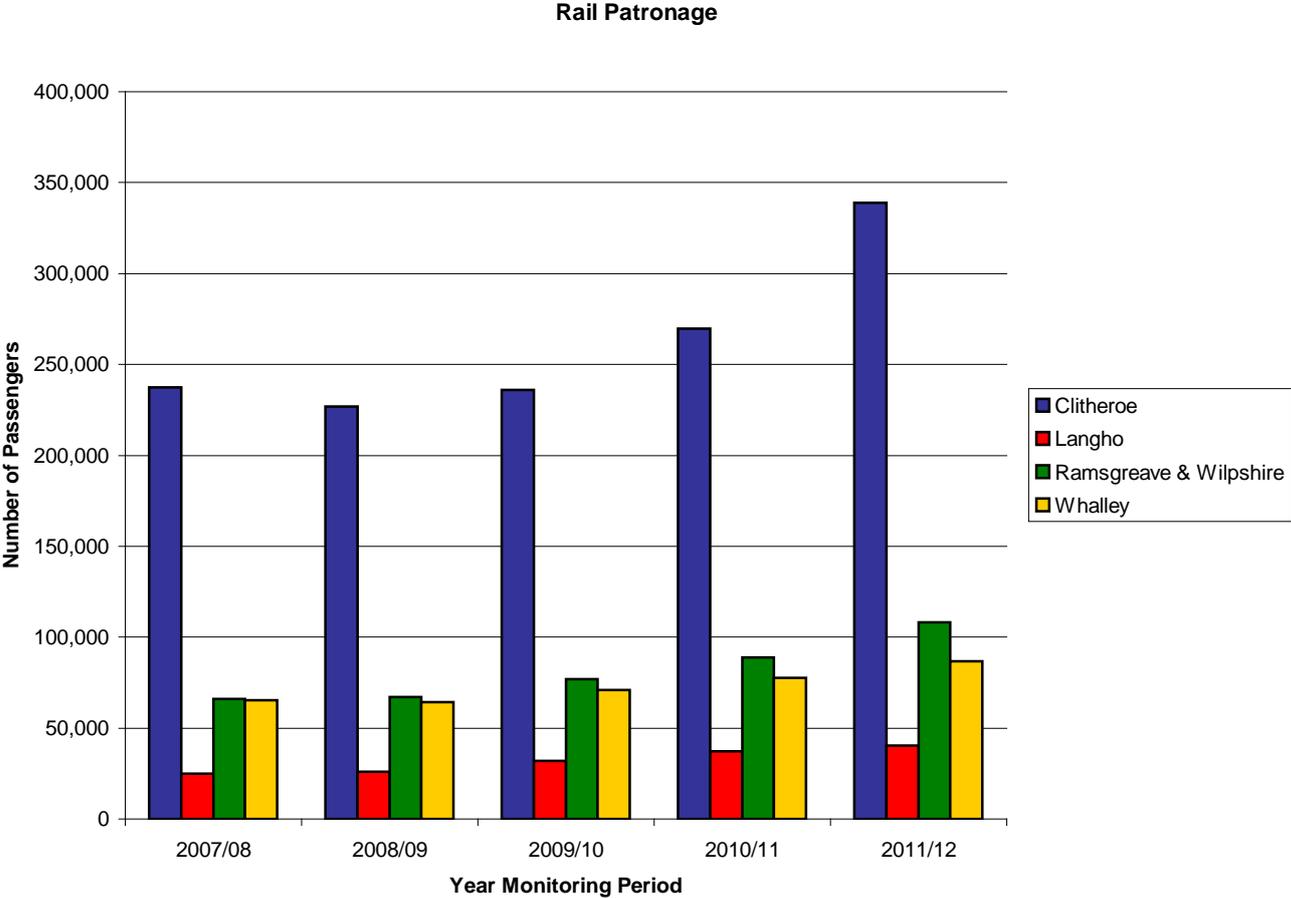
Rail Patronage

Source:. http://www.rail-reg.gov.uk/

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 Community Safety 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.

Number of residents claiming disability living allowance

The followig table provides data on the Employment and Support Allowance and Incapacity Benefit and Severe Disablement Allowance Caseloads in Ribble Valley in May 2013.

Employment and Support Allowance			Incapacity Benefit and Severe Disablement Allowance		
Caseload	Weekly benefit	Percentage Change, May 2012 - May 2013	Weekly benefit for those receiving payment (£)	Claimants receiving payment (beneficiaries)	Claimants not receiving payment
Ribble Valley:					
1,020	£93.28	54.5	£98.45	420	90
North West:					
264,870	£101.29	53.3	£99.11	70,330	30,290

Levels of Crime – Notifiable offences
Graph 11 displays the most up to date information available and shows that shows that there has been an overall increase in the number of notifiable offences in Ribble Valley, for the first time in six years. The graph highlights that the only area where here has been a decrease in crime is in the number of thefts from a motor vehicle.

Graph 11
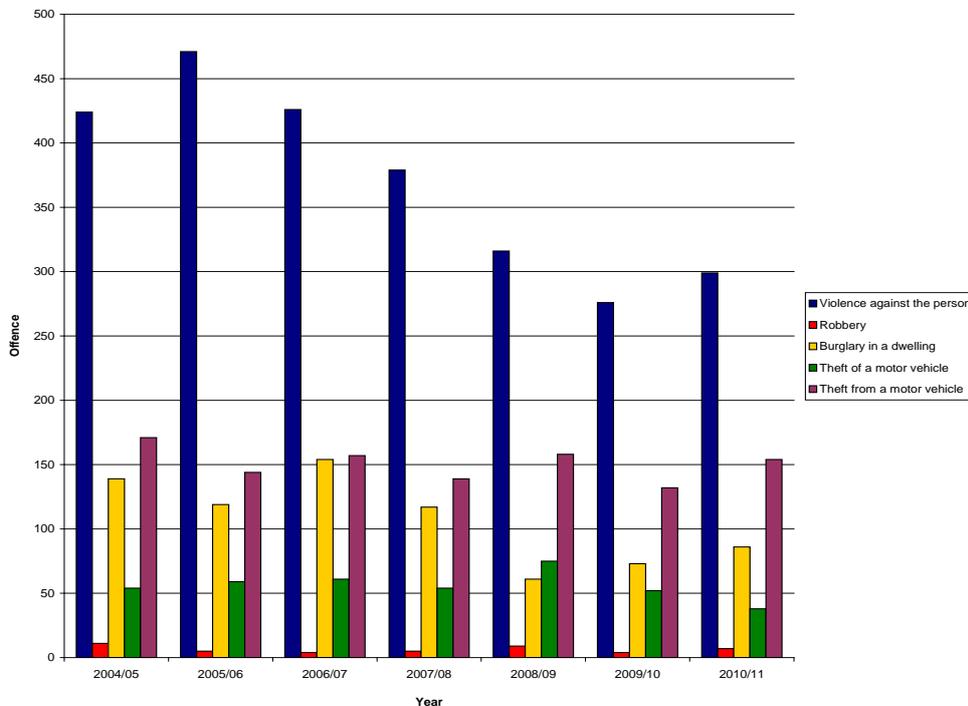
The Council has developed a large number of corporate objectives that relates to this area. These look at providing a wide range of activities to target young people at risk of offending, to maintain and improve air quality, to encourage and increase levels of recycling and composting and to conserve the natural beauty of the countryside.

Percentage of household waste recycled
In July 2009, a new 'Waste Awareness and Education Strategy' was published setting out how the Council intends to increase recycling and reduce waste. This is also a one of Corporate Objectives and is monitored by a Local Indicator (PI ES10). Over this monitoring period (as at 31 December 2013), 38.49% of household waste was recycled, which is an decrease of 0.55% on the same period the year before and doesn't achieve the local target figure of 40%.

Pollution control improvements
Indicator PI EH6 monitors the percentage of air pollution complaints responded to within 2 days. Over this monitoring period (1/04/13 - 31/03/14) 83.75% were responded to within this timeframe, which is a decrease in performance compared to the year before, and 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. In addition, a further Conservation Area was designated in 2011 for the Kirk Mills area in Chipping bringing the total number of Conservation Areas in the Borough to 22.

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

The most recent information available from the Environment Agency is between 1st April 2012 and 31st March 2013. During this period the Environment Agency made 12 objections to planning applications within Ribble Valley. Four of these were because development was proposed next to a water course/ flood defence, another 4 were because an unsatisfactory FRA/FCA was submitted, 2 were because of surface water concerns where the FRA/FCA was unsatisfactory and the remaining 2 were due to PPS25/TAN15 - Request for FRA/FCA and because the sequential Test was not adequately demonstrated.

Of these 12 applications, 7 related to residential applications, 2 related to office/ light industrial development, 1 related to a mixed-use application, 1 related to a caravan site and another was related to hospital development.

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.

(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 9 and 10.

Table 9: 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 10: Priority habitats present in Ribble Valley-

Habitat
Broadleaved and mixed woodland

| Species-rich neutral grassland |
| Calcareous grassland |
| Rivers and streams |
| Moorland/ Fell |

(ii) Ribble Valley has 17 Sites of Special Scientific Interest (SSSI). The condition of each of these is set out in table 11.

(iii)

Table 11: 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
Cock Wood 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 Bellman Park Quarries	2	0
Standridge Farm Pasture	1	0
White Moss	1	0

It can be seen that 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 worse[16]. There are no SSSIs in Ribble Valley in an unfavourable declining condition.

Local Nature Reserves

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[16] All definitions of SSSI conditions taken from Natural England website.

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 work is on-going on improvement works to Primrose Lodge, Clitheroe. It is likely that the area may be designated as the Borough's third LNR over the next monitoring period.

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 has been no net loss of hedgerow to development as work has been undertaken to protect hedges. Where some sections have been removed, this has been compensated for by additional planting elsewhere on site.

Investigation into the creation of community woodland
In recent monitoring periods, a new area of community managed community woodland called Whalley Moor Woodlands has been created at Calderstones Park, Whalley. In addition, new small area of community woodland is in the process of being created on land off Henthorn Road, Clitheroe through a project called woodlands from waste. Significant work on this has taken place with only the final legal land swap being required before planting can commence. It is hoped that this will take place within the next planting period.

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. The evidence base is extensive and more information can be found on the Council's website.

Information in the AMR has used data gathered for the evidence base. Much of this was originally drawn from sources such as the Office of National Statistics and information collated on behalf of Ribble Valley by Lancashire County Council.

Work has significantly progressed on the Local Development Framework Documents (LDDs), with the hearing sessions of the Core Strategy EiP having taken place over this monitoring period. This has been the focus of work and, if found sound, emphasis can move to the Housing and Economic development DPD.

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 polices. 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.

LDS slippage and revised timetable

The Local Development Scheme was adopted and became operative from April 2005. The LDS is being reviewed where appropriate which will identify any areas of concern regarding implementation and slippage against the Local Development Scheme to be revised at an early stage.

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 subsequently underwent a review to ensure that it remains up to date. The revised SCI was formally adopted on 1st December 2010. A further review of the SCI is was undertaken in 2013.

Core Strategy

Going back to the start of the process, it was reported in the December 2008 AMR 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 was working towards the next stage of plan production, which would see a draft plan prepared and made available for comment.

Over the 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 first Issues and Options stage, and introduced draft Development Management polices for consideration as well as thematic Key Statements. A high level of public response was received to this consultation and a summary of the representations and main findings document was published in March 2011. This summary document highlighted that further, additional work was needed on the spatial Development Strategy options and therefore an additional round of consultation on alternative options was undertaken between June and August 2011. A summary of representations received on this stage of consultation was published in November 2011.

The combination of all of this Regulation 25 stage fed into the next, preferred option (Regulation 19) stage of the core Strategy, which was published for consultation in April 2012. Following this, the comments received were considered and the Core Strategy was submitted for Examination in September 2012 (Regulation 22 stage). Following submission, advice from the appointed Inspector was that revision work to some of the evidence base should be undertaken. This work was completed within a suspension period of the EiP and the hearing sessions were held between 14th and 22nd January 2014. Work is currently underway on a number of modifications to the document and when this is complete, and consultation on these modifications has been undertaken, the appointed Inspector will make a decision on whether the plan is sound.

Housing and Economic Development DPD
Background work for this DPD has been on-going building on existing work on the Strategic Housing Market Assessment, the Strategic Housing Land Availability Assessment, the Employment Land and Retail study and the Employment Land Position Statement. As discussed, much of this work was updated as part of the Core Strategy evidence base review for the Examination process. It is anticipated that work on this document will accelerate if the Core Strategy is found to be sound.

TABLE 16: ADOPTED LOCAL DEVELOPMENT SCHEME PROGRESS

Document	Status	Description	LDS Milestone Reg. 19 stage	Revised estimated or achieved date	LDS Milestone Submission to Secretary of State (Reg 22)	Revised estimated or achieved date for submission to SoS (Reg 22)	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	February 2012	April 2012	April 2012	September 2012	November 2012	July 2014
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 further round of consultation on the Alternative Development Strategy options (under Reg. 25) also took place between June and August 2011. A preferred option report (publication version) and published for consultation under Regulation 19. Following considering the responses to this, a submission version of the Core Strategy (under Regulation 22) was submitted to the SoS in September 2012. The hearing sessions of the EiP were held in January 2014. A revised adopted date has been estimated as achievable in July 2014, dependent on further advice from the Planning Inspector.								
Proposals Map	DPD	To illustrate the Core Strategy and DPD policies	February 2012	April 2012	April 2012	September 2012	To follow Core Strategy process	To follow Core Strategy process
Progress on the Proposals Map: This DPD follows the same timetable of production as the Core Strategy.								
Housing and Economic Development	DPD	Provides detailed policy coverage on housing and economic development issues.	September 2008	September 2014	August 2009	October 2015	August 2010	June 2016
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. Further slippage has taken place due to the Core Strategy Examination suspension and therefore delayed hearing sessions. 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.								

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	

CORE STRATEGY

The draft Core Strategy contains policies that are intended to supersede the saved policies within the district wide local plan and these policies will no longer continue to be saved upon adoption of the Core Strategy. Such policies are listed in the table below.

Saved Local Plan Policy		Proposed Replacement Policy in Core Strategy
General Policies		
G1	Development Control	DMG1
G2	Wilpshire, Clitheroe, Billington, Longridge and Whalley	DMG1, DMG2
G3	Mellor Brook, Read and Simonstone	DS1, DMG2
G4	Remainder of the settlements	DS1, DMG2
G5	Outside the main settlements	DS1, DMG2
G6	Essential Open Space	EN5, DMG1, DME4, DME2, DMB4
G11	Crime Prevention	DMG1

Environment		
ENV1	Area of Outstanding Natural Beauty (AONB)	EN2, DME2
ENV2	Forest of Bowland	EN2, DME2
ENV3	Open Countryside	EN2, DME2
ENV4	Green Belt	EN1
ENV5	Open Land	NO LONGER APPLICABLE -- NOT REPLACED
ENV6	Agricultural Land	DME3
ENV7	Species Protection	EN4, DME3
ENV8	Sites of Special Scientific Interest	EN4, DME3
ENV9	Other Important Wildlife Sites	EN4, DME3
ENV10	Nature Conservation	EN4, DME3
ENV11	Regional Important Geological Sites	EN4, DME3
ENV12	Ancient Woodland	EN4, DME1
ENV13	Landscape Protection	EN2
ENV14	Archaeology and Historic Heritage	EN5, DME4
ENV16	Conservation Development Control	EN5, DME4
ENV17	Conservation Additional Information	EN5, DME4
ENV18	Demolition of Buildings within a Conservation Area	EN5, DME4
ENV19	Development of Listed Buildings	EN5, DME4
ENV20	Demolition (or partial) of Listed Buildings	EN5, DME4
ENV21	Historic Parks and Gardens	EN5, DME4
ENV23	Telecommunications	NO LONGER APPLICABLE -- NOT REPLACED

ENV24	Renewable Energy	EN3, DME5
ENV25	Assessment for Renewable Energy	EN3, DME5
ENV26	Wind Energy	EN3, DME5
Housing		
H2	Dwellings in the Open Countryside	DMH3
H3, H4, H5, H6	Conditions to Agricultural Dwellings	NO LONGER APPLICABLE -- NOT REPLACED
H9	Extended Family Accommodation	DMG1
H10	Residential Extensions	DMH5
H12	Curtilage Extensions	DMH5
H14	Rebuilding/Replacement Dwellings in the Countryside	DMH5
H15	Barn Conversions – Location	DMH3, DMH4, DMG1
H16	Barn Conversions – Building	DMH3, DMH4, DMG1
H17	Barn Conversions – Design	DMH3, DMH4, DMG1
H19	Housing Needs Large Sites in Main Settlements	H3, DMH1
H20	Sites Outside Settlements + on all sites other than infill plots within village boundaries	H3, DMH1
H21	Supplementary Information	DMH1
H22	Gypsy Sites	H4, DMH2
H23	Removal of Holiday Let Conditions	DS1, DMG2, DMH3, DMH4, DMG1
Industrial Employment		
EMP2 + EMP3	Salthill Site	EC1
EMP4	Chapel Hill	EC1

EMP7	Extensions/Expansions within the Main Settlement	EC1, DMB1
EMP8	Extensions/Expansions Outside the Settlements	EC1, DMB1
EMP9	The Conversion of Barns and Other Rural Buildings for Employment Use	EC1, DMB1
EMP11	Loss of Land for Employment	EC1, DMB1
EMP12	Proposed Agricultural Diversification	EC1
Recreation and Tourism		
RT1	General Policy	EC3, DMB3
RT2	Small Hotels and Guest Houses	EC3, DMB3
RT3	The Conversion of Buildings for Tourism	EC3, DMB3
RT4	Camping Barns	EC3, DMB3
RT5	Caravans	EC3, DMB3
RT6	Touring Caravans	EC3, DMB3
RT8	Open Space	DMG1, DMB4
RT10	Protect Open Space	DMG1, DMG4
RT18 & RT19	Footpaths and Bridleways	DMB5
Transport and Mobility		
T1	Development Proposals	DM12, DMG3
T7	Parking Provision	DMG1, DMG3
T10	Provision of Stations at Gisburn and Chatburn	DM12
T11	Freight Transport	DMG3

Shopping		
S1	Within Main Shopping Centre, Clitheroe	EC2, DMR1
S2	Outside Main Shopping Area, Clitheroe	EC2, DMR1
S3	Shop Frontage	DMR1
S4	Whalley and Longridge	EC2, DMR2
S6	Change of Use	DMR2
S7	Farm Shops	DMR3
S10	Hot Food Takeaways	EC2, DMG1
S11	Temporary Retailing	EC2, DMG1
S15	Shutters	DMG1, EN5, DME4
Area Policies		
A1	Primrose Lodge	NO LONGER APPLICABLE -- NOT REPLACED
A2	Brockhall Village	NO LONGER APPLICABLE -- NOT REPLACED
A3	Calderstones	NO LONGER APPLICABLE -- NOT REPLACED

As required by regulation 34 (3) (6) of part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Ribble Valley Borough Council must give details of what action they have undertaken during the monitoring period in terms of co-operating with those bodies or persons prescribed under section 3A of the Act.

The duty to co-operate is set out in Section 110 of the Localism Act 2011, which adds an update in regard to Section 33a in to the Planning and Compulsory Purchase Act 2004 enhancing the duty to co-operate that the Act establishes. This applies to all Local Planning Authorities, County Councils in England and to a number of other prescribed bodies set out in the Act. Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the prescribed bodies to whom the duty also applies.

The requirements of the Localism Act and the expectations set out in the National Planning Policy Framework (NPPF) is that Local Planning Authorities, County Councils and other prescribed bodies will co-operate together to address strategic matters relevant to their areas when preparing a development plan document. The duty requires constructive and active engagement on the preparation of development plan documents and other activities relating to sustainable development and the use of land, and of particular importance, in relation to strategic infrastructure issues or matters within the remit of a County Council.

It is important to bear in mind that this is not, as such, a new requirement. The preparation of development plans, infrastructure projects and the need to take account of cross boundary issues with neighbouring authorities has been an important aspect in progressing the proper planning of any area for some time. In this regard, Ribble Valley has undertaken not just 'statutory' consultation as part of its plan preparation but has been actively involved in widespread joint working and strategic development initiatives that have been drawn upon to contribute to, and develop the Core Strategy.

As well as undertaking consultation on the Core Strategy at relevant stages, the Council has also applied the same extent of consultation in preparing its evidence base documents, including for example the Strategic Housing Market Assessment (SHMA), the Strategic Housing Land Availability Assessment (SHLAA) and the Housing Requirements Review together with the Infrastructure plan, which has generated the opportunity to seek the views of relevant authorities and bodies and to generate a dialogue where issues have arisen in order to produce a Core Strategy that has benefitted from the involvement of these bodies as the Act intends.

Although the Council has always sought to engage with other authorities and relevant agencies throughout the process, it is recognised that the enhanced testing of that process which the Localism Act has introduced has come in when the Core Strategy was at an advanced stage in its production, however the Council considers that the measures that have been put in place throughout the preparation of the Core Strategy are capable of meeting the new requirements and guidance published in the NPPF.   The Council also recognises that the duty to co-operate is not a one-off aspect of the process and that as issues arise, it is important to have in place measures to secure ongoing co-operation, joint working and problem solving as appropriate. The Council considers that its approach to such issues also helps support its obligations and provides further evidence on how the Council satisfies its obligations under the duty.

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