

**RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING & DEVELOPMENT COMMITTEE**

Agenda Item No.

meeting date: THURSDAY 18th AUGUST 2016
title: LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT
2015/16
submitted by: CHIEF EXECUTIVE
principal author: DIANE NEVILLE, SENIOR PLANNING OFFICER

1 PURPOSE

1.1 To review information on the Annual Monitoring Report (AMR). Please refer to the full document in the appendix for details.

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. It will inform the delivery and measure the success of the Council's planning policies, in particular the adopted Core Strategy, and it will help in the protecting and enhancing the quality of the environment and delivery of affordable housing.
- 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 Comprehensive monitoring is essential in order to establish whether the Council is succeeding in promoting and managing the future development of Ribble Valley. The Localism Act (2011) and Section 34 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 establishes the statutory need for monitoring reports.

2.2 The format of the AMR has altered over recent years. There is no longer a requirement to produce a set of Core Output Indicators as in previous AMR's, and since the adoption of the Core Strategy in December 2014, monitoring is now focused on measuring the performance of the policies contained in this document. The Inspector who undertook the Examination in Public of the Core Strategy proposed a tighter monitoring framework based around the individual policies in the plan. It is intended that the indicators contained in the Core Strategy and monitored within this AMR will remain constant year on year and allow for annual comparisons.

2.3 For clarity and ease of use, each indicator is presented in the following way:

Indicator No.	
Target	
Related Policy	
Result	

- 2.4 The report covers information on the environment, housing, the economy, delivery mechanisms and infrastructure, the strategic site and Development Management policies. The following table offers a snap shot of some of the key indicators which are contained within the report.

Population	58,100
Households	25,019
Housing Completions	300
Housing Permissions	585
Affordable Homes	90
Development on previously developed land	118
Amount of new employment land	0.8ha
Housing Trajectory	5.36 year supply

- 2.5 This AMR covers the period from 1st April 2015 - 31st March 2016. The document takes a slightly different format to last year's AMR in so much that it is split into two main sections. Last year, information was gathered where possible however it became apparent that there were insufficient mechanisms in place to effectively monitor some of the indicators. As a result, this year a clearer distinction has been made to differentiate those indicators where information is readily available and those where additional work is required to set up monitoring mechanisms (see section 8). There is a significant workload involved in setting up monitoring mechanisms for the 19 indicators where information is not currently available. Once set up, gathering and collating this information will also require a significant resource input. Focus on this work will be necessary to ensure that the Core Strategy policies are being monitored to assess the effectiveness of their implementation. Non-monitoring or gaps in the monitoring framework will leave the Core Strategy policies vulnerable and open to challenge.
- 2.6 In addition, the AMR relies upon information being provided across departments and from some external organisations. It will be necessary to keep the access to information under review and any identified issues addressed as soon as possible.

3 CONCLUSION

- 3.1 The Council will continue to monitor on an annual basis with further work undertaken on those areas where information is currently unavailable.

DIANE NEVILLE
SENIOR PLANNING OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

1. Annual Monitoring Report 2016.

For further information please ask for Diane Neville, extension 3200.

Annual Monitoring Report 2016

1st April 2015 - 31st March 2016



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

August 2016 Report



Ribble Valley
Borough Council



Core Strategy 2008 – 2028
A Local Plan for Ribble Valley
Adoption Version



RibbleValley
Local Development Framework

EXECUTIVE SUMMARY

This Annual Monitoring Report (AMR) takes a different form this year. It is the second one published since the adoption of the Core Strategy in December 2014. The Inspector who undertook the Examination in Public of the Core Strategy proposed a tighter monitoring framework based around individual policies in the plan. Where possible these indicators were monitored last year, however there were a number of indicators where there were insufficient mechanisms in place to effectively monitor. It was highlighted last year that it was anticipated that the new monitoring framework would take some time to embed as it relies upon information across departments and some external organisations. The first part of this AMR therefore includes those indicators where monitoring has been possible and is then proceeded by a section (section 8) setting out those indicators where additional mechanisms need to be devised to ensure the Core Strategy can be adequately monitored.

This Annual Monitoring Report covers the period from **1 April 2015 to 31 March 2016**.

To make the document simple and useable, each indicator will be presented in the following way:

Indicator	
Target	
Related Policy	
Result	

Snap shot of some of the key indicators:

Population	58,100
Households	25,019
Housing Completions	300
Housing Permissions	585
Affordable Homes	90
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Amount of new employment land	0.8ha
Housing Trajectory	5.36 year supply

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INTRODUCTION

Monitoring period

This Annual Monitoring Report covers the period from **1 April 2015 to 31 March 2016**. The adopted planning policies for the period covered by this AMR are those contained in the Core Strategy – adopted on the 16th December 2014.

Requirements for monitoring

The planning and Compulsory Purchase Act (as amended by the provision of the Localism Act 2011) requires that authorities publish Monitoring Reports, at least yearly, to progress on the implementation of the Local Development Scheme (LDS) and the extent to which the policies in the Core Strategy (and the other local development documents) are being delivered.

The Town and Country Planning (Local Planning) (England) Regulations 2012 have also introduced the requirements that the AMR includes:

- (i) details of any neighbourhood development orders or neighbourhood development plans made
- (ii) once the Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.

At the time of this report there is no work programme for a CIL Schedule.

At the time of this report, there are have been no formal submissions of Neighbourhood Plans however there have been the following designations, within which the NP are progressing:

1. Longridge Town Council
2. Bolton by Bowland Parish Council
3. Whalley

National Planning Policy

In March 2012, the National Planning Policy Framework (NPPF) was issued, 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 neighbourhood plans, and is a material consideration in planning decisions. The NPPF came into full force in April 2013. In addition, the Government issued Planning Policy for Traveller Sites in August 2015 which must be read in conjunction with NPPF.

Planning Practice Guidance

On the 6th March 2014, the Department for Communities and Local Government (DCLG) launched the Planning PractiCe Guidance (PPG). This is a web based resource which is 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 preparation, report any activity relating to the duty to cooperate and show how the implementation of policies in Local Plan is progressing.

LDF updates from the last AMR

Core Strategy 2008 – 2028

The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028.

The Core Strategy was adopted by the Council on 16 December 2014 and now forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028. It also includes development management policies to assist in the determination of individual planning applications. The Core Strategy is made up of 38 policies.

Statement of Community Involvement

The Statement sets out how the Borough Council will involve all elements of the community in the planning process, both in the preparation of planning policy and involvement in planning applications. It shows how we will consult on the development of the various documents that will make up the Local Development Framework.

The 2013 revisions include reference to new Neighbourhood Planning legislation and the introduction of a formalised pre-application process into the wider planning application system operated by the authority.

Local Development Scheme

The Local Development Scheme is intended to guide the production of development plans within the Ribble Valley. It is a very important document because our Development Plan Documents will help guide and shape the pattern of development within the borough. They will help form a spatial strategy for the area and will help to deliver community objectives and establish sustainable communities.

The Local Development Scheme has been updated and is intended to cover the period up to the end of April 2017. The documents will be produced under the provisions of the Planning and Compulsory Purchase Act. Progress against the LDS can be found in section 10 of this report.

Housing and Economic Development DPD

Work has begun on this document which will provide further detail to the spatial development strategy set out in the adopted Core Strategy. Evidence base work has been undertaken over the monitoring period on updating and producing a revised Proposals Map which includes a set of draft Settlement Boundaries.

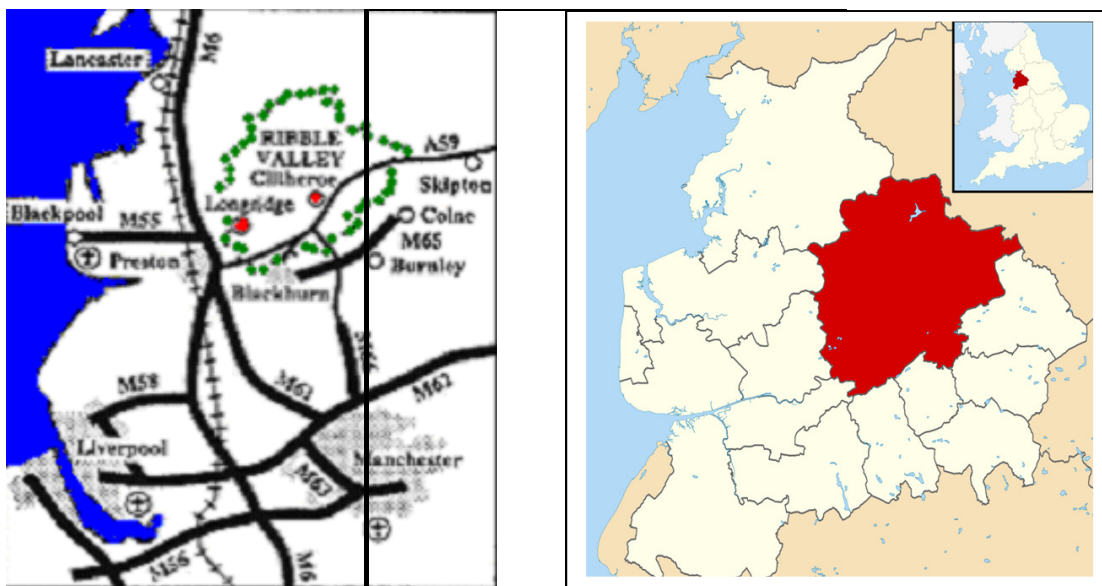
SECTION ONE: THE RIBBLE VALLEY

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 diagrams below shows the Borough in its Regional context.



Population

The Borough has a population of around 58,100¹. Clitheroe remains the main administrative centre having 14,765² inhabitants and lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 7,724³. 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 has produced a number of documents covering a variety of topic areas. This includes information on housing, employment land, open space, infrastructure, flood risk, heritage and town centres to name just a few. Further information on the LDF evidence base can be found on the [Ribble Valley website](#).

¹ NOMIS (base date 2014)

² Census (2011)

³ Census (2011)

To give an indication of the current situation in the borough, the following snapshot has been created. There are 24,045⁴ households in the borough, with the majority being 2 person households (8,774 people) Of the working age population, over half commute out of the borough each day to work, with the majority of people travelling to work by car or van (49%). Car ownership is high, which is a sign of a wealthy population. However, for those who don't own a car, the borough has 4 railway stations 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 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.

The following sections include monitoring indicators of specific policies in the Core Strategy. Where appropriate, additional indicators have been included which provide useful contextual monitoring information.

⁴ Census (2011)

SECTION TWO: ENVIRONMENT

This section sets out information on those Core Strategy environmental policies and Key Statements where monitoring information can be obtained. Section 8 contains those policies where monitoring information is not available.

As set out in the Core Strategy a number of designations exist that serve to protect the high quality environment enjoyed across the Ribble Valley. The Council is keen to ensure that appropriate measures are taken to enable this asset to be protected and this is achieved through the implementation of the policies set out in the Core Strategy. Monitoring of these policies ensures that they are operating effectively.

MONITORING OF THE ENVIRONMENTAL POLICIES

KEY STATEMENT – EN1 GREENBELT

The extent of the designated Green Belt in Ribble Valley is approximately 1730ha.

Indicator 1	Number of applications involving sites wholly or partly within the Greenbelt
Target	Monitor only
Related Policy	Key Statement EN1 – Green Belt
Result	19 (of which 16 approved, 3 refused)

Indicator 2	Area of land (ha or m2) in Green Belt
Target	Target is less than 1% of Greenbelt area by end of plan period
Related Policy	Key Statement EN1 – Green Belt
Result	The following floorspaces/areas of land were approved: Domestic extensions(3 in total): 145m ² Agricultural buildings/extensions (2 in total): 262m ² Mixed applications for change of use to commercial: (2 in total) Commercial extensions/buildings (3 in total): 187m ² New dwellings (1 in total): 6 bungalows for the elderly Alterations/replacement involving no new floorspace: 5 in total

Indicator 3	Number of inappropriate developments granted in the Green belt built within the Greenbelt
Target	Zero
Related Policy	Key Statement EN1 – Green Belt
Result	No inappropriate development has been granted permission in the Green Belt in the monitoring year.

KEY STATEMENT EN2: LANDSCAPE

Indicator 4	Number of applications involving sites wholly or partly within the AONB.
Target	Zero permissions that do not conform to policy requirements.
Related Policy	Key Statement EN2 – Landscape
Result	144 applications. All permissions granted (127) conformed to policy therefore target met.

Indicator 5	Area of land (ha or m2) within AONB granted permission.
Target	Zero permissions that do not conform to policy requirements. Also monitor the relative increase in number of permissions or applications within the monitoring period compared to the last AMR monitoring period.
Related Policy	Key Statement EN2 – Landscape
Result	It is considered that all permissions conformed to policy requirements and that therefore the target has been met. The total area affected by development was 6.4 ha including 8 new dwellings including barn conversions.

In relation to both Indicators 4 and 5 it is now considered that the zero non-conforming permissions target is an inappropriate measure of the effect of the relevant AONB related policies. It would be assumed that the authority would not grant permissions against its own policies and therefore the target as stated would not appear to be informative. AONB related policies do not seek to stop all development but to restrict it to various appropriate types and levels as specified within the overall strategy. As such it is still sensible to measure both the number and total amount of development, as mentioned above, and to monitor these as general indicators of the quantum of development coming forward in the AONB but not against any set target. In practice the Council will take this into account when undertaking monitoring.

In more detail the overall total of 6.4 ha comprises many different kinds of permissions the most frequent being agricultural buildings, house extensions, barn conversions and changes of use. Many of the permissions did not involve any significant additional physical change at all and one (3/2015/0977) accounted for almost half of the 6.4 ha total.

KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Indicator 10	Number of applications granted against Environment Agency and United Utilities advice (relating to flooding and drainage) where no mitigating solution has been identified.
Target	Zero
Related Policy	Key Statement EN3 – Sustainable Development and Climate Change
Result	Zero. Target has been met. Based upon the most up to date information available from the Environment Agency (EA), two applications were approved following an objection from the EA in relation to an unsatisfactory FRA/FCA being submitted, however in both cases mitigation measures were identified.

Indicator 11	Number of applications referred to the Minerals Authority as being within Mineral Safeguarding Areas (MSAs). Target is 100% of all relevant applications.
Target	100% relevant applications
Related Policy	Key Statement EN3 – Sustainable Development and Climate Change
Result	One application was referred to the Minerals Authority within the monitoring period.

KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

Indicator 12	Net gain to local biodiversity measured through biodiversity offsetting agreements.
Target	Net Gain
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Over the monitoring period there has been 1 biodiversity offsetting agreement. The target of a net gain has therefore been met.

Indicator 14	Number of sites granted permission against Natural England advice.
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Zero. Target has been met. Over the monitoring period, Natural England responded to 64 planning applications but did not raise an objection to any on the basis of geodiversity or biodiversity. Therefore no applications have been granted contrary to Natural England advice on this issue.

Indicator 15	(i) Change in areas and populations of biodiversity importance, including: (i) Change in priority habitats and species by type and; Change in areas designated for their intrinsic environmental value including sites of international, national, regional or local significance.
Target	Zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Zero. Target met. Information set out below

- i) The priority habitats and species within Ribble Valley are set out in the Lancashire Biodiversity Action Plan.

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

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.

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 worse⁵.

ADDITIONAL INDICATORS

Indicator 49	No net loss of biological heritage sites
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Over the monitoring period there has been no net loss of biological heritage sites which is in line with/below the Core Strategy target of no net loss.

Indicator 48	No net loss of hedgerows
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Over the monitoring period, there has been no net loss of hedgerows, which is in line with the Core Strategy target.

⁵ All definitions of SSSI conditions taken from Natural England website.

SECTION THREE: HOUSING

This section sets out information on those Core Strategy housing policies and Key Statements where monitoring information can be obtained. Section 8 contains those policies where monitoring information is not available.

The main aim of the housing policies contained within the Core Strategy is to ensure that over the plan period sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously developed land where suitable and where possible aiming to address meeting identified local need. Monitoring of these policies ensures that they are operating effectively.

MONITORING OF THE HOUSING POLICIES

KEY STATEMENT H1: HOUSING PROVISION

Indicator 16	Amount of housing completed in the Borough.
Target	Target is 280 units per year
Related Policy	Key Statement H1 – Housing Provision
Result	300 dwellings were completed in 2015/16

300 dwellings were completed in 2015/16 in comparison with an annualised requirement of 280. This is slightly lower than the 345 completions of the previous year.

Housing requirement (submitted Core Strategy document)	2008-2028	5600	Av. 280 pa
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Monitoring year	Net dwellings completed	Cumulative total	Annual average
2008/9	75	75	75
2009/10	89	164	82
2010/11	69	233	78
2011/12	147	380	95
2012/13	172	552	110
2013/14	183	735	123
2014/15	345	1080	154
2015/16	300	1380	173
Total 2008 -2015	1080	-	173
No. of dwellings required 2016 – 2028 (5600-1380)	4220	-	352

Source: RVBC housing land monitoring.

ADDITIONAL INDICATOR: HOUSING SUPPLY AND TRAJECTORY:

Indicator 18	Housing Land availability position based on adopted Core Strategy requirement (2008-2028) including permissions, completions and commitments up until 31 st March 2016
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	5.36 year supply

Assessment of the five year supply position at 31st March 2016 shows that there was supply of 2723 deliverable dwellings amounting to a 5.36 year supply⁶, based on an annualised requirement of 280 dwellings and including a 20% buffer. This compares with the position at March 2015 of 2864 dwellings amounting to a 5.59 year supply.

Appendix 2 of the Core Strategy includes a housing trajectory, based on information at 31st March 2014 which illustrates potential rates of delivery of market and affordable housing for the plan period. Actual delivery can be compared with the trajectory as follows:

	CS Trajectory (2014)	Actual delivery
Market housing	324	222
Affordable housing	98	78
Total	422	300

ADDITIONAL INDICATOR:

Indicator 22	New and converted dwellings on previously developed land
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	118 new dwellings permitted completed on previously developed land out of a total of 300 completions (39%).

KEY STATEMENT H2: HOUSING BALANCE

Indicator 17	Housing mix and type (approved planning permissions)
Target	Target is positive net increase in older persons accommodation and family housing (2 and 3 bed).
Related Policy	Key Statement H1 – Housing Provision
Result	See table below

Planning permission was granted for a total of 585 dwellings in the monitoring year. 414 of these were on sites with outline planning permission or were the subject of prior notifications, where in both cases there are no details of dwelling types (these will be considered at Reserved Matters or full applications stage). Of the 171 units with permission where details are known, the housing mix is as follows and includes new build, changes of use and conversion:

1 bed	2 bed	3 bed	4+ bed	Totals
35	43	44	49	171
20%	25%	26%	29%	100%

In terms of older persons accommodation, over the monitoring period 47 units on 3 sites have been approved, which represents 8% of the total housing permissions.

⁶ Source: RVBC Housing Land Availability April 2015

KEY STATEMENT H3: AFFORDABLE HOUSING

Indicator 19	The number of new affordable units completed in the borough
Target	75
Related Policy	Key Statement H3– Housing Provision
Result	90

	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TOTAL
Open Market	38	46	42	86	143	138	232	222	1025
Affordable	37	43	27	61	29	45	113	78	433
Total	75	89	69	147	172	183	345	300	1080
Affordable as % of all new dwellings	49.3	48.3	39.1	41.5	16.9	24.6	32.8	26	32.9

(source: RVBC Housing Land Monitoring)

ADDITIONAL AFFORDABLE UNITS:

In addition there have been 12 units created through the remodelling of existing stock or acquisition of empty properties. A total of 90 affordable units have been delivered in the monitoring year. This is significantly above the target of 75.

- 1) Over the monitoring period, the Council has provided 6 Landlord Tenant Grants.
- 2) There have been 24 tenancy protection schemes over the monitoring period.
- 3) During the monitoring period 4 empty properties have been brought back into use.

KEY STATEMENT H4: GYPSY AND TRAVELLER ACCOMMODATION

Indicator 21	Number of permissions for Gypsy and traveller pitches.
Target	2 pitches over the plan period
Related Policy	Key Statement H1 – Housing Provision
Result	0 - no new pitches approved in the monitoring period.

SECTION FOUR: ECONOMY

This section sets out information on those Core Strategy economic policies and Key Statements where monitoring information can be obtained. Section 8 contains those policies where monitoring information is not available.

As set out in the Core Strategy, employment and a strong economy are important to the Ribble Valley and the Council will seek to facilitate employment and economic investment where it accords with the Core Strategy policies. Monitoring of these policies ensures that they are operating effectively.

ADDITIONAL INDICATORS: THE ECONOMY IN RIBBLE VALLEY:

Indicator 32	Unemployed persons in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	Unemployed persons in Ribble Valley – 3.6% compared to 8% in the North West and 8% in England.

Indicator 33	Number of people claiming a key benefit in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	9% in Ribble Valley compared to 19% in the North West and 15% in England.

Indicator 34	Employed persons in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	Employed persons in Ribble Valley – 82% compared to 69% in the North West and 71% in England. Employment types - As at 2014 ⁷ there were 18,900 full time employees and 6,900 part-time employees in the borough. The percentage of employment in the private sector was 84.9%.

Indicator 35	Weekly earnings in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	In 2015 Ribble Valley had residence based weekly median earnings of £452.40, which is above the UK figure of £425.80 and the highest in Lancashire.

⁷ Lancashire County Council monitoring information- Area Profiles.

MONITORING OF THE ECONOMIC POLICIES

KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

Indicator 23	Amount of new employment land developed per annum
Target	Target is 1ha per annum
Related Policy	Key Statement EC1 – Business and Employment Development
Result	There has been a total of 0.8ha developed for economic/employment land purposes over the monitoring period which is just below the 1ha target.

Indicator 24	Employment land supply by type (hectares)
Target	No target – monitor only
Related Policy	Key Statement EC1 – Business and Employment Development
Result	See table below for breakdown

The table below shows the employment land supply for the monitoring period, broken down by use class.

Business and Industrial Use	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)
	2007-08	2008/09	2009/10	2012/13	2013/14	2014/15	2015/16
B1							
- B1a Offices other than defined in Class A2	4.72	5.414	3.489	4.071	3.976	3.719	3.153
- B1b Research and development including laboratories and studios		0	0	0.036	0.024	0.024	0.078
- B1c Light Industry		3.100	2.353	1.942	2.444	2.611	2.875
B2 General industry	1.27	2.211	1.969	1.416	1.824	1.419	1.997
B8 Storage or distribution centres including wholesale warehouses	0.32	0.332	0.632	0.243	0.269	0.375	0.418
Mixed	10.56	2.974	4.569	12.613	12.564	9.517	2.286
Total	16.88	14.031	13.012	20.321	21.101	17.665	10.807

Indicator 25	Number of farm diversification schemes permitted
Target	Monitor only
Related Policy	Key Statement EC1 – Business and Employment Development
Result	Over the monitoring period there has been 1 farm diversification scheme permitted.

Indicator 26	Loss of employment land
Target	No net loss over the plan period
Related Policy	Key Statement EC1 – Business and Employment Development
Result	There has been a loss of 2021m ² over this monitoring period.

Indicator 27	Percentage of land permitted for development on previously developed land (pdl).
Target	greater than 51%.
Related Policy	Key Statement EC1 – Business and Employment Development
Result	97%

The table below shows that 97% of development for economic purposes has been on previously developed land over the monitoring period. This is the same percentage as the previous monitoring period.

Business Use		B1a	B1b	B1c	B2	B8	Mixed	Total
Floorspace completed m ²	Gross	6818	60	541	615	91	0	8125
	Net	6818	60	541	615	91	0	8125
On PDL m ²	Gross	6758	0	410	615	91	0	7874
%PDL	Gross	83	0	5	8	1	0	97

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.

Indicator 28	Number of Empty commercial properties.
Target	Net reduction
Related Policy	Key Statement EC1 – Business and Employment Development
Result	59 empty commercial properties. This is a reduction of 3 since the previous monitoring period and therefore the target has been met.

KEY STATEMENT EC2: DEVELOPMENT OF RETAIL, SHOPS AND COMMUNITY FACILITIES

Indicator 29	Retail vacancy rates in the key centres of Clitheroe, Longridge and Whalley
Target	Net reduction
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	See table below

Retail Centre	Vacancy rate	Reduction since last monitoring period? Y/N?
Clitheroe	8	Yes - reduction of 1
Longridge	3	No change
Whalley	1	No change

Indicator 30	Permissions involving the creation of new retail floorspace
Target	Net increase
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	There has been 1 application involving the creation of new retail floorspace over the monitoring period. See table below

LOCATION	PLANNING APP NO	DESCRIPTION	HA	SQM	USE CLASS
Unit 3-5 Deanfield Drive, Clitheroe, BB7 1QJ	3/2015/0812	Change of use from B1(c) to a mixed use B1(a), B1(b) and A1.	0.0449	449.3	A1

Indicator 31	Permissions involving the loss of community facilities
Target	Net reduction
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	See table below

Community facilities defined as being: facilities which provide for the health and wellbeing, social education, spiritual, recreational, leisure and cultural needs of the community target is, there should be no net loss over the plan period.

Over the monitoring period there have been 5 permissions involving the loss of community facilities. There is an overall Core Strategy target that there should be no net less over the plan period (2008-2028).

Application No.	Site	Development Description
3/2014/1019	Pendle Hotel Clitheroe Road Chatburn	Conversion and reconstruction of part of original public house/hotel to form domestic dwelling house
3/2015/0352	Former public conveniences Newton	Demolition of former public convenience and erection of single storey detached garage/store for residential use.
3/2015/0426	Pendle View Fisheries A59 Barrow	Change of use of fishery to leisure park with 19 lodges, 11 woodland lodges, 10 cabins, warden's lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager's house and café to form restaurant, public house and manager's accommodation, 100 car parking space, ground work, re-contouring and creation of ecological wetland and ancillary landscaping.
3/2015/0791	Craven Heifer 105 Whalley Road Clitheroe	Change of use from public house (A4) to offices (B1).
3/2015/0928	White Horse Inn York Street Clitheroe	Change of use from public house with living accommodation to two shops and five apartments together with external alterations.

SECTION FIVE: DELIVERY MECHANISMS AND INFRASTRUCTURE

This section sets out information on those Core Strategy delivery and infrastructure policies and Key Statements where monitoring information can be obtained. Section 8 contains those policies where monitoring information is not available.

In terms of delivery, the Council will lead the implementation of the Core Strategy however, this cannot be done in isolation from other services and service providers. Monitoring of these delivery policies ensures that they are operating effectively.

MONITORING OF THE DELIVERY AND INFRASTRUCTURE POLICIES

KEY STATEMENT DM11: PLANNING OBLIGATIONS

Indicator 36	Number of developments with legal agreements for infrastructure contributions (covering facilities and services)
Target	Monitor only
Related Policy	Key Statement DM1: Planning Obligations
Result	11

Section 106's signed 1/4/15 - 31/3/16		
APP NO	LOCATION	DATE
3/2013/0981	Land at Chatburn Road, Clitheroe	30/06/15
3/2014/0618	Land off Chatburn Old Road, Chatburn	27/05/15
3/2014/0666	15 Parker Avenue, Clitheroe	30/03/15
3/2014/0742	Land off Pimlico Road, Clitheroe	30/09/15
3/2014/0764	Land East of Chipping Lane, Longridge	29/10/15
3/2014/0779	Land off Dale View, Billington	11/09/15
3/2014/1018	Barnacre Road, Longridge	15/12/15
3/2014/1056	Mill Cottage, Mill Lane, Waddington	14/09/15
3/2014/1066	Land adj. 1 Swinglehurst Cottage, Chipping	01/07/15
3/2015/0010	Land off Longsight Road, Langho	30/06/15
3/2015/0159	Former Golf Driving Range Upbrooks, Lincoln Way Clitheroe	08/01/16

SECTION SIX: STRATEGIC SITE

This section sets out information on the Core Strategy Strategic site at Standen where monitoring information can be obtained.

THE STRATEGIC SITE: STANDEN

Indicator 37	Monitoring on the progress on the implementation of planning permissions.
Target	100 dwellings per annum from 2017
Related Policy	Strategic Site
Result	No application received during monitoring period but a Reserved Matters application was submitted for 229 dwellings in April 2016.

The strategic site allocated in the Core Strategy is at Standen, to the south east of Clitheroe. As set out in the Core Strategy it is intended that the site will be developed in a comprehensive and sustainable manner. Outline planning permission for the site was approved on 17/4/2014 for a development to include 1040 dwellings (728 market and 312 affordable) reference 3/2012/0942.

Permission to vary the conditions of the outline permission was granted in April 2015 (application reference 3/2015/0895) and by way of an update, just outside of the monitoring period (April 2016) a Reserved Matters application was submitted in relation to phase one of the development for 229 dwellings (3/2016/0324). The application was undetermined at the time of writing this report.

It is estimated that the first phase will be completed by 2022. Other phases are expected to commence within this period. Development of the site has not yet commenced. The images below show the site in its local context.



SECTION SEVEN: DEVELOPMENT MANAGEMENT POLICIES

This section sets out information on those Core Strategy Development Management policies where monitoring information can be obtained. Section 8 contains those policies where monitoring information is not available.

The purpose of the Development Management policies is to provide a mechanism to help implement the Core Strategy to attain the vision and objectives that are identified and set out in the document. Against the context of an identified Development Strategy and themed spatial policies, the Development Management policies guide the principles of development and provide a clear approach for delivering the Core Strategy. They help to inform decisions on planning applications which is the principle means of ensuring the successful delivery of the strategy. Monitoring of these policies therefore ensures that they are operating effectively.

MONITORING OF THE DEVELOPMENT MANAGEMENT POLICIES

POLICY DMG2: STRATEGIC CONSIDERATIONS

Indicator 38	Percentage of new development in accordance with the Development Strategy, i.e. directing development to existing sustainable settlements.
Target	Various targets as set out in DS1
Related Policy	Key Statement DS1 – Development Strategy
Result	<p>The Core Strategy was adopted in December 2014 and since this date all applications have been determined against the policies set out in the plan.</p> <p>The Council reviews appeal decisions, especially in those applications where the spatial strategy is considered as an issue. There have been no decisions that would warrant concern regarding the strategy, which is being upheld by Inspector's.</p>

Table 4.12 of the adopted Core Strategy sets out the residual numbers of dwellings for Principal Settlements and Tier One settlements, based on the as determined at 31st March 2014. The position updated to 31st March 2016 is as follows:

PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2016	Residual no. dwellings at 31 st March 2016 ⁸	Amount in excess of residual requirement
Clitheroe (total)	2320	-	-	-
<i>of which:</i>				
Standen Strategic Site	1040	1040	0	0
rest of Clitheroe	1280	1338	0	58
Longridge	1160	932	28	0
Whalley	520	546	0	26

Unlike the Principal Settlements, specific overall requirements were not set for Tier One settlements at the outset of the Core Strategy plan making process. Instead residual requirements were only applied at a later stage during the examination period in connection with the refinement of the Development Strategy. The table below shows the residual requirement as set out in the adopted Core Strategy, based on the position at 31st March 2014 and an updated position at 31st March 2016 which takes into account commitments up to this latter date:

TIER ONE SETTLEMENTS:

Settlement	Residual requirement at 31 st March 2014	Residual requirement at 31 st March 2016
Barrow	0	0
Wilpshire	45	38
Read and Simonstone	18	20
Billington	18	0
Langho	18	0
Mellor	18	18
Chatburn	18	18
Mellor Brook	5	5
Gisburn	5	0

The above figures represent the situation at the date of monitoring and do not include applications which the Council has resolved to approve once a Section 106 Agreement has been completed. They may vary after that date as permissions are granted (including when Section 106 Agreements are completed), lapse or subsequent schemes involve a variation in number of dwellings from an original scheme. Most up to date information is used at the point of determining individual applications.

⁸ As at 31st March 2016. Any applications approved or lapsed since this date may alter the residual number.

POLICY DMG3: TRANSPORT AND MOBILITY

Indicator 42	Permissions which affect the opportunity to transport freight by rail or affect the potential rail station sites at Gisburn and Chatburn.
Target	0
Related Policy	Key Statement DMG3 – Transport and Mobility
Result	0 – target has been met.

TREES & WOODLANDS, OPEN SPACE, FOOTPATHS

POLICY DME1: PROTECTING TREES AND WOODLANDS

Indicator 43	Number of permissions involving the planting of new trees/ woodlands and total net area
Target	Net gain
Related Policy	DME1 – Protecting Trees and Woodlands
Result	Over the monitoring period there have been 9 permissions which involved the planting of trees/ woodlands increasing the total net area in the borough. This is in line with the Core Strategy policy.

Indicator 44	Number of permissions involving a net loss of woodland or hedgerows.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There have been no permissions involving a net loss of woodland or hedgerows over the monitoring period which is in line with the Core Strategy target.

Indicator 45	Number of new TPOs made.
Target	Monitor only
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There have been 4 new TPOs made over the monitoring period.

Indicator 46	Loss of any protected trees.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There has been a loss of 33 protected trees over the monitoring period and therefore the Core Strategy target has not been met.

Indicator 47	Loss of ancient woodland and veteran and ancient trees.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There has been no loss of ancient woodland and veteran and ancient trees over the monitoring period, which is in line with the Core Strategy target.

HERITAGE

KEY STATEMENT EN5: HERITAGE ASSETS

Indicator 58	Number of applications involving designated heritage assets.
Target	Monitor only
Related Policy	Key Statement EN5 – Heritage Assets
Result	There have been a significant number of applications involving designated heritage assets over the monitoring period, however it was not possible to determine the specific number of applications before this report was finalised.

(definition of a heritage asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation)

Indicator 59	Number of permissions granted against Heritage England advice.
Target	Zero
Related Policy	Key Statement EN5 – Heritage Assets
Result	Zero over the monitoring period. Target met.

POLICY DME4: PROTECTING HERITAGE ASSETS

Indicator 53	Publication of a local list of heritage assets.
Target	Target is to review the local list once it's established.
Related Policy	DME4 – Protecting Heritage Assets
Result	Currently no local list produced

Indicator 54	Publication of buildings at risk register
Target	Target is to review the local list once it's established.
Related Policy	DME4 – Protecting Heritage Assets
Result	<p>Target met. There are 6 sites identified on the English Heritage 'Building at risk register':</p> <p>Parks – Woodfold Park, Mellor</p> <p>Scheduled Monument</p> <ol style="list-style-type: none"> 1. Bellmanpark lime kilns and part of an associated tramway 180 metres north west of Bellman Farm, Clitheroe 2. Whalley Cistercian Abbey 3. Ribchester Roman Fort 4. Ashnott lead mine 5. The old lower Hodder bridge, Great Mitton <p>Whalley Abbey</p> <p>This remains the same as the previous monitoring period.</p>

Indicator 55	Number of listed buildings and buildings in Conservation areas lost through development proposals.
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Target	No loss
Related Policy	DME4 – Protecting Heritage Assets
Result	There have been no listed buildings lost through development proposals over the monitoring period. There have been no buildings in conversation areas lost due to development proposals over the monitoring period.

Indicator 56	Number of permissions involving Parks and Gardens and Scheduled Ancient Monuments
Target	No change against EH advice
Related Policy	DME4 – Protecting Heritage Assets
Result	Over the monitoring period there have been a number of applications where Historic Parks & Gardens and/or Scheduled Monuments have been a material consideration. An example of this is the application for the tennis dome at Stonyhurst College.). Another of note is the Mellor Lodge appeal decision (dismissed December 2015 relating to the retention of a harmful extension to the listed lodge; Woodfold Park Historic Park & Garden is 'at risk' according to Heritage England) and the removal of unauthorised stables at Gisburne Park Historic Park & Garden this year. There has also been a refusal for a proposed extension to the stables at Woodfold Park. An application for signage at Paythorne was withdrawn on concern that it harmed the setting of a scheduled monument.
Indicator 57	Conservation Area appraisals
Target	Target is to maintain up to date conservation area appraisals.
Related Policy	DME4 – Protecting Heritage Assets
Result	There are a total number of 22 Conservation Areas in the Borough. The majority of the Conservation Area appraisals were carried out in 2005, and will require a review.

Indicator 63	Number of permissions for development granted contrary to Environment Agency advice.
Target	0
Related Policy	DME6 – Water Management
Result	Zero. Target has been met. Based upon the most up to date information available from the Environment Agency (EA), two applications were approved following an objection from the EA in relation to an unsatisfactory FRA/FCA being submitted, however in both cases mitigation measures were identified.

POLICY DME6: WATER MANAGEMENT

Indicator 62	Number of applications permitted against criteria set out in policy
Target	0
Related Policy	DME6 – Water Management The policy requires that development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. To be acceptable applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

	<ul style="list-style-type: none"> • Preventing pollution of surface and/ or groundwater • Reducing water consumption • Reducing the risk of surface water flooding <p>The Authority will also seek the protection of the borough's water courses for their biodiversity value</p>
Result	Within the monitoring period no planning permission has been granted in contravention of DME6.

POLICY DMH4: CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

Indicator 67	Number of permissions granted in accord with the policy criteria.
Target	100%
Related Policy	DMH4 – Conversion of Barns and other buildings to dwellings
Result	14

POLICY DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS

Indicator 68	Number of permissions involving residential extension or curtilage extensions that comply with the policy criteria.
Target	100%
Related Policy	DMH5 – Residential and curtilage extensions
Result	Over the monitoring period there has been: <ul style="list-style-type: none"> • 10 permissions involving curtilage extensions • 196 applications involving residential extensions

EMPLOYMENT

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Indicator 69	Gain in new employment land by floor area and type.
Target	8ha
Related Policy	DMB1 – Supporting business growth and the local economy
Result	In the previous monitoring period As at 31 st March 2015, there has been 3.35ha of new employment land approved (B1 use). There has been an additional 2.24ha of new employment land for B1 and B2 use granted planning permission in this monitoring period (1 st April 2015- 31 st March 2016). Collectively therefore, since the adoption of the Core Strategy in December 2014 there has been a total of 5.59ha of new employment land granted planning permission. This leaves a residual amount of 2.41ha of employment land to provide over the remaining plan period (up to 2028).

Indicator 70	Loss of existing employment land by floor area and type.
Target	No net loss over plan period
Related Policy	DMB1 – Supporting business growth and the local economy
Result	Overall loss of 2021m ² over the monitoring period is broken down as follows: B1a - 1120 m ² B1c - 449 m ² B2 - 452 m ²

Indicator 71	Number of firms relocating outside the Borough due to planning constraints set out in policy.
Target	zero
Related Policy	DMB1 – Supporting business growth and the local economy
Result	0 – target has been met.

POLICY DMB2: THE CONVERSION OF BARNs AND OTHER RURAL BUILDINGS TO EMPLOYMENT USES

Indicator 72	Number of permissions involving conversion and net new floorspace created.
Target	Net gain
Related Policy	DMB2 – The conversion of barns and other rural buildings to employment uses
Result	There have been no permissions.

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

Indicator 73	Number of planning permissions involving new or improved facilities
Target	Net gain
Related Policy	DMB3 – Recreation and Tourism Development
Result	6 permissions granted. Target has been met.

Indicator 74	Number of planning permissions involving loss and change of use of tourism and recreation facilities.
Target	Net gain
Related Policy	DMB3 – Recreation and Tourism Development
Result	No permissions have been granted.

Indicator 75	Number of permissions involving loss of public open space (POS) and any alternative provision made.
Target	Net gain over plan period
Related Policy	DMB4 – Open Space Provision
Result	<p>For the purposes of this AMR Open Space is taken to mean those sites defined in the previous District wide Local Plan (DWLP) as “Essential Open Space” under DWLP policy G6. In the development of the forthcoming Housing and Economic Development DPD the definition of Open Space has been changed and therefore going forward direct comparisons with AMRs based on the older definition will initially be difficult.</p> <p>During this AMR period and using the G6 site definition no Open Space has been lost therefore target met.</p>

POLICY DMB4: OPEN SPACE PROVISION

Indicator 76	Number of permissions and area of gain in Public Open Space.
Target	Net gain over plan period
Related Policy	DMB4 – Open Space Provision
Result	Over the monitoring period there have been section 106 contributions towards off-site improvements at Mardale Playing Fields, Longridge. There are also Open Space provision arrangements awaiting a reserved matters application in one further application.

RETAIL

POLICY DMR1: RETAIL DEVELOPMENT IN CLITHEROE

Indicator 79	Permissions involving gains in retail area and type.
Target	Targets are set out in Policy EC2 relating to new retail provision by 2028.
Related Policy	Policy DMR1 – Retail development in Clitheroe
Result	Over the monitoring period there has been 1 permission which involved a gain in retail area.

Indicator 80	Loss of any retail outlets and in the main shopping frontages by area and type.
Target	
Related Policy	Policy DMR1 – Retail development in Clitheroe
Result	There has been a loss of 1 retail outlet in the main shopping frontages over the monitoring period.

POLICY DMR2: SHOPPING IN LONGRIDGE AND WHALLEY

Indicator 81	Permissions involving gains in retail area and type.
Target	Targets are set out in Policy EC2 relating to new retail provision by 2028
Related Policy	Policy DMR2 – Shopping in Longridge and Whalley
Result	There have been no permissions over the monitoring period.

INDICATOR: MONITOR POLICY DMR2

Indicator 82	Loss of any retail outlets by area and type
Target	zero
Related Policy	Policy DMR2 – Shopping in Longridge and Whalley
Result	0

POLICY DMR3: RETAIL OUTSIDE THE MAIN SETTLEMENTS

Indicator 83	Loss of any retail outlets in the villages
Target	zero
Related Policy	Policy DMR3 – Retail outside the main settlements
Result	0

Indicator 84	Gain in shopping area in villages and wider rurality
Target	Net gain
Related Policy	Policy DMR3 – Retail outside the main settlements
Result	0

SECTION EIGHT: INDICATORS WITH INSUFFICIENT MECHANISMS IN PLACE TO MONITOR

There are currently insufficient monitoring mechanisms in place to effectively monitor the following indicators:

Indicator 6	Number of applications for development within the “Open Countryside” i.e. on sites outside established allocations or settlement boundaries.
Target	Zero
Related Policy	Key Statement EN2 – Landscape
Result	Insufficient mechanisms in place to monitor

Indicator 7	Area of land (ha or m2) within Open Countryside granted permission
Target	Zero
Related Policy	Key Statement EN2 – Landscape
Result	Insufficient mechanisms in place to monitor

Indicator 8	Proportion of the population that has full access to the requirements of the Accessible Natural Green Space Standard
Target	Amount of statutory LNR per 1000 population. Target is 100%. 1ha of statutory local nature reserve per 1000 population
Related Policy	Key Statement EN2 – Landscape
Result	Insufficient mechanisms in place to monitor.

Indicator 9	Number of all relevant applications granted that do not conform to the specified codes and standards in the policy (Code for sustainable homes, Lifetime homes, Building for Life and BREEAM standards).
Target	Target is less than 5% of all relevant permissions.
Related Policy	Key Statement EN4 – Sustainable Development and Climate Change
Result	Insufficient mechanisms in place to monitor

Indicator 13	Number of applications involving a potential effect on recognised sites of environmental or ecological importance (i.e. those categories of site listed in para 2 of the policy).
Target	Net Gain
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Insufficient mechanisms in place to monitor.

HOUSING

KEY STATEMENT H3: AFFORDABLE HOUSING

Indicator 20	Number of new dwellings approved/ constructed which meet the Lifetime Homes standard.
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	Insufficient mechanisms in place to monitor

DEVELOPMENT MANAGEMENT POLICIES

Indicator 39	Number of permissions for development outside those settlements defined in the development strategy that do not meet at least one of the criteria mentioned in the policy.
Target	Zero dwellings per annum from 2017
Related Policy	Key Statement DS1 – Development Strategy
Result	Insufficient mechanisms in place to monitor.

Indicator 40	Number of permissions granted within 400m of a public transport route
Target	90%
Related Policy	Key Statement DMG3 – Transport and Mobility
Result	Insufficient mechanisms in place to monitor.

Indicator 41	Number of permissions granted that do not involve a travel plan.
Target	0
Related Policy	Key Statement DMG3 – Transport and Mobility
Result	Insufficient mechanisms in place to monitor.

Indicator 77	Loss of any Public Right of Way (PROW) or alternative provision.
Target	No loss of PROW as measured against policy criteria
Related Policy	DMB5 – Footpaths and Bridleways
Result	Insufficient mechanisms in place to monitor.

Indicator 78	Diversion of any PROW by number of incidents and total length of diversions.
Target	Monitor only
Related Policy	DMB5 – Footpaths and Bridleways
Result	Insufficient mechanisms in place to monitor.

LANDSCAPE

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

Indicator 50	Permissions involving potential change to landscape elements within policy.
Target	Zero permissions involving significant harm
Related Policy	DME2 - Landscape and Townscape Protection
Result	Insufficient mechanisms in place to monitor.

POLICY DME3: SITE AND SPECIES PROTECTION AND CONSERVATION

Indicator 51	Number of permissions which adversely affect the various sites and species mentioned in the policy.
Target	see a net enhancement of biodiversity
Related Policy	DME3 - Site and Species Protection and Conservation
Result	Insufficient mechanisms in place to monitor.

Indicator 52	Measurement of enhancement in ENV4: conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors.
Target	see a net enhancement of biodiversity
Related Policy	DME3 - Site and Species Protection and Conservation
Result	Insufficient mechanisms in place to monitor

RENEWABLE ENERGY

POLICY DME5: RENEWABLE ENERGY

Indicator 60	Number of permissions granted fulfilling renewable energy requirements within policy and by type of renewable energy.
Target	At least 90%
Related Policy	DME5 – Renewable Energy
Result	Insufficient mechanisms in place to monitor.

Indicator 61	Number of permissions involving on-site renewable energy generation and type of renewable energy.
Target	Target is 20MW per year.
Related Policy	DME5 – Renewable Energy
Result	There were 2 planning permissions granted within the AMR period in relation to renewable power generation over 50kw. They amounted to 5 MW of generating capacity. Therefore the target has not been met.

HOUSING

POLICY DMH1: AFFORDABLE HOUSING CRITERIA

Indicator 64	<p>Percentage of affordable housing that meets the criteria set out in the policy.</p> <p>Policy DMH1 sets out criteria against which proposals for the provision of affordable housing will be determined. To be acceptable proposals must be expressly for the following groups of people:</p> <p>First time buyers currently resident in the Parish or an adjoining parish Older people currently resident in the parish or an adjoin parish</p> <ul style="list-style-type: none"> • Those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment • Those who have lived in the parish for any 5 of the last 10 years having left to find suitable accommodation and also with close family remaining in the village • Those about to take up employment in the parish • People needing to move to the area to help support and care for a sick, older person or infirm relative <p>In addition to the groups mentioned above, others may have special circumstances that can be applied which will be assessed on their individual merits.</p>
Target	100%
Related Policy	DMH1 – Affordable Housing Criteria
Result	Delivery of affordable housing is monitored through section 106 mechanisms and the nominations process, however this is not currently collated to inform this indicator.

POLICY DMH2: GYPSY AND TRAVELLER ACCOMMODATION

Indicator 65	Number of new pitches created.
Target	As per latest GTAA – currently 2
Related Policy	DMH2 – Gypsy and Traveller Accommodation
Result	Zero in monitoring period

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

Indicator 66	Number of permissions granted in accord with the policy criteria.
Target	100% of applications to be granted in line with the policy
Related Policy	DMH3 – Dwellings in the open countryside and AONB
Result	Insufficient mechanisms in place to monitor.

SECTION NINE: LIST OF ALL CORE STRATEGY INDICATORS

No	Indicator	Related CS Policy	Methodology
	ENVIRONMENT		
	Greenbelt		
1	Number of applications involving sites wholly or partly within the Greenbelt	EN1	Insufficient recording to allow monitoring
2	Area of land (Ha or m2) in greenbelt granted permission	EN1	Insufficient recording to allow monitoring
3	Number of inappropriate developments granted in the Green Belt.	EN1	Insufficient recording to allow monitoring
	Landscape		
4	No of applications involving sites wholly or partly within the AONB	EN2	Insufficient recording to allow monitoring
5	Area of land (Ha or m2) within AONB granted permission	EN2	Insufficient recording to allow monitoring
6	No of applications for development within the "Open Countryside" ie on sites outside established allocations or settlement boundaries.	EN2	Insufficient recording to allow monitoring
7	Area of land (Ha or m2) within Open Countryside granted permission.	EN2	Insufficient recording to allow monitoring
8	Proportion of the population that has full access to the requirements of the Accessible Natural Greenspace Standard.	EN2	Insufficient recording to allow monitoring
	Sustainable Development & Development Change		
9	No of all relevant applications granted that do not conform to the specified Codes and standards in the policy.	EN3 & DME5	Insufficient recording to allow monitoring
10	No of new permissions for development granted contrary to Env Agency advice.	EN3	EA
11	No of applications referred to the Minerals Authority as being within Mineral Safeguarding Areas (MSAs).	EN3	
	BIODIVERSITY AND GEODIVERSITY		
12	Net gain to local biodiversity measured through biodiversity offsetting agreements	EN4	Trees and Countryside officer
13	No of applications involving a potential effect on recognised sites of environmental or ecological importance (i.e. those categories of site listed in para 2 of the policy).	EN4	Insufficient recording to allow monitoring
14	No of sites granted permission against Natural England Advice.	EN4	NE
15	Change in areas and populations of biodiversity importance, including: change in priority habitats and species by type and; change in areas of international, national, regional or local significance.	EN4	Trees and Countryside officer
	HOUSING		
16	The amount of housing completed in the borough	H1 – Housing	Planning technician

No	Indicator	Related CS Policy	Methodology
		Provision	
17	Housing Mix including tenure and type	H2 – Housing Balance	Insufficient recording to allow monitoring
18	Additional indicator – Housing supply and trajectory		
19	The number of new build affordable units completed in the borough as well as number of Landlord and Tenant grants provided, number of purchase and repair scheme, Tenancy Protection schemes and no. of empty properties brought back into use	H3 – Affordable Housing	Housing needs team
20	Number of new dwellings approved/constructed which meet the Lifetime Homes standard	H3	Insufficient recording to allow monitoring
21	Number of permissions for GT pitches	H4 – Gypsy and Traveller Accommodation	Planning policy
22	New and converted dwellings on previously developed land	H1 – Housing Provision	Planning Technician
ECONOMY			
23	Amount of new employment land developed per annum	EC1 – Business and Employment Development	Planning technician
24	Employment land supply by types (hectares)	EC1 – Business and Employment Development	
25	Number of farm diversification schemes permitted	EC1 – Business and Employment Development	Regeneration
26	Loss of employment land	EC1 – Business and Employment Development	Planning technician
27	% of land permitted for development on previously developed land	EC1 – Business and Employment Development	
28	Empty commercial properties	EC1 – Business and Employment Development	Regeneration
29	Retail vacancy rates in the key service centres of Clitheroe, Longridge and Whalley	EC2 – Development of Retail, Shops and Community facilities and services	Planning technician
30	Permissions involving the creation of new retail floorspace	EC2 – Development of Retail, Shops and Community facilities and services	Planning technician
31	Permissions involving the loss of community facilities	EC2 –	Development

No	Indicator	Related CS Policy	Methodology
		Development of Retail, Shops and Community facilities and services	Management
32	Unemployed persons in Ribble Valley	EC1 – Business and Employment Development	NOMIS
33	Number of people claiming a key benefit Ribble Valley	EC1 – Business and Employment Development	NOMIS
34	Employed persons in Ribble Valley	EC1 – Business and Employment Development	NOMIS
35	Weekly earnings in Ribble Valley	EC1 – Business and Employment Development	NOMIS
Delivery Mechanisms and Infrastructure			
36	Number of developments with legal agreements for infrastructure contributions	DM1 – Planning Obligations DM2 – Transport Considerations	Planning technician
Strategic Site			
37	Monitoring on the progress on the implementation of planning permissions	DMG2	Planning Policy
DEVELOPMENT MANAGEMENT POLICIES			
38	% of new development in accord with development strategy ie directing development to existing sustainable settlements.	DMG2 -	Planning technician
39	No of permissions for development outside those settlements defined in the development strategy that do not meet at least one of the criteria mentioned in the policy	DS1 – Development Strategy	Planning technician
Transport and Mobility			
40	No of permissions granted within 400m of a public transport route.	DMI2,DMG3	Insufficient recording to allow monitoring
41	No of major permissions granted that require a travel plan	DMG3	
42	Permissions which affect the opportunity to transport freight by rail or affect the potential rail Station sites at Gisburn and Chatburn.	DMG3	Planning Policy
Protecting Trees and Woodlands			
43	Number of permissions involving the planting of new trees/woodlands and total net area	DME1 – Protecting Trees and Woodlands	Trees and Countryside
44	Number of permissions involving a net loss of woodland or hedgerows	DME1 – Protecting Trees	

No	Indicator	Related CS Policy	Methodology
		and Woodlands	
45	Number of TPOs made	DME1 – Protecting Trees and Woodlands	Trees and Countryside Officer
46	Loss of any protected trees		Not recorded
47	Loss of ancient woodland and veteran and ancient trees		Not recorded
48	No net loss of hedgerows	EN4	Trees and Countryside Officer
49	No net loss of biological heritage sites	EN4	Trees and Countryside Officer
Landscape and Townscape Protection			
xx	Permissions involving potential change to landscape elements within policy (DME2)	DME2	
Sites and species protection and conservation			
50	No of permissions which adversely affect the various sites and species mentioned in the policy (DME3)	DME 3 –Sites and Species protection and conservation	Insufficient recording to allow monitoring
51	Measurement of enhancement in ENV4.	ENV4 – Biodiversity and Geodiversity	Insufficient recording to allow monitoring
Protecting Heritage Assets			
52	Publication of a local list of heritage assets	DME4	Conservation Officer
53	Publication of a buildings at risk register	DME4	Consult with Conservation Officer and search on MVM
54	Number of listed buildings and buildings in CA lost through development proposals	DME4	Search on MVM records and consult with Conservation Officer
55	No of permissions involving Parks and Gardens and Scheduled Ancient Monuments	EN5 – Heritage Assets DME4 – Protecting Heritage Assets	Search on MVM records and consult with Conservation Officer
56	Conservation Area Appraisals	EN5- Heritage Assets	consult with Conservation Officer
57	Number of applications involving designated heritage assets	EN5- Heritage Assets	consult with Conservation Officer
58	Number of permissions granted against Heritage England advice.	EN5- Heritage Assets	consult with Conservation Officer
RENEWABLE ENERGY			
59	No of permissions granted fulfilling Renewable Energy requirements within policy and by type of	DME5 – Renewable Energy	
60	No of permissions involving onsite RE generation and type of RE	DME5 – Renewable Energy	
Water Management			
61	No of applications permitted against criteria set out in policy DME6	DME6 – Water Management	Insufficient recording to allow

No	Indicator	Related CS Policy	Methodology
			monitoring
62	Number of permissions for development granted contrary to EA advice		EA
	Affordable Housing Criteria		
63	Percentage of affordable housing that meets the criteria set out in the policy.	DMH1 – Affordable Housing Criteria	Housing Needs
	Gypsy and Traveller Accommodation		
64	No of new GT pitches created (DMH2)	DMH2 – Gypsy and Traveller Accommodation	Planning Policy
	Dwellings in the open countryside		
65	No of permissions granted in accord with the policy criteria.(DMH3)	DMH3 – Dwellings in the open countryside and Area of Outstanding Natural Beauty	
	Conversion of Barns and other buildings to dwellings		
66	No of permissions accord with the policy criteria. (DMH4)	DMH4 – The conversion of barns and other buildings to dwellings	MVM
	Residential and curtilage extensions		
67	No of permissions involving residential extensions or curtilage extensions that comply with the policy criteria (DMH5)	DMH5 – Residential and curtilage extensions	MVM
	Supporting business growth and the local economy		
68	Gain in new employment land by floor area and type		
69	Loss of existing employment land by floor and area and type		Planning technician
70	Number of firms relocating outside the Borough due to planning constraints set out in policy		Regeneration
	Conversion of barns and other rural buildings to employment uses		
71	Number of permissions involving conversion and net new floorspace created		Regeneration
	Recreation and Tourism Development		
72	Number of planning permissions involving new or improved facilities	DMB3	
73	Number of planning permissions involving loss and change of use of tourism and recreation facilities	DMB3	
	Open Space Provision		
74	No of permissions involving loss of Public Open Space (POS) and any alternative provision made (DMB4)	DMB4 – Open space provision	
75	No of permissions and area of gain in POS (DMB4)	DMB4 – Open space provision	
	Footpaths and Bridleways		
76	Loss of any PROW (Public Rights of Way) or	DMB5 –	

No	Indicator	Related CS Policy	Methodology
	alternative provision	Footpaths and Bridleways	
77	Diversion of any PROW by No of incidents and total length of diversions	DMB5 – Footpaths and Bridleways	Tree & Countryside officer
	Retail development in Clitheroe		
78	No. of permissions involving gains in retail area and type	DMR1 – Retail Development in Clitheroe	
79	Loss of any retail outlets and in the main shopping frontages by area and type	DMR1 – Retail Development in Clitheroe	
	Shopping in Longridge and Whalley		
80	No. of permissions involving gains in retail area and type	DMR2 – Shopping in Longridge and Whalley	Regeneration
81	Loss of any retail outlets by area and type	DMR2 – Shopping in Longridge and Whalley	Regeneration
	Retail outside the main settlements		
82	Loss of any retail outlets in villages	DMR3 – Retail outside the main settlements	Regeneration
83	Gain in shopping area in villages and wider rurality	DMR3 – Retail outside the main settlements	Regeneration

SECTION TEN: PROGRESS ON THE LOCAL DEVELOPMENT SCHEME

The following table displays the most recent Local Development Scheme (LDS) timetable which was published in May 2016.

Since this date the timetable has been revised to reflect the current situation. Work on the Draft Proposals Map and the Housing and Economic Development DPD is underway, however the Issues and Options stage on both of these documents is now anticipated to begin in August 2016. This would still see adoption of these documents taking place by the end of 2017.

Local Development Framework Timescales – LDS 2016 with AMR monitoring

	2015												2016												2017											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Development Documents																																				
Housing and Economic Development Proposals Map																																				
AMR Monitoring against timetable set out above showing revised expected dates																																				

Key

- Target for Pre-Publication consultations (regulation 18)
- Publication Period (Consultation - regulation 19)
- Target for submission to Secretary of State (Regulation 22)
- Pre-Examination meeting
- Target Period for Formal Examination
- Anticipated receipt of Inspectors Report
- Date for proposed adoption