

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

Agenda Item No. 6

meeting date: THURSDAY, 31 AUGUST 2017
title: LOCAL DEVELOPMENT FRAMEWORK – AUTHORITY MONITORING REPORT 2016/17
submitted by: CHIEF EXECUTIVE
principal author: DIANE NEVILLE, SENIOR PLANNING OFFICER

1 PURPOSE

1.1 To review information on the Authority Monitoring Report (previously referred to as 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 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.

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	58,500
Households	25,019
Housing Completions	390
Housing Permissions	173
Affordable Homes	104
Development on previously developed land	113
Amount of new employment land	0.32ha
Housing Trajectory	5.73 year supply

- 2.5 This AMR covers the period from 1st April 2016 - 31st March 2017. In developing the framework, the intention was that the indicators contained in the Core Strategy would remain constant year on year and allow for annual comparisons. However, on-going monitoring since the adoption of the Core Strategy has highlighted that there remain data gaps where it has not been possible to collate information. This is due, in the main, to the significant resource implications involved in undertaking the monitoring, particularly in relation to retrospective data collection and analysis from the start of the plan period. A new section has therefore been added to this year's report (Section 8: Monitoring Constraints) which highlights the issue surrounding the data gaps and how this is intended to be address in moving into future monitoring periods. 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.
- 2.6 It is worth highlighting however that even where monitoring has not been possible, what has become evident is that the Core Strategy is still performing well overall (as seen through appeals and subsequent Inspector's decisions). Where this process has shown there to be areas which need further consideration, this will be undertaken as part of the Local Plan review, which the Council will move to following the completion of work on the Housing and Economic Development DPD.

3 CONCLUSION

- 3.1 The Council will continue to monitor on an annual basis with a new comprehensive monitoring framework formulated as part of the forthcoming Local Plan review.

DIANE NEVILLE
SENIOR PLANNING OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

1. Annual Monitoring Report 2017.

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



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Authority Monitoring Report 2017

1st April 2016 - 31st March 2017

**AUGUST
2017**



Ribble Valley
Borough Council



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



Ribble Valley
Borough Council



A Local Plan for Ribble Valley 2008-2028

Regulation 18 Issues and Options Consultation
Housing and Economic Development DPD

AUGUST 2016



EXECUTIVE SUMMARY

Ribble Valley Borough Council has been producing an Annual Monitoring Report since 2005. This is the first year that the focus of this has shifted slightly and the Council is now producing an Authority Monitoring Report to reflect government regulations. The requirement to produce an AMR is required by Section 113 of the Localism Act (2011).

This is the third AMR that has been 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 have been monitored, however there have been a number of indicators where there are insufficient mechanisms in place to effectively monitor. Whilst 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 previous two AMR's have highlighted that there has been significant difficulty in collecting all of the information for the indicators.

The Council is committed in the Core Strategy to undertaking a review within 5 years of its adoption. One of the useful things the AMR has highlighted is that there are issues associated with the current adopted monitoring framework and therefore as part of the review, this issue will need to be given reconsideration and a more appropriate monitoring framework developed.

In terms of the information set out in this document, where monitoring of indicators has been possible this is presented in the following way:

Indicator	
Target	
Related Policy	
Result	

Snap shot of some of the key indicators:

Population	58,500
Households	25,019
Housing Completions	390
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This Authority Monitoring Report covers the period from **1 April 2016 to 31 March 2017**.

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INTRODUCTION

Monitoring period

This Authority Monitoring Report covers the period from **1 April 2016 to 31 March 2017**. 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 monitor 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 has been one formal submission of a Neighbourhood Plan:

- Bolton by Bowland Parish Council (submitted early 2017)

There also remain the following designations, within which the Neighbourhood Plans are continuing to progress.

- Longridge Town Council
- 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.

Emerging policy/ guidance

The Government White Paper, 'Fixing our broken housing market', was published by the Department of Communities and Local Government in February 2017. This sets out a programme of reform to tackle issues with the housing market. Whilst concluding outside the monitoring period, consultation on a number of specific planning proposals ended on 2nd May 2017.

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. Over the monitoring period consultation took place on the Regulation 18 Issues and Options stage, which also saw the production of a revised Proposals Map which included a set of draft Settlement Boundaries.

Whilst outside of the monitoring period, a summary of the representations received during this Reg 18 consultation was subsequently produced and used to inform the Regulation 19 Publication Version of the HED DPD, which was presented to Members of the Planning and Development Committee in April 2017. Public consultation on this document (and its supporting documents) took place between 28th April and 9th June 2017. Following this, a summary of representations document was produced and a set of identified changes produced. The HED DPD was subsequently submitted for Independent Examination to the Secretary of State on 28th July 2017. A public consultation on these identified changes is also running between 31st July until 11th September 2017. More information on this can be found on the HED DPD pages (under planning policy) of the Ribble Valley Borough Council website.

A further update on the HED DPD will be provided in the next AMR.

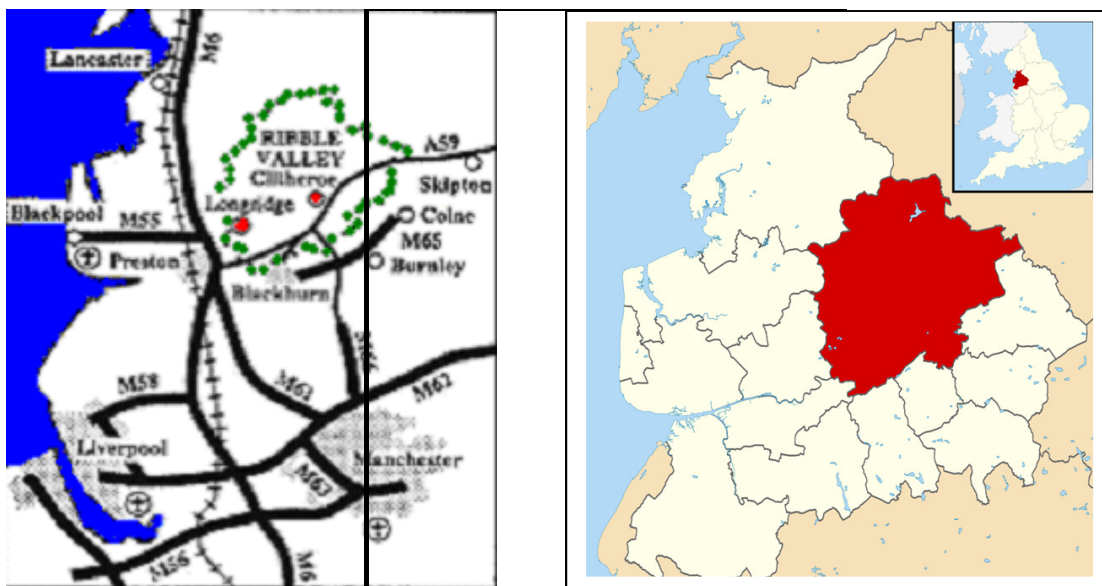
SECTION ONE: THE RIBBLE VALLEY

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 58,500¹. 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 Local Plan 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 Local Plan evidence base can be found on the [Ribble Valley website](#).

¹ NOMIS (base date 2015)

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 formal open space per head of the population equates to 0.003ha. The borough is of course rural with extensive network of public footpaths, permissive routes and access areas providing significant opportunities to access wider open countryside.

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.

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	12 (of which 9 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	There have been 9 applications approved over the monitoring period for development within the Green Belt. 5 of these were for either discharge of condition applications, variation of conditions applications, prior notification's or Certificate of Lawfulness applications. The remaining 4 applications were for the construction of either porch's, extension's or garage extension's and totalled less than 2ha of land.

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	122 applications (of which 85 approved, 37 refused)

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.

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), there were no objections to applications during the monitoring period.

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	3 applications within MSAs were approved over the monitoring period and referred to the Minerals Authority as appropriate. Target has been met.

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 no biodiversity offsetting agreements.

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 6 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.

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	390 dwellings were completed in 2016/17

390 dwellings were completed in the monitoring period which is an additional 90 units compared to the 300 dwellings which were completed in 2015/16. The annualised requirement is 280 units per 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
2016/17	390	1770	197
Total 2008 -2015	1770	-	
No. of dwellings required 2017 – 2028 (5600-1770)	3830	-	348

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 2017.
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	5.73 year supply

Assessment of the five year supply position at 31st March 2017 shows that there was supply of 2588 deliverable dwellings amounting to a 5.73 year supply⁶, based on an annualised requirement of 280 dwellings and including a 5% buffer. In the latest monitoring year (2016-2017) 390 dwellings were built. The table at Indicator 16 shows this is third consecutive year in which the annualised requirement of 280 dwellings per year has been exceeded. Accordingly, the Council's approach to calculating the 5-year supply reflects the position emerging from the Government's' White Paper⁷ in relation to the proposed "housing delivery test". In the position of completions having exceeded the annualised requirement of 280 dwellings for the three year period since 2014 (a three year average of 345 dwellings, which is approx. 23% above the annualised requirement), under the "housing delivery test" the 20% buffer would not apply. Hence it is appropriate to use the 5% buffer.

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

	Delivery 2016/17	
	CS Trajectory projected	Actual
Market housing	464	290
Affordable housing	158	100
Total	622	390

ADDITIONAL INDICATOR:

Indicator 22	New and converted dwellings on previously developed land
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	113 new dwellings permitted completed on previously developed land out of a total of 390 completions (29%).

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 173 dwellings in the monitoring year. 72 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 application stage). Of the 101 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
15	24	39	23	101
14.9%	23.8%	38.6%	22.7%	100%

⁶ Source: RVBC Housing Land Availability April 2017

⁷ Source: DCLG (February 2017) Fixing our Broken Housing Market (White Paper).

In terms of older persons accommodation, over the monitoring period 7 units on 3 sites have been approved as part of a larger development which represents less than 1% of the total housing permissions approved in the monitoring period.

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	104

	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	TOTAL
Open Market	38	46	42	86	143	138	232	222	290	1237
Affordable	37	43	27	61	29	45	113	78	100	533
Total	75	89	69	147	172	183	345	300	390	1770
Affordable as % of all new dwellings	49.3	48.3	39.1	41.5	16.9	24.6	32.8	26	25.6%	30.1

(source: RVBC Housing Land Monitoring)

ADDITIONAL AFFORDABLE UNITS:

In addition there have been at least 4 further units of affordable housing created within the existing stock through the provision of grants. This leads to a total of 104 affordable units delivered in the monitoring year. This is significantly above the target of 75.

- 1) Over the monitoring period, the Council has provided 4 Landlord Tenant Grants.
- 2) There have been 15 tenancy protection schemes over the monitoring period.
- 3) During the monitoring period 2 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.

Work on the Issues and Options stage of the Housing and Economic Development DPD has highlighted a requirement for a more detailed policy in relation to dealing with applications for gypsy and traveller pitches, even where no need for pitches is identified. Therefore a new policy (Policy TV1) has been included within the Regulation 19 Publication Version of the HED DPD.

SECTION FOUR: ECONOMY

This section sets out information on those Core Strategy economic policies and Key Statements where monitoring information can be obtained.

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 – 2.7% compared to 5.2% in the North West and 4.2% in England.

Indicator 33	Number of people claiming a key benefit in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	4.8% in Ribble Valley compared to 10.3% in the North West and 8.6% in England.

Indicator 34	Employed persons in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	Employed persons in Ribble Valley – 78.1% compared to 68.7% in the North West and 69.1% in England.

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 £528, which is above the UK figure of £540 and the highest in Lancashire.

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 0.32ha developed for economic/employment land purposes over the monitoring period.

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

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)	Land Supply (ha)
	2007-08	2008/09	2009/10	2012/13	2013/14	2014/15	2015/16	2016/17
B1								
- B1a Offices other than defined in Class A2	4.72	5.414	3.489	4.071	3.976	3.719	3.153	4.453
- B1b Research and development including laboratories and studios		0	0	0.036	0.024	0.024	0.078	0.078
- B1c Light Industry		3.100	2.353	1.942	2.444	2.611	2.875	1.309
B2 General industry	1.27	2.211	1.969	1.416	1.824	1.419	1.997	2.131
B8 Storage or distribution centres including wholesale warehouses	0.32	0.332	0.632	0.243	0.269	0.375	0.418	0.036
Mixed	10.56	2.974	4.569	12.613	12.564	9.517	2.286	2.286
Total	16.88	14.031	13.012	20.321	21.101	17.665	10.807	10.293

The table above shows existing permissions of employment land, broken down by use class (B class – office, industrial and storage) for the monitoring period, as well as details of land supply in previous years. Development is now underway on some of these sites and once completed will be deducted from this table in the following year. Further additional sites to meet the future needs of business growth are currently being identified through Ribble Valley’s recently submitted Housing and Economic Development Plan Document (HED DPD), through which the Council is allocating land to help address, as a minimum, the residual employment land requirements as measured against the overall requirement and spatial distribution of employment provision set out in the Core Strategy.

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 have been no farm diversifications 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 2559m 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	100%

The table below shows that 100% 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	3666	0	0	0	167	0	3833
	<i>Net</i>	3666	0	0	0	167	0	3833
On PDL m ²	<i>Gross</i>	3666	0	0	0	167	0	3833
%PDL	<i>Gross</i>	96%	0	0	0	4	0	100%

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	53 empty commercial properties. This is a reduction of 6 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	2	Yes - reduction of 6
Longridge	3	No change
Whalley	1	No change

The figure above relates to retail vacancy rates in the key centres of Clitheroe, Longridge and Whalley during March 2017.

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. This was an application for retrospective planning permission for unauthorised works. See table below

LOCATION	PLANNING APP NO	DESCRIPTION	HA	SQM	USE CLASS
Stydd Garden Centre Stydd Gardens Stoneygate Lane Ribchester PR3 3YN	3/2016/0840	Retention of unauthorised buildings and sheds, including retail sheds, stores and dog kennel.	0.02	218.70	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 2 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
3/2016/0815	Eagle and Child 8 Whalley Road Hurst Green	Change of use from public house with manager's accommodation to five dwellings, including side extension and alterations, along with creation of gardens, garages and parking areas.
3/2016/1028	Alston Hall Alston Lane Longridge	Change of use from class D1 (educational facility) to class C3 (residential dwelling).

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.

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 DMI1: 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	10

The following Planning Obligations were agreed in the monitoring period and generally covered matters pertinent to the permission granted such as: affordable housing; education contributions; commuted sums (e.g. for off-site provision of affordable housing, open space etc.); restriction of use etc. Agreements which supplemented or varied those completed in previous years (such as relating to approval of reserved matters, discharge of conditions, amended layouts) where no net additional development was involved are not included.

Section 106's signed 1/4/16 - 31/3/17		
APP NO	LOCATION	DATE
3/2015/0266	Lodematic, Primrose Works, Primrose Road, Clitheroe	18/04/16
3/2016/0290	Land adj 52 Chapel Hill, Longridge, PR3 3YB	24/08/16
3/2015/0495	Land at Worthalls Farm, Read, Burnely, BB12 7PW	24/08/16
3/2015/0845	Land at Towneley Road, Longridge, Preston	09/11/16
3/2016/0328	Land at Parker Avenue, Clitheroe	16/11/16
3/2015/0756	Land at Bridge Heywood Caravan Park, Whalley Road, Read	07/11/16
3/2016/0374	Land to the East of Clitheroe Road, Barrow	19/12/16
3/2016/0146	Land at Old Row, Barrow	22/12/16
3/2016/1044	Land at Mitton Road, Whalley	26/01/17
3/2015/1017	Land at Barrow Brook (site 3) Middle Lodge Road, Barrow	26/01/17

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	A Reserved Matters application (3/2016/0324) for 228 dwellings pursuant to outline consent 3/2015/0895 was approved in March 2017.

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). A Reserved Matters application in relation to phase one of the development for 229 dwellings (3/2016/0324) was approved on 06/03/2017.

Site preparation work has commenced and development of phase one is proposed to commence in summer 2017. It is estimated that the first phase will be completed by 2022. Other phases are expected to commence within this period.

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.

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 Planning Inspectors.</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 2017 is shown in the following table.

PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2017	Residual no. dwellings at 31 st March 2017 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	1336	0	56
Longridge	1160	939	21 ⁹	0
Whalley	520	549	0	29

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 2017 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 2017 ⁸
Barrow	0	0
Wilpshire	45	32
Read and Simonstone	18	3
Billington	18	0
Langho	18	0
Mellor	18	17
Chatburn	18	2
Mellor Brook	5	0
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 2017. Any applications approved or lapsed since this date may alter the residual number.

⁹ does not include the site at Grimbaldeston Farm for 275 dwelling which is awaiting completion of a Section 106 Agreement at 31/3/17

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 4 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 6 new TPOs made over the monitoring period. The Clitheroe Cricket Club TPO 2016 The Punchbowl TPO 2016 The Barrow Brook Enterprise Park TPO 2016 The Temple House, White Acre Lane TPO 2016 The Whalley Road, Mellor Brook TPO 2016 TPO: Clitheroe Old Hospital, A671, Chatburn Road.

Indicator 46	Loss of any protected trees.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There has been a loss of 94 protected trees over the monitoring period and therefore the Core Strategy target has not been met. These losses were due to TPO and CA applications that could not be refused. 54 trees have been replanted to replace the losses. Although this number is lower than the amount lost the overall coverage and quality will be improved.

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. The following are identified on the Historic England '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>Church of St Mary and All Saints, Whalley.</p>

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

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	<p>Over the monitoring period there have been a number of applications where Historic Parks and Gardens and/ or Scheduled Monuments have been a material consideration. Some examples of this relate to an applications at Stonyhurst College where the application was significantly amended (including the deletion of a new road off historic Avenue) before a decision was taken so as to safeguard the character of the Historic Park and Garden (and setting of Grade I listed buildings). There has also been an application for an extension to a former stables, at Woodfold Park Farm, which was refused due to the impact on the Historic Park and Garden and setting of listed buildings.</p>

Indicator 57	Conservation Area appraisals
Target	Target is to maintain up to date conservation area appraisals.
Related Policy	DME4 – Protecting Heritage Assets
Result	<p>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.</p>

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), no development has been granted contrary to Environment Agency advice.

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 The Authority will also seek the protection of the borough's water courses for their biodiversity value
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	Target met. 12 planning permissions (for 18 dwellings) were granted for the conversion of barns and other buildings to dwellings in the monitoring period.

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	Target has been met. Over the monitoring period there has been: <ul style="list-style-type: none"> • 2 permissions involving curtilage extensions • 127 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	Overall gain of 2.714ha over the monitoring period is broken down as follows: B1 – 1.876 ha B1a – 0.282ha B1c – 0.368ha B2 – 0.188ha The above figures represent new planning permissions granted within the monitoring period of land for future employment use (B class uses).

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 2559m ² over the monitoring period is broken down as follows: B1a – 381m ² B1b – 929m ² B1c – 30m ² B2 – 1008m ² B8 - 211m 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	8 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	No net loss. 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 emerging Housing and Economic Development DPD (HED 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. At this stage however, the HED DPD has not yet been adopted.

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	There has been no net gain over the plan period.

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: MONITORING CONSTRAINTS

This monitoring report brings together information and data on as many of the monitoring indicators as it has been possible to collate. However, it is clear from this report and on-going monitoring since the adoption and implementation of the Core Strategy in December 2014, that data gaps remain. This is to such a degree that it is considered necessary to re-assess the whole monitoring framework.

There is a commitment set out in Key Statement H1: Housing Provision which states that:

“the overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan”.

Therefore, in light of the monitoring gaps and the commitment to review the housing requirement, Ribble Valley Borough Council intends to move into a full review of the Local Plan as soon as the Housing and Economic Development DPD is completed. This review will not only re-asses the housing requirement but will update all policy areas which the Core Strategy and the emerging HED DPD currently cover.

As part of the Local Plan review process, a new monitoring framework will be established, which will allow systems to be put in place to ensure that the information to be collected is achievable and able to be effectively monitored.

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, and consultation on the Issues and Options stage on both of these documents ran from August until October 2016. It is anticipated that Submission of these documents will take place in Summer 2017, allowing for adoption by the end of 2017.

Local Development Framework Timescales – LDS 2017 with AMR monitoring

Development Documents	2015												2016												2017												2018						
	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	Jan	Feb	Mar	Apr	May	Jun	
																		a																									
Housing and Economic Development																																											
Proposals Map																																											
AMR Monitoring against timetable set out above showing revised expected dates (August 2016 dates)																																											
AMR monitoring against timetable set out above showing revised expected dates (May 2017 dates)																																											

Key

a	Target for Pre-Publication consultations (regulation 18)
b	Publication Period (Consultation - regulation 19)
c	Target for submission to Secretary of State (Regulation 22)
d	Pre-Examination meeting
e	Target Period for Formal Examination

f	Anticipated receipt of Inspectors Report
g	Date for proposed adoption