

# RIBBLE VALLEY BOROUGH COUNCIL

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Dear Councillor

The next meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** is at **6.30pm** on **THURSDAY, 3 OCTOBER 2019** at the **TOWN HALL, CHURCH STREET, CLITHEROE**

I do hope you can be there.

Yours sincerely

CHIEF EXECUTIVE

To: Committee Members (copy for information to all other Members of the Council)  
Directors  
Press  
Parish Councils (copy for information)

## AGENDA

### Part I – items of business to be discussed in public

1. Apologies for absence.
- ✓ 2. To approve the minutes of the meetings held on 5 September 2019 – copy enclosed.
3. Declarations of Pecuniary and Non-Pecuniary Interests (if any).
4. Public Participation (if any).

### DECISION ITEMS

- ✓ 5. Planning Applications – report of Director of Economic Development and Planning – copy enclosed.
- ✓ 6. Strategic Housing and Economic Needs Assessment – Consultation – report of Director of Economic Development and Planning – copy enclosed.

- ✓ 7. Local Development Scheme Update – report of Director of Economic Development and Planning – copy enclosed.
- ✓ 8. Approval of Increase to Building Control Fees 2019/20 – report of Chief Executive – copy enclosed.

#### INFORMATION ITEMS

- ✓ 9. Local Development Framework - Authority Monitoring Report 2018/2019 – report of Director of Economic Development and Planning – copy enclosed.
- ✓ 10. Housing and Economic Development - Development Plan Document Inspector's Report – report of Director of Economic Development and Planning – copy enclosed.
- 11. Appeals (if any).
- 12. Report from Representatives on Outside Bodies (if any).

#### Part II - items of business **not** to be discussed in public

#### DECISION ITEMS

None.

#### INFORMATION ITEMS

None.

<b><u>INDEX OF APPLICATIONS BEING CONSIDERED</u></b>						
<b><u>MEETING DATE: 3 OCTOBER 2019</u></b>						
	<b><u>Application No:</u></b>	<b><u>Page:</u></b>		<b><u>Officer:</u></b>	<b><u>Recommendation:</u></b>	<b><u>Site:</u></b>
<b>A</b>	<b>APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:</b>					
					NONE	
<b>B</b>	<b>APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:</b>					
	<a href="#"><u>3/2019/0331</u></a>	1		HM	AC	Chatburn Road Downham
	<a href="#"><u>3/2019/0336</u></a>	8		AB	AC	Bowling Green Café Clitheroe Castle
	<a href="#"><u>3/2019/0671</u></a>	12		AB	AC	Dewhurst Farm Longsight Road, Langho
<b>C</b>	<b>APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL:</b>					
					NONE	
<b>D</b>	<b>APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED</b>					
					NONE	
<b>E</b>	<b>APPLICATIONS IN 'OTHER' CATEGORIES:</b>					
					NONE	

**LEGEND**

AC Approved Conditionally

R Refused

M/A Minded to Approve

AB Adam Birkett

AD Adrian Dowd

HM Harriet McCartney

JM John Macholc

RB Rebecca Bowers

SK Stephen Kilmartin

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No 5

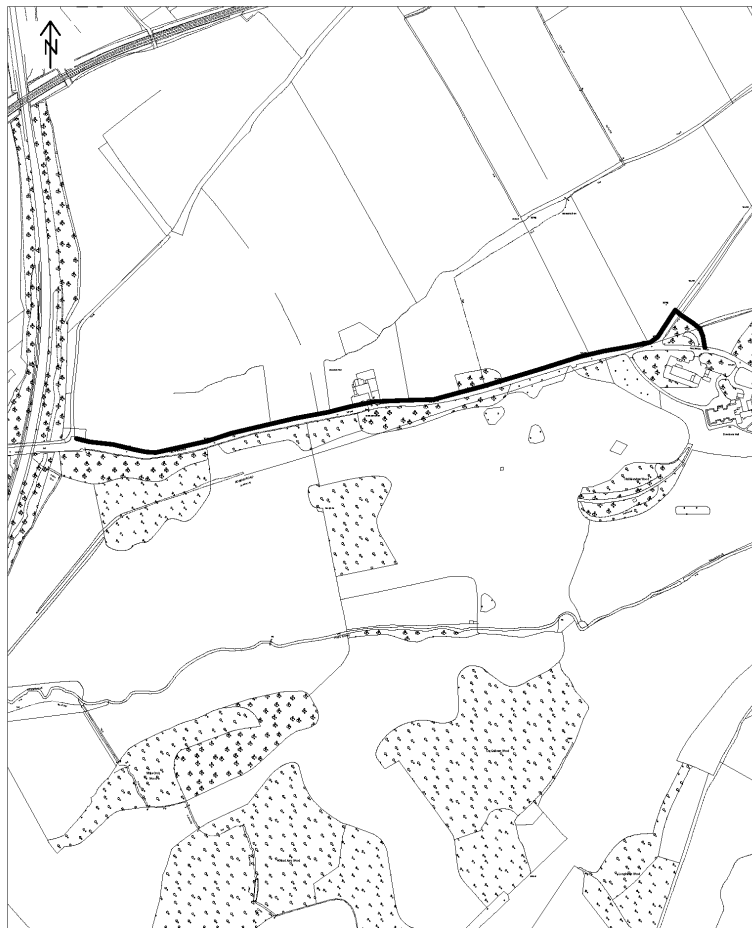
meeting date: THURSDAY, 3 OCTOBER 2019  
title: PLANNING APPLICATIONS  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**APPLICATION REF: 3/2019/0331**

GRID REF: SD 378156 444420

**DEVELOPMENT DESCRIPTION:**

CREATION OF A NEW OFF-ROAD, MULTI-USE LINK BETWEEN THE VILLAGES OF DOWNHAM AND CHATBURN TO ACCOMMODATE WALKERS, CYCLISTS, HORSE-RIDERS AND THOSE WITH MOBILITY ISSUES INCLUDING CHAIR USERS. RESUBMISSION OF PLANNING APPLICATION 3/2018/0754. CHATBURN ROAD, DOWNHAM



3/2019/0331 Chatburn Road Downham BB7 4BJ

Scale 1:5000

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## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **DOWNHAM PARISH COUNCIL:**

Downham Parish Council have raised no objections to the proposed development.

### **CHATBURN PARISH COUNCIL:**

Chatburn Parish Council have stated that the provision of a link between Chatburn and Downham will be welcome on this dangerous stretch of road.

### **HIGHWAYS (LCC):**

The County Highways Surveyor has recommended refusal of the application for the following reasons:

- Poor visibility for users emerging to cross Green Lane.
- The proposed off-road multi-use link will emerge onto the footway at Greendale Café, this area is frequently obstructed by vehicles.

### **ARCHAEOLOGY (LCC):**

Raise no objection to the proposed works subject to a recommended condition.

### **ADDITIONAL REPRESENTATIONS:**

2 letters of support have been received with respect to the proposed development, the comments are as follows:

- Would provide a safe alternative to walking along the dangerous road.
- Community benefit

#### **1. Site Description and Surrounding Area**

- 1.1 The application relates to an area of land which runs parallel to the northern side of Chatburn Road and a portion of Green Lane between the villages of Downham and Chatburn. The submitted details seek consent for an off-road multi-use track and concessionary bridleway including the provision of equestrian/pedestrian holding areas and other associated works.

#### **2. Proposed Development for which consent is sought**

- 2.1 It is proposed that the concessionary bridleway will be approximately 1Km in length and provide a dedicated off-road route for pedestrians, cyclists, wheelchair users and horse-riders. It is proposed that the route of the bridleway will commence in the village of Downham whereby it will link Pendle Road with Green lane and then subsequently run westward along the northern extents of Downham Road/Chatburn Road where it terminates prior to the Chatburn Road Bridge

#### **3. Relevant Planning History**

3/2018/0754 - Creation of a new off-road, multi-use gravel track 2.5m wide between the villages of Downham and Chatburn. The one kilometre connection would accommodate

walkers, cyclists, horse-riders and those with mobility issues including chair users. (Withdrawn)- following the receipt of highways observations and to enable further work to be undertaken in respect of potential heritage impacts and the impacts upon trees.

#### 4. **Relevant Policies**

##### **Ribble Valley Core Strategy:**

Key Statement DS1 - Development Strategy  
Key Statement DS2 - Sustainable Development  
Key Statement EN2 – Landscape  
Key Statement EN5 – Heritage Assets  
Key Statement DMI1 - Planning Obligations  
Key Statement DMI2 - Transport Considerations

Policy DMG1 - General Considerations  
Policy DMG2 - Strategic Considerations  
Policy DMG3 - Transport and Mobility  
Policy DME1 - Protecting Trees and Woodlands  
Policy DME2 - Landscape and Townscape Protection  
Policy DME4 – Protecting Heritage Assets  
Policy DMB3- Recreation and Tourism Development  
Policy DMB5- Footpaths and bridleways

##### **Other Material Considerations:**

National Planning Policy Framework (NPPF)  
Technical Guidance to the National Planning Policy Framework  
Planning Practice Guidance (PPG)

#### 5. **Assessment of Proposed Development**

5.1 Given consent is sought for the creation of a dedicated multi-use track/bridleway matters relating to visual amenity, highways safety, ecological/biodiversity impact and residential amenity must be given due consideration.

##### 5.2 **Principle of Development**

5.2.1 As the proposal seeks to reinforce pedestrian/cycle and equestrian connectivity between the settlements of Downham and Chatburn the principle of the proposal, notwithstanding other development management considerations, is considered to be in broad alignment with the main aims of Policy DMB5 of the Ribble Valley Core Strategy which seeks to ensure, amongst other matters, the improvement of by-ways and the public right of way network.

5.2.2 The proposal will increase the level of inter-connectivity between two settlements and also afford an increased level of access to the Forest of Bowland AONB for a wide range of users including those who are mobility impaired. In this respect the proposal is considered to be in compliance with Paragraph 96 of the National Planning Policy Framework (NPPF) which seeks to promote access to a network of high-quality open spaces and opportunities for sport and physical activity.

### 5.3 Design and Visual Impact

5.3.1 The site lies within the designated AONB, The Forest of Bowland. The proposed path will be located within the field on the northern side of the tall boundary wall. The proposed surfacing, stock fencing and the installation of additional hedgerows are not considered to result in any significant negative harm on the visual amenity or special character of the AONB and surrounding area.

### 5.4 Effects upon Amenity

5.4.1 Policy DMG1 of the Core Strategy states that development must not result in any adverse impacts upon the amenities of the surrounding area. In this respect consideration must also be given to the potential for negative impacts upon residential amenities that may be resultant from the development. The route has a direct interface with numbers 1 and 2 Greendale View with the route passing in front of the aforementioned dwellings. It is proposed that the garden area associated with number 1 will be reduced slightly in size to allow for the provision of the bridleway route.

5.4.2 Whilst it is accepted that the bridleway route will be located within close proximity of existing dwellings, it is not considered that the frequency or usage of the route would be so significant as to have a measurable negative impact upon the residential amenities of the occupiers of the dwellings.

### 5.5 Highway Safety

5.5.1 The Highways Development Control section have raised objections in relation to the proposal stating that the proposal will be of detriment to pedestrian safety by virtue of poor visibility for users exiting on to Green Lane and that the proposed route, adjacent Greendale View Kitchen would result in equestrians having to traverse, on horse-back, an area that is frequently obstructed by vehicles.

5.5.2 In respect of these matters the Local Planning Authority is of the view that the bridleway will result in overall betterment given it will allow for the provision of a dedicated off-road route, which will be designed to accommodate a multitude of users rather than the current scenario whereby walkers/riders are forced to walk on the highway, with no dedicated footway provision, for a considerable distance along an extent of highway, which in the evening, remains largely unlit.

### 5.6 Trees and Ecology

5.6.1 A tree survey was submitted with the application which details a number of trees that may be affected as a result in the proposed footpath; the submitted survey included the provision of acceptable root protection measures that will ensure works within the root protection areas will not undermine the long-term retention of the trees.

5.6.2 The submitted survey included the recommendation of one low quality Ash tree to be felled; in addition the proposal includes the removal of some sections of field hedges, the loss of these sections of hedgerows is considered to be acceptable due to the installation of an additional boundary hedge to the north of the proposed path which will mitigate the loss and result in a net increase of the extent of hedgerow in the area.

## 5.7. Heritage Assets

5.7.1 The proposed off road multi use track will cross the Roman Road at the north-eastern end of the bridleway, this detail was discovered upon the original application by Lancashire Archaeological Advisory Service, following these comments an archaeological survey was commissioned and a meeting was held to discuss the results of the survey and the methodology, to minimise the archaeological impact and preserve as much of the identified remains of the roman road in situ. It was agreed that a formal archaeological watching brief would be required during groundworks, this is recommended to be enforced via a suitable condition, should consent be granted.

## 6. Observations/Consideration of Matters Raised/Conclusion

6.1 Whilst the concerns of the Highway Authority are noted it is considered that the proposed provision of a safe pedestrian route will increase the level of pedestrian inter-connectivity between two small rural villages, will improve the existing pedestrian facilities and will contribute to the overall enhancement of the Public Right of Way network within the Borough and as such is considered to be in accordance with Key Statements EN2 and EN5 and Policies DME1, DME2, DME4, DMB3 and DMB5 of the Ribble Valley Core Strategy.

6.2 It is further considered that the proposal will not result in any detrimental impact upon the character or visual amenities of the area nor the inherent character of the protected AONB landscape. As such, for the above reasons and having regard to all material considerations and matters raised it is recommended that the application be approved subject to the imposition of conditions.

**RECOMMENDATION:** That the application be APPROVED subject to the imposition of the following conditions:

### *Time*

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### *Plans*

2. Unless explicitly required by this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Drawing numbers TBC

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.



### *Materials*

3. Notwithstanding the submitted details, details or specifications of all surfacing materials to be used on the footpath hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development thereafter shall be completed in accordance with the approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and protect the visual amenity of the AONB

4. For the avoidance of doubt this consent does not include the provision of external lighting.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent any nuisance arising

### *Landscape and Ecology*

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site.

This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development

### *Heritage Assets*

6. No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of works, which shall be submitted to, and approved in writing by, the Local Planning Authority. The programme of works shall include
  - (i) A formal archaeological watching brief during the groundworks required in the field crossed by the Roman road;
  - (ii) Agreement of the location of the location of any new posts required for the hurdle closures to the agricultural crossing of the new link within the field;
  - (iii) The production and submission of a report on the work undertaken and the results obtained.

All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

REASON: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

#### BACKGROUND PAPERS

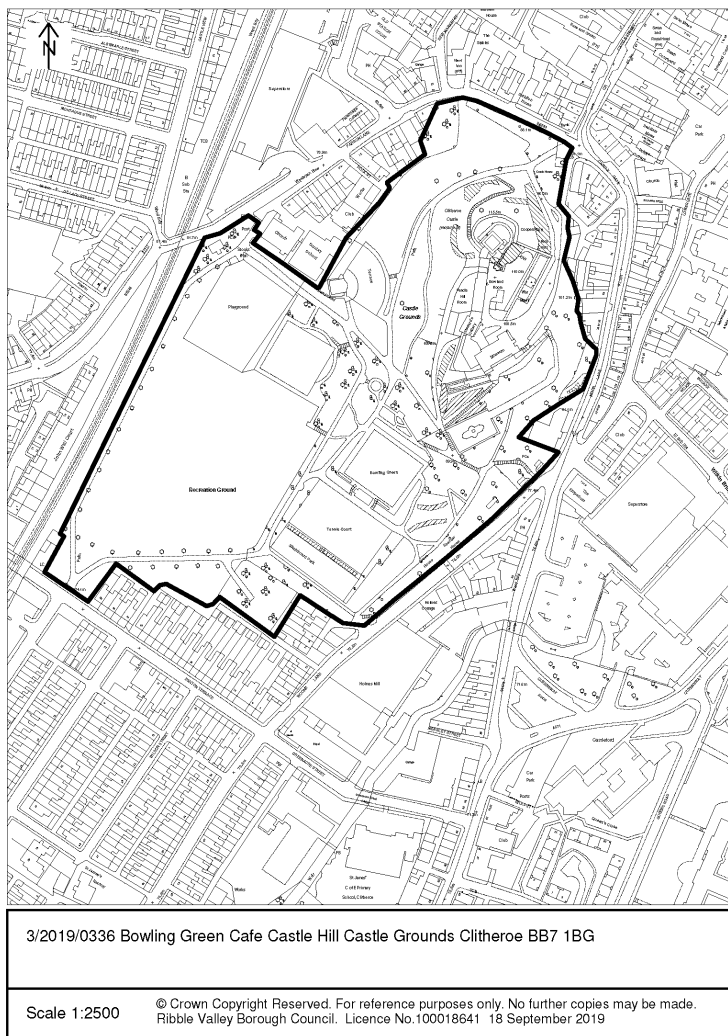
[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0331](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0331)

**APPLICATION REF: 3/2019/0336 (LBC)**

GRID REF: SD 374158 441524

**DEVELOPMENT DESCRIPTION:**

APPLICATION FOR LISTED BUILDING CONSENT FOR EXTERNAL ALTERATIONS TO THE BUILDING INCLUDING REPLACEMENT RAIN WATER GOODS, REPAIRS TO THE ROOF, INSTALLATION OF AN ADDITIONAL REAR GROUND FLOOR SHUTTER AND THE INSTALLATION OF REINFORCED GLAZING AT BOWLING GREEN CAFE CASTLE HILL CASTLE GROUNDS CLITHEROE BB7 1BG.



**CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

**PARISH COUNCIL:**

No objections.

**HISTORIC AMENITY SOCIETIES and THE GARDENS TRUST:**

Consulted, no comments received.

## **LANCASHIRE GARDENS TRUST:**

The repairs are welcomed to bring the building back into use. Support application. Ivy growth is advancing over the building - can this modest precautionary work could be incorporated into the current project.

## **ADDITIONAL REPRESENTATIONS:**

None received.

### **1. Site Description and Surrounding Area**

- 1.1 The Bowling Green Café is considered to be part (a curtilage structure) of the Clitheroe Castle Keep and Curtain Walls Grade I listing by virtue of Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It was constructed circa 1920 and in 1998 was still considered to be “part of the identity of the park” (Clitheroe Castle Historical Survey for Restoration).
- 1.2 The building is prominently sited within the Clitheroe Castle Historic Park and Garden (Grade II), Clitheroe Conservation Area and the setting of ‘Premises occupied by Ribble Valley Borough Council in grounds of Clitheroe Castle’ and ‘Outbuilding and Stable block to Clitheroe Castle and premises occupied by Ribble Valley Borough Council’ (both Grade II).

### **2. Proposed Development for which consent is sought**

- 2.1 Listed building consent is sought for repair (replacement of uPVC soil pipe and rain water goods in cast iron or aluminium; roof ridge and hip weathering details in zinc) and mothballing works (additional shutter; reinforced glazing) to address dilapidation and vandalism (broken windows, graffiti and roof lead theft) resulting from building disuse.

### **3. Relevant Planning History**

3/2013/0478 - Listed Building Consent for the installation of single glazed hardwood framed windows and doors to the first floor level of the Bowling Green Cafe.

### **4. Relevant Planning Policies**

#### Ribble Valley Core Strategy:

Key Statement EN5– Heritage Assets  
Policy DMG1– General Considerations  
Policy DME4– Protecting Heritage Assets

#### Other Material Considerations:

Planning (Listed Buildings and Conservation Areas) Act 1990  
Clitheroe Conservation Area Appraisal  
NPPF  
NPPG

Metal Theft from Historic Buildings: Prevention, Response and Recovery’ (Historic England, July 2017)

## 5. **Assessment of Proposed Development**

### Impact upon the setting of listed buildings, Clitheroe Conservation Area and the historic park and garden:

- 5.1 The proposed works have been carefully considered and are necessary to ensure the proper preservation of the building. The replacement of uPVC pipework is an enhancement to significance. The use of zinc (instead of lead), installation of a roller shutter and incorporation of reinforced glass will help to limit the impacts of vandalism and theft during property vacancy.
- 5.2 The applicant has confirmed in response to Lancashire Gardens Trust request that any trimming or removal of foliage that is having a detrimental impact on the structure will be carried out on commencement of the works.

## 6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 The proposed works are necessary to ensure the proper preservation of the building. In giving considerable importance and weight to the duties at section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in giving 'great weight' to the conservation of the designated heritage assets (NPPF paragraph 193) and in consideration to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy, it is recommended that conditional listed building consent be granted.

**RECOMMENDATION:** That listed building consent is granted subject to the imposition of the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out strictly in accordance with the amended plans and details received on 18th September 2019. For the avoidance of doubt the amended details include the use of a timber window frame and a revision to the site boundary.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. Precise specifications of the proposed window shall have been submitted to and approved in writing by the Local Planning Authority before its use in the proposed works.

The window frame shall be painted within one month of its installation and retained as such in perpetuity.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

4. Precise specifications of the proposed rainwater goods shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

#### BACKGROUND PAPERS

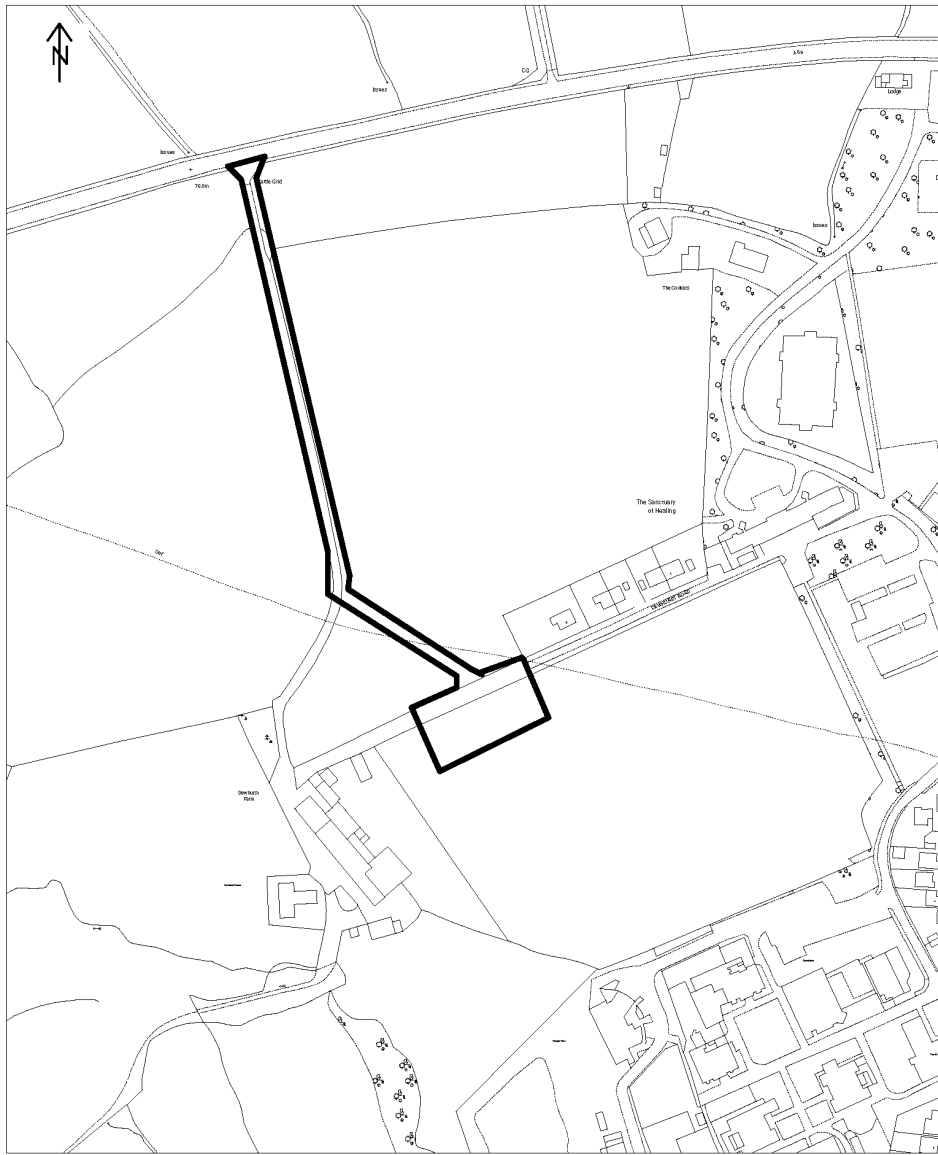
[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0336](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0336)

**APPLICATION REF: 3/2019/0671**

GRID REF: SD 368832 434044

**DEVELOPMENT DESCRIPTION:**

CONSTRUCTION OF FOUR TWO-STOREY HOLIDAY COTTAGES AND FORMATION OF A SHORT LENGTH OF ACCESS ROAD AT DEWHURST FARM, LONGSIGHT ROAD, LANGHO BB6 8AD



3/2019/0611 Dewhurst Farm Longsight Road Langho BB6 8AD

Scale 1:2500

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## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **PARISH COUNCIL:**

Wilpshire Parish Council (WPC) objects on the grounds that the site is greenfield land and is not identified for development in the Ribble Valley Core Strategy. WPC does not believe there is demand for so many large holiday lets on this site and questions whether a good business case has been submitted in support of this application.

Billington and Langho Parish Council object on the following grounds:

- 1) The development is creating a community in the countryside, and was felt to be creep development.
- 2) The development looks to be for residential homes not holiday homes.
- 3) The application is on a greenfield site.

### **ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

No objections.

### **ADDITIONAL REPRESENTATIONS:**

Eight objection letters have been received and raise the following concerns:

- The single track lane is not sufficient for the present number of vehicles and farm vehicles which use it on a daily basis.
- There was supposed to be a passing place installed which hasn't been completed to date resulting in cars having to reverse.
- The existing access from the A59 is unsafe.
- How strangers arriving at the 'holiday lets' will cope is cause for concern.
- Refuse trucks have struggled to turn in the yard and have since refused to do so.
- Loophole which allows holiday lets to be granted is widely used as the easy route to creating residential properties.
- Is Mr Turner planning to sell these to four holiday let buyers or sell them as a business to one purchaser?
- Section 10 of the application form is incorrect as there are hedgerows on the site.
- The development would decimate the local wildlife.
- The large holiday lets would be clearly visible from the road and would not be in-keeping with the surrounding landscape.
- How will the development connect to main sewage?
- This is creep development and feel that the long-term view is to apply for more housing.
- The properties are large 4-5 bed properties for use by large groups such as stag and hen parties. This would be of huge concern with groups drinking and playing music.
- No aware there was such high demand for large holiday lets within the area. Does Mr Turner have a business plan in place?
- Kemple View should be contacted and made aware of this development.
- Plot 4 appears to sit directly over a section of Dewhurst Road.
- The application site is with the countryside remote from services and facilities of villages and towns in the area resulting in a high dependency on a private motor vehicle.
- Harmful to the open, undeveloped character of the application site, which provides an important physical and visual buffer with residential development nearby.



- Policies in the Core Strategy make it clear that the provision of tourism accommodation should not be at the expense of harm being caused to the natural environment.
- Examples of other holiday accommodation at Dewhurst Farm and within the area as quoted in the applicant's statement are materially different to the proposed development in that the accommodation replaced existing buildings.

## 1. **Site Description and Surrounding Area**

- 1.1 This is a full planning application for the erection of four two-storey holiday homes at Dewhurst Farm, Longsight Road, Langho. Dewhurst Farm is a complex of former agricultural buildings that have over recent years been converted to residential use. The group of buildings now comprises the farmhouse, three detached residential barn conversions and an under construction new build two-storey holiday home following demolition of a dutch barn.
- 1.2 Dewhurst Farm is located at the end of an approximately 320m access track off the south side of the A59 Longsight Road within the Parish of Billington and Langho and in the open countryside between Copster Green and Langho. The group of buildings is immediately adjoined on all sides by agricultural land. Further east of Dewhurst Farm is The Rydings residential development and Langho FC and to the south east Kemple View hospital. Dewhurst Road, a short row of semi-detached properties, extends from the western edge of this cluster of development towards Dewhurst Farm

## 2. **Proposed Development for which consent is sought**

- 2.1 The proposed holiday homes would infill the existing gap between the closest dwelling, 5 Dewhurst Road, and the new build two-storey holiday home which was approved in early 2019.
- 2.2 The four two-storey holiday homes proposed would have a linear arrangement and would have north facing principal elevations looking towards the A59 and beyond. Each unit of accommodation would have a different design but all would be two storeys with heights ranging from 6.6 metres to 8.2 metres and would provide 4-6 bedrooms. The buildings would be constructed with natural stone walls and blue roof slate with aluminium window frames and doors. It is proposed to create a length of new track extending from the existing access track. The proposed new track would cut across agricultural land. The proposed holiday homes would rely on the main access into Dewhurst Farm from the A59.
- 2.3 Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 includes 3 sub-categories for dwellinghouses as follows:
- C3(a) Use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
  - C3(b): Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
  - C3(c) groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within

the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

- 2.4 In respect of holiday let accommodation, for entire properties rented to a single group of up to 6 guests, serviced accommodation will usually fall under the C3 use class, as above.
- 2.5 In this case it is noted that the units proposed (up to six bedrooms) are very large and anything over and above 6 guests would fall to be considered as *sui generis*. This would be applicable when the holiday homes are occupied by more than six people not forming a single household (defined in s258 of the Housing Act 2004) and as such would not fall in the C3 (dwellinghouses) use category.

### 3. **Relevant Planning History**

3/2019/0076 - Proposed erection of a two-storey holiday cottage following the demolition of the existing Dutch barn. Approved with conditions.

3/2018/0704 - Variation of conditions 2 (approved plans), 8 (sight lines) and 9 (implementation of access road improvements) from planning permission 3/2018/0082 to allow an amended design relating to alterations to the access road. Approved with conditions.

3/2018/0082 - Proposed erection of a two storey holiday cottage following demolition of an existing Dutch barn (Resubmission of application 3/2017/0644). Approved with conditions.

3/2017/0644 - Proposed erection of a two storey holiday cottage following demolition of an existing Dutch barn. Refused.

3/2016/0023 - Prior approval of proposed change of use of agricultural building to a dwellinghouse (Class Q(b) only). Refused.

3/2015/0632 - Prior approval of proposed change of use of agricultural building to a dwellinghouse (Class Q(a) only). Approved.

### 4. **Relevant Policies**

#### **Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EC1 – Business and Employment Development

Key Statement EC3 – Visitor Economy

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME2 – Landscape and Townscape Protection

Policy DME3 -- Site and Species Protection and Conservation

Policy DMB1 – Supporting Business Growth and the Local Economy

Policy DMB3 – Recreation and Tourism Development

#### **National Planning Policy Framework**

## 5. **Assessment of Proposed Development**

5.1 The main matters to be considered in the determination of this application relate to the principle of the development, the impact of the proposed development upon surrounding landscape, its effect on residential amenity, ecology and highway safety.

### 5.2 **Principle of Development**

5.2.1 Core Strategy Key Statement EC3 relates specifically to the visitor economy and supports proposals that contribute to and strengthen the visitor economy of Ribble Valley.

5.2.2 The application site is located in the Open Countryside. Core Strategy Policy DMG2 requires development outside of defined settlement areas to meet at least one of six considerations one of which is the following:

*4. The development is for small scale tourism or recreational developments appropriate to a rural area.*

5.2.3 There is no definition of “small scale” in the Core Strategy. In assessing the scale of development, it is considered that the current proposals and the single unit of holiday accommodation (that has already been consented) must be considered cumulatively. Whilst the erection of five holiday homes could be considered as ‘small-scale’ Members should note that the five holiday homes at this site (1 x 4-bed, 3 x 5-bed and 1 x 6-bed) could accommodate upto approximately 40 people when fully occupied.

5.2.4 Policy DMB3 relates specifically to recreation and tourism development. Tourism and visitor attractions are generally supported subject to the following criteria being met:

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

5.2.5 The proposed development is reasonably located in terms of access to services and facilities, being around 2.2km from Langho. Although it is likely that visitors would be largely dependent on the private motor vehicle it is considered that the proposed development complies with the general intentions of policies DMG2

and DMB3 and is acceptable in principle subject to meeting the detailed criteria of that policy and any other material considerations.

- 5.2.6 Whilst the relevant planning policies do not require the submission of economic justification for such proposals in the case such justification has been requested due to the scale of development proposed and the fact that the operation of the holiday home business is unclear within the submission information. However, the agent has refused to provide such information, commenting that there is no policy requirement for them to do so.
- 5.2.7 The development proposed will generate significant build costs and it would not be unreasonable to expect that in advance of applying for planning permission the applicant would have calculated the potential build costs for the development, researched the demand for holiday lets in the area and calculated the potential financial benefits of such a development.
- 5.2.8 Members will be aware that there have been numerous planning approvals for holiday accommodation across the Borough. Given the permissions that exist the economic justification for the proposals was not considered unreasonable and would have assisted in demonstrating the demand for such large properties before the harm associated with new build development within the countryside (within an area where non-restricted dwellinghouses would not be considered acceptable) is created.
- 5.2.9 However based upon current planning policies the lack of additional economic/business justification in itself is not considered to be a reason to refuse the application. In the event that Members are minded to grant planning permission a planning condition to restrict use of the holiday homes to 'short-term holiday lets' would be attached to the decision along with the requirement for the site operator to maintain a register of occupants of the holiday accommodation.

### 5.3 Effects Upon the Landscape/Visual Amenity

- 5.3.1 As required by Policy DMG2 of the Core Strategy, within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Key Statement EN2 provides additional guidance on development in the open countryside stating that "*developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness*". Policy DMB3 'Recreation and Tourism Development' states that development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design. As such great care must be given to ensure that new buildings do not harm the character and visual appearance of the area.
- 5.3.2 The application site is located within the open countryside. Dewhurst Farm lies to the west of a cluster of development including a residential estate "The Rydings", Langho Sports and Social Club, Longsight Nursery garden centre, a children's day nursery and Kemple View hospital. Dewhurst Farm is somewhat physically detached from this development cluster although the degree of separation is 100 metres from the closest residential property, 5 Dewhurst Road. The proposed

development would fill this gap and would be seen in the context of surrounding development. The proposed new holiday homes, when viewed from the A59 and the public footpath which passes through Dewhurst Farm, would be seen alongside existing two storey residential properties of red-brick construction.

- 5.3.3 Taking into account the site's location including its proximity to existing built form and character of the local landscape, the proposed development would not appear unduly harmful to the visual appearance of the area. The A59 corridor is a well-settled area and the main transport route through the borough and Key Statement EC1 of the Core Strategy seeks to direct employment development to locations well-related to the A59 corridor. Whilst not a traditional employment use, the creation of four holiday homes would have associated visitor expenditure, and tourism is a key part of the borough's economic strategy.
- 5.3.4 The proposals would also include parking to the front to accommodation (four cars per holiday home). Whilst there would generally be a requirement to minimise the visual prominence of vehicular parking in the open countryside, there is an existing hedgerow along the northern site boundary which would screen the proposed parking area. There are also south facing gardens associated with each unit. The rear garden boundary would form a sensible extension from the garden of Fell View Barn, a single storey barn conversion, and would round-off the corner of the field. Whilst the rear garden would be generous they would be commensurate with the size of the units proposed.
- 5.3.5 Taking all of the above into account, whilst the erection of new buildings within the countryside will inevitably have an impact, particularly on the openness of the area, in this case the development will be 'read' as part of the existing built form and will not create a visually discordant form of development significant enough to warrant a refusal. The development is considered to be acceptable from a visual perspective subject to appropriate conditions including, but not limited to, those to control the appearance of the development including materials, landscaping, boundary treatment and external lighting.

#### 5.4 Amenity of Neighbouring Residents

- 5.4.1 Objections have been received from nearby residents relating to noise and disturbance that could arise from the provision of four holiday homes in this location. It is acknowledged that some short-term occupants, particular if in larger groups, may have a tendency to create more noise than they would do in their own homes.
- 5.4.2 However, it is considered that the proposed use in itself would not result in unacceptable noise or disturbance. There would be a requirement to ensure that the proposed holiday accommodation is appropriately managed so those nearby residents are not unduly impacted. The procedure for dealing with noise if any arises would be to report it to the Council's Environmental Health section for investigation. Should consent be granted, as a condition there would be a requirement for a Site Management Plan to be submitted to the Council prior to occupation of the holiday accommodation which sets out measures to ensure that the behaviour of persons at the site is reasonable and not detrimental to the amenities of nearby residents.

5.4.3 Given that the units are for short-term holiday accommodation only there is no requirement to consider whether future short-term occupants would be afforded light, outlook and privacy levels that would be normally expected of a permanent residence. However taking account of the submitted plans, there are no facing habitable room windows and the holiday homes would provide short-term occupants with adequate privacy, light and outlook. There would be no unacceptable adverse impact on occupants of any of the existing residential properties at Dewhurst Farm or Dewhurst Road arising from the proposals.

## 5.5 Observations/Consideration of Matters Raised/Conclusion

5.5.1 Policy DMB3 requires recreation and leisure developments to be well related to the existing highway network. The application site is accessed off the A59, the main strategic route in the borough. The scale and type of development would not result in a significant increase in traffic movement to produce any undue problems or disturbance.

5.5.2 The four proposed units of holiday accommodation would be accessed from Longsight Road via the existing farm entrance and as such would be well-related to the existing highway network. Recent planning applications for the conversion a large two-storey barn to dwelling (planning application 3/2018/1130) and the erection of a two-storey unit of holiday accommodation (planning application 3/2019/0076) at Dewhurst Farm were approved on the proviso that the existing entrance and track would be suitably upgraded prior to first use so that it would be safe to accommodate the increase in traffic. At the time of writing both these developments are incomplete and have not yet been occupied and as such, the trigger point for completion of the improvements to the entrance and track has not been activated.

5.5.3 The County Surveyor has raised no objections to this application. There would be a requirement to ensure that the previously agreed improvements to the entrance and track, which include widening and surfacing works at the site entrance and the provision of passing places, are completed prior to the first use of the development.

5.5.4 The application site forms part of an agricultural field and such grassland is generally considered to be of low ecological value. The only feature of ecological importance is the existing boundary hedge, part of which would need to be removed to facilitate the proposed development. Should consent be granted, the removal of the hedgerow would have to be undertaken outside the bird nesting season. Furthermore, in accordance with Core Strategy Policy DME3 there would be a requirement to provide appropriate compensatory and enhancement measures to improve biodiversity in the surrounding area in the form of artificial bird and bat nesting/roosting features.

## 6 Observations/Consideration of Matters Raised/Conclusion

6.1 Having regard to the above, it is considered that the proposed holiday lets would not result in an unacceptable impact on the visual appearance and character of the immediate area. Accordingly it is recommended that the application be approved.

**RECOMMENDATION:** That the application be APPROVED subject to the following conditions:

### *Timings and Commencement*

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Units 1 & 2 Proposed Floor Plans, Roof Plan & Elevations, Proposed Cross Section (Tur/155/2672/01 A (received 10.09.19)

Units 3 & 4 Proposed Floor Plans, Roof Plan & Elevations, Proposed Cross Section (Tur/155/2672/02 A (received 10.09.19)

Existing and Proposed Site Plans (Tur/155/2672/03 A received 10.09.19)

Location Plan (Tur/155/2672/04)

Proposed Bin Storage Areas. Plan and Elevations of Bin Store. Swept Path Analysis for Refuse Wagon (Tur/155/2672/05 (received 11.09.19)

Highway Plan (Tur/155/2672/06 (received 18.09.19)

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

### *Matters of Design*

3. For the avoidance of doubt this planning approval does not incorporate the erection of external lighting on any structure hereby approved, or elsewhere within the site.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising.

4. No unit of holiday accommodation hereby approved shall be brought into use until 1.2 metre high natural stone walls to bound its plot, have been erected.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality.

5. External refuse recycling/bin stores shall be made available for use in accordance with drawing no. Tur/155/2672/05 before the development hereby approved is first brought into use and retained thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity.

6. The proposed new length of track between the application site and the existing access from the A59 to Dewhurst Farm shall be constructed from two strips of dark coloured gravel, with a central grass strip (as per the email from Colin Sharpe (GHA) dated 16.09.2019).

REASON: To ensure that the materials used are visually appropriate to the locality.

7. Notwithstanding the submitted details, precise specifications or samples of external facing and roofing materials shall have been approved in writing before their use in the proposed development. The materials shall be implemented within the development in strict accordance with the approved details submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

8. A dedicated electric vehicle charging point shall be provided for each unit of holiday accommodation prior to first use of the development hereby approved. Thereafter, the electric vehicle charging points shall be permanently maintained.

REASON: To promote sustainable modes of transport.

#### *Further Control over Development*

9. Notwithstanding the provisions of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the holiday units hereby approved shall only be used as short-term holiday accommodation and for no other purpose.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved.

10. The proposed holiday units shall be restricted to short-term holiday purposes only. No unit on the site shall be occupied at any time as permanent residential accommodation or as a person's main place of residence.

The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the units, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.

REASON: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.

#### *Highways*

11. Prior to the first use of the development hereby permitted, sight lines of 200m in both directions from a point 2.4m south of the edge of the carriageway of the A59 shall be provided as shown on drawing no. Tur/155/2672/06.

The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.



12. The access road improvements shown on submitted Drawing Number Tur/155/2672/06 shall have been fully completed prior to the holiday units hereby permitted being brought into use.

REASON: In the interests of highway safety.

13. The car parking and manoeuvring areas shall be laid out in accordance with the approved plans before the holiday accommodation hereby approved is first brought into use and shall be permanently maintained as such thereafter.

REASON: To allow for the effective use of the parking areas.

#### *Landscape and Ecology*

14. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive] unless preceded by a pre-clearance check by a licensed ecologist on the day of removal which confirms the absence of nesting birds.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds.

15. No above ground development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a building dependent bird and bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into the building during the construction works before the development is first brought into use and shall be retained and maintained thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species.

#### *Residential Amenity*

16. Prior to first occupation of the development hereby approved a Site Management Plan shall have been submitted to, and agreed in writing by, the Local Planning Authority. For the avoidance of doubt the submitted document shall provide details of the following:

- i) Measures to ensure that the behaviour of persons at the site is reasonable and not detrimental to the amenities of nearby residents.
- ii) Details of the person or persons who would be responsible for assisting occupiers of the cottage(s) with any queries/problems; and would also be responsible for ensuring that the behaviour of persons at the site is reasonable and not detrimental to the amenities of nearby residents.
- iii) The addresses of the person or persons responsible for the operation of the site.

Thereafter, the development shall be operated in strict accordance with the approved details.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area, to safeguard where appropriate neighbouring residential amenity.

17. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents.

#### *Drainage and Flooding*

18. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0671](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0671)

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0349	Removal of condition 8 (two right-hand windows shown on the north east elevation) from planning permission 3/2017/1112.	Trinity Methodist Church Wesleyan Row Parson Lane Clitheroe BB7 2JY
3/2019/0553	Demolition of existing single-storey lean-to extension to side and replacement with new two-storey extension to side and rear, including balcony to rear and Juliet balcony to side. Single storey extension to side of new two-storey extension. Relocation of front door and construction of new single-storey porch. Further alterations to fenestration at front and rear of existing dwelling including insertion of roof lights. Extension of domestic curtilage to provide new vehicular access and parking.	2 Moorend Cottages Ribchester Road Dinckley BB6 8AJ
3/2019/0626	Construction of a single storey extension.	Iron Forge, Whitewell Road Cow Ark, Clitheroe BB7 3DG

APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Costs application received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0474 R of pp	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Awaiting Decision
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Awaiting Decision
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage Whalley Old Rd Billington BB7 9JE	WR (to be confirmed)			
3/2018/0582 R of permission in principle	21/05/2019	Land to the south of Chatburn Old Rd Chatburn	Changed to Hearing Procedure		8/10/19 10.00am Cttee Rm 1	
3/2018/0479 R of pp	03/06/2019	74 Church Street Ribchester	HH			Appeal Dismissed 31/08/2019
3/2018/1076 R of pp	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2018/1006 R of LBC	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Costs application received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2019/0117 R to discharge condition	29/07/2019	Susie Cottage Rimington Lane Rimington	WR			Awaiting Decision
3/2019/0241 R of pp	16/07/2019	23 Church Street Clitheroe	WR			Awaiting Decision
3/2019/0242 R of LBC	16/07/2019	23 Church Street Clitheroe	WR			Awaiting Decision
3/2018/1121 R of pp	09/08/2019	The Stables rear of King Street Whalley	WR			Awaiting Decision
3/2018/0507 R of outline PP	Awaiting start date from PINS	Land adj John Smith Playing Field, Chaigley Road, Longridge	Hearing (to be confirmed by PINS)			
3/2018/0685 R of pp	17/09/2019	Land off Whalley Rd Hurst Green (Adj Reed Deep)	WR			Statement due 22/10/2019
3/2019/0497 R of pp	Awaiting start date from PINS	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	WR (to be confirmed by PINS)			
3/2019/0040 R of PIP	Awaiting start date from PINS	Land at Kingsmill Avenue Whalley	Hearing (to be confirmed by PINS)			
3/2019/0390 R of Prior Approval	Awaiting start date from PINS	Dutton Manor Mill Clitheroe Road Dutton	WR (to be confirmed by PINS)			

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 6

meeting date: THURSDAY, 3 OCTOBER 2019  
title: STRATEGIC HOUSING AND ECONOMIC NEEDS ASSESSMENT -  
CONSULTATION  
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING  
principal author: COLIN HIRST – HEAD OF REGENERATION & HOUSING

## 1 PURPOSE

1.1 To receive information on the progress of the SHENA and agree a consultation programme.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To deliver a co-ordinated approach to planning through up-to-date planning policies and to meet the housing needs of all sections of the community.
- Corporate Priorities – To protect and enhance the existing environmental quality of the area and to match the supply of homes in our area with the identified housing needs.
- Other Considerations – None.

## 2 BACKGROUND

2.1 Members considered a report at the meeting of this Committee on 1 August 2019, minute number 161 refers. In that report the details of the need to undertake a Strategic Housing and Economic Needs Assessment (SHENA) was set out as a requirement for the housing evidence base. In particular the importance of this work to inform the review of the update of the Local Plan and to provide an up-to-date housing requirement beyond the five year anniversary date of the Core Strategy (14 December 2019).

## 3 PROGRESS ON THE SHENA

3.1 The Council appointed as its Consultants Turley Associates, to undertake the specialised work involved and they have produced working drafts to a tight timeframe. However the ability to secure the necessary information on affordable needs from Onward (who hold our housing waiting lists) to inform the study has led to some delays in delivering a final draft. This information has now been provided and the Consultants are working on finalising the draft. A verbal update will be given at Committee.

3.2 With the exception of the details around affordable needs the main conclusions in draft are included at Appendix 1 to this report.

## 4 KEY FINDINGS

4.1 The principal purpose of the study is to provide a housing requirement figure against which plan making can be based and decisions taken on planning applications. This

requirement figure will supercede the Core Strategy housing requirement and will be the basis for establishing the 5 year land supply position.

- 4.2 Members will note from the draft conclusions that the baseline housing requirement under the Government's Standard Methodology is given as 148 dwellings per annum which is the minimum requirement. However a key consideration to be made when applying the standard methodology is whether actual housing need is higher than the standard method indicates. This need to assess this element is in line with national policy guidance.
- 4.3 Our Consultants have undertaken an assessment of the relevant factors in determining the appropriateness of simply applying the standard methodology (see Appendix 1). They have determined through their modelling that in order to support job growth potential from the baseline employment forecasts and to secure the labour force to maintain growth a higher level of housing requirement would be necessary. Their modelling indicates a requirement on this basis of up to 248 dwellings per annum (as a minimum).
- 4.4 Significantly however they have also identified that in order to address a potential barrier to investment and to enable the housing delivery achieved already to continue over the longer term a level of requirement akin to the existing 280 dwellings per annum would be appropriate.
- 4.5 Clearly there are a number of issues to be taken into account when establishing the most appropriate housing requirement for the borough going forward and at this stage in the process it is considered important to undertake consultation to inform the Council's consideration of its housing requirement.
- 4.6 The Council will be required to be able to justify its position in determining the housing requirement and given the emerging advice and the range of requirement emerging between the standard methodology and that of the wider economic based outturn it is considered important to undertake appropriate consultation. This would be in line with Government guidance and the results of which can be taken into account to more fully inform the Council's decision.
- 4.7 It is proposed that the draft study be published for consultation for a period of 6 weeks and comments invited from statutory consultees, the development industry and the public. This information will then be used to inform the finalisation of the recommended housing requirement for further consideration by the Council.

## 5 RISK ASSESSMENT

5.1 The approval of this report may have the following implications:

- Resources – Policy and Finance Committee have approved provision for the work on this study following an Emergency Committee meeting held on 20 August 2019. The costs of consultation are contained within existing operational resources.
- Technical, Environmental and Legal – The Council is required to ensure it puts in place a robustly evidence and justified housing need figure at the 5 year anniversary of the adoption of the Core Strategy. This is 14 December 2019. The SHENA will need to reflect the requirements and guidance of the National Planning Policy Framework and National Planning Policy Guidance and consultation is a key part of this process.

- Political – Housing matters have a high public profile.
- Reputation – The actions set out in this report will help demonstrate the Council is a well-managed authority and that it has taken steps to ensure it can plan appropriately for housing in the borough going forward.
- Equality & Diversity – Consultation will be in line with the Council's adopted Statement of Community Involvement.

## **5 RECOMMENDED THAT COMMITTEE**

- 5.1 Note the draft conclusions identified in this report and agree to the publication of the draft report for consultation and that the Development Plan Working Group be asked to review the issues raised to help inform the consideration of the updated housing requirement by this Committee.

COLIN HIRST  
HEAD OF REGENERATION & HOUSING

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT  
& PLANNING

### **BACKGROUND PAPERS**

Strategic Housing and Economic Needs Assessment draft report Turley September 2019.

For further information please ask for Colin Hirst, extension 4503.

REF: CH/CMS/PLANNING/031019

## 8 Conclusions

- 8.1 Ribble Valley Borough Council commissioned Turley to produce this Strategic Housing and Economic Needs Assessment (SHENA), which will inform the future review of its Local Plan.
- 8.2 Unlike the existing Core Strategy, adopted in December 2014, the Local Plan will be produced in the context of the revised National Planning Policy Framework (NPPF), which was published in July 2018 and subject to further minor updates in February 2019. This assessment has been undertaken to comply with the 2019 NPPF and the associated Planning Practice Guidance (PPG).
- 8.3 It presents evidence on the overall local housing need in Ribble Valley for the Council to draw upon in establishing its housing requirement in the emerging Local Plan. This includes a separate calculation of the need for affordable housing in the borough. The assessment also separately considers how this overall need is segmented into a need for different types, sizes and tenures of housing as well a more detailed consideration of the specific needs of individual groups in the local housing market.
- 8.4 The conclusions for each of these aspects are set out concisely below.

### Overall housing need

- 8.5 The revised NPPF introduced a new, standard method for determining '*the minimum number of homes needed*', and confirms that '*strategic policies should be informed by a local housing need assessment*' conducted through this method<sup>1</sup>. The PPG recognises that the method provides only a '*minimum starting point in determining the number of homes needed in an area*'<sup>2</sup>, and requires plan-makers to give consideration through an assessment of housing need to circumstances in which it may be appropriate to plan for a higher – or indeed, though only exceptionally, lower – level of housing need than the standard method suggests.
- 8.6 The standard method calculates that **a minimum of 148 dwellings per annum** are needed in Ribble Valley, when the demographic baseline of the 2014-based household projections is formulaically adjusted by 17.5% to reflect imbalance between median house prices and resident earnings in the borough.
- 8.7 This report has presented modelling to explore the potential wider impact of such a level of housing provision on the population and economy of Ribble Valley, over the emerging plan period (2018-33). This modelling indicates that delivery of this scale would slow recent levels of housing provision and thereby limit any meaningful growth of the population, leading to a fall in the number of working age residents (16-64) and a diminishing labour force that would be unlikely to support growth of the local economy.

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<sup>1</sup> MHCLG (2019) National Planning Policy Framework, paragraph 60

<sup>2</sup> PPG Reference ID 2a-010-20190220



8.8 In accordance with the PPG, detailed consideration has been given to ‘*whether actual housing need is higher than the standard method indicates*’ for Ribble Valley<sup>3</sup>. This strongly suggests that actual housing need is higher than the standard method outcome of 148 dwellings per annum, because:

- The assumptions applied in the **demographic baseline** of the standard method appear unreliable in the context of Ribble Valley, with the borough’s population already larger and growing to a much greater extent than it assumes. The result is that the outcome of the standard method has significantly underestimated how the need for housing in Ribble Valley has changed since 2014 with this then impacting on its trend-based projection for future needs;
- **Housing delivery** has been significantly greater than the minimum figure generated through the method, in most years since 2001. A lower rate of provision has only been seen in those years where delivery was affected by the housing moratorium and subsequent recession, with provision having since recovered to more than double the rate implied by the standard method. The PPG confirms that such situations should be taken into account when considering whether it is appropriate to plan for a higher level of need;
- There has been a **previous assessment** of a greater need for housing than implied by the standard method, albeit this was produced over six years ago. In the context of the PPG, its conclusion that 280 dwellings per annum are needed to support economic growth in Ribble Valley provides an important reference point for understanding why there may need to be a departure from historic demographic trends. This recognises that up-to-date economic baseline and forecast data continues to identify an underlying opportunity to support employment growth over the plan period. The minimum standard method figure does not account for changing economic circumstances but the NPPF *does* require planning policies to address situations where housing is likely to act as a barrier to investment and economic growth; and
- As a result of the demographic profile of trend-based projections in Ribble Valley, modelling confirms that a higher rate of delivery would likely be needed to **support job growth** in Ribble Valley. This recognises that provision in line with the standard method would be expected to reduce labour force capacity and intensify an existing shortage of skilled labour. This would potentially undermine, rather than support, the Council’s emerging economic strategy, and would fail to realise the underlying potential for employment growth in the borough.

8.9 In drawing together the above findings, this section has presented modelling which indicates that **up to 248 dwellings per annum** could be needed to support the job growth potential identified through baseline employment forecasts, and provide the labour force required to secure job growth of 0.2% each year.

8.10 Whilst it is recognised that the Council will continue to develop its economic evidence base further as its Local Plan progresses, the evidence in this assessment has identified that the baseline forecasts upon which the above modelled estimate of need is based

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<sup>3</sup> PPG Reference ID 2a-010-20190220

assume that there will be relatively sizeable job losses in the manufacturing sector. This assumption, inherent with the forecasting houses' assumptions at a national level, conflicts with local evidence of a relatively resilient industry. Significantly, ongoing initiatives by the Lancashire Enterprise Partnership (LEP) in particular assume that such a circumstance will be mitigated, aiming instead at stability or more positively growth in this sector. Where this stability is assumed to continue throughout the plan period, analysis produced to inform this assessment of housing need suggests that a higher rate of overall employment growth could be expected in Ribble Valley (0.3-0.4% per annum).

- 8.11 Up-to-date modelling presented in this report suggests that the Council could support and encourage such a rate of employment growth by broadly retaining its existing requirement for 280 dwellings per annum. In the context of the NPPF and PPG, continuing to recognise this level of need as being more representative of that required to proactively address a potential barrier to investment and enable a continuation of the housing delivery achieved in stronger years over the long-term would, on the basis of the evidence presented in this assessment, be appropriate.
- 8.12 Whilst the standard method is recognised as providing a minimum starting point, **the evidence clearly indicates that it would be more appropriate to recognise that the full need for housing lies broadly in line with the 280 dwellings per annum previously evidenced and planned for in Ribble Valley.** This should, however, be kept under review, recognising that the Council is at an early stage of the plan-making process and is yet to commission evidence on its economic development needs or formulate policies on employment land provision. Where this leads to a significant departure from the rate of employment growth assumed within the modelling presented herein, the Council is advised to reconsider the housing growth that may be needed in such circumstances.

### **Size, type and tenure of housing needed**

- 8.13 Beyond the overall number of homes needed, the NPPF also confirms that *'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies'*<sup>4</sup>. The modelling drawn upon within this report allows overall housing need to be segmented to estimate how projected change in the demographic profile of Ribble Valley may influence the size, type and tenure of homes needed.
- 8.14 Where housing provision is assumed to align with the minimum standard method or the higher level of need concluded above, strong growth would be expected in the number of single person households and families without children. The representation of households with dependent children is also projected to grow, and more significantly so where a need for 280 dwellings per annum is met due to the more balanced age profile accommodated under this scenario. This would increase the proportion of households requiring larger homes, with 58% of households expected to require at least three bedrooms under this scenario compared with 51% were provision to align with the standard method. In each case, meeting households' needs would require the majority (c.90%) of homes to be houses, with a smaller proportionate need for flats, while most additional households (c.75%) would be expected to own their home. This does,

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<sup>4</sup> MHCLG (2019) National Planning Policy Framework, paragraph 61

however, represent only an illustrative interpretation of available evidence, which should be used for guidance and monitoring purposes but should not be prescribed as an explicit requirement for individual sites given that they will need to respond to changing market demands and take account of viability considerations.

### Need for affordable housing

8.15 Conclusions on affordable housing need to be incorporated. Note in accordance with the PPG this will need to be considered in the context of the overall need referenced above.

### Specific needs of different groups

8.16 Reflecting the requirement through the NPPF to consider the housing needs of '*different groups in the community*'<sup>5</sup>, further analysis of the current and future housing needs of specific groups has also been presented within this report. This has shown that:

- There is expected to be growth in the number of **older people** aged 65 and over in Ribble Valley over the plan period. The number of such residents is projected to grow by 33% where provision aligns with the minimum need generated by the standard method and by 39% where a higher need for 280 dwellings per annum is met. This would be expected to respectively generate an annual demand for between 36 and 41 bedspaces in sheltered, enhanced sheltered or extra care accommodation, based on industry toolkits recommended in the PPG. An additional demand for circa 21-24 bedspaces in residential establishments, such as care homes, would also be expected through such a level of growth, with the latter separate and additional to the delivery of private dwellings;
- Ribble Valley contains a comparatively high representation of **families**, and families with dependent children. These households tend to own larger housing, and projected growth in the number of such households where provision is made for 280 dwellings per annum would therefore be expected to generate a demand for larger homes. Where provision is limited to the minimum figure generated by the standard method, however, the number of such households would be expected to remain largely static albeit recognising there would still be a need for such housing under any of the scenarios of need modelled;
- Ribble Valley has comparatively few residents whose daily activities are limited, relative to the wider county, region and England. The majority (approximately 89%) of **people with disabilities** do not live in communal establishments, suggesting that many live at home or with relatives, friends or carers. This indicates that there is an ongoing need to ensure that there is a sufficient supply of adapted and accessible homes;
- **Key workers** in the public administration, education and health sectors account for around 28% of the resident labour force, falling slightly below the average for Lancashire but exceeding the averages across the North West and England. Such workers tend to be homeowners, aligning closely with the borough average;

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<sup>5</sup> *Ibid*, paragraph 61

- There is national evidence of increasing demand for **self-build and custom build** plots, which the Government is aiming to support. As of August 2019, twelve households have expressed a wish to self-build or custom build on the Council's register; and
- While this report has not reassessed the need for **Gypsy, Traveller and Showperson** accommodation, the latest such assessment commissioned by the Council concluded that at least two pitches would be needed by 2028 – though none before 2023 – while there was then no evidence of a need for Travelling Showperson yards in the borough.

DRAFT

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 7

meeting date: THURSDAY 3<sup>rd</sup> OCTOBER 2019  
title: LOCAL DEVELOPMENT SCHEME UPDATE  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
principal author: DIANE NEVILLE- SENIOR PLANNING OFFICER

## 1 PURPOSE

1.1 To inform Members of the updated Local Development Scheme (LDS) which sets out the anticipated timeframe for the Local Plan review.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – The Local Development Scheme is fundamental to the delivery of planning policy, primarily via the Local Plan and will help in protecting and enhancing environmental quality. Planning policies will help deliver the Council's ambitions relating to the supply of affordable homes in the area, and economic growth.
- Corporate Priorities - The LDS will provide a management tool for resource planning and will aid performance and consistency. The scheme will help deliver community involvement. As the management tool for planning policy preparation, it provides a basis by which to identify how, in particular, issues relating to the objectives of a sustainable economy, thriving market towns and housing will be addressed through the Local Plan.
- Other Considerations – The Council has a duty to prepare and keep up to date a Local Development Scheme and spatial policy through the Development Plan for the Borough.

## 2 BACKGROUND

### LOCAL DEVELOPMENT SCHEME (LDS)

2.1 The Local Development Scheme (LDS) is a statutory document that the Council has to have in place. It is a public statement of the programme that the Council intend to take forward to deliver the Local Plan for the area. A copy of the proposed LDS is attached at Appendix 1.

2.2 The Core Strategy was formally adopted in December 2014 and since this time work has been focusing on the Housing and Economic Development- Development Plan Document (HED DPD). The Inspector's final report was received in September 2019 and the HED DPD is due to be considered for adoption in October/ November 2019.

2.3 Once the adoption process of the HED DPD has taken place, the Local Development Framework (LDF) will be complete and the Council will move towards a review of the Local Plan documents (as discussed below in more detail). The timetable set out in the

LDS therefore reflects the work necessary on the Local Development Documents to undertake this review. The established Development Plan Working Group (DPWG) will continue to have an important role in both reviewing the issues arising but also the approach to be taken to progress the review of the Local Plan.

## LOCAL PLAN REVIEW

- 2.4 The Core Strategy commits the Council to a review of the Plan in or before 2019. There is also a legal requirement for all local plans to be reviewed at least every five years. The review incorporates the Core Strategy, HED DPD and additional policy information as appropriate. The review will identify which parts of the Local Plan will need to be updated to align with national policy and the review will be completed by December 2019. The review will identify which parts of the Council's evidence base will need to be updated in order to ensure that the policies included within the updated Plan are sound.

## 3 LOCAL PLAN UPDATE

- 3.1 Following the completion of the Local Plan review work will commence on the production of the necessary evidence base documents to support the new Local Plan. This evidence base will be produced via a mixture of outsourcing the work to consultants (which will have associated cost implications) and in-house work.
- 3.2 A considerable amount of preliminary work has already begun and one evidence base document is already in production (the Strategic Housing and Economic Needs Assessment (SHENA)). This piece of work is necessary to ensure that the Authority has an up to date housing need position before the Core Strategy is more than five years old, this is in accordance with the National Planning Policy Framework.
- 3.3 To ensure that the Local Plan Update remains on track, it is intended that the Issues and Options stage of the Local Plan will be produced by September 2020.
- 3.4 The timetable for the production of the Local Plan is set out in the LDS at appendix 1 of this report.

## 4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications:
- Resources – There is a significant cost implication involved in the production of the Local Plan, which will be the subject of further reports to Committee.
  - Technical, Environmental and Legal – The Local Development Scheme is a statutory requirement of the Development Plan process. Up to date, timely and relevant planning policies are important in maintaining and improving the environment of the borough.
  - Political – There are no direct political implications, however, the LDS does establish a programme of priority for policy work.

- Reputation – The Council’s decision on how to proceed could affect its reputation for example if the LDS is not kept up to date, the Council will not meet the requirements of legislation.
- Equality & Diversity – No issues identified.

**5 RECOMMENDED THAT COMMITTEE**

- 5.1 Authorise the Director of Economic Development and Planning to publish the Local Development Scheme and progress work on the Local Plan update in consultation with the Development Plan Working Group



DIANE NEVILLE  
SENIOR PLANNING OFFICER

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**BACKGROUND PAPERS**

1. Ribble Valley Borough Council Local Development Scheme – October 2019.

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

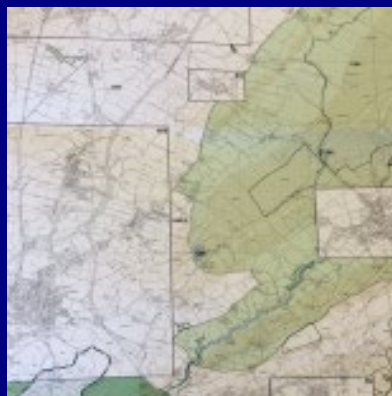


Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

# Local Development Scheme

**October 2019**



**RibbleValley**  
Local Development Framework



2019

## Ribble Valley Borough Council

### Local Development Scheme

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## **Introduction: The current Development Plan for Ribble Valley**

The Local Development Framework (LDF) replaces the previously adopted Districtwide Local Plan (DWLP) and provides the basis for planning decisions in the Ribble Valley and sets the pattern for development and investment over the coming years.

The Ribble Valley Borough Council Local Development Framework (LDF) comprises the following:

- Core Strategy 2008-2028 A Local Plan for Ribble Valley
- Ribble Valley Proposal's Map
- Housing and Economic Development – Development Plan Document
- Longridge Neighbourhood Plan, 2028

Other Development Framework Documents:

- Statement of Community Involvement
- Authority Monitoring Reports
- Local Development Scheme (this document)

Now that the LDF is complete, the Council is moving from the LDF to a Local Plan. The process for developing this will involve a review of which documents will comprise the Local Plan itself and which evidence base documents will be required to underpin the details contained within the plan.

This document is the Local Development Scheme (LDS) and is intended to set out the approach and timetable of policy preparation. It is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). This relates not just to the Plan documents, but also factors in the evidence base documents. The LDS is reviewed on an annual basis and is used to monitor the Council's progress in terms of meeting key milestones and highlighting where document production might be slipping (if applicable).

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

This Local Development Scheme is intended to cover a 3 year the period up to the end of October 2022. The schedule explains how, and when, the Council intends to complete its Local Plan review.

In preparing this document the Council has considered:

- What the likely content and structure of the proposed document is likely to be;
- The evidence base needed to ensure that the policies are sound; and
- Whether the Local Plan or any evidence base documents are likely to be prepared jointly with one or more authorities.

The Council's Authority Monitoring Report provides a formal mechanism to monitor progress and the need to update either the timetable or policy coverage. This process will continue as we move towards the Local Plan review.

### **Schedule of Proposed Documents**

Our review of the Local Plan will provide planning policy coverage comprising:

- The Local Plan
- The adopted Proposal's Map (adopted as part of the LDF)
- Statement of Community Involvement
- Authority Monitoring Report
- Infrastructure Delivery Schedule

The Schedule at Appendix 2 outlines the status and explains the purpose and key dates in the Plan's production.

### **Overall Programme**

The overall programme is illustrated in the GANNT chart at Appendix 2 and shows the intended programme of work. The programme is intentionally ambitious as the Council is keen to follow the completion of the LDF with the Local Plan review to ensure up to date policy coverage for the borough continues. The Council will keep the timetable and need for resources under review to enable it to meet its ambition.

## Profiles of each document.

The following tables outline the format that we propose for each of our Development Documents. They are aimed at providing an overview of what is proposed. The schedule at Appendix 2 provides information on key milestones.

Document Profile : LDF: Housing & Economic Development DPD (HED DPD)	
Document details	<ul style="list-style-type: none"> <li>• <b>Title:</b> HED DPD</li> <li>• <b>Role and Purpose:</b> This will provide the housing and economic development land allocations, setting out where new development will be focused in line with the Core Strategy Development Strategy.</li> <li>• <b>Geographic Coverage:</b> The HED DPD will apply to the whole borough.</li> <li>• <b>Status:</b> The HED DPD will be a Local Development Document.</li> <li>• <b>Chain of Conformity:</b> The HED DPD is part of the LDF, the daughter document of the adopted Core Strategy, which is the overarching strategic policy document for the Ribble Valley.</li> </ul>
Timetable	<ul style="list-style-type: none"> <li>• Evidence Production: April 2016- August 2016</li> <li>• Issues &amp; Options Stage: August 2016</li> <li>• Publication Stage: April 2017</li> <li>• Submission Stage: July 2017</li> <li>• Examination in Public (Hearing sessions): November 2018 and January 2019</li> <li>• Inspector's Report: September 2019</li> <li>• Adoption: October/ November 2019.</li> </ul>
Arrangements for production	<ul style="list-style-type: none"> <li>• <b>Lead Department:</b> Economic Development &amp; Planning Department.</li> <li>• <b>Management arrangements:</b> The project will be led by the Borough Council's Planning and Development Committee.</li> <li>• <b>Resources required to complete the document:</b> The main resource will be the Council's Regeneration and Housing section.</li> <li>• <b>Approach to involving stakeholders and the community:</b> We will work with the community as much as possible consulting in accordance with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced. Close liaison will be maintained with Strategic Partners and various Town/Village action groups that have been established, as well as neighbouring authorities and relevant consultation bodies and agencies.</li> </ul>

**Document Profile : Local Plan**

<p>Document details</p>	<ul style="list-style-type: none"> <li>• <b>Title:</b> Local Plan</li> <li>• <b>Role and Purpose:</b> This will provide the strategic overview for the borough and set out the key policy designations, statements and Development Management policies.</li> <li>• <b>Geographic Coverage:</b> The Local Plan will apply to the whole borough.</li> <li>• <b>Status:</b> Local Plan will be a Local Development Document.</li> <li>• <b>Chain of Conformity:</b> The Local Plan is the overarching strategic policy document for the Ribble Valley.</li> </ul>
<p>Timetable</p>	<p>The Local Plan will be published in draft by February 2021</p> <ul style="list-style-type: none"> <li>• Evidence Production: September 2019- July 2020</li> <li>• Issues &amp; Options Stage: September 2020</li> <li>• Publication Stage: February 2021</li> <li>• Submission Stage: May 2021</li> <li>• Examination in Public: June 2021</li> <li>• Inspector’s Report: February 2022</li> <li>• Adoption: March 2022</li> </ul>
<p>Arrangements for production</p>	<ul style="list-style-type: none"> <li>• <b>Lead Department:</b> Economic Development &amp; Planning Department.</li> <li>• <b>Management arrangements:</b> The project will be led by the Borough Council’s Planning and Development Committee.</li> <li>• <b>Resources required to complete the document:</b> The main resource will be the Council’s Regeneration and Housing section.</li> <li>• <b>Approach to involving stakeholders and the community:</b> We will work with the community as much as possible consulting in accordance with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced. Close liaison will be maintained with Strategic Partners and various Town/Village action groups that have been established, as well as neighbouring authorities and relevant consultation bodies and agencies.</li> </ul>

**Document Profile: SCI**

<p>Document details</p>	<ul style="list-style-type: none"> <li>• <b>Title:</b> Statement of Community Involvement (SCI)</li> <li>• <b>Role and Purpose:</b> To set out how all section of the community have had the opportunity to participate in the planning of the borough. This ranges from private individuals, through to interest groups and specific consultees as well as hard to reach groups.</li> <li>• <b>Geographic Coverage:</b> Borough-Wide.</li> <li>• <b>Status:</b> This will be a Development Planning Document.</li> <li>• <b>Chain of Conformity:</b> It will conform to the Local Plan and existing partnerships.</li> </ul>
<p>Timetable</p>	<p>The updated SCI will be published by June 2020.</p>
<p>Arrangements for production</p>	<ul style="list-style-type: none"> <li>• <b>Lead Department:</b> Economic Development &amp; Planning Department.</li> <li>• <b>Management arrangements:</b> The Borough Council's Planning and Development Committee will lead the project.</li> <li>• <b>Resources required to complete the document:</b> The main resource will be the Council's Regeneration and Housing section.</li> <li>• <b>Approach to involving stakeholders and the community:</b> We will work with the community as much as possible consulting in accord with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced.</li> <li>• </li> </ul>

**Document Profile: AMR**

Document details	<ul style="list-style-type: none"><li>• <b>Title:</b> Authority Monitoring Report</li><li>• <b>Role and Purpose:</b> This will provide the monitoring overview for the borough, ensuring the Development Strategy, key policy designations and Development Management policies are operating adequately.</li><li>• <b>Geographic Coverage:</b> The AMR considers aspects concerning the whole borough.</li><li>• <b>Status:</b> Annual document produced by the Authority.</li><li>• <b>Chain of Conformity:</b> The AMR is the overarching strategic policy planning monitoring document for the Ribble Valley and feeds into the evidence base.</li></ul>
Timetable	<ul style="list-style-type: none"><li>• The AMR is produced annually. The most recent AMR was published in September 2017, with another due for publication in October 2019 (and includes information from the period 2017-2018).</li></ul>
Arrangements for production	<p><b>Lead Department:</b> Economic Development &amp; Planning Department.</p> <p><b>Management arrangements:</b> The project will be led by the Borough Council's Planning and Development Committee. The AMR has proven in recent years to require increasing levels of resource input.</p> <ul style="list-style-type: none"><li>• <b>Resources required to complete the document:</b> The main resource will be the Council's Regeneration and Housing section.</li><li>• <b>Approach to involving stakeholders and the community:</b> The AMR collates data into one document. It covers a range of topic areas proving useful information for a range of stakeholders and community members.</li></ul>

Document Profile: IDS	
Document details	<ul style="list-style-type: none"> <li>• <b>Title:</b> Infrastructure Delivery Plan</li> <li>• <b>Role and Purpose:</b> This will provide the detail of the infrastructure requirements needed to deliver the aspirations of the Local Plan. It sets out how key stakeholders and partners will be involved in this delivery and the role that they will play as well as the Council.</li> <li>• <b>Geographic Coverage:</b> The IDS will apply to the whole borough.</li> <li>• <b>Status:</b> IDS is a key requirement of the Local Plan delivery</li> <li>• <b>Chain of Conformity:</b> The IDS is integral to the production of the Local Plan and illustrating its implementation.</li> </ul>
Timetable	<ul style="list-style-type: none"> <li>• The IDS will be published in draft by January 2021, alongside the Local Plan.</li> </ul>
Arrangements for production	<ul style="list-style-type: none"> <li>• <b>Lead Department:</b> Economic Development &amp; Planning Department.</li> <li>• <b>Management arrangements:</b> The project will be led by the Borough Council's Planning and Development Committee.</li> <li>• <b>Resources required to complete the document:</b> The main resource will be the Council's Regeneration and Housing section.</li> <li>• <b>Approach to involving stakeholders and the community:</b> We will work with the community as much as possible consulting in accordance with the regulations and the adopted SCI. Close liaison will be maintained with Strategic Partners, statutory consultees and relevant consultation bodies and agencies.</li> </ul>

## Neighbourhood Plans

Neighbourhood Plan area	Date Area Designated	Status
Bolton-by-Bowland and Gisburn Forest NP	May 2014	Submitted. Report from the Examiner received but NP subsequently withdrawn.
Longridge NP	September 2013	Supported at Referendum in Feb 2019. Plan 'made' 30 <sup>th</sup> April 2019.
Whalley NP	June 2015	No further progress since designation



## **Supporting Statement: Structure of the Local Plan.**

The Council's Local Plan provides strategic policies aimed at guiding the spatial pattern and broad scale of development within the borough. It also provides, as part of its implementation mechanism, more detailed Development Management policies to help guide subsequent development plan documents and to inform decisions on planning applications.

As part of the Local Plan review it will be necessary to revisit and reassess the settlement strategy that was determined as part of the Core Strategy. In addition the overall housing requirement (as well as affordable housing) for the borough over the new plan period will be reassessed in addition to the level of employment land required. This will need to consider the new Standard Methodology Figure. Greenfield land release will also be a consideration in view of the very limited supply of previously developed land, however there will be a strong emphasis on environment protection and enhancement.

### **Evidence Base**

Critical to the production of the Local Plan is the preparation of a clear and robust evidence base. Whilst Ribble Valley already holds an extensive evidence base, which was used in the production of the LDF, many of these documents need to be reassessed to ensure that the information contained within is up to date and remains relevant. Whilst the majority of the evidence base was produced in 2013, there are some documents which date back to 2008 and are therefore in need of a refresh to ensure that they are fit for purpose and reflect the most up to date position.

It is therefore proposed at this stage that a review of the following evidence base documents will be undertaken to determine which require updating:

- Borough wide housing requirement;
- Borough wide employment land requirement;
- Housing Land Availability (monitoring);
- Strategic Housing & Economic Needs Assessment;
- Strategic Housing and Employment Land Availability Assessment;
- Renewable energy;
- Public Open Space;
- Retail Base Data;
- Gypsy and Traveller Accommodation Assessment;
- Environmental baselines – e.g. SSSI's, Biological Heritage Sites, RIGS, Biodiversity, and quality of life indicators;
- Conservation Area Appraisals
- Local list of heritage assets (plus non-designated heritage assets);
- Flood Risk Assessment(s);
- Infrastructure Delivery Plan;
- Landscape Visual Impact Assessment (A59 Corridor)
- Leisure study
- Service Centre Health Checks
- Topic Paper on Greenbelt
- Topic Paper on Transport
- Topic Paper on Planning Obligations/ Community Infrastructure Levy (CIL)
- Viability study

The evidence base will be kept up to date as required and is likely to evolve as production of the Local Plan progresses and additional issues emerge. The evidence base will also form an important element of the Sustainability Appraisal process.

### **Sustainability Appraisal**

Sustainability Appraisal incorporating Strategic Environmental Assessment to comply with regulations will be built into the detailed project plan. The Council recognises the benefits of commencing appraisal work in parallel with the preparation of the policy documents not least to ensure that the implications of policy options and choices are as fully understood as possible.

An extensive appraisal exists in relation to the Core Strategy and this will provide the basis for on-going SA in relation to the plan.

### **Resources**

The Councils' Regeneration and Housing section deliver the core functions in relation to planning policy. It also includes strategic housing, regeneration and partnership working. The principle staff resource comprises an Assistant Planning Officer and a Senior Planning Officer together with the Head of Service as lead officer. Officers from Regeneration and Strategic Housing will also be working on the Local Plan.

Consultants will be engaged on specific projects where there is a lack of in house capacity. The section has a small operating budget provision to carry out its functions, however the Local Development Scheme will inform the Council's annual budget rounds and financial planning process.

### **Monitoring and Review**

The Local Plan will be subject to an annual monitoring and review process. In addition to this we will also use the Council's Risk Management systems to ensure that this issue is fully taken into account and that our systems are capable of being altered to take account of changing contingencies.

### **Risk Assessment**

In reviewing and preparing the Local Development Scheme it was found that the main areas of risk relate to:

- **Staff Turnover.** Staff resources are very limited, consequently any turnover of staff, given the normal operational time to recruit and replace will have an impact on the programme.
- **Competing Corporate Priorities.** This will remain an issue but Senior Officers and Members are aware of the need to ensure sound planning policies are put in place and are seeking to maintain progress on the development plan in the face of significant development pressures. Commitment to the process is explicit within the Council's expressed priorities.
- **Legal Challenge.** We will minimise this by aiming to ensure that the plan is "sound" and founded on a robust evidence base and well-audited stakeholder and community engagement systems.
- **Programme Slippage.** We will continue to monitor our programme. It is recognised that the programme is ambitious and that there are many factors which may impact on delivery.

- **Changing National Policy.** The Council will need to take account of any changes in policy or legislation. Any significant changes introduced through the publication of new national policy introduces the risk of existing work no longer being compliant and the need to amend the content of work progressed. Delays in progress may have an impact on other objectives for the Council. However at this stage of the process the impact can be more readily managed.

### **Monitoring and Review of this Document**

The Borough Council will aim to keep this schedule up to date. Changing circumstances may lead to a position where priorities are altered. It is essential that we monitor progress so that any problems in delivering on the timescale set out in the document are identified and addressed at an early stage. An annual monitoring process will be undertaken and the Council will publish a formal report, however regular progress will be monitored through the Development Plan Working Group.

# APPENDICES

**Schedule 1 Summary Information and Timetable**

Document Title	Brief Description	Chain of Conformity	Start	Adoption
Local Plan	Provides the overall strategic framework for the borough, covering all policy areas. The Local Plan also includes a set of Development Management policies that will be used in determining planning applications across the borough.	The Local Plan is the overall strategic planning policy document that all other planning document and policies need to conform to,	September 2020	February 2022

Document Title	Brief Description	Chain of Conformity	Start	Adoption
Housing & Economic Development DPD	The Housing and Economic Development-Development Plan Document (HED DPD) will provide the housing and economic development land allocations, setting out where new development will be focused in line with the Core Strategy Development Strategy.	The HED DPD is part of the LDF, the daughter document of the adopted Core Strategy, which is the overarching strategic policy document for the Ribble Valley.	August 2016	October/ November 2019.

## Schedule 2 Supporting Management Tools

Document Title	Brief Description	Chain of Conformity	Start	Adoption
Statement of Community Involvement	Document setting out standards and approach to involving stakeholders and the community in the production of the LDF.	The statement builds upon existing partnerships.	Anticipated August 2019	Anticipated by June 2020
Authority Monitoring Report	The Authority Monitoring Report (AMR) measures the effectiveness and progress made in delivering the policies in the adopted Core Strategy and the Local Plan (as the review eventually replaces the Core Strategy)	The AMR links to all Local Development Documents.	Annually	Annually
Infrastructure Delivery Plan	Provides the detail of the infrastructure requirements needed to deliver the aspirations of the Local Plan.	It will conform to the Local Plan and existing partnerships.	August 2020	January 2022
Local Development Scheme	This document sets out the council's programme and timetable for preparing planning policy documents	The LDS is key in providing information and a timetable in relation to LDDs.	October 2017 (then annually)	October 2019

# LDS Timetable

	2019					2020												2021												2022						
	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	
Development Documents & evidence base docs																																				
HED DPD																																				
Review of Local Plan 2019																																				

**Key:**

- Production of briefs & obtaining quotes
- Beginning of appointment of consultants
- Evidence production
- Pre-Publication consultation (Reg 18)
- Publication period (Consultation- Reg 19)
- Submission to Secretary of State (Reg 22)
- Examination
- Receipt (or anticipated) of Inspectors report
- Proposed Adoption

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

Agenda Item No. 8

meeting date: 3 OCTOBER 2019  
title: APPROVAL OF INCREASE TO BUILDING CONTROL FEES 2019/20  
submitted by: CHIEF EXECUTIVE  
principal author: HEATHER BARTON – HEAD OF ENVIRONMENTAL HEALTH SERVICES

### 1 PURPOSE

1.1 To approve increased Fees & Charges in relation to Building Control Services.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – To help make people's lives safer and healthier.
- Community Objectives – To support health, environmental, economic and social wellbeing of people who live, work and visit Ribble Valley.
- Corporate Priorities – To enable the delivery of effective and efficient services.
- Other Considerations – None.

### 2 BACKGROUND

2.1 In accordance with Government policy, Local Authorities have been empowered to charge for carrying out main Building Control functions relating to building regulations, based on the principle of full cost recovery since the late 1970's. Initially charges were prescribed fees set by Government but have been devolved to Local Authorities since the introduction of The Building (Local Authority) Charges Regulations 2010.

2.2 The Council's Building Control fees are reviewed in line with Fees & Charges applied by other Building Control Services in Lancashire. The previous increase was February 2018. Charges are kept competitive due to direct competition from the private sector (Approved Inspectors) who are often preferred & used by larger house builders and persons wishing to avoid perceived Local Authority bureaucracy. Currently Local Authorities have 65 – 70% of the Building Control market.

2.3 Building Control Services are only permitted to charge sufficient to 'break even' and cover the costs of delivery averaged over 5 years. Within the last 5 years the service has significantly reduced to 2.3 FTE full time qualified surveyors (currently we do not have a qualified full time surveyor) and 1.0 FTE Building Control Technician which is considered to be below the absolute minimum to deliver the service taking into account service response times, management & development, holidays, sickness, maintaining professional competence and risk to the Authority We have experienced problems recruiting due to both a national shortage of qualified surveyors and low salaries paid by Ribble Valley compared to neighbouring Authorities.



### 3 ISSUES

- 3.1 The new Ribble Valley Scheme of Charges has been based on the LABC model scheme in setting out standard charges for the majority of projects applicable in Ribble Valley. The scheme is similar to schemes in Pendle, Rossendale, Hyndburn Council and Pennine Lancashire.
- 3.2 The principles of the scheme are that the user pays for the service provided. The new scheme of charges has been formulated using many years of national and local experience. Local Authorities are reminded in the CIPFA accountancy guide that they should not use building regulation charges to offset other Building Control functions or any other function of the Council.
- 3.3 As in previous years applications to provide access or facilities for disabled persons to existing dwellings and disabled adaptations to buildings to which the public have access are exempt from Building Regulation charges. The cost of building control service for such projects being met from Council funds.
- 3.4 Nationally continuing competition from private 'Approved Inspectors' has resulted in approx. 25 – 35% of work being undertaken by the private sector. In order for Local Authorities to remain competitive building regulation charges must be set at a reasonable level, be fair and equitable relative to the degree of involvement by Building Control.
- 3.5 The appendix sets out the new Ribble Valley Scheme of Building Regulation Charges. Overall the proposed changes would result in a 3% increase in charges although several charges subject to the fiercest competition remain the same. The full scheme will be made available on the Internet, a simplified version being available for day to day use.
- 3.6 Examples of the changes are:

	<b>Present scheme £(ex VAT)</b>	<b>New Scheme £(ex VAT)</b>
New Single dwelling	720.00	775.00
Extension >6m <sup>2</sup> <40m <sup>2</sup>	500.00	500.00 (no increase)
Work estimated cost £2000 - £5000	310.00	320.00
Work estimated cost £15,000	391.67	404.17
Work estimated cost £70,000	875.00	902.50
Work estimated cost £160,000	1345.83	1400.00

### 4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications:
- Resources – The report has the financial implications as set out above.
  - Technical, Environmental and Legal – Ensure appropriate levels of fees & charges are applied in relation to services delivered.
  - Political – To enable the delivery of effective and efficient services.
  - Reputation – Substantial increase to charges can generate adverse publicity.
  - Equality & Diversity – No implications identified

**5 RECOMMENDED THAT COMMITTEE**

- 5.1 Approve the recommended increased fees and charges in relation to Building Control Services from 1 November 2019 as set out in the appendix to this report.

HEATHER BARTON  
HEAD OF ENVIRONMENTAL HEALTH SERVICES

MARSHAL SCOTT  
CHIEF EXECUTIVE

**BACKGROUND PAPERS**

- 1 None.

For further information please ask for Geoff Lawson, extension 4508



**RIBBLE VALLEY BOROUGH COUNCIL  
BUILDING REGULATION CHARGES  
The Building (Local Authority Charges) Regulations 2010  
Charges with effect from 1st November 2019  
(VAT rate of 20.00%)**



**Explanatory Notes**

1. Before you build, extend or convert, you or your agent must advise your local authority either by submitting Full Plans or a Building Notice. The charges payable depends on the type of work, the number of dwellings in a building and the total floor area. The following tables may be used in conjunction with the current scheme to calculate the charges. If you have difficulties calculating the charges ring Building Control on 01200 414508.

2. Charges are payable as follows:

2.1 Should you submit Full Plans you will pay a plan charge at the time of submission to cover their passing or rejection.

2.2 With Full Plans submissions, for most types of work, an inspection charge covering all necessary site visits will normally be payable following the first inspection. You will be invoiced for this charge.

2.3 Should you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site visits.

2.4 Should you apply for a regularisation certificate, regarding unauthorised building work, commenced on or after 11 November 1985, you will pay a regularisation charge to cover the cost of assessing your application and all inspections. The Local Authority will individually assess the charge.

3. **Table A:** Charges for small domestic buildings e.g., certain new dwelling houses and flats. Applicable where the total internal floor area of each dwelling, excluding any garage or carport does not exceed 700m<sup>2</sup> and the building has no more than three storeys, each basement level being counted as one storey. In any other case, Table E applies.

4. **Table B:** Where work comprises more than one domestic extension the total internal floor areas of all the extensions shown on the application may be added together to determine the relevant charge. If the extension(s) exceed 80m<sup>2</sup> or three storeys in height then Table E applies (subject to a minimum plan charge).

5. **Table C:** Charges for certain alterations to dwellings.

6. **Table D:** Charges for extension and new buildings other than dwellings.

7. **Table E:** Applicable to all other building work not covered by Table A, B, C, or D. Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT and any professional fees paid to an architect, engineer or surveyor, etc., and also excluding land acquisition costs.

8. Floor area is measured as gross internal area on a horizontal plane measured 2 metres above floor level.

9. **Exemptions/reduction in charges:**

9.1 Where plans have been either approved or rejected no further charge is payable on resubmission for substantially the same work.

9.2 Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from charges. In these regulations 'disabled person' means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applied, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of schedule 13 to the Children Act 1989.

10. With the exception of the regularisation charge, all local authority Building Regulation charges are subject to VAT at the rate applicable at the time the application is deposited and for the inspection charge when the invoice is sent.

11. **For work exceeding an estimated cost £200,000 or for complex work the Building Regulation charge will be individually assessed. Please tel. 01200 414508 or email [building.control@ribblevalley.gov.uk](mailto:building.control@ribblevalley.gov.uk)**

12. **A full copy of the Ribble Valley Borough Council Scheme of Charges is available on request or may be viewed on [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)**

**TABLE A  
STANDARD CHARGES FOR NEW HOUSING  
(up to 300m<sup>2</sup> floor area including flats and maisonettes but not conversions)**

No of Dwellings	Plan Charge	Vat	Total	Inspect Charge	Vat	Total	Building Notice Charge	Vat	Total
1	275.00	55.00	<b>330.00</b>	500.00	100.00	<b>600.00</b>	840.83	168.17	<b>1009.00</b>
2	395.00	79.00	<b>474.00</b>	800.00	160.00	<b>960.00</b>	1355.83	271.17	<b>1627.00</b>
3	480.00	96.00	<b>576.00</b>	950.00	190.00	<b>1140.00</b>	1626.67	325.33	<b>1952.00</b>
4	554.17	110.83	<b>665.00</b>	1050.00	210.00	<b>1260.00</b>	1828.33	365.67	<b>2194.00</b>
5	608.33	121.67	<b>730.00</b>	1133.33	266.67	<b>1360.00</b>	2085.83	417.17	<b>2503.00</b>

**Notes**

- For more than 5 dwellings or flats over three storeys, the charge will be individually determined. (See table below for dwellings over 300m<sup>2</sup>)
- The amount of the plan charge is based on the number of dwellings contained in the application.
- The inspection charge is based on the total units in the project.
- Unless otherwise agreed, schemes exceeding twelve months in duration may be subject to an additional charge.
- For larger building projects the Council may agree to fees being paid by instalments.

## STANDARD CHARGES FOR NEW HOUSING (floor area between 301m<sup>2</sup> and 700m<sup>2</sup>)

	Plan Charge	Vat	Total	Inspect Charge	Vat	Total	Building Notice Charge	Vat	Total
Single Dwelling with floor area between 301m <sup>2</sup> and 500m <sup>2</sup>	275.00	55.00	<b>330.00</b>	737.50	147.50	<b>885.00</b>	1116.67	223.33	<b>1340.00</b>
Single Dwelling with floor area between 501m <sup>2</sup> and 700m <sup>2</sup>	<b>275.00</b>	<b>55.00</b>	<b>330.00</b>	979.17	195.83	<b>1175.00</b>	1412.50	282.50	<b>1695.00</b>

If the floor area of the dwelling exceeds 700m<sup>2</sup> the charge is individually determined.

*All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.*

### TABLE B

## STANDARD CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS TO DWELLINGS

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND DOMESTIC ALTERATIONS									
Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Charge	VAT	Total
<b>CATEGORY 1. <u>Extensions to dwellings</u></b>									
Extension(s):- Internal floor area not exceeding <b>6m<sup>2</sup></b>	337.50	67.50	<b>405.00</b>	Inc	Inc	Inc	404.17	80.83	<b>485.00</b>
Internal floor area over <b>6m<sup>2</sup></b> but not exceeding <b>40m<sup>2</sup></b>	208.33	41.67	<b>250.00</b>	291.67	58.33	<b>350.00</b>	575.00	115.00	<b>690.00</b>
Internal floor area over <b>40m<sup>2</sup></b> but not exceeding <b>60m<sup>2</sup></b>	208.33	41.67	<b>250.00</b>	420.83	84.17	<b>505.00</b>	729.17	145.83	<b>875.00</b>
Internal floor are over <b>60m<sup>2</sup></b> but not exceeding <b>80m<sup>2</sup></b>	208.33	41.67	<b>250.00</b>	516.67	103.33	<b>620.00</b>	854.17	170.83	<b>1025.00</b>
<b>CATEGORY 2. <u>Garages and Carports</u></b>									
<b><u>Erection or extension of a detached or attached building or an extension to a dwelling:</u></b>									
which consists of a garage, external store, carport having a floor area not exceeding <b>40m<sup>2</sup></b> in total and is intended to be used in common with an existing building or the conversion of an attached garage into a habitable room.	275.00	55.00	<b>330.00</b>	Inc.	Inc.	Inc.	316.67	63.33	<b>380.00</b>
Where the garage/store exceeds a floor area of <b>40m<sup>2</sup></b> but does not exceed <b>60m<sup>2</sup></b>	383.33	76.67	<b>460.00</b>	Inc.	Inc.	Inc.	458.33	91.67	<b>550.00</b>
<b>CATEGORY 3. <u>Loft Conversions and Dormers</u></b>									
<i>Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m<sup>2</sup> are to be based on the cost of work.</i>									
Without a dormer but not exceeding <b>40m<sup>2</sup></b> in floor area*	354.17	70.83	<b>425.00</b>	Inc.	Inc.	Inc.	425.00	85.00	<b>510.00</b>
With a dormer but not exceeding <b>40m<sup>2</sup></b> in floor area*	208.33	41.67	<b>250.00</b>	279.17	55.83	<b>335.00</b>	585.00	117.00	<b>702.00</b>

WHERE THE EXTENSION TO THE DWELLING EXCEEDS 80M<sup>2</sup> IN FLOOR AREA, THE CHARGE IS BASED ON THE ESTIMATED COST IN TABLE E, SUBJECT TO THE SUM OF THE PLAN CHARGE AND INSPECTION CHARGE BEING NOT LESS THAN £902.50 (nett of Vat). THE TOTAL ESTIMATED COST OF THE WORK MUST THEREFORE BE AT LEAST £50,001.

*Note: All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.*

**TABLE C**

**STANDARD CHARGES FOR ALTERATIONS TO DWELLINGS**

Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Fee	VAT	Total
<b>1. Installation of replacement windows and doors</b> * in a dwelling where the number of windows / doors does not exceed 20.	91.67	18.33	<b>110.00</b>	Inc.	Inc.	Inc.	91.67	18.33	<b>110.00</b>
<b>2. Underpinning</b> with a cost not exceeding £30,000.	283.33	56.67	<b>340.00</b>	Inc.	Inc.	Inc.	283.33	56.67	<b>340.00</b>
<b>3. Controlled Electrical work*</b> to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	183.33	36.67	<b>220.00</b>	Inc.	Inc.	Inc.	183.33	36.67	<b>220.00</b>
<b>4. Renovation of a thermal element</b> (excluding cavity wall insulation) i.e. work involving recovering of a roof or renovation of an external wall to which Regulation L1b applies	108.33	21.67	<b>130.00</b>	Inc.	Inc.	Inc.	108.33	21.67	<b>130.00</b>
<b>5. Formation of a single en suite bathroom/shower room or cloakroom within an existing dwelling</b> (excluding electrical work)	225.00	45.00	<b>270.00</b>	Inc.	Inc.	Inc.	225.00	45.00	<b>270.00</b>
<b>6. Removal or partial removal of chimney breast</b>	225.00	45.00	<b>270.00</b>	Inc.	Inc.	Inc.	225.00	45.00	<b>270.00</b>
<b>7 Removal of wall and insertion of beam(s) maximum span 4 metres</b> (If more than one opening formed use schedule E)	137.50	27.50	<b>165.00</b>	Inc.	Inc.	Inc.	137.50	27.50	<b>165.00</b>
<b>8 Converting two existing dwellings into a single dwelling</b> where no alterations are necessary) Otherwise use table E	312.50	62.50	<b>375.00</b>	Inc.	Inc.	Inc.	312.50	62.50	<b>375.00</b>
<b>9. Heating Appliance Installation</b> Installation of a multi fuel heating appliance including associated flue to a single dwelling by a person not registered under a Competent Persons Scheme. (Where new chimney use schedule E)	166.67	33.33	<b>200.00</b>	Inc.	Inc.	<b>Inc.</b>	166.67	33.33	<b>200.00</b>

\* Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table B then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E). All other work within dwellings will be charged as set out in table E.

**TABLE D  
EXTENSIONS AND NEW BUILD – OTHER THAN TO DWELLINGS**

(i.e. shops, offices, industrial, hotels, storage, assembly etc.)

**Note – must be submitted as a full plans application** (other than application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total
1	Internal floor area not exceeding 6m <sup>2</sup>	395.83	79.17	<b>475.00</b>	Inc	Inc	Inc
2	Internal floor area over 6m <sup>2</sup> but not exceeding 40m <sup>2</sup>	208.33	41.67	<b>250.00</b>	291.67	58.33	<b>350.00</b>
3	Internal floor are over 40m <sup>2</sup> but not exceeding 80m <sup>2</sup>	208.33	41.67	<b>250.00</b>	466.67	93.33	<b>560.00</b>
4	Shop fit out not exceeding a value of £50,000	416.67	83.33	<b>500.00</b>	Inc	Inc	Inc
5	Replacement windows						
	a – not exceeding 10 windows	129.17	25.83	<b>155.00</b>	Inc	Inc	Inc
	b – between 11 – 20 windows	220.83	44.17	<b>265.00</b>	Inc	Inc	Inc

**TABLE E  
STANDARD CHARGES FOR ALL OTHER WORK NOT IN TABLES A, B, C & D  
(excludes individually determined charges)**

Estimated Cost		Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Fee		Total
From	To							Fee	VAT	
0	1,000	137.50	27.50	<b>165.00</b>	Inc	Inc	Inc	166.67	33.33	<b>200.00</b>
1,001	2,000	229.17	45.83	<b>275.00</b>	Inc	Inc	Inc	275.00	55.00	<b>330.00</b>
2,001	5,000	266.67	53.33	<b>320.00</b>	Inc	Inc	Inc	313.33	62.67	<b>376.00</b>
5,001	7,000	291.67	58.33	<b>350.00</b>	Inc	Inc	Inc	343.33	68.67	<b>412.00</b>
7,001	10,000	335.00	67.00	<b>402.00</b>	Inc	Inc	Inc	400.00	80.00	<b>480.00</b>
10,001	20,000	404.17	80.83	<b>485.00</b>	Inc	Inc	Inc	476.67	95.33	<b>572.00</b>
20,001	30,000	520.83	104.17	<b>625.00</b>	Inc	Inc	Inc	626.67	125.33	<b>752.00</b>
30,001	40,000	308.33	61.67	<b>370.00</b>	362.50	72.50	<b>435.00</b>	730.00	146.00	<b>876.00</b>
40,001	50,000	337.50	67.50	<b>405.00</b>	425.00	85.00	<b>510.00</b>	841.67	168.33	<b>1010.00</b>
50,001	75,000	387.50	77.50	<b>465.00</b>	515.00	103.00	<b>618.00</b>	966.67	193.33	<b>1160.00</b>
75,001	100,000	420.83	84.17	<b>505.00</b>	650.00	130.00	<b>780.00</b>	1179.17	235.83	<b>1415.00</b>
100,001	150,000	483.33	96.67	<b>580.00</b>	737.50	147.50	<b>885.00</b>	1310.83	262.17	<b>1573.00</b>
150,001	200,000	541.67	108.33	<b>650.00</b>	858.33	171.67	<b>1030.00</b>	1583.33	316.67	<b>1900.00</b>

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within table B then the charge for this additional work (as indicated in Table E) shall be discounted by 50% subject to a maximum estimated cost of less than £30,000

*Note: In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.*

**Where the estimated cost of work exceeds £200,000 Ribble Valley Borough Council will individually assess the charge.**

**BUILDING CONTROL SERVICES, CHURCH WALK, CLITHEROE. BB7 2RA**

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) tel 01200 414508 email. [building.control@ribblevalley.gov.uk](mailto:building.control@ribblevalley.gov.uk)

08/19

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

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Agenda Item No. 9

meeting date: THURSDAY 3 OCTOBER 2019  
title: LOCAL DEVELOPMENT FRAMEWORK – AUTHORITY MONITORING REPORT 2018/19  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
principal author: DIANE NEVILLE, SENIOR PLANNING OFFICER

1 PURPOSE

- 1.1 To note the contents of the Authority 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. 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	59,500
Households	25,500
Housing Completions	412
Housing Permissions	361
Affordable Homes	91
Development on previously developed land	18%
Amount of new employment land	9.451ha
Housing Trajectory	6.1 year supply

- 2.5 This AMR covers the period from 1<sup>st</sup> April 2018 - 31<sup>st</sup> March 2019. 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 significant 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. Section 8: Monitoring Constraints highlights the issue surrounding the data gaps. 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).
- 2.7 In moving forward with monitoring, work 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. This will highlight which policies require updating and will set out the mechanisms and timeframes for undertaking this work.

### 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 work on the Local Plan.



DIANE NEVILLE  
SENIOR PLANNING OFFICER

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

### BACKGROUND PAPERS

1. Annual Monitoring Report 2019.

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





Ribble Valley  
Borough Council

www.ribblevalley.gov.uk

# Authority Monitoring Report 2019

1<sup>st</sup> April 2018 - 31<sup>st</sup> March 2019

September 2019



Ribble Valley  
Borough Council



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



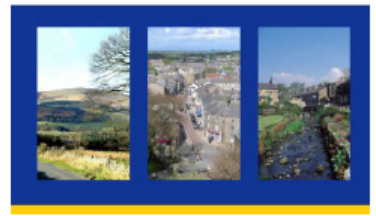
Ribble Valley  
Borough Council



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. In recent years 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 fourth 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 AMR's have highlighted that there has been significant difficulty in collecting all of the information for the indicators, and this continues to be an issue.

The Council is committed in the Core Strategy to undertaking a review within 5 years of its adoption (by December 2019). 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 area will need to be reconsidered 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:

<b>Population</b>	59,500
<b>Households</b>	25,500
<b>Housing Completions</b>	412
<b>Housing Permissions</b>	361
<b>Affordable Homes</b>	91
<b>Development on previously developed land</b>	18%
<b>Amount of new employment land</b>	9.451ha
<b>Housing Trajectory</b>	6.1 year supply <sup>1</sup>

This Authority Monitoring Report covers the period from **1 April 2018 to 31 March 2019**.

<sup>1</sup> See monitoring indicator 18 (page 16)

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## INTRODUCTION

### Monitoring period

This Authority Monitoring Report covers the period from **1 April 2018 to 31 March 2019**. It should be noted that the Council undertakes monitoring throughout the year and may have produced more up to date information in relation to a particular topic. The adopted planning policies for the period covered by this AMR are those contained in the Core Strategy – adopted on the 16<sup>th</sup> 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.

### National Planning Policy

During the monitoring period a revised NPPF was published (February 2019). The revised Framework implements a new standard method for calculating local housing need, to enable all communities to have a clear, transparent understanding of the homes they need as a minimum. The revised NPPF also introduces a new Housing Delivery Test, which measures delivery of homes across England.

### Planning Practice Guidance

On the 6<sup>th</sup> 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.

At the time of undertaking this AMR and to reflect changes to the National Planning Policy Framework (NPPF) the Ministry for Housing, Communities and Local Government (MHCLG) has updated PPG guidance in a number of areas.

## **Neighbourhood Planning**

During this monitoring period there has been one formal submission of a Neighbourhood Plan (the Longridge Neighbourhood Plan submitted in 2018), which was taken to referendum in February 2019 and was supported. It is now a material planning consideration.

## **Recent LDF updates**

### **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 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**

This document will provide further detail to the spatial development strategy set out in the adopted Core Strategy. Since the publication of the most recent monitoring report, 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.

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 28<sup>th</sup> April and 9<sup>th</sup> 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 28<sup>th</sup> July 2017. A public consultation on these identified changes ran between 31<sup>st</sup> July until 11<sup>th</sup> September 2017.

In preparing for the Public Examination into its plan, the Council put forward some additional housing sites as main modifications for the Inspector to consider. The Council identified sites at Clitheroe, Simonstone and Langho to help meet the Government's requirements to maintain a 5 year supply of housing land. The six week consultation period closed on Friday, 7 September 2018. More information on this can be found on the HED DPD pages (under planning policy) of the Ribble Valley Borough Council website:

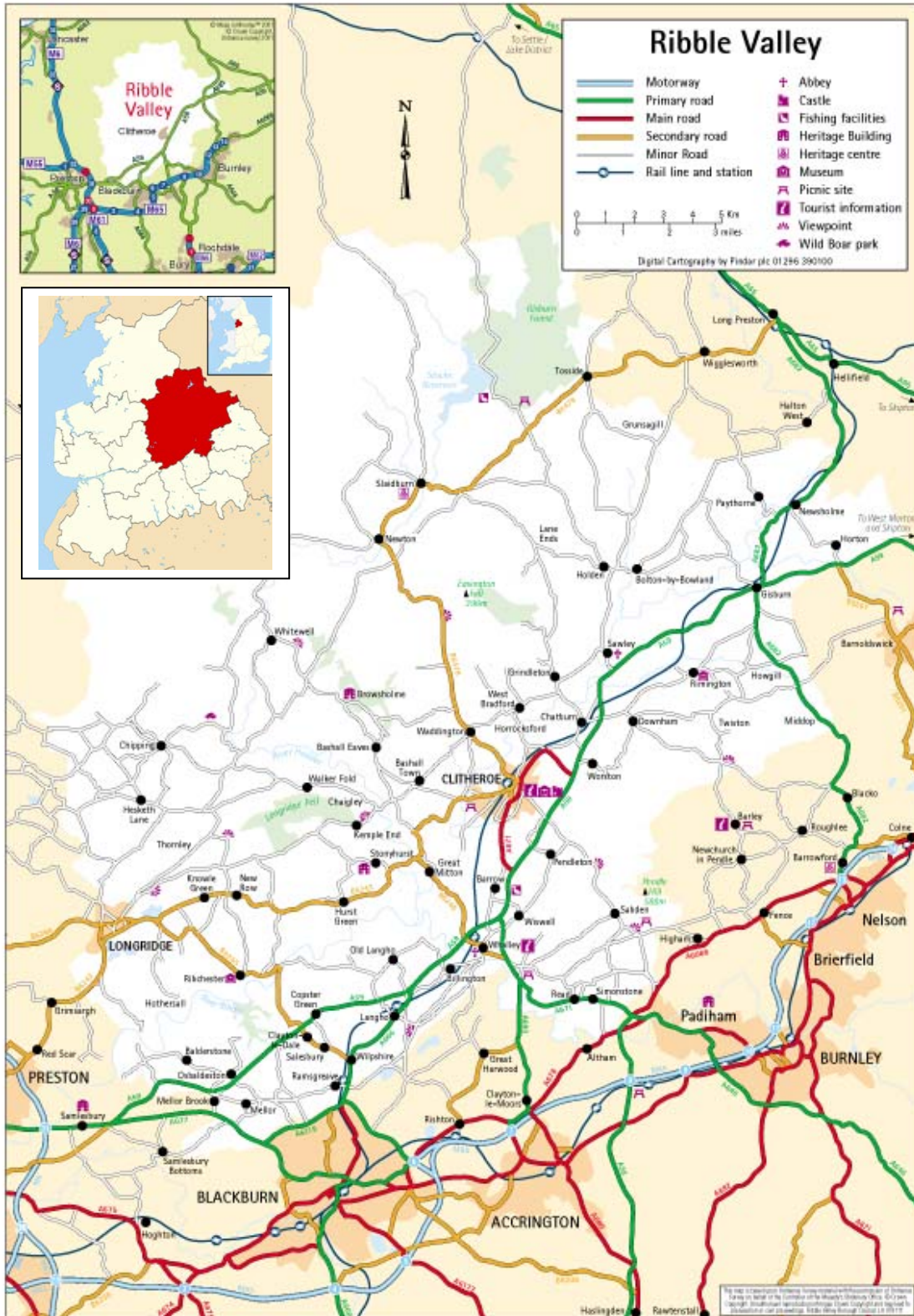
[https://www.ribblevalley.gov.uk/info/200364/planning\\_policies/1674/housing\\_and\\_economic\\_development\\_dpd\\_hed\\_dpd](https://www.ribblevalley.gov.uk/info/200364/planning_policies/1674/housing_and_economic_development_dpd_hed_dpd)).

The examination of the EIP was initially due to take place in January 2018 however due to the Inspector being on long-term sick the hearing dates were postponed until November 2018, with two further hearing dates in January 2019.

A Post EIP Hearings Consultation on the Proposed Main Modifications: Additional Housing Allocations (under Regulation 22), ran from 1<sup>st</sup> March until 12<sup>th</sup> April 2019, which is just outside of this monitoring period.

## SECTION ONE: THE RIBBLE VALLEY

The diagram below shows the Borough in its Regional context.

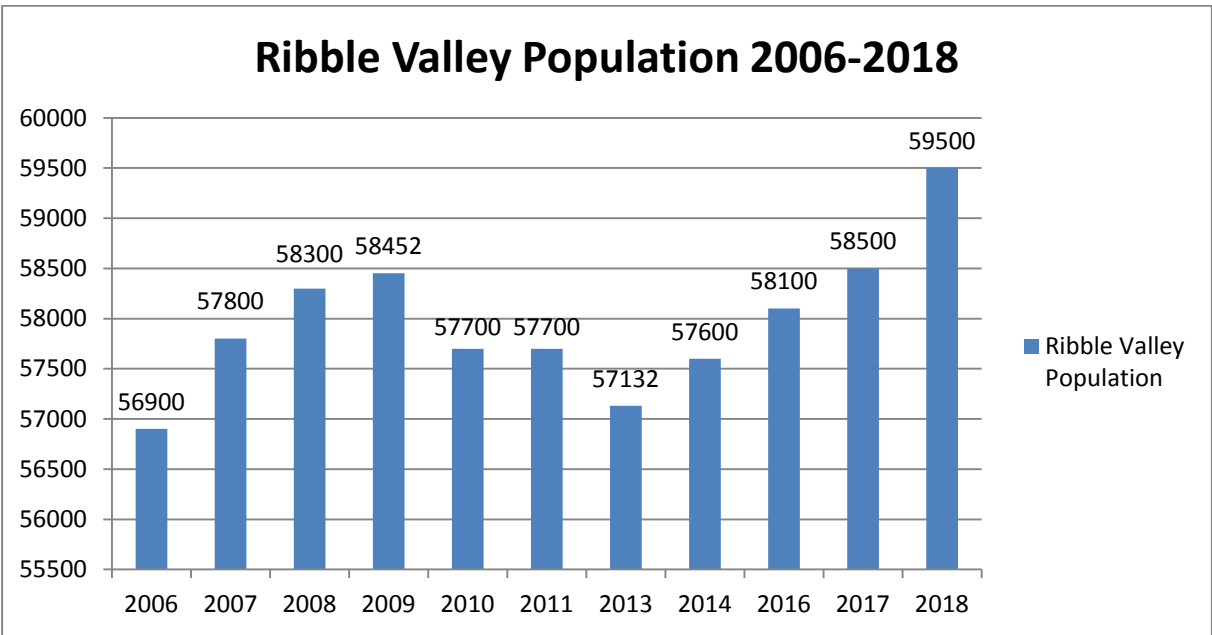


**Borough Area**

Ribble Valley Borough is situated in northeast Lancashire, and is the largest district in the County covering an area of 226 square miles and has 26 wards, but has the smallest population in the county. There are on average 94 people per square km, compared with 380 nationally. Over 70% of the Borough is in the Forest of Bowland Area of Outstanding Natural Beauty, a clear reflection of the landscape quality of the area.

**Population**

**Graph 1**



The Borough has a population of around 59,500<sup>2</sup>. This represents an additional 1,000 people to the population since the last AMR in 2017. Graph 1 above illustrates that since 2014 the overall population has seen strong growth. Clitheroe remains the main administrative centre having 14,765<sup>3</sup> 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 7,724<sup>4</sup>. 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. It is expected that by 2036 the population of the Ribble Valley will increase to 61,157<sup>5</sup>

As part of the Local Plan baseline, Ribble Valley Borough Council 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. Further information on the adopted Local Plan evidence base can be found on the [Ribble Valley website](#).

<sup>2</sup> ONS (mid 2017 population estimate – Published 28<sup>th</sup> June 2018).  
<sup>3</sup> Census (2011) – Latest figures next one not out until 2021  
<sup>4</sup> Census (2011)  
<sup>5</sup> ONS - Overview of the UK population: July 2017



To give an indication of the current situation in the borough, the following snapshot has been created. There are 25,500 households in the borough. 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%). 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.

The median house prices to earnings ratio for Ribble Valley is the highest of the 14 Lancashire Authorities. Ribble Valley (7.51) is the only local authority in the Lancashire-14 area that has a ratio in excess of 7 times earnings, a little below the England figure of 7.91. The ratio of lower-quartile house prices to lower-quartile earnings for Ribble Valley (7.47) is below the district's overall house price to earnings ratio (7.51) but it is the only local authority in the Lancashire-14 area to have a greater ratio than England (7.26). This suggests that Ribble Valley is the hardest place to enter the housing market in the Lancashire-14 area<sup>6</sup>

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. The borough is predominantly rural with an 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.

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<sup>6</sup> LCC House Price To Earnings Ratios (<https://www.lancashire.gov.uk/lancashire-insight/population-and-households/households-and-housing/house-price-to-earnings-ratios/>)

## 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 over the monitoring period
Target	Monitor only
Related Policy	Key Statement EN1 – Green Belt
Result	37 (of which 23 Approved with conditions, 2 Approved No Conditions, 7 undecided, 2 withdrawn and 3 refused)

Indicator 2	Area of land (ha or m2) in Green Belt granted permission
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 37 applications approved over the monitoring period for development within the Green Belt. 4 of these were for Discharge of Condition Applications; 1 Change of Use; 1 Major, 1 Outline; 1 Prior Notification; 1 Listed Building Consent; 1 Lawful Development Certificate; 14 Minor Developments and 13 Householder Applications. The Minor Developments and Householder Applications comprised of householder extensions or minor works which did not cover an area more than 0.2ha.

Indicator 3	Number of inappropriate developments granted in the Green belt
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	252 applications (of which 177 Approved, 28 Refused, (remainder withdrawn, undecided, did not require permission etc))

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	A total of 252 planning applications were determined within the AONB. 170 were Approved with Conditions, 7 were Approved with No Conditions, 6 were approved where No Permission is Required and 28 were Refused, 1 with permission required, 12 were withdrawn and 28 were undecided. It is considered that all permissions conformed to policy requirements; 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 (UU) 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	Target has been met. Based upon the most up to date information available from the Environment Agency (EA) (19/09/18) six objections were made by the EA which all related to unsatisfactory or lack of FRA/ FCA being submitted, however no development has been granted contrary to Environment Agency advice. No applications were granted against United Utilities advice where no mitigating solutions 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	There were no applications that were appropriate for submission to the Minerals Authority in this 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 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 planning applications but did not raise any objections on the basis of geodiversity or biodiversity. As such no applications have been granted contrary to Natural England's advice and the target has been met.

<b>Indicator 15</b>	(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.
<b>Target</b>	Zero
<b>Related Policy</b>	Key Statement EN4 – Biodiversity and Geodiversity
<b>Result</b>	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

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

### Priority habitats present in Ribble Valley-

<b>Habitat</b>
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.

**Table 11. Condition of the Ribble Valley SSSIs.**

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

It can be seen that no sites in Ribble Valley were recorded as unfavourable declining. Definitions of all these can be found below.

- **Unfavourable Recovering.** A site which is recorded as unfavourable means that there is a current lack of appropriate management, or that there are damaging impacts which needs to be addressed; and
- **Favourable.** A site that is recorded as in a favourable condition means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.
- **Unfavourable declining.** A site recorded as unfavourable declining means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. It suggests that overall the site condition is becoming progressively worse<sup>7</sup>.

#### **ADDITIONAL INDICATORS**

<b>Indicator 49</b>	No net loss of biological heritage sites
<b>Target</b>	zero
<b>Related Policy</b>	Key Statement EN4 – Biodiversity and Geodiversity
<b>Result</b>	Over the monitoring period there has been no net loss of biological heritage sites.

<b>Indicator 48</b>	No net loss of hedgerows
<b>Target</b>	zero
<b>Related Policy</b>	Key Statement EN4 – Biodiversity and Geodiversity
<b>Result</b>	Over the monitoring period there has been no net loss of hedgerows.

<sup>7</sup> 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

<b>Indicator 16</b>	Amount of housing completed in the Borough.
<b>Target</b>	Target is 280 units per year
<b>Related Policy</b>	Key Statement H1 – Housing Provision
<b>Result</b>	412 dwellings were completed in the period from 1 <sup>st</sup> April 2018 – 31 <sup>st</sup> March 2019.

412 dwellings were completed in the monitoring period which is 132 units above the annualised requirement of 280 units per year.

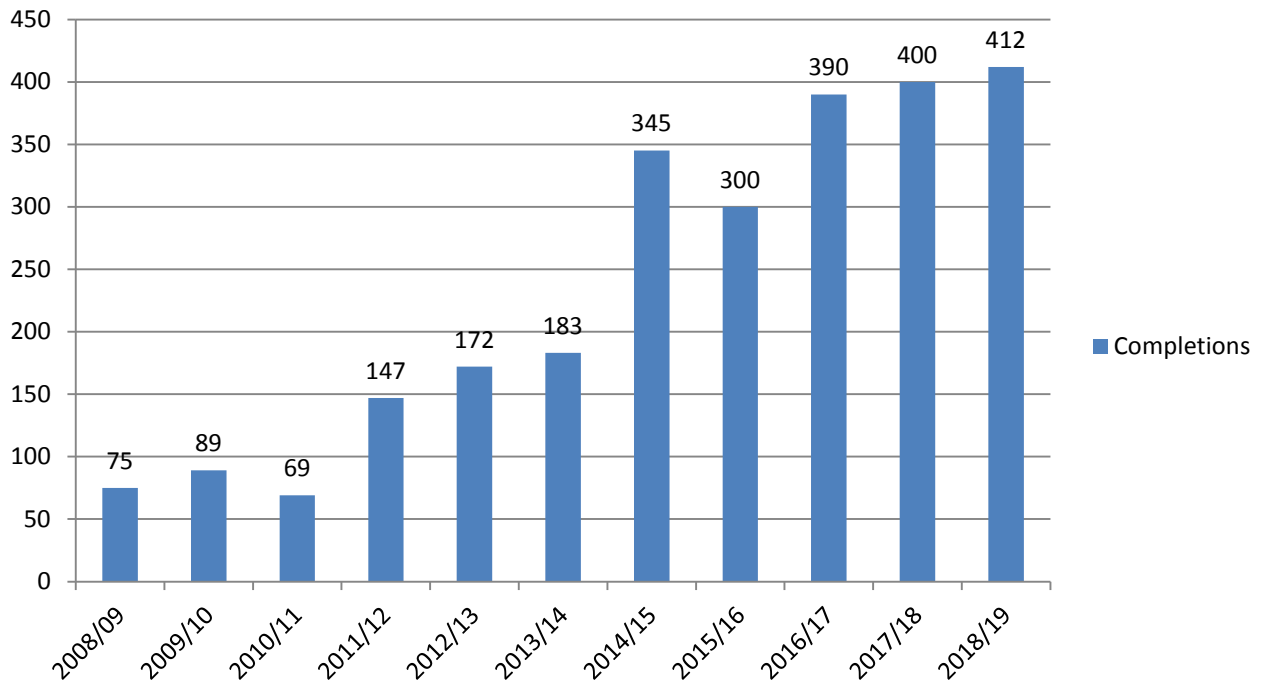
Housing requirement (submitted Core Strategy document)	2008-2028	5600	Av. 280 pa
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Monitoring year	Net dwellings completed	Cumulative total
2008/9	75	75
2009/10	89	164
2010/11	69	233
2011/12	147	380
2012/13	172	552
2013/14	183	735
2014/15	345	1080
2015/16	300	1380
2016/17	390	1770
2017/18	400	2170
2018/19	412	2582
Total 2008 -2019	2582	-
No. of dwellings required 2019 – 2028 (5600-2582)	3018	-

Source: RVBC housing land monitoring.

**Graph 2**

### Housing Completions 2008 - 31st March 2019



**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 <sup>st</sup> March 2019.
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	6.1 Year Supply  Based upon information following an allowed planning appeal in May 2019, the methodology for calculating the 5-year supply has been amended. Therefore, the 5 year supply position amounts to 5.2yr supply based upon this revised methodology.

Assessment of the five year supply position at 31<sup>st</sup> March 2019 shows that there was supply of deliverable dwellings which amounted to a 6.1year supply<sup>8</sup>, based on an annualised requirement of 280 dwellings and including a 5% buffer. In the latest monitoring year (2018-2019) 412 dwellings were built. The table at Indicator 16 shows this is the fifth consecutive year in which the annualised requirement of 280 dwellings per year has been exceeded.

<sup>8</sup> Source: RVBC Housing Land monitoring data 2019

Appendix 2 of the Core Strategy (page 178) includes a housing trajectory which illustrates potential rates of delivery of market and affordable housing for the plan period based on information as at 31<sup>st</sup> March 2014. Actual delivery/completions from approved housing sites from this monitoring period can be compared with the trajectory as follows:

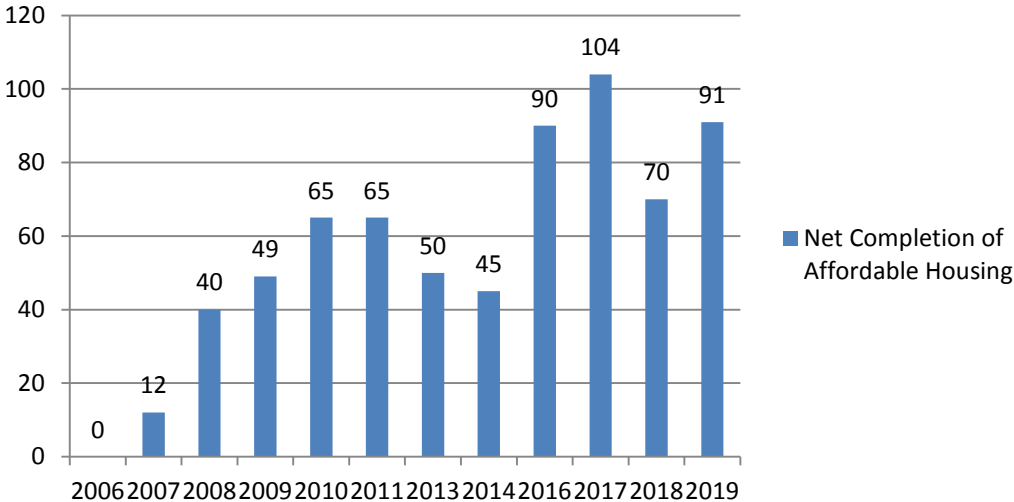
	Delivery 2018/19
Market housing	321
Affordable housing	91
<b>Total</b>	<b>412</b>

The graph below illustrates the number of net affordable completions from 2006-2018. The net completions for each year take into account the following:

- Net completions from housing developments
- Those created within the existing stock through the provision of grants
- Those created through the remodelling of existing stock or acquisition of empty properties

Graph 3

### Net Completion of Affordable Housing 2006-2019



**ADDITIONAL INDICATOR:**

Indicator 22	New and converted dwellings on previously developed land
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	76 new dwellings permitted completed on previously developed land out of a total of 412 completions (18%).



## 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	Data currently unavailable

## 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	91 units. Target has been met and exceeded.

	2008/ 9	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/18	2018/19	TOTAL
Open Market	38	46	42	86	143	138	232	222	290	330	321	1888
Affordable	37	43	27	61	29	45	113	78	100	70	91	694
Total	75	89	69	147	172	183	345	300	390	400	412	2282
Affordable as % of all new dwellings	49.3	48.3	39.1	41.5	16.9	24.6	32.8	26	25.6%	17.5%	22%	

(source: RVBC Housing Land Monitoring)

- 1) Over the monitoring period, the Council has provided 1 Landlord Tenant Grant.
- 2) There have been 10 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.

Early work on the Issues and Options stage of the Housing and Economic Development DPD 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) was included within the Regulation 19 Publication Version, and subsequently submission 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	Information from NOMIS shows that as of September 2018, there were 2.6% unemployed persons in Ribble Valley compared to 4.1% in the North West and 4.2% in Great Britain

Indicator 33	Number of people claiming a key benefit in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	1% in Ribble Valley compared to 3.3% in the North West and 2.6% in Great Britain. The fall in this percentage figure may be attributable to the introduction of universal credit and how this is measured.

Indicator 34	Employed persons in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	Information from NOMIS shows the following statistics for employed persons in Ribble Valley – 78.2% compared to 77% in the North West and 78.5% in Great Britain.

Indicator 35	Weekly earnings in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	Information from ONS showed that in 2018 the Ribble Valley had a residence based weekly median earnings of £620, which is above the UK figure of £569.

## MONITORING OF THE ECONOMIC POLICIES

### KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

<b>Indicator 23</b>	Amount of new employment land developed per annum
<b>Target</b>	Target is 1ha per annum
<b>Related Policy</b>	Key Statement EC1 – Business and Employment Development
<b>Result</b>	There has been a total of 9.451 developed for economic/employment land purposes over the monitoring period.

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

<b>Business and Industrial Use</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>	<b>Land Supply (ha)</b>
	<b>2007-08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
<b>B1</b>										
- B1a Offices other than defined in Class A2	4.72	5.414	3.489	4.071	3.976	3.719	3.153	4.453	2.836	2.759
- B1b Research and development including laboratories and studios		0	0	0.036	0.024	0.024	0.078	0.078	0	0
- B1c Light Industry		3.100	2.353	1.942	2.444	2.611	2.875	1.309	1.083	0.813
B2 General industry	1.27	2.211	1.969	1.416	1.824	1.419	1.997	2.131	2.045	1.366
B8 Storage or distribution centres including wholesale warehouses	0.32	0.332	0.632	0.243	0.269	0.375	0.418	0.036	0.603	1.197
Mixed	10.56	2.974	4.569	12.613	12.564	9.517	2.286	2.286	2.948	3.316
<b>Total</b>	<b>16.88</b>	<b>14.031</b>	<b>13.012</b>	<b>20.321</b>	<b>21.101</b>	<b>17.665</b>	<b>10.807</b>	<b>10.293</b>	<b>9.515</b>	<b>9.451</b>

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.

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 no 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 no loss over this monitoring period.

Indicator 27	Percentage of employment 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 <sup>2</sup>	Gross	2552	0	4420	601	7979	0	15552
	Net	2552	0	4420	601	7979	0	15552
On PDL m <sup>2</sup>	Gross	2552	0	4420	601	7979	0	15552
%PDL	Gross	16	0	28	5	51	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	Data currently unavailable

## 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	Information from the Ribble Valley Service Centre Health Check (August 2018) showed that in total there were 11 vacant units in the Principal settlements, as set out below.

Retail Centre	Vacancy rate
Clitheroe	8 units
Longridge	2 units
Whalley	1 unit

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

<b>Indicator 30</b>	Permissions involving the creation of new retail floorspace
<b>Target</b>	Net increase
<b>Related Policy</b>	Key Statement EC2 – Development of retail, shops and community facilities
<b>Result</b>	There have been 4 applications involving the creation of new retail floorspace over the monitoring period.

LOCATION	PLANNING APP NO	DESCRIPTION	HA	SQM	USE CLASS
Barrow Brook	3/2018/074	Retail Store	0.25	1380	A1
King Street, Clitheroe	3/2017/1002	Retail units	0.27	273	A1
Whalley Corn Mill, Whalley	3/2018/0586	Retail units	0.02	200	A1
Derby Road, Longridge	3/2018/0701	2 retail units	0.15	157	A1

<b>Indicator 31</b>	Permissions involving the loss of community facilities
<b>Target</b>	Net reduction
<b>Related Policy</b>	Key Statement EC2 – Development of retail, shops and community facilities
<b>Result</b>	No losses in the relevant period

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 no 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).

## 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	8

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 1/4/18 - 31/3/19		
APP NO	LOCATION	DATE
3/2017/0573	Land at Moor Top Farm, Clitheroe	11/04/2018
3/2017/0931	Land at The Whins, Read	14/05/2018
3/2016/1082	Land at Higher Road, Longridge	16/04/2018
3/2017/0433	Land at Henthorn Road, Clitheroe	30/05/2018
3/2017/0284	Land at Time technology Park, Simonstone	06/07/2018
3/2018/0361	Land at Victoria Mills, Sabden	18/09/2018
3/2017/0653	Land at Chatburn Road, Clitheroe	31/10/2018
3/2018/0910	Land at Sheepfold Crescent, Barrow	14/01/2019

### **Education**

The Ribble Valley has 32 Primary Schools and 6 Secondary's. Lancashire County Council have published a 'Schools Provision Strategy 2017/18 to 2019/20 which outlines the planned provision for schools within Lancashire and an 'Education Contribution Methodology' which outlines the contribution cost per place sought from developers and the methodology used to calculate the contribution. For further information on this matters visit the following links:

<https://www.lancashire.gov.uk/council/strategies-policies-plans/children-education-and-families/school-place-provision-strategy/>

<https://www.lancashire.gov.uk/council/planning/planning-obligations-for-developers>

Due to population rises and significant housing development taking place within the Borough, Lancashire County Council (LCC) is working closely with Ribble Valley Borough Council to secure housing developer contributions to address the impact of their housing developments on education provision, and continue to monitor the area closely in relation to both Primary and Secondary places. LCC are also involved within the plan making process too, in terms of the Core Strategy, HED DPD development and the Local Plan review.

In terms of figures, three projects were approved in 2017 to create an additional 105 places in Langho and Whalley, by 2019. Approval has been given to consult on additional 70 places at Barrow Primary School in 2019, subject to the outcome of the consultation.

## 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	As of the end of May 2019 (just beyond the end of the monitoring period) there have been 34 units completed on the site. In addition, in terms of sales on the site, 28 units have been exchanged and a further 21 units reserved.

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 228 dwellings (3/2016/0324) was approved on 06/03/2017.

Work started on site on the 13<sup>th</sup> of September 2017.

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	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. 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 Inspector

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 31<sup>st</sup> March 2014. The position updated to 31<sup>st</sup> March 2018 is shown in the following table, followed by the 31<sup>st</sup> March 2019 table.

## **2018**

### **PRINCIPAL SETTLEMENTS:**

<b>Principal Settlement</b>	<b>Total no. dwellings required 2008-2028</b>	<b>Commitments at March 2018</b>	<b>Residual no. dwellings at 31<sup>st</sup> March 2018<sup>9</sup></b>	<b>Amount in excess of residual requirement</b>
Clitheroe (total)	2320	-	-	-
<i>of which:</i>				
Standen Strategic Site	1040	1040	0	0
rest of Clitheroe	1280	1406	0	126
Longridge	1160	1218	0	58
Whalley	520	551	0	31

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 31<sup>st</sup> March 2014 and an updated position at 31<sup>st</sup> March 2018 which takes into account commitments up to this latter date:

### **TIER ONE SETTLEMENTS:**

<b>Settlement</b>	<b>Residual requirement at 31<sup>st</sup> March 2014</b>	<b>Residual requirement at 31<sup>st</sup> March 2018</b>
Barrow	0	0
Wilpshire	45	29
Read and Simonstone	18	4
Billington	18	0
Langho	18	0
Mellor	18	17
Chatburn	18	1
Mellor Brook	5	4
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.

<sup>9</sup> As at 31<sup>st</sup> March 2018. Any applications approved or lapsed since this date may alter the residual number.

## 2019

### PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2019	Residual no. dwellings at 31 <sup>st</sup> March 2019 <sup>10</sup>	Amount in excess of residual requirement
Clitheroe (total)	2320	-	-	-
<i>of which:</i>				
Standen Strategic Site	1040	1040 <sup>11</sup>	0	0
rest of Clitheroe	1280	1456	0	176
Longridge	1160	1323	0	163
Whalley	520	551	0	31

### TIER ONE SETTLEMENTS:

Settlement	Residual requirement at 31 <sup>st</sup> March 2014	Residual requirement at 31 <sup>st</sup> March 2019
Barrow	0	43
Wilpshire	45	25
Read and Simonstone	18	1
Billington	18	0
Langho	18	0
Mellor	18	17
Chatburn	18	1
Mellor Brook	5	5
Gisburn	5	0

### 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.

<sup>10</sup> As at 31<sup>st</sup> March 2019. Any applications approved or lapsed since this date may alter the residual number.

<sup>11</sup> FOR INFORMATION PURPOSES: 45 completions have taken place on the Standen site as at 31/03/19.

## 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 24 permissions which involved the planting of trees/ woodlands increasing the total net area in the borough. Therefore the target has been met.

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 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	<p>There have been 8 new TPOs made over the monitoring period.</p> <p>The Victoria Mill, Sabden TPO 2017                      The 58 Pendleton Road, Wiswell TPO 2017                      The St, Marys Community Centre, Clitheroe TPO 2017 (not confirmed)                      The land Between Victoria Mill Grounds, WhalleyRoad and Black Hill View, Sabden TPO 2017                      The Woodland, Whalley Road, Mellor Brook TPO 2018                      The land at Rake Bottom, George Lane, read TPO 2018                      The land off Chatburn Old Road, Chatburn TPO 2018                      The Woodlands, Brockhall, Old Langho, Billington TPO 2018</p>

Indicator 46	Loss of any protected trees.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There has been a loss of 89 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. 25 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	59 applications have been submitted for works to a Listed Building within the monitoring period (50 Approved with Conditions and 9 Refused)

*(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 Historic 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' (Published 26<sup>th</sup> Oct 2017):</p> <ul style="list-style-type: none"> <li>• Bellmanpark lime kilns and part of an associated tramway 180m north west of Bellman Farm, Clitheroe – Scheduled Monument.</li> <li>• Whalley Abbey (west range) Whalley – Scheduled Monument.</li> <li>• Church of St Mary and All Saints, Church Lane, Whalley – Grade I Listed.</li> <li>• The Old Lower Hodder Bridge, Great Mitton – Scheduled Monument.</li> <li>• Ribchester Roman Fort (Bremetennacum), Ribchester – Scheduled Monument.</li> <li>• Peter of Chester's Chapel, Whalley Cistercian Abbey, Whalley – Scheduled Monument and Listed Buildings – 2 grade I, LB grade II.</li> <li>• Woodfold Park, Samlesbury/Mellor – Registered Park and Garden Grade II.</li> </ul>

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 3 buildings in conservation areas lost due to development proposals over the monitoring period.</p> <ul style="list-style-type: none"> <li>• 3/2017/0619 - Swindlehurst Farm, Sawley Road, Grindleton - Demolition of existing stone built outbuilding in a Conservation Area and rebuilding with new stone built garage on a reduced footprint.</li> <li>• 3/2017/0633 – 7 Accrington Road, Whalley – Demolition of existing nursery building and erection of three-storey retail/office building with ground-floor parking area.</li> <li>• 3/2017/1112 – Trinity Methodist Church, Parson Lane, Clitheroe – demolition of existing meeting room, construction of extension to connect the existing Church hall and Church buildings and the formation of a new entrance and community area, associated external works, raising of ground levels and alteration of boundary wall including forming new pedestrian access.</li> </ul>

Indicator 56	Number of permissions involving Parks and Gardens and Scheduled Ancient Monuments
Target	No change against HE advice
Related Policy	DME4 – Protecting Heritage Assets
Result	0

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.

POLICY DME6: WATER MANAGEMENT

Indicator 62	Number of applications permitted against criteria set out in policy
Target	0
Related Policy	<p>DME6 – Water Management</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Preventing pollution of surface and/ or groundwater</li> <li>• Reducing water consumption</li> <li>• Reducing the risk of surface water flooding</li> </ul> <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 accordance with the policy criteria.
Target	100%
Related Policy	DMH4 – Conversion of Barns and other buildings to dwellings
Result	Target met. 35 planning permissions 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/works or curtilage extensions that comply with the policy criteria
Target	100%
Related Policy	DMH5 – Residential and curtilage extensions
Result	<p>Target has been met. Over the monitoring period there has been:</p> <ul style="list-style-type: none"> <li>• 12 permissions involving curtilage extensions</li> <li>• 120 applications involving residential extensions/works</li> </ul>

## 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	<p>Overall gain of 29750 sqm (2.975) over the monitoring period is broken down as follows:</p> <p>B1a – 0.279ha            B1b – 0            B1c – 0.809ha            B2 – 0.875ha            B8 – 0.644ha            Mixed – 0.368ha</p> <p>The above figures represent new planning permissions granted within the monitoring period of land for future employment use (B class).</p>
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	<p>Overall loss of 4285 sqm over the monitoring period is broken down as follows:</p> <p>B1a – 756            B1b – 0            B1c - 460            B2 – 2809            B8 – 260            Mixed - 0</p>
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	<p>3 applications have been submitted for the conversion of an agricultural building for employment use:</p> <p>3/2017/0728 - Chew Mill Farm, Elker Lane, Billington - Change of use of former agricultural building/stable to bakery including external alterations, creation of car park and erection of stables.</p> <p>3/2017/0822 – New Barn, Holden Lane, Slaidburn – Proposed change of use of a redundant building into a live/work unit to provide a three bedroom dwelling and a café (A3) and bunk barn accommodation (C1).</p> <p>3/2017/0825 – Causeway Farm, Longsight Road, Balderstone – Conversion of existing agricultural building into cattery.</p>

**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	20 permissions have been 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	<p>1 permission has been granted:</p> <p>3/2017/0620 – Berry Lane Medical Centre, Berry Lane, Longridge - Change of Use of an existing RVBC play area to part single-storey, part two-storey extension to the rear of the existing medical centre.</p>

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	There has been no loss of DMB4 sites as defined on the draft Proposals Maps (as defined by the new definition of such sites within the HED DPD and which will formally replace the previously AMR reported G6 Essential Open Space sites (DWLP). At this stage however, the HED DPD has not yet been formally adopted but is at an advanced stage.

#### 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 have been no permissions which involved a gain in retail area in Clitheroe.

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 have been no retail outlets lost 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 2 permissions granted over the monitoring period (1 in Whalley and 1 in Longridge).

#### 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	There has been no loss over the plan period

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	There has been no loss over the plan period

Indicator 84	Gain in shopping area in villages and wider rurality
Target	Net gain
Related Policy	Policy DMR3 – Retail outside the main settlements
Result	There has been no loss over the plan period

## SECTION EIGHT: MONITORING CONSTRAINTS

This Authority 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 as part of the review process of the Core Strategy, and Local Plan as a whole.

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”.*

In addition, paragraph 33 of the revised NPPF (February 2019) that:

*“local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy”.*

Therefore, in light of the monitoring gaps, the commitment to review the housing requirement and the recent change in national policy, Ribble Valley Borough Council intends to move into a review of the Local Plan as soon as the Housing and Economic Development DPD is completed.

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
	<b>ENVIRONMENT</b>		
	<b>Greenbelt</b>		
1	Number of applications involving sites wholly or partly within the Greenbelt	EN1	Planning Officer Admin
2	Area of land (Ha or m2) in greenbelt granted permission	EN1	Planning Officer Admin
3	Number of inappropriate developments granted in the Green Belt.	EN1	Planning Officer Admin
	<b>Landscape</b>		
4	No of applications involving sites wholly or partly within the AONB	EN2	Planning Officer Admin
5	Area of land (Ha or m2) within AONB granted permission	EN2	Planning Officer Admin
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
	<b>Sustainable Development &amp; Development Change</b>		
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	Planning Officer Admin
	<b>BIODIVERSITY AND GEODIVERSITY</b>		
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
	<b>HOUSING</b>		
16	The amount of housing completed in the borough	H1 – Housing Provision	Planning technician
17	Housing Mix including tenure and type	H2 – Housing Balance	Insufficient recording to allow monitoring
18	Additional indicator – Housing supply and trajectory		

No	Indicator	Related CS Policy	Methodology
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
<b>ECONOMY</b>			
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	Regeneration
25	Number of farm diversification schemes permitted	EC1 – Business and Employment Development	Regeneration
26	Loss of employment land	EC1 – Business and Employment Development	Regeneration
27	% of land permitted for development on previously developed land	EC1 – Business and Employment Development	Regeneration
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	Regeneration
30	Permissions involving the creation of new retail floorspace	EC2 – Development of Retail, Shops and Community facilities and services	Regeneration
31	Permissions involving the loss of community facilities	EC2 – Development of Retail, Shops and Community facilities and services	Development Management

No	Indicator	Related CS Policy	Methodology
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
<b>Delivery Mechanisms and Infrastructure</b>			
36	Number of developments with legal agreements for infrastructure contributions	DM1 – Planning Obligations DM2 – Transport Considerations	Planning technician
<b>Strategic Site</b>			
37	Monitoring on the progress on the implementation of planning permissions	DMG2	Planning Policy
<b>DEVELOPMENT MANAGEMENT POLICIES</b>			
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
<b>Transport and Mobility</b>			
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	Insufficient recording to allow monitoring
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
<b>Protecting Trees and Woodlands</b>			
43	Number of permissions involving the planting of new trees/woodlands and total net area	DME1 – Protecting Trees and Woodlands	Trees and Countryside Officer
44	Number of permissions involving a net loss of woodland or hedgerows	DME1 – Protecting Trees and Woodlands	Trees and Countryside Officer
45	Number of TPOs made	DME1 – Protecting Trees and Woodlands	Trees and Countryside Officer

No	Indicator	Related CS Policy	Methodology
46	Loss of any protected trees		Trees and Countryside Officer
47	Loss of ancient woodland and veteran and ancient trees		Trees and Countryside Officer
48	No net loss of hedgerows	EN4	Trees and Countryside Officer
49	No net loss of biological heritage sites	EN4	Trees and Countryside Officer
<b>Landscape and Townscape Protection</b>			
xx	Permissions involving potential change to landscape elements within policy (DME2)	DME2	Insufficient recording to allow monitoring
<b>Sites and species protection and conservation</b>			
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
<b>Protecting Heritage Assets</b>			
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 webpage 'Buildings at Risk'
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
c	Number of permissions granted against Heritage England advice.	EN5- Heritage Assets	consult with Conservation Officer
<b>RENEWABLE ENERGY</b>			
59	No of permissions granted fulfilling Renewable Energy requirements within policy and by type of	DME5 – Renewable Energy	Insufficient recording to allow monitoring
60	No of permissions involving onsite RE generation and type of RE	DME5 – Renewable Energy	Insufficient recording to allow monitoring
<b>Water Management</b>			
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
	<b>Affordable Housing Criteria</b>		
63	Percentage of affordable housing that meets the criteria set out in the policy.	DMH1 – Affordable Housing Criteria	Housing Needs
	<b>Gypsy and Traveller Accommodation</b>		
64	No of new GT pitches created (DMH2)	DMH2 – Gypsy and Traveller Accommodation	Planning Policy
	<b>Dwellings in the open countryside</b>		
65	No of permissions granted in accordance with the policy criteria.(DMH3)	DMH3 – Dwellings in the open countryside and Area of Outstanding Natural Beauty	Insufficient recording to allow monitoring
	<b>Conversion of Barns and other buildings to dwellings</b>		
66	No of permissions accord with the policy criteria. (DMH4)	DMH4 – The conversion of barns and other buildings to dwellings	MVM
	<b>Residential and curtilage extensions</b>		
67	No of permissions involving residential extensions or curtilage extensions that comply with the policy criteria (DMH5)	DMH5 – Residential and curtilage extensions	MVM
	<b>Supporting business growth and the local economy</b>		
68	Gain in new employment land by floor area and type		
69	Loss of existing employment land by floor and area and type		Regeneration
70	Number of firms relocating outside the Borough due to planning constraints set out in policy		Regeneration
	<b>Conversion of barns and other rural buildings to employment uses</b>		
71	Number of permissions involving conversion and net new floorspace created		Regeneration
	<b>Recreation and Tourism Development</b>		
72	Number of planning permissions involving new or improved facilities	DMB3	Searched Weekly List of Decided Appns
73	Number of planning permissions involving loss and change of use of tourism and recreation facilities	DMB3	Searched Weekly List of Decided Appns
	<b>Open Space Provision</b>		
74	No of permissions involving loss of Public Open Space (POS) and any alternative provision made (DMB4)	DMB4 – Open space provision	MVM
75	No of permissions and area of gain in POS (DMB4)	DMB4 – Open space provision	MVM

No	Indicator	Related CS Policy	Methodology
<b>Footpaths and Bridleways</b>			
76	Loss of any PROW (Public Rights of Way) or alternative provision	DMB5 – Footpaths and Bridleways	MVM
77	Diversion of any PROW by No of incidents and total length of diversions	DMB5 – Footpaths and Bridleways	Tree & Countryside officer
<b>Retail development in Clitheroe</b>			
78	No. of permissions involving gains in retail area and type	DMR1 – Retail Development in Clitheroe	Regeneration
79	Loss of any retail outlets and in the main shopping frontages by area and type	DMR1 – Retail Development in Clitheroe	Regeneration
<b>Shopping in Longridge and Whalley</b>			
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
<b>Retail outside the main settlements</b>			
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 September 2017.

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 at an advanced stage. Submission of the document occurred as anticipated, however a delay in the timetable following this submission occurred due to the appointed Inspector being on long-term sick. This resulted in the hearing sessions and subsequent stage being postponed.

At the time of writing this report, RVBC are still awaiting the Inspector's report.

### Local Development Framework Timescales – LDS 2019 with AMR monitoring

Development Documents	2015												2016												2017												2018												2019																
	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	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					
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Housing and Economic Development DPD																																																																	
Proposals Map																																																																	
AMR Monitoring against timetable set out above showing revised expected dates in previous LDS (September 2017 dates)																																																																	
AMR monitoring against timetable set out above showing revised expected dates (at September 2019)																																																																	

**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

# RIBBLE VALLEY BOROUGH COUNCIL

## REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 10

meeting date: THURSDAY, 3 OCTOBER 2019  
title: HOUSING AND ECONOMIC DEVELOPMENT, DEVELOPMENT PLAN  
DOCUMENT – INSPECTOR’S REPORT  
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

### 1 PURPOSE

- 1.1 To receive information on the receipt of the Inspector’s report into the Examination in Public for the Housing and Economic Development DPD.
- 1.2 Relevance to the Council’s ambitions and priorities:
  - Community Objectives – The matters covered in this report will contribute to sustainable development in the area.
  - Corporate Priorities – The issues covered in this report relate to the Council ambitions of making people’s lives safer and healthier, protecting the environment by directing future development to appropriate and sustainable locations and matching the supply of housing to local needs.
  - Other Considerations – N/A.

### 2 INFORMATION

- 2.1 The DPD was submitted for Examination in Public (EIP) by the Planning Inspectorate in July 2017. As Members will recall a number of unforeseen and lengthy delays caused by the illness of the Inspector led to the postponement of the EIP. The Examination was reconvened with sitting days being held in November 2018 and January 2019, with the sittings closing on the 24 January 2019. The Council undertook statutory consultation on proposed Main Modifications which closed on the 12 April 2019, with all representations being submitted to the Inspector.
- 2.2 The Inspector has now issued his report which was received by the Council on 10 September 2019. Having received the report the Council is required under the regulations to publish his report and recommendations by way of making the report available on the Council’s website and available for inspection in other locations that allows people to access it. The Council also has to notify those individuals who have expressed an interest in the process that the report is available. The report is available by using the following link to the Council’s web pages:  
  
[https://www.ribblevalley.gov.uk/downloads/file/12405/ribble\\_valley\\_local\\_plan\\_report\\_2019](https://www.ribblevalley.gov.uk/downloads/file/12405/ribble_valley_local_plan_report_2019)
- 2.3 The findings of the report and the consideration of adoption of the plan are matters that will be the subject of a separate report to Full Council.
- 2.4 Members will note from the report that the Inspector has recommended the plan can be considered for adoption subject to the incorporation of the Main Modifications

recommended by the Inspector which relate to the series of additional housing sites put forward by the Council during the Examination.

- 2.5 The main issues considered by the Inspector at the Examination in Public are summarised on the Appendix attached to this report.
- 2.6 Members will note that having considered each of these issues, the Inspector has found that the approach taken by the Council is sound subject to the Main Modifications.

COLIN HIRST  
HEAD OF REGENERATION & HOUSING

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT  
& PLANNING

#### BACKGROUND PAPERS

None.

For further information please ask for Colin Hirst, extension 4503.

REF: CH/CMS/PLANNING/031019

### INSPECTOR'S ISSUES AND CONCLUSIONS (Extract from Inspector's report)

#### Issue 1 – Housing

*Whether the Council's strategy for meeting its housing requirement is sound and whether the housing policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained in the CS*

##### **Conclusion on Issue 1**

*38. Considering the above, I conclude that the Plan has been positively prepared, including the consideration of reasonable alternatives, and with the MMs put forward by the Council, the approach taken is justified. The Council's strategy for meeting its housing requirement is therefore sound and the housing policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained in the CS.*

#### Issue 2 – Economic Development

*Whether the Council's strategy for accommodating economic development is sound and whether the economic development policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained within the CS.*

##### **Conclusion on issue 2**

*46. Against this background, I conclude that the Council's strategy for accommodating economic development is sound and justified, and the economic development policies of the Plan are consistent with, and positively promote, the visions, objectives and spatial policies contained within the CS.*

#### Issue 3 – Open Space

*Is Policy OS1 clear, justified and consistent with national policy and will it be effective?*

##### **Conclusion on Issue 3**

*50. I conclude that Policy OS1 is clear, justified and consistent with the relevant national policy and it will be effective.*