



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Authority Monitoring Report 2020

1st April 2019 - 31st March 2020

October 2020



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

Adoption version of the
Housing and Economic Development –
Development Plan Document

Adopted 15th October 2019



EXECUTIVE SUMMARY

The Authority Monitoring Report (formerly the Annual Monitoring Report) is published each year and reviews progress in the implementation of policies as outlined within the Council's Core Strategy, a key document which forms part of The Local Development Framework (LDF). This is the fifth Authority Monitoring Report (AMR) that has been published since the adoption of the Core Strategy in December 2014 and covers the period **1st April 2019 – 31st March 2020**.

The requirement to produce an AMR is set out in Section 113 of the Localism Act (2011). The Inspector who undertook the Examination in Public (EIP) 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 are insufficient mechanisms in place to effectively monitor some of the indicators. 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 will continue to review existing policies and monitoring data in relation to the current Core Strategy and use this data to update key indicators as part of the AMR. The difficulties as highlighted above will be taken into consideration as part of work that is progressing on the Local Plan which will replace the existing Local Development Framework (LDF). 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:

Population	60,057
Households	26,653
Housing Completions	559
Housing Permissions	323
Affordable Homes	94
Development on previously developed land	20%
Amount of new employment land	8.517ha

5 Year Housing Supply as at 31st March 2020¹	13.9 Year Supply – Using the Standard Methodology 7.09 Year Supply – Using the Core Strategy Figure
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INTRODUCTION

Monitoring period

This Authority Monitoring Report covers the period from 1st April 2019 - 31st March 2020. 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 16th December 2014.

Requirements for monitoring

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

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

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

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

National Planning Policy

The National Planning Policy Framework (NPPF), as of February 2019 sets out the Governments economic, environmental and social policies for England. The NPPF implements a 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 and a Housing Delivery Test (HDT), which measures delivery of homes across England.

Planning Practice Guidance

Planning Practice Guidance (PPG) is a Gov.UK web-based resource which is updated online as and when necessary, and provides more detailed information on the strategic aims and policies outlined in the NPPF. 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 co-operate and show how the implementation of policies in a Local Plan is progressing. The most recent PPG can be accessed via <https://www.gov.uk/government/collections/planning-practice-guidance>

Neighbourhood Planning

The Longridge Neighbourhood Plan submitted in 2018 was taken to referendum in February 2019 and was supported. It is now a material planning consideration. No other neighbourhood Plans have been submitted in this monitoring period.

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.

The current AMR monitors the delivery of policies and key strategies within the adopted Core Strategy.

The Core Strategy is available to view at:

https://www.ribblevalley.gov.uk/download/downloads/id/10010/adopted_core_strategy.pdf

Housing and Economic Development DPD

This plan sets out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy.

In preparing for the Public Examination of the HED DPD, 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 and the strategic aims of the Core Strategy.

The Inspector was satisfied with the main modifications, and his report was issued in September 2019. The HED DPD was adopted on the 15th of October 2019 and is now a material planning consideration.

The HED DPD is accompanied by a Proposals Map which shows on an Ordnance Survey base the extent of allocations and designations arising from the adopted Core Strategy and the HED DPD. The adopted HED DPD and Proposals Map form part of the statutory development plan for the borough.

The documentation that comprises the HED DPD is available to view at:

https://www.ribblevalley.gov.uk/info/200364/planning_policies/1674/housing_and_economic_development_dpd_hed_dpd

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 comprise the current Local Development Framework.

The pending 2020 SCI includes reference to how consultation techniques will be reviewed and monitored in response to the current COVID-19 pandemic.

The Emerging Local Plan

Now that the Local Development Framework (LDF) is complete and the Core Strategy is more than 5 years old, the Council is moving from the LDF to a Local Plan. The Local Plan will be a key Development Plan Document (DPD) produced in the context of the revised National Planning Policy Framework (NPPF), and any future amendments, as well as associated Planning Practice Guidance (PPG). The Council has a statutory duty to have in place up to date Local Plan coverage that reflects both National legislation and National planning policy.

The new Local Plan which will replace the existing Local Development Framework (LDF) and will set out the planning strategy, policies, proposals and key principles that will guide the future development needs of the Ribble Valley to 2033.

The Local Plan will be used to help decide on planning applications and other planning related decisions. In effect, it is the local guide to what can be built where, determining the future pattern of development in the Borough. Section 54A of the Town and Country Planning Act 1990 and s38 of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the Development Plan (which includes the Local Plan) unless other material considerations indicate otherwise.

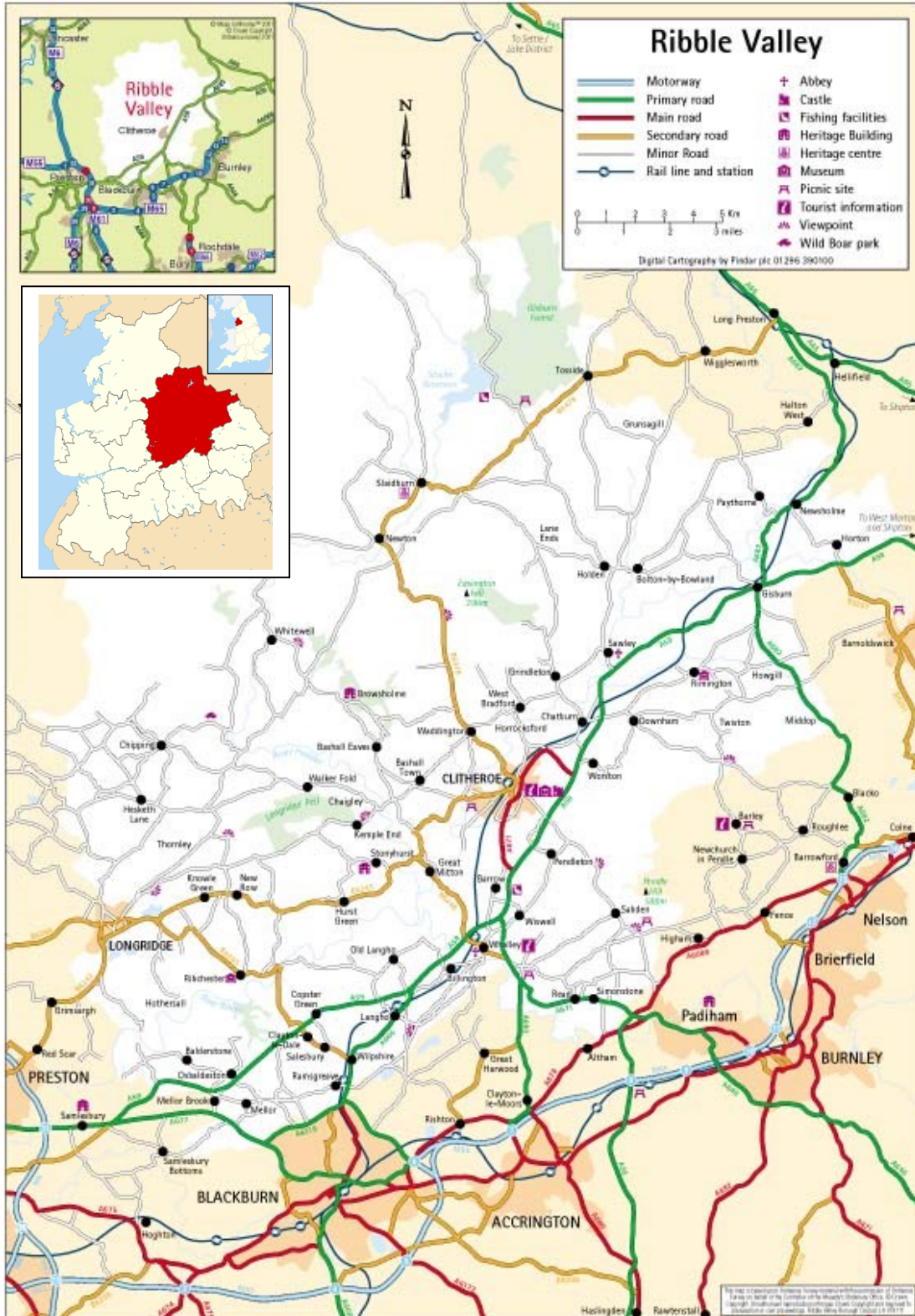
Local Development Scheme (LDS)

The Local Development Scheme is intended to guide the production of Development Plans within the Ribble Valley, and in particular, a timetable for the production of the Local Plan. The LDS is intended to set out the approach and timetable for policy preparation. It specifies the documents which when prepared will comprise the Local Plan. 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.

At the time of writing this document the authority is considering the impact due to the Covid 19 pandemic and the governments proposed changes to the planning system which may impact upon the local plan timetable. The LDS will be updated accordingly.

SECTION ONE: THE RIBBLE VALLEY

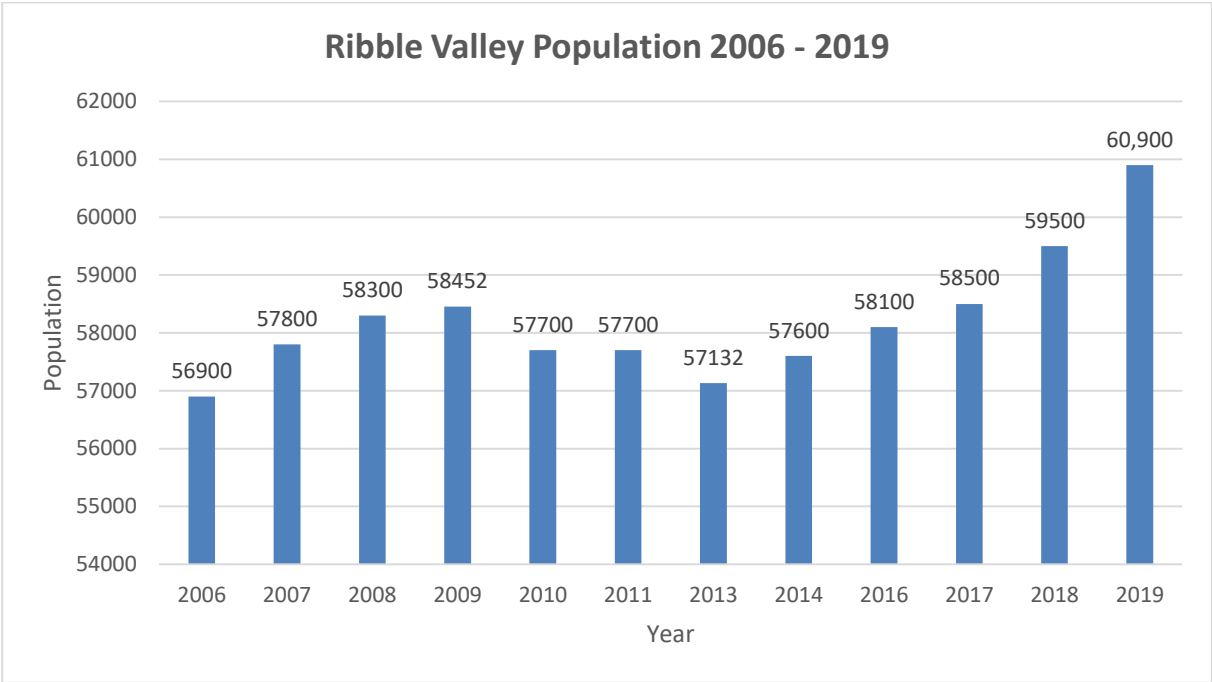
The diagram below shows the Borough in its Regional context.



Borough Area

Ribble Valley Borough Council is situated in northeast Lancashire, and in geographical terms 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



Source: Nomis- Total Population 2019

The Borough has a population of 60,900. This represents an additional 1,400 people since 2018 and in the past ten-year period (2009-2019) a population increase of 2,448 people. The above illustrates that since 2013 the overall population of the Ribble Valley has seen strong growth.

Clitheroe remains the main administrative centre having as at 2018 16,279² inhabitants, an increase of 1,514 residents since the publication of the 2011 census results. Longridge, the other main town, lies in the west and has a population of approximately 8,634², an increase of 910 inhabitants since the 2011 census results. The remainder of the area is mainly rural with a number of villages ranging in size from large villages such as Whalley, Sabden, and Chatburn through to small hamlets such as Great Mitton and Paythorne.

By 2028 the number of households is projected to increase to 28,758, and as per the latest household projections (2018) the number of households will grow by 21.4% between 2018 and 2043, the third highest rate out of the Lancashire districts.

² ONS 2018 Labour Market Profile- Ribble Valley- Published 2018

There are 26,653 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.

In 2019, the ratio of lower quartile house prices to lower quartile earnings for Ribble Valley (7.1) was the highest in the Lancashire-14 area³ and just above the overall ratio of 7.08, which was also the highest. This suggests that Ribble Valley is the hardest place to enter the housing market in the Lancashire-14 area³

The 2019 Indices of Multiple Deprivation revealed that Ribble Valley was ranked within the top 50 least deprived areas out of 317 districts and unitary authorities in England, when measured by the rank of average rank and by the other four alternative measures. This was by far the best ranking in the Lancashire- 14 authority area.

Employment

In regards to employment within the Ribble Valley, the authority has a history of high overall employment rates. In 2019, there were 3,375 active enterprises in the Ribble Valley. The authority contains a number of well-established local employers. Also, average earnings in the Ribble Valley in 2019 were the 2nd highest in Lancashire when measured by place of residence or work. There is a low number of employment and support allowance claimants, and the housing benefit claimant numbers are small. In comparison to the national average, there is a low percentage of the working age population that reliant on welfare benefits.

The Natural Environment

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.

³ ONS 2018 Household Projections – Published 29th June 2020

³ 12 local authorities that fall within the Lancashire County Council administrative boundary, and including the unitary authorities of BwD and Blackpool.

³ LCC 2019 '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

A substantial part of the rural area of the authority is classified as part of the Forest of Bowland Area of Outstanding Beauty.

Green belts have been an enduring element of national planning policy. They check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging into one another; assist in safeguarding the countryside, preserve the character of historic towns and encourage the recycling of derelict and other urban land. Compared to neighbouring districts, the Ribble Valley has a relatively low proportion of land designated as green belt.

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	26 (16 of which Approved with Conditions, Approved No Conditions 1, 1 Undecided, 2 Withdrawn, 5 Refused and Permission not required 1)

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 18 applications approved over the monitoring period for development within the Green Belt. 9 of these were for Minor; 11 Householder; 2 Change of Use; 2 LBC; 1 LDC Existing, 1 LDC Proposed.

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	162 applications (119 of which Approved, 15 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 162 planning applications were determined in the AONB. 107 were Approved with Conditions, 12 Approved, 15 Refused, 8 Permission Not Required, 2 Permission Required, 13 Withdrawn, 4 Undecided and 1 Partial Discharge.

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	The Environment Agency objected to seven applications over the monitoring period due to works being next to a watercourse or an unsatisfactory FRA/FCA being submitted. The Authority considered the comments and mitigation measures were implemented and/or further information requested.

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 23 applications referred to the Minerals Authority. (16 Approved with Conditions, 2 Undecided, 4 Refused and 1 Permission Not Required).

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. The target of a net gain has therefore been met.

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

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

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

Priority species present in Ribble Valley

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

Priority habitats present in Ribble Valley-

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

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

Table 11. Condition of the Ribble Valley SSSIs.

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

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

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

condition unless there are changes to site management or external pressures. It suggests that overall the site condition is becoming progressively worse⁴.

ADDITIONAL INDICATORS

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

Indicator 48	No net loss of hedgerows
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Over the monitoring period, there has been 20msq loss of hedgerow via direct hedgerow application; 3/2019/0559. The loss has been mitigated by replacement hedgerow planting at the Water Treatment Plant.

SECTION THREE: HOUSING

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

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

MONITORING OF THE HOUSING POLICIES

KEY STATEMENT H1: HOUSING PROVISION

Indicator 16	Amount of housing completed in the Borough.
Target	Target is 280 units per year
Related Policy	Key Statement H1 – Housing Provision
Result	559 dwellings were completed in the period from 1 st April 2019 – 31 st March 2020.

559 dwellings were completed in the monitoring period which is 279 units above the annualised requirement of 280 units per year.

The table below confirms that this is the sixth consecutive year in which the annualised requirement of 280 dwellings per year has been exceeded.

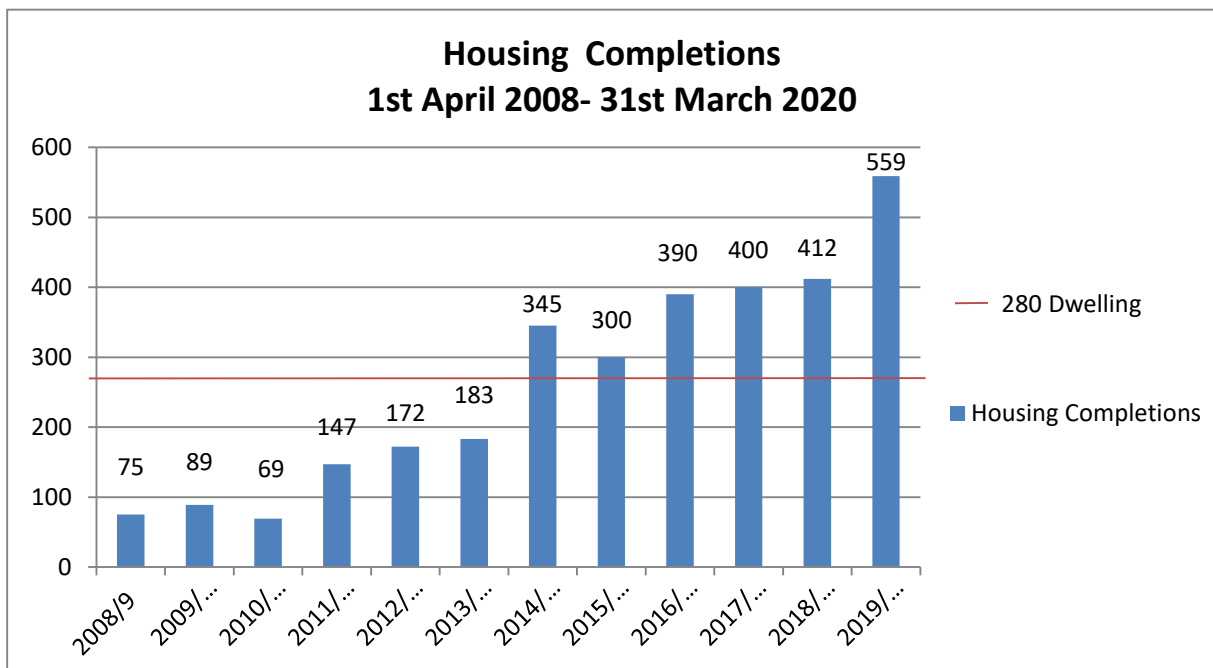
Housing requirement (submitted Core Strategy document)	2008-2028	5600	Av. 280 pa
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⁴ All definitions of SSSI conditions taken from Natural England website.

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
2019/20	559	3141
Total 2008 -2020	3141	-
No. of dwellings required 2019 – 2028 (5600-2582)	2459	-

Source: RVBC housing land monitoring.

Graph 2



ADDITIONAL INDICATOR: HOUSING SUPPLY AND TRAJECTORY:

Indicator 18	Housing land availability position based on adopted Core Strategy requirement (2008-2028) including permissions, completions and commitments up until 31 st March 2020.
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	2086 dwellings in the supply as of the 31 st March 2020 (5 year housing supply) 13.9 Year Supply – Using the Standard Methodology 7.09 Year Supply – Using the Core Strategy Figure

The Standard Methodology

The Ribble Valley Core Strategy was adopted in December 2014 and is therefore more than 5 five years old. In accordance with the NPPF the Authority’s local housing need (LHN) should therefore be calculated using the ‘Standard Method’ (as per para. 3. of PPG Guidance ‘Housing supply and delivery’).

The standard method identifies a minimum annual housing need figure in a way which addresses projected household growth and historic under-supply. The calculation is based on household growth projections and house price to earnings affordability data published by the Office for National Statistics (ONS).

Assessment of the five year supply position at 31st March 2020 shows that there was a supply of deliverable dwellings which amounted to a 13.9 year supply⁵, based on the standard methodology and including a 5% buffer.

Using the Core Strategy figure of 280 dwellings, the five year supply position at 31st March 2020 shows that there was a supply of deliverable dwellings which amounted to a 7.09 year supply with a 5% buffer.

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 31st March 2014. Actual delivery/completions from approved housing sites from this monitoring period can be compared with the trajectory as follows:

Housing Delivery 2019/20	
Market housing	465
Affordable housing	94
Total	559

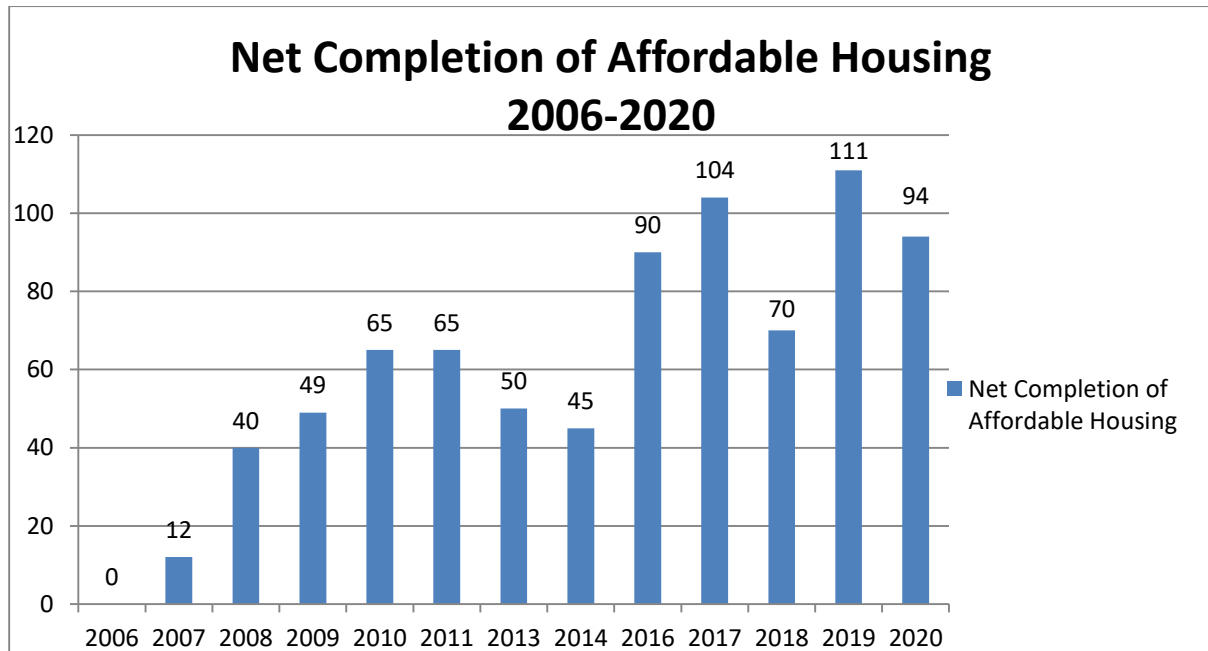
The graph below illustrates the number of net affordable completions from 2006-2020. The net completions for each year take into account the following:

- **Net completions from housing developments**

⁵ Source: RVBC Housing Land monitoring data as at 31st March 2020

- 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



ADDITIONAL INDICATOR:

Indicator 22	New and converted dwellings on previously developed land
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	93 new dwellings completed on previously developed land out of a total of 559 completions (16%)

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	94 new affordable dwellings completed out of 559 completions (17%)

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	94 Units. Target has been met and exceeded.

Over the monitoring period, 93 dwellings have been completed. In addition, 1 Chapel Street, Longridge has been purchased by the Authority as an affordable dwelling with commuted sums money. The net affordable housing completions in this monitoring period is therefore 94.

	2008/ 9	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/18	2018/19	2019/20	TOTAL
Open Market	38	46	42	86	143	138	232	222	290	330	301	465	2333
Affordable	37	43	27	61	29	45	113	78	100	70	111	94	808
Total	75	89	69	147	172	183	345	300	390	400	412	559	3141
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%	26.9%	16.8%	25.7%

Additionally, the Authority has also supported individuals to access the housing market by providing the following:

- 1) Over the monitoring period, the Council has taken 2 applications for landlord / tenant grants.
- 2) There have been 7 tenancy protection schemes over the monitoring period.
- 3) During the monitoring period 0 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 December 2019, there were 1.9% unemployed persons in Ribble Valley compared to 4.1% in the North West and 3.9% 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	3.6% in Ribble Valley compared to 7.2% in North West and 6.5% in Great Britain.

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- 80% compared to 74.5% in North West and 75.8% 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 2019 the Ribble Valley had a residence based weekly earnings of £622.60, which is above the North West figure of £555.80 and the UK figure of £587.

MONITORING OF THE ECONOMIC POLICIES

KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

Indicator 23	Amount of new employment land developed per annum
Target	Target is 1ha per annum
Related Policy	Key Statement EC1 – Business and Employment Development
Result	There has been a total of 8.459 ha of developed land for economic/employment land purposes over the monitoring period.

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

Business and Industrial Use	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)
	2007-08	2008/09	2009/10	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
B1											
- B1a Offices other than defined in Class A2	4.72	5.414	3.489	4.071	3.976	3.719	3.153	4.453	2.836	2.759	5.45
- B1b Research and development including laboratories and studios	0	0	0	0.036	0.024	0.024	0.078	0.078	0	0	0
- B1c Light Industry	0	3.100	2.353	1.942	2.444	2.611	2.875	1.309	1.083	0.813	0
B2 General industry	1.27	2.211	1.969	1.416	1.824	1.419	1.997	2.131	2.045	1.366	0.079
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	0.028
Mixed	10.56	2.974	4.569	12.613	12.564	9.517	2.286	2.286	2.948	3.316	2.96
Total	16.88	14.031	13.012	20.321	21.101	17.665	10.807	10.293	9.515	9.451	8.517

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 16 farm diversification schemes 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 net loss over the plan 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 ²	Gross	2552	0	4420	601	7979	0	15552
	<i>Net</i>	2552	0	4420	601	7979	0	15552
On PDL m ²	<i>Gross</i>	2552	0	4420	601	7979	0	15552
%PDL	<i>Gross</i>	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	There are 16 empty commercial properties

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	There are 16 vacant units in the settlements, as set below.

Retail Centre	Vacancy rate
Clitheroe	11 units
Longridge	4 units
Whalley	1 unit

The figure above relates to retail vacancy rates in the key centres of Clitheroe, Longridge and Whalley during March 2020.

Indicator 30	Permissions involving the creation of new retail floorspace
Target	Net increase
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	There have been 5 applications involving the creation of new retail floorspace over the monitoring period.

LOCATION	PLANNING APP NO	DESCRIPTION	HA	SQM	USE CLASS
18 Accrington Road (Whalley Motor Services) Whalley,	3/2019/0089	Extensions to sides and rear and change of use from motor vehicle repairs workshop to retail.	0.481	4810	A1
Unit 4 Barrow Brook Trade Park	3/2019/0807	Proposed change of use from B1 to A1 for the sale of animal feeds.	0.4	4000	A1
2 Towneley Parade Longridge	3/2019/0744	Change of use of former estate agent (use class A2) to Rotisserie (use class A1 and A5)	0.003	30	A1 and A5
2 Abbey Works Back King Street Whalley	3/2019/0806	Change of use from metal workshop (use class B2) to barber's shop (use class A1)	0.008	80	A1

		including alternations to front elevations.			
8-10 The Flat Whalley Road Sabden	3/2019/0147	Change of use of first floor flat (C3) to provide additional space to support ground floor business space (A1).	0.005	50	A1

Indicator 31	Permissions involving the loss of community facilities
Target	No net reduction
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	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 1/4/19 - 31/3/20		
APP NO	LOCATION	DATE
3/2018/0500	Land to the East of Clitheroe Road, Barrow	3/04/2019
3/2018/0844	Land off Longsight Road, Langho	05/06/2019
3/2018/0924	Land South West of Barrow and West of Whalley Road, Barrow	18/06/2019
3/2018/1037	Land off Pimlico Link Road	1/08/2019
3/2019/0012	Land South West of Barrow and West of Whalley Road, Barrow	30/08/2019
3/2018/0786	Dog and Partridge, Hesketh Lane, Chipping	17/09/2019
3/2018/0914	Land off Clitheroe Road, Whalley (Lawsonsteads Phase 2)	23/09/2019
3/2019/0954	Lodematic Ltd Primrose Works, Clitheroe	05/03/2020

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.

The below table illustrates planning history of school alterations/additions 2019/20.

School alterations/additions 2019/20		
APP NO	SCHOOL	ALTERATIONS/ADDITIONS
3/2018/1127	Barrow Primary School	Single story extension and multi-use games area.
3/2019/0074	Bolton by Bowland Primary School, Clitheroe	Demolition of a section dividing wall to increase the classroom space.
3/2019/0112	Ribblesdale High School, Clitheroe	Erection of double storey extension to provide ten classrooms.
3/2019/0487	St Augustine's RC High School, Billington	Erection of detached building for teaching (3 classrooms) and to supplement the existing schools catering provision.

3/2019/1003	St. Cecilia's RC High School, Longridge	Extension to school dining hall
3/2019/0335	Stonyhurst College, Hurst Green	Single storey classroom extension to provide two classroom spaces.
3/2019/0596	Clitheroe Royal Grammar School	Remodelling of food preparation area
3/2020/0160	Barrow Primary School	Single storey extension to provide new entrance, admin offices, toilet facilities and additional teaching accommodation.
3/2018/0611	St Mary's RC Primary School, Langho	Two single storey extensions, car park extension and an all-weather multi-games-area and high security fencing.

It is important to highlight that there has been major works at 2 high schools within the borough which have led to an addition of 13 classrooms. It is also important to highlight that the Strategic Site at Standen, Clitheroe will include a new on-site Primary School.

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 at the 31 st of March 2020 there have been 123 completions on the site.

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 and work started on site on the 13th of September 2017.

A Reserved Matters application for 426 dwellings on Phases 2,3,4 was granted on the 16th of March 2020 (3/2019/0953).

An application for the proposed spine road linking Phase 1 to Phases 2,3,4 and 5 was approved on the 16th of March 2020 (3/2019/0951).

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 31st March 2014. The position updated to 31st March 2019 is shown in the following table, followed by the 31st March 2020 table.

2019

PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2019	Residual no. dwellings at 31st March 2019 ⁶	Amount in excess of residual requirement
Clitheroe (total)	2320	-	-	-
<i>of which:</i>				
Standen Strategic Site	1040	1040	0	0
rest of Clitheroe	1280 (14%)	1456 (12%)	0	176
Longridge	1160 (14%)	1323 (12%)	0	163
Whalley	520 (6%)	551 (6%)	0	31

2020

PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2019	Residual no. dwellings at 31st March 2020 ⁷	Amount in excess of residual requirement
Clitheroe (total)	2320	-	-	-
<i>of which:</i>				
Standen Strategic Site	1040	1040	0	0
rest of Clitheroe	1280 (25%)	1603 (20%)	0	323
Longridge	1160 (10%)	1278 (12%)	0	118

⁶ As at 31st March 2019. Any applications approved or lapsed since this date may alter the residual number.

⁷ As at 31st March 2020. Any applications approved or lapsed since this date may alter the residual number.

Whalley	520 (12%)	581 (10%)	0	61
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POLICY DMG3: TRANSPORT AND MOBILITY

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

TREES & WOODLANDS, OPEN SPACE, FOOTPATHS

POLICY DME1: PROTECTING TREES AND WOODLANDS

Indicator 43	Number of permissions involving the planting of new trees/ woodlands and total net area
Target	Net gain
Related Policy	DME1 – Protecting Trees and Woodlands
Result	Over the monitoring period there have been 11 permissions which involved the planting of trees/ woodlands increasing the total net area in the borough. This is in line with the Core Strategy policy.

Indicator 44	Number of permissions involving a net loss of woodland or hedgerows.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There have been no permissions involving a net loss of woodland over the monitoring period which is in line with the Core Strategy target. Over the monitoring period, there has been 20msq loss of hedgerow via direct hedgerow application; 3/2019/0559 the loss has been mitigated by replacement hedgerow planting at the WTP.

Indicator 45	Number of new TPOs made.
Target	Monitor only
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There have been 5 new TPOs made over the monitoring period. The Knolle, 26 Whalley Road, Wilpshire 2019 The Rann Woodland, Off Saccary Lane, Mellor 2019 Land at Whalley Road, Barrow 2019 29 College Close, Longridge 2019 Whalley Road Common Land, Sabden 2019

Indicator 46	Loss of any protected trees.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands

Result	There has been a loss of 110 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. 44 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. Therefore net loss of trees is 66.
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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	0

(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	0
Related Policy	Key Statement EN5 – Heritage Assets
Result	0- Target has been 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 is 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	Currently no local list is produced. The initial stage of the Conservation Areas Review (March 2019) identified a number of buildings within conservation areas which could be at risk.

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	0

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	0- 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"> • Preventing pollution of surface and/ or groundwater • Reducing water consumption • Reducing the risk of surface water flooding

	The Authority will also seek the protection of the borough's water courses for their biodiversity value
Result	Within the monitoring period no planning permission has been granted in contravention of DME6.

POLICY DMH4: CONVERSION OF BARNS AND OTHER BUILDINGS TO DWELLINGS

Indicator 67	Number of permissions granted in accordance with the policy criteria.
Target	100%
Related Policy	DMH4 – Conversion of Barns and other buildings to dwellings
Result	Target met. 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	Target has been met. Over the monitoring period there has been: <ul style="list-style-type: none"> • 11 permissions involving curtilage extensions • 137 applications involving residential extensions/works

EMPLOYMENT

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Indicator 69	Gain in new employment land by floor area and type.
Target	8ha
Related Policy	DMB1 – Supporting business growth and the local economy
Result	Overall gain of 18.207 ha over the monitoring period broken down as follows: B1a – 5.45 B1b – 0 B1c – 0 B2 – 0.079 B8 – 0.028

	Mixed – 2.96
	The above figures represent new planning permissions granted within the monitoring period of land for future employment use (B class). Target has been met.

Indicator 70	Loss of existing employment land by floor area and type.
Target	No net loss over plan period
Related Policy	DMB1 – Supporting business growth and the local economy
Result	Overall loss of 0.008ha over the monitoring period is broken down as follows: B1a – 0 B1b – 0 B1c – 0 B2 – 0.008ha B8 – 0 Mixed – 0

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	2 applications have been submitted for the conversion of an agricultural building for employment use: 3/2019/0435 – Old Sawley Grange, Gisburn – Demolition of two agricultural outbuildings and replacement with a new office building including alternations to an existing listed building. 3/2019/0845 – Eaves Hall, Farm Moor Lane – Change of use of one quarter of an existing agricultural building to sui generis (dog day care) with adjoining exercise paddock.

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	19 applications have been granted. Target has been met.
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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	0 permissions have been granted.

Indicator 75	Number of permissions involving loss of public open space (POS) and any alternative provision made.
Target	Net gain over plan period
Related Policy	DMB4 – Open Space Provision
Result	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	Zero
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 1 permission granted over the monitoring period (1 in Whalley).
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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, from on-going monitoring since the adoption and implementation of the Core Strategy in December 2014 that data gaps remain. 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.

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”.

The council undertook a review of the plan which was considered by members at the Planning and Development Committee held in October 2019. A copy of this report can be found at the following link:

https://www.ribblevalley.gov.uk/download/meetings/id/7373/agenda_item_7_-_local_development_scheme_update

Members resolved to process a review of the Local Plan. A revised monitoring framework will be prepared as part of that process.

SECTION NINE: LIST OF ALL CORE STRATEGY INDICATORS

No	Indicator	Related CS Policy	Methodology
	ENVIRONMENT		
	Greenbelt		
1	Number of applications involving sites wholly or partly within the Greenbelt	EN1	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
	Landscape		
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
	Sustainable Development & Development Change		
9	No of all relevant applications granted that do not conform to the specified Codes and standards in the policy.	EN3 & DME5	Insufficient recording to allow monitoring
10	No of new permissions for development granted contrary to Env Agency advice.	EN3	EA
11	No of applications referred to the Minerals Authority as being within Mineral Safeguarding Areas (MSAs).	EN3	Planning Officer Admin
	BIODIVERSITY AND GEODIVERSITY		
12	Net gain to local biodiversity measured through biodiversity offsetting agreements	EN4	Trees and Countryside officer
13	No of applications involving a potential effect on recognised sites of environmental or ecological importance (i.e. those categories of site listed in para 2 of the policy).	EN4	Insufficient recording to allow monitoring
14	No of sites granted permission against Natural England Advice.	EN4	NE
15	Change in areas and populations of biodiversity importance, including: change in priority habitats and species by type and; change in areas of international, national, regional or local significance.	EN4	Trees and Countryside officer
	HOUSING		
16	The amount of housing completed in the borough	H1 – Housing 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
ECONOMY			
23	Amount of new employment land developed per annum	EC1 – Business and Employment Development	Planning technician
24	Employment land supply by types (hectares)	EC1 – Business and Employment Development	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
Delivery Mechanisms and Infrastructure			
36	Number of developments with legal agreements for infrastructure contributions	DM1 – Planning Obligations DM2 – Transport Considerations	Planning technician
Strategic Site			
37	Monitoring on the progress on the implementation of planning permissions	DMG2	Planning Policy
DEVELOPMENT MANAGEMENT POLICIES			
38	% of new development in accord with development strategy ie directing development to existing sustainable settlements.	DMG2 -	Planning technician
39	No of permissions for development outside those settlements defined in the development strategy that do not meet at least one of the criteria mentioned in the policy	DS1 – Development Strategy	Planning technician
Transport and Mobility			
40	No of permissions granted within 400m of a public transport route.	DMI2,DMG3	Insufficient recording to allow monitoring
41	No of major permissions granted that require a travel plan	DMG3	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
Protecting Trees and Woodlands			
43	Number of permissions involving the planting of new trees/woodlands and total net area	DME1 – Protecting Trees and Woodlands	Trees and Countryside 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
46	Loss of any protected trees		Trees and Countryside Officer
47	Loss of ancient woodland and veteran and ancient trees		Trees and Countryside Officer

No	Indicator	Related CS Policy	Methodology
48	No net loss of hedgerows	EN4	Trees and Countryside Officer
49	No net loss of biological heritage sites	EN4	Trees and Countryside Officer
	Landscape and Townscape Protection		
xx	Permissions involving potential change to landscape elements within policy (DME2)	DME2	Insufficient recording to allow monitoring
	Sites and species protection and conservation		
50	No of permissions which adversely affect the various sites and species mentioned in the policy (DME3)	DME 3 –Sites and Species protection and conservation	Insufficient recording to allow monitoring
51	Measurement of enhancement in ENV4.	ENV4 – Biodiversity and Geodiversity	Insufficient recording to allow monitoring
	Protecting Heritage Assets		
52	Publication of a local list of heritage assets	DME4	Conservation Officer
53	Publication of a buildings at risk register	DME4	Consult with Conservation Officer and search 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
58	Number of permissions granted against Heritage England advice	EN5- Heritage Assets	consult with Conservation Officer
	RENEWABLE ENERGY		
59	No of permissions granted fulfilling Renewable Energy requirements within policy and by type of	DME5 – Renewable Energy	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
	Water Management		
61	No of applications permitted against criteria set out in policy DME6	DME6 – Water Management	Insufficient recording to allow monitoring
62	Number of permissions for development granted contrary to EA advice		EA
	Affordable Housing Criteria		

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

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

SECTION TEN: PROGRESS ON THE LOCAL DEVELOPMENT SCHEME

The following table displays the most recent Local Development Scheme (LDS) timetable which was published in November 2019.

The Inspector's report was received on 10th September 2019 and published on the Council website on 17th September 2019. The council adopted the HED DPD in October 2019 and the Council also resolved to review the Core Strategy in November 2019.

Schedule 1 Summary Information and Timetable

Document Title	Brief Description	Chain of Conformity	Start	Current Status
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	Ongoing
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	Adopted

Schedule 2 Supporting Management Tools

Document Title	Brief Description	Chain of Conformity	Start	Current Status
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	Ongoing
Authority Monitoring Report	The Authority Monitoring Report (AMR) measures the effectiveness and	The AMR links to all Local Development Documents.	Annually	Completed

progress made in delivering the policies in the adopted Core Strategy and the Local Plan (as the review eventually replaces the Core Strategy)

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

Ongoing

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)

Adopted but to be reviewed

DRAFT