



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Authority Monitoring Report 2019

1st April 2018 - 31st 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:

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 ¹

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

¹ See monitoring indicator 18 (page 16)

CONTENTS PAGE

INTRODUCTION	Page 5
SECTION ONE: The Ribble Valley	Page 8
SECTION TWO: Environment	Page 11
SECTION THREE: Housing	Page 15
SECTION FOUR: The Economy	Page 19
SECTION FIVE: Delivery mechanism and Infrastructure	Page 23
SECTION SIX: The Strategic site	Page 25
SECTION SEVEN: Development Management policies	Page 26
SECTION EIGHT: Monitoring Constraints	Page 37
SECTION NINE: List of all Core Strategy indicators	Page 38
SECTION TEN: Progress on the Local Development Scheme	Page 44

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 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

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 6th March 2014, the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG). This is a web based resource which is updated online as and when necessary. This guidance states that Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, report any activity relating to the duty to cooperate and show how the implementation of policies in Local Plan is progressing.

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 28th April and 9th June 2017. Following this, a summary of representations document was produced and a set of identified changes produced. The HED DPD was subsequently submitted for Independent Examination to the Secretary of State on 28th July 2017. A public consultation on these identified changes ran between 31st July until 11th 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:

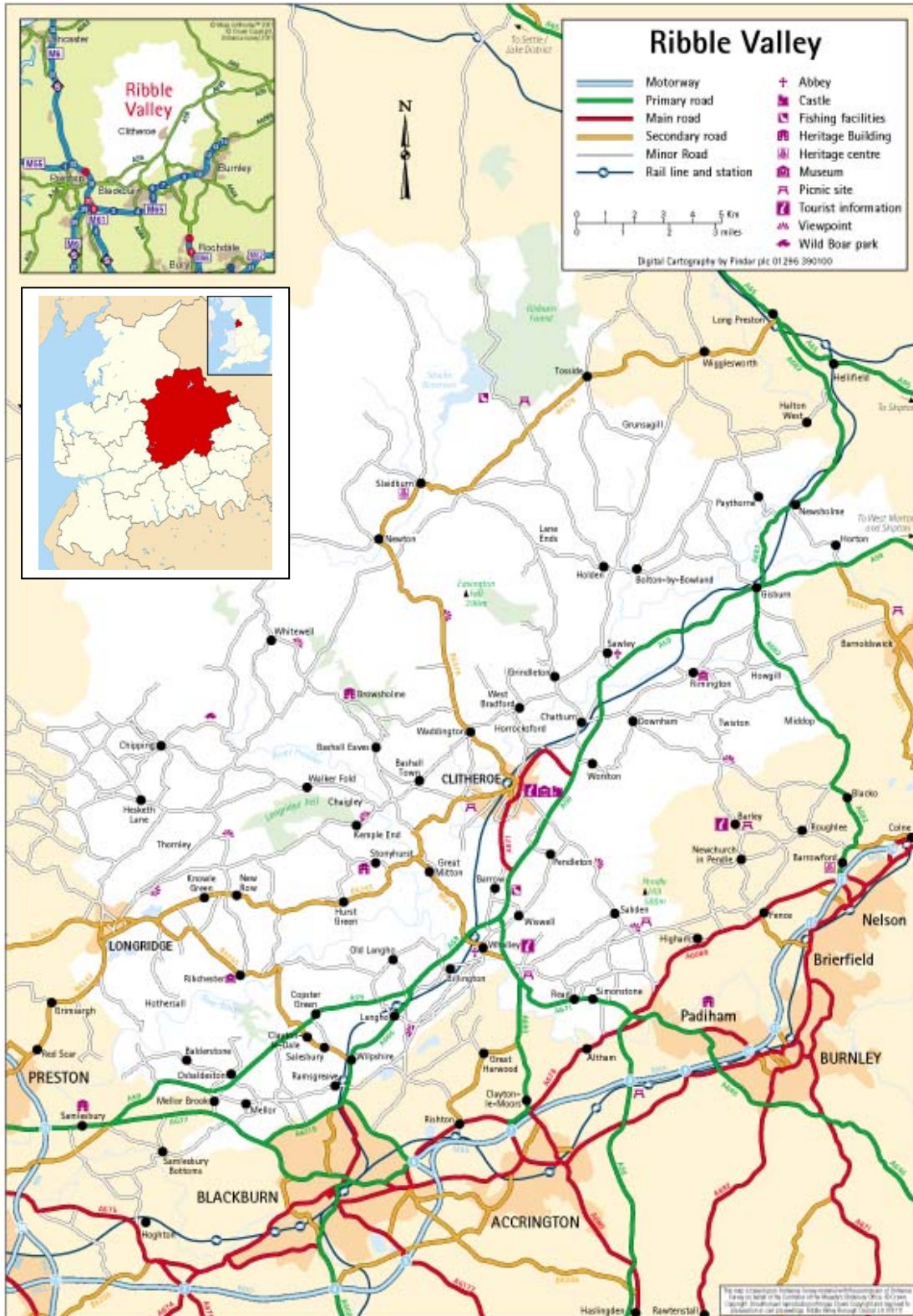
https://www.ribblevalley.gov.uk/info/200364/planning_policies/1674/housing_and_economic_development_dpd_hed_dpd).

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 1st March until 12th 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.

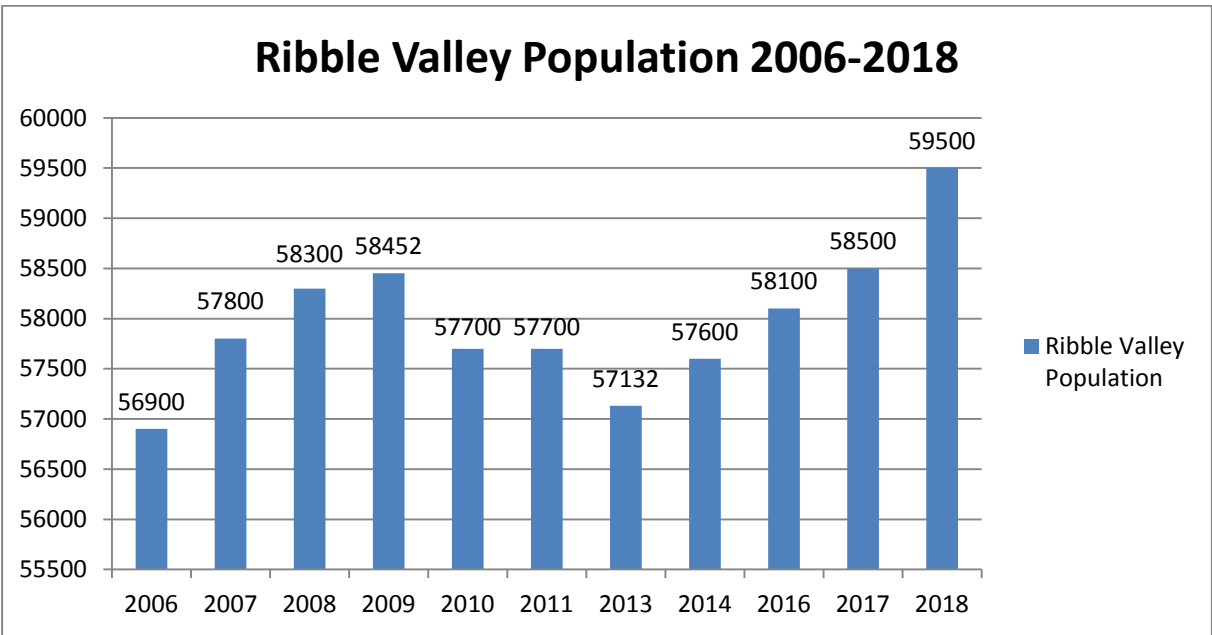


Borough Area

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 59,500². 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 14,765³ 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 7,724⁴. 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 61,157⁵

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](#).

² ONS (mid 2017 population estimate – Published 28th June 2018).
³ Census (2011) – Latest figures next one not out until 2021
⁴ Census (2011)
⁵ 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 area⁶

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.

⁶ 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.

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 worse⁷.

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.

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

⁷ All definitions of SSSI conditions taken from Natural England website.

SECTION THREE: HOUSING

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

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

MONITORING OF THE HOUSING POLICIES

KEY STATEMENT H1: HOUSING PROVISION

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

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

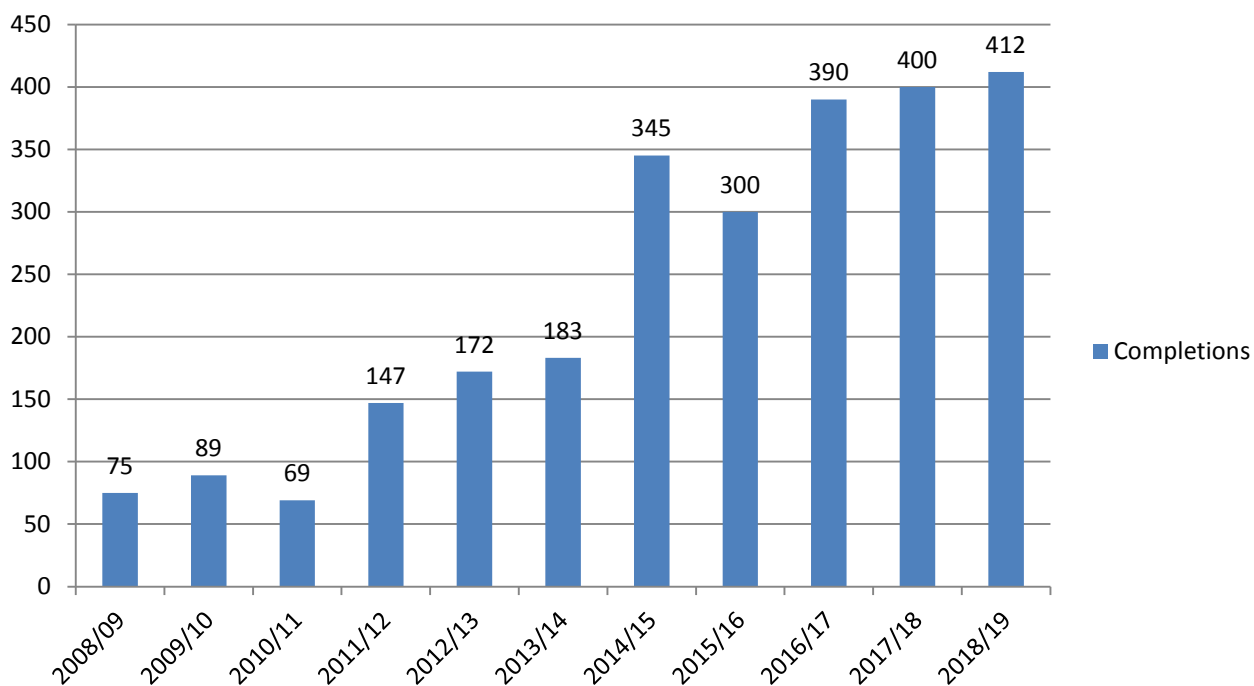
Housing requirement (submitted Core Strategy document)	2008-2028	5600	Av. 280 pa
--	-----------	------	------------

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 st 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 31st March 2019 shows that there was supply of deliverable dwellings which amounted to a 6.1year supply⁸, 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.

⁸ 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 31st March 2014. Actual delivery/completions from approved housing sites from this monitoring period can be compared with the trajectory as follows:

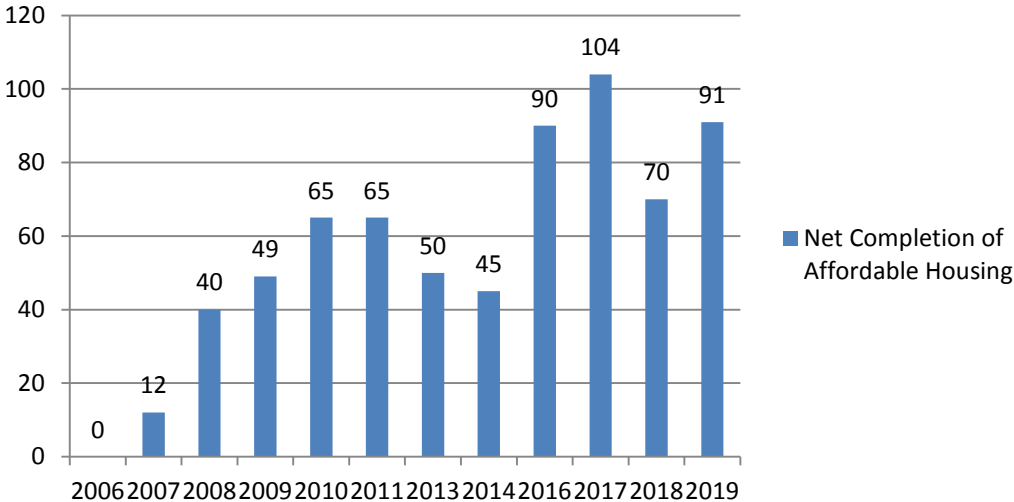
	Delivery 2018/19
Market housing	321
Affordable housing	91
Total	412

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

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

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

Business and Industrial Use	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	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
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
- 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
Total	16.88	14.031	13.012	20.321	21.101	17.665	10.807	10.293	9.515	9.451

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 ²	Gross	2552	0	4420	601	7979	0	15552
	Net	2552	0	4420	601	7979	0	15552
On PDL m ²	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.

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 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

Indicator 31	Permissions involving the loss of community facilities
Target	Net reduction
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	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 13th 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 31st March 2014. The position updated to 31st March 2018 is shown in the following table, followed by the 31st March 2019 table.

2018

PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2018	Residual no. dwellings at 31 st March 2018 ⁹	Amount in excess of residual requirement
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 31st March 2014 and an updated position at 31st March 2018 which takes into account commitments up to this latter date:

TIER ONE SETTLEMENTS:

Settlement	Residual requirement at 31 st March 2014	Residual requirement at 31 st March 2018
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.

⁹ As at 31st 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 st March 2019 ¹⁰	Amount in excess of residual requirement
Clitheroe (total)	2320	-	-	-
<i>of which:</i>				
Standen Strategic Site	1040	1040 ¹¹	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 st March 2014	Residual requirement at 31 st 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.

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

¹¹ 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 26th Oct 2017):</p> <ul style="list-style-type: none"> • Bellmanpark lime kilns and part of an associated tramway 180m north west of Bellman Farm, Clitheroe – Scheduled Monument. • Whalley Abbey (west range) Whalley – Scheduled Monument. • Church of St Mary and All Saints, Church Lane, Whalley – Grade I Listed. • The Old Lower Hodder Bridge, Great Mitton – Scheduled Monument. • Ribchester Roman Fort (Bremetennacum), Ribchester – Scheduled Monument. • Peter of Chester's Chapel, Whalley Cistercian Abbey, Whalley – Scheduled Monument and Listed Buildings – 2 grade I, LB grade II. • Woodfold Park, Samlesbury/Mellor – Registered Park and Garden Grade II.

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"> • 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. • 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. • 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.

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"> • Preventing pollution of surface and/ or groundwater • Reducing water consumption • Reducing the risk of surface water flooding <p>The Authority will also seek the protection of the borough’s water courses for their biodiversity value</p>
Result	Within the monitoring period no planning permission has been granted in contravention of DME6.

POLICY DMH4: CONVERSION OF BARNS AND OTHER BUILDINGS TO DWELLINGS

Indicator 67	Number of permissions granted in 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"> • 12 permissions involving curtilage extensions • 120 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	<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
	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

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
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
c	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

No	Indicator	Related CS Policy	Methodology
			monitoring
62	Number of permissions for development granted contrary to EA advice		EA
	Affordable Housing Criteria		
63	Percentage of affordable housing that meets the criteria set out in the policy.	DMH1 – Affordable Housing Criteria	Housing Needs
	Gypsy and Traveller Accommodation		
64	No of new GT pitches created (DMH2)	DMH2 – Gypsy and Traveller Accommodation	Planning Policy
	Dwellings in the open countryside		
65	No of permissions granted in 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

No	Indicator	Related CS Policy	Methodology
	Footpaths and Bridleways		
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
	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 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.

The Inspector's report was received on 10th September 2019 and published on the Council website on 17th September 2019. A revised LDS is in the course of preparation.

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																																															
																a				b												c								d				e												f												g																																							
Housing and Economic Development DPD																																																																																																											
Proposals Map																																																																																																											
AMR Monitoring against timetable set out above showing revised expected dates in previous LDS (September 2017 dates)																				a												b												c												d												e												f												g															
AMR monitoring against timetable set out above showing revised expected dates (at September 2019)																				a												b												c												d												e																										f												g	

Key

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