

Ribble Valley Borough Council



Annual Monitoring Report 2011

1st April 2010- 31st March 2011

December 2011



RibbleValley
Local Development Framework

EXECUTIVE SUMMARY

This is the seventh Annual Monitoring Report (AMR), published by Ribble Valley Borough Council and covers the period 1st April 2010 – 31st March 2011. It forms part of the Local Development Framework (LDF) and provides an update on Local Development Scheme (LDS) progress as well as a range of contextual information about the Borough along with Core Output Indicators, Output Indicators and Local Indicators. More information on these indicators is given on this in the introduction.

On 15th November 2011 the Localism Bill was enacted and became the Localism Act 2011. The Act removes the requirement for Local Planning Authorities to submit an AMR to the Secretary of State. Instead, it is now possible for authorities such as Ribble Valley to choose which targets and indicators to include in the report (as long as they are in line with the relevant UK and EU legislation). The new AMR will therefore be used as a tool to share the performance and achievements of the planning service with the local community and ensure that monitoring information is readily available on a range of topic themes such as housing, economic development and the environment.

Prior to the Localism Act, it was necessary for Ribble Valley to submit the AMR to the Secretary of State in December each year in line with the Planning and Compulsory Purchase Act 2004 (the Act). Section 113 of the Localism Act amends the Act and removes the requirement to submit the AMR, yet retains the requirement to make this available to the public. The Localism Act also amends the requirement that the 12-month period of monitoring has to span 1st April until 31st March. This period and can now be set by the LPA.

In response this, Ribble Valley Borough Council will ensure that monitoring information included in the AMR continues to focus on providing an updated position on the Local Development Scheme and the performance of the adopted planning policies. It is likely however that not all of the current core output and contextual indicators, that had been prescribed by central government, will continue to be monitored. Instead information will be included which is locally relevant and useful in providing an updated position on the Districtwide Local Plan or LDF.

Due to the Localism Bill only being enacted in November 2011, which is close to the cut off point for the AMR being finalised, it is likely that this amendment to the approach for Ribble Valley's AMR will be put in place ready for next years monitoring report. It is intended to continue monitoring the period 1st April – 31st March for consistency in approach and performance analysis.

Local Plan Performance:

The LDF will eventually replace the Council's Districtwide Local plan, which was adopted as the Statutory Development Plan in June 1998. The LDF continues to remain in the early stages of development at Ribble Valley and therefore indicators will continue to be reviewed each year and amended as necessary as the LDF develops. Despite this however, the AMR has shown the current Districtwide Local Plan continues to perform well with policies being effectively used.

LDS Progress:

The AMR has highlighted where amendments to the Town and Country Planning (Local Development) (England) regulations 2004 (in 2008 and 2009) have affected the LDD production. In terms of progress on the Core Strategy, work on the un-amended Regulation 25 Core Strategy (issues and options) consultation had taken place in late 2007, followed by further work on the

amended 2004 Regulation 25 stage of Core Strategy production, which is referred to as the Core Strategy Consultation document. This report underwent a public consultation for an 8-week period between August and October 2010. Additional work on the Development Strategy options was subsequently undertaken following the result of the consultation, with five further potential options being developed. Consultation then took place on this alternative options document for six weeks between June and August 2011. It is considered that the outcomes of the consultation and the associated Sustainability Appraisal work will allow for a preferred option to be developed, with consultation on the Regulation 27 stage Core Strategy document due for consultation in early 2012.

During the monitoring period (1st April 2010- 31st March 2011) a revised LDS was not published and it is therefore the April 2007 LDS which the AMR monitors against. The following evidence base documents have been adopted to date:

- Ribble Valley's first Strategic Housing Market Assessment (SHMA)
- Ribble Valley's Employment Land and Retail Study
- Ribble Valley's first Strategic Housing Land Availability Assessment (SHLAA)
- Ribble Valley's first Strategic Flood Risk Assessment
- Ribble Valley Gypsy and Traveller Accommodation Needs Assessment

Consultation has also taken place on the following evidence base documents, but have not yet been adopted:

- Addressing Housing Need in Ribble Valley
- Employment Land Review Position Statement
- Review of policy G6 land
- Review of Borough wide Housing Requirement

Work has also been undertaken on the following LDDs:

- Ribble Valley revision of the statement of community involvement
- Consultation on the Regulation 25 Core Strategy and further alternative development strategy options
- Work is also continuing on an infrastructure and delivery plan, which builds on baseline work collated in 2009, and will support the Core Strategy.

AMR Scope:

As well as setting out detailed progress on the LDF and LDS milestones, the Annual Monitoring Report includes detailed information on a wide range of issues. The following bullet points provide a summary of some of the main areas of monitoring.

- Housing
- Business and the economy
- Retail
- Transport
- Community consultation
- Community development
- Crime, safety and well-being
- Open space
- Environmental protection and enhancement.

SECTION ONE: INTRODUCTION

The Ribble Valley AMR aims for a comprehensive assessment of local planning policy, how these policies and plans are performing and, if necessary, to identify what needs to be done to improve performance levels. As the LDF progresses forward, the AMR will begin to monitor the effects of adopted Local Development Documents (LDDs) and will work towards developing a full and comprehensive set of indicators in order to achieve this. This report includes the most up to date information available.

Indicators

The Localism Act has removed the requirement to monitor against a set series of indicators. However due to the Localism Bill only being enacted in November 2011, which is close to the cut off point for the AMR being finalised, many of the contextual, output, core and local indicators have still been monitored. More information on each of these is given below.

Contextual indicators: Contextual indicators facilitate the collection of information on a wide range of issues, providing a baseline of thematic information, which assists in the interpretation of the output and local indicators.

Each section of the report provides information on each of the contextual indicators. The information for these indicators takes into account the social, economic and environmental situation in the borough.

Output Indicators: Output indicators relate to the quantifiable outputs of implemented planning policies and as the LDF progresses, a full and comprehensive list will be derived from the LDF objectives (and the related sustainability objectives). Core output indicators relate to:

- Housing
- Business Development
- Transport
- Local Services
- Minerals (to be completed by Lancashire County Council)
- Waste (to be completed by Lancashire County Council)
- Flood Protection and Water Quality
- Biodiversity
- Renewable Energy

Core Output Indicators: As well as output indicators, there are also core output indicators (COIs). These are updated regularly to reflect changing circumstances. In July 2008 the COIs were significantly revised, as seen in the published department of Communities and Local Government (CLG) document, 'Regional Spatial Strategy and Local Development Framework Core Output Indicators- Update 2/2008'¹ which was published in July 2008. As discussed, this guidance was cancelled by CLG in March 2008 and the introduction of the Localism Act 2011 has removed any requirement to continue monitoring against contextual, output and core output indicators. Where it is felt appropriate, some of these indicators may continue to be monitored in future AMRs.

Local Indicators: From next year's monitoring report onwards, local indicators will form the basis for all of the monitoring information.

¹ Document can be found on CLG website at www.communitites.gov.uk.

Beginning with the 2012 AMR, indicators will no longer be classified as core output, output, contextual or local. Instead, all of the monitoring information will just be presented within the relevant thematic chapter.

Local Development Scheme progress: The Local Development Scheme sets out the timetable for production of the LDF. The most recent LDS was updated in May 2009 with a revised timetable updated in February 2010. This timetable information is available on the Ribble Valley website, however this has not been formally adopted. Tracking the progress made on the LDS is useful as it informs the update of the next LDS, highlighting areas where slippage has occurred and where the LDS needs to be amended.

The AMR continues to be structured in the same way as the two previous AMRs and is structured around the themes of:

- Economy
- Housing
- Retail
- Transport
- Community safety and well-being and community consultation, involvement and development
- Open space and environmental protection and enhancement
- Local Development Scheme progress and milestones

It is felt that structuring the report through themes allows a large quantity of potentially confusing and technical information to be easily interpreted by a variety of readers. It is also useful for those readers who only wish to look at data on housing for example, as they can directly view the housing section of the report, which has all the information presented together in one chapter. Contextual indicators and output indicators are included in each section and the core output indicators have been included in the most relevant chapters.

In producing the AMR it has been vital to ensure that the formulation of a solid baseline has been undertaken and put in place. Data has been derived from a number of sources, including the Sustainability Appraisal scoping reports of the LDF and Core Strategy (sustainability appraisal indicators), information from the Regional Spatial Strategy (RSS) and nationally produced guidance published by the department of Communities and Local Government (CLG). It has also been possible this year to draw on information from reports produced as part of the Local Development Framework baseline and early stage LDDs, as outlined in the executive summary.

It should be noted that although the RSS was officially revoked by the Secretary of State on 6th July 2010, RSS was reinstated on 10th November 2010 following a legal challenge which found this revocation to be unlawful. The enactment of the Localism Bill allows for the revocation process to begin. This will involve a 12-week consultation into eight strategic environmental assessments looking at the decision to scrap regional strategies. This must be completed before orders can be laid in Parliament to revoke RSS. Until such a time that this process is complete and the RSS has been formally revoked, the North West RSS remains part of the adopted Development Plan.

Therefore RSS was still adopted policy over the monitoring period (1st April 2010- 31st March 2011).

SECTION TWO: THE RIBBLE VALLEY

Borough Area

Ribble Valley Borough is situated in northeast Lancashire, and is the largest district in the County covering an area of 226 square miles but has the smallest population in the county. There are on average 94 people per square km, compared with 380 nationally.

Over seventy percent of the Borough is in the Forest of Bowland Area of Outstanding Natural Beauty, a clear reflection of the landscape quality of the area.

The diagram below shows the Borough in its Regional context.



Population

The Borough has a population of around 57,700² with Clitheroe, the main administrative centre having 15,038 inhabitants³. Clitheroe lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 8,253⁴. The remainder of the area is mainly rural with a number of villages ranging in size from large villages such as Sabden, and Chatburn through to small hamlets such as Great Mitton and Paythorne.

As part of the LDF baseline, Ribble Valley Borough Council undertook a settlement audit. This involved the collection, analysis, and interpretation of wide range of information in each settlement in the borough, allowing settlement, ward and borough wide statistics to be collated. Data was collected on the following topic areas

- Community structure
- Natural/ Built Environment
- Community Facilities
- Housing and Employment

² ONS mid-year population estimates, 2010.

³ ONS Ward population estimates, 2007

⁴ ONS Ward population estimates, 2007

The key borough wide statistics from the most recent settlement audit have been set out below to give an indication of the current situation in the borough. There are 24,482 households⁵ in the borough, which is made up of a total population of 57,800. Of the working age population, over half commute out of the borough each day to work, with the majority travelling by car. 78.9% of those of driving age own a car, which is a clear sign of a wealthy population. However, for those who don't own a car, the borough boasts 4 railway stations and has frequent and reliable bus services, although some of the more remote areas of the borough would benefit from improved public transport provision.

In terms of the natural and built environment, within the borough lies Bowland Forest, an area of outstanding natural beauty (AONB). There are also 39 biological heritage sites, 21 conservation areas as well as 6 Sites of Special Scientific Interest (SSSIs) and over 1000 Listed Buildings in the borough. In terms of open space in the area, there is over 92ha of formal open space and a further 62.1ha of open space. There is also 5.54ha of children's play areas. Overall the amount of open space per head of the population equates to 0.003ha.

There are also key statistics collated on housing and employment, however this will be explored at length throughout this AMR document.

Visitor numbers

A Council objective is to develop the tourist potential of the district where it is consistent with maintaining the quality of the environment of the area. This is addressed in the current adopted Districtwide Local Plan and is addressed further as part of the Council's Core Strategy Consultation, the central document of the LDF.

In previous AMRs, tourism statistics have been collated by the Council's Tourism Officer. Over this monitoring period however, this information has not been collated due to resource issues and therefore the information below provides the most up to date information available, showing the tourist numbers in 2009 compared to the five years previous. In 2009 the way in which this data is collected changed, which resulted in a significant increase in all visitor numbers being displayed. Although not as significant as the numbers in table 1 suggest, there had been an overall increase in the tourist numbers in Ribble Valley in all areas other than the number of day visitors.

Table 1: Tourist Numbers

Tourist Numbers (Thousands)	2004	2005	2006	2007	2008	2009***
Serviced Accommodation	146.03	141.01	141.77	148.05	160.50	217.88
Non-serviced Accommodation	109.70	86.40	80.90	86.59	79.91	541.75
Seeing Friends and Relatives	89.46	91.12	90.54	93.70	96.22	226.91
Day Visitors	1,921.51	1,858.98	1,790.09	1793.09	1791.78	3060.46
TOTAL	2,266.71	2,191.60	2,103.31	2,121.43	2128.41	4047.01

*** PLEASE NOTE: Data collection methods have changed this year, therefore figures appear higher than normal. Source: STEAM Statistics

⁵ Valuation Office, June 2007

Ribble Valley Sustainable Community Strategy 2007-2013

The Sustainable Community Strategy (SCS) is the over-arching document that should inform the work of partners within the Ribble Valley, including Lancashire County Council, the Primary Care Trust and the Police. Similarly to the AMR, the SCS provides baseline data about the Ribble Valley, and also sets out a vision, seen below, that outlines the aspirations for the borough and how these will be achieved. Many different groups inform the SCS, tackling issues which people within the borough see as important. It also recognises that these issues are often interlinked.

The vision for the SCS is as follows:

'An area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors'

The SCS is central to the LDF as the LDF is intended to be the spatial interpretation of the SCS. The appendix at the back of this AMR sets out the major issues and key priorities of the SCS in greater detail. Section 8 of this report also provides monitoring data on some of these highlighted issues. The linkages between the two will become more apparent as the LDF progresses.

SECTION 3: ECONOMY

The Borough has a mixed economy with good employment opportunities and maintains a consistently low rate of unemployment. Given the rural nature of the area it is not surprising that agriculture is one of the top 5 employers throughout the District. However there is a diversity of employers with major national and multi-national companies such as Johnson Matthey, Hanson Cement and BAE systems representing examples of larger scale manufacturing activity in the Borough.

CONTEXTUAL INDICATORS

Unemployment

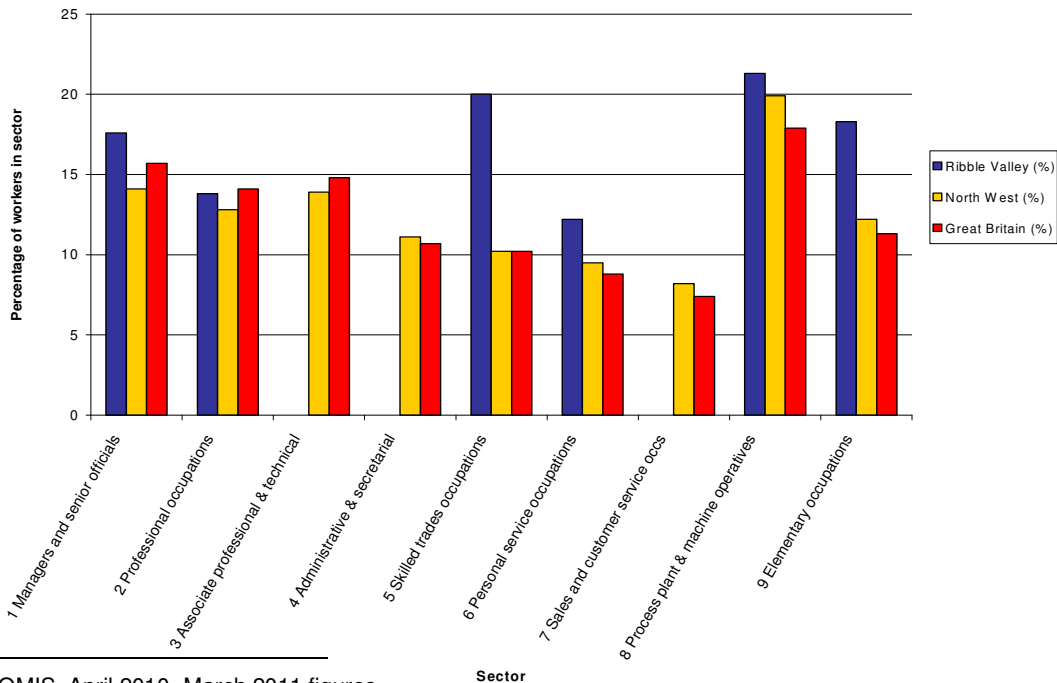
Unemployment in Ribble Valley is 3.5⁶%, which is well below the national figure of 7.6% and the regional figures of 7.8%. This is a reduction in unemployment of 0.4% since the previous monitoring period.

Data from NOMIS also shows that in February 2010, 1.5% of the borough's population were claiming Job Seekers Allowance (compared with 3.9% nationally). This figure is a reduction of 0.1% since the previous monitoring period, with the national figure remaining unchanged.

Employment types

Graph 1 shows the percentage of the Ribble Valley working population employed in different sectors between April 2010 and March 2011, where information was available⁷. It has not been possible to report figures for five of the sectors, due to the sample size of data being too small for reliable estimates.

Graph 1



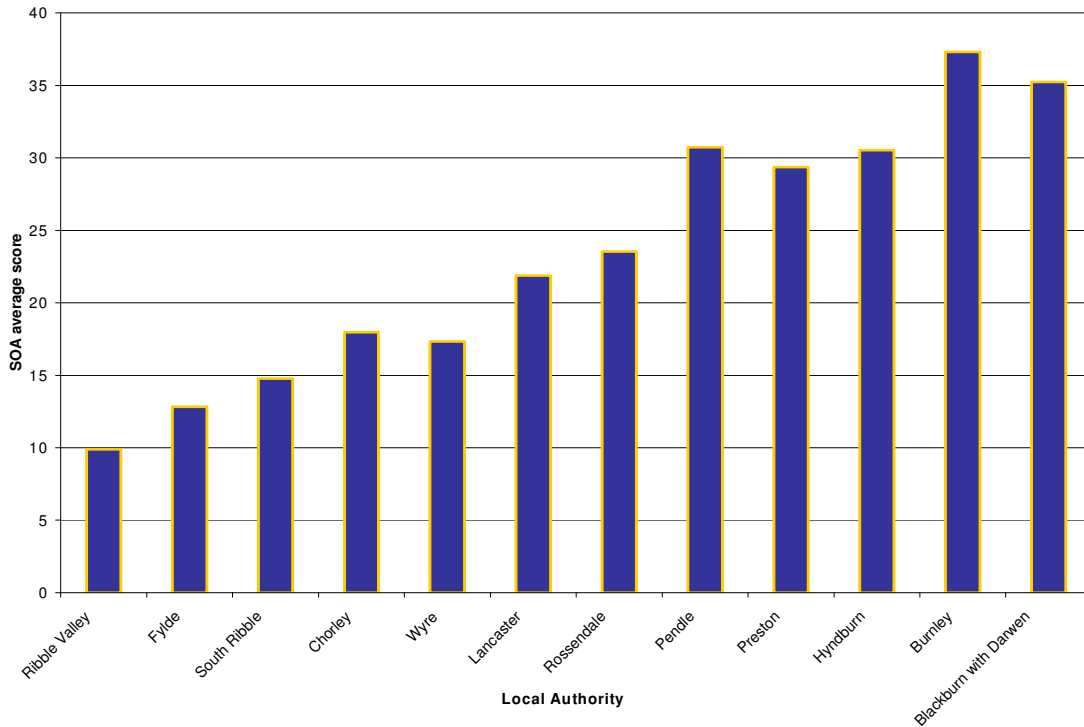
⁶ NOMIS, April 2010- March 2011 figures.

⁷ Data taken from NOMIS, March 2010

Deprivation

In 2010 the indices of deprivation were updated. This information has subsequently been published and shows that Ribble Valley continues to have the lowest level of deprivation in the Lancashire region. Graph 2 shows the average super output area (SOA) scores for each Local Authority area.

Graph 2: SOA average score showing level of deprivation for each Local Authority

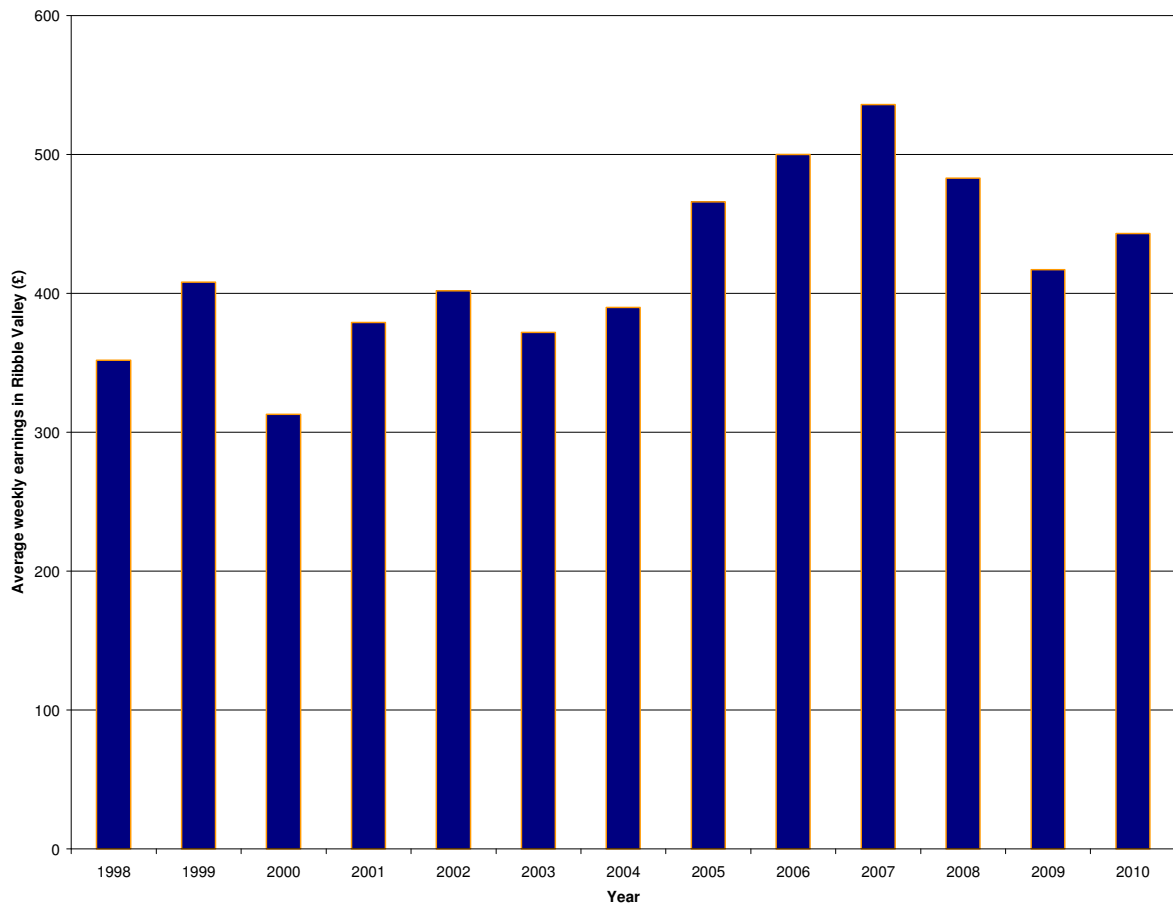


Weekly earnings

The most up to date information on weekly earnings taken from NOMIS showed that the average weekly earnings in Ribble Valley in 2010 were £443.53. This is an increase of £26.20 since the previous monitoring period but remains lower than both the regional and national averages.

Graph 3 shows that weekly earnings in the borough had been decreasing since a peak in 2007, however information from this monitoring period shows that weekly earnings are now beginning to rise again.

Graph 3: Weekly household income in Ribble Valley



In preparation for the LDF evidence base document, the Strategic Housing Market Assessment (SHMA), additional household income data was purchased from CACI. This shows that for 2007 the average (mean) household income in Ribble Valley was £35,874. This ranges from an average of £45,184 in the Wilpshire ward to £26,854 in Littlemoor.

The contextual indicators highlight a prosperous economy and high standard of living, however, the results are generally borough wide and do not identify localised areas of deprivation.

Statistics indicate that wealthy migrants are choosing to live in Ribble Valley over other areas of East Lancashire but working in other boroughs, as is discussed in more detail in the transport section of this report. The effect that this is having on the less-wealthy indigenous population and the economy as a whole has been addressed in the Councils Employment Land and Retail study and the SHMA work and mechanisms for addressing this issue have been set out in the regulation 25 stage Core Strategy document through Key Statements and draft Development Management policies. It is important that these issues are addressed as without a robust policy base, Ribble Valley may be faced with a decrease in business and retail opportunities, which in turn may lead to an unsustainable economy.

CORE OUTPUT INDICATORS

Amount of land developed for employment by type

The total amount of new completed gross floorspace for business and industrial land is 4074m². The make up of this is shown in table 2.

Table 2:

**INDICATOR BD1: Amount and type of completed employment floorspace (Gross) and
INDICATOR BD2: Amount and type of completed employment floorspace (Net)**

Business Use		B1a	B1b	B1c	B2	B8	Mixed	Total
Floorspace completed m ²	Gross	450	0	655	515	2238	216	4074
	<i>Net</i>	40	0	-799	515	2185	216	2157
On PDL m ²	<i>Gross</i>	0	0	483	424	2161	216	3284
%PDL	<i>Gross</i>	0	0	73	82	96	100	81

The net completed employment floorspace is calculated in the same way as the gross figure but takes account of demolitions.

The employment land and retail study undertaken in 2008 has been useful in highlighting the current situation of employment and business land in the Ribble Valley and also constructs suggestions and predictions for the future and where attention needs to be directed. This report forms an important part of the LDF evidence base and has been used in formulating the Regulation 25 Core Strategy report.

INDICATOR BD2: Percentage of land for employment by type, which is on previously developed land

Over the monitoring period, 81% of development for employment land was on previously developed land (pdl). The majority of this is made up of B8 development where 96% of all development of this use class was on pdl, 82% of all B2 development was on pdl and 73% of all B1c development was on pdl.

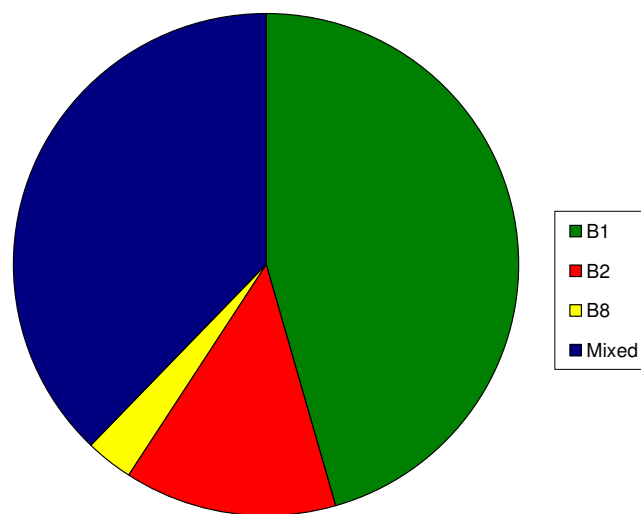
INDICATOR BD3: Employment land supply by type (hectares)

There is a total of 12.099ha of land for business and employment uses in Ribble Valley that can be termed 'supply'. This is the figure provided as part of the RSS monitoring returns and is made up of extant permissions and allocated sites. Table 2 and chart 1 below shows the breakdown of this supply however the majority of this is composed of a mix of use classes.

Table 3

Business and Industrial Use	Land Supply (ha) 2005-06	Land Supply (ha) 2006-07	Land Supply (ha) 2007-08	Land Supply (ha) 2008/09	Land Supply (ha) 2009/10	Land Supply (ha) 2010/11
B1						
- B1a Offices other than defined in Class A2	0.01	0.267	4.72	5.414	3.489	3.494
- B1b Research and development including laboratories and studios				0	0	0
- B1c Light Industry				3.100	2.353	2.014
B2 General industry	0.03	0.15	1.27	2.211	1.969	1.646
B8 Storage or distribution centres including wholesale warehouses	0	0.38	0.32	0.332	0.632	0.382
Mixed	2.479	12.71	10.56	2.974	4.569	4.563
Total	2.519	13.5	16.88	14.031	13.012	12.099

Chart 1: Employment Land Supply by Type in the Ribble Valley



INDICATOR BD4: Total amount of floorspace for 'town centre uses'

Table 4 below shows the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2. Only figures for the new completed floorspace are available. There have been no completions outside of the town centre areas.

Table 4: Net completed floorspace

Use Class	(i) town centre areas	(ii) local authority area
A1	30m ²	378m ²
A2	0m ²	0m ²
B1a	0m ²	450m ²
D2	0m ²	1398m ²

Table 5

Employment Land Type	Land Supply (Hectares)
B1a	3.494
B1b	0
B1c	2.014
B2	1.646
B8	0.382
Mixed	4.563
Total	12.099

LOCAL INDICATORS**Approvals by type on allocated employment sites****Table 6**

Land Type	Number of approvals 2006	Number of approvals 2007	Number of approvals 2008	Number of approvals 2009	Number of approvals 2010	Number of approvals 2011
B1	0	0	2	0	0	0
B2	0	1	0	0	0	0
B8	0	0	0	0	0	0
Mixed	1	2	1	0	0	0

Table 6 shows the number of approvals on allocated employment sites to be consistent with the previous monitoring period.

SECTION FOUR: HOUSING

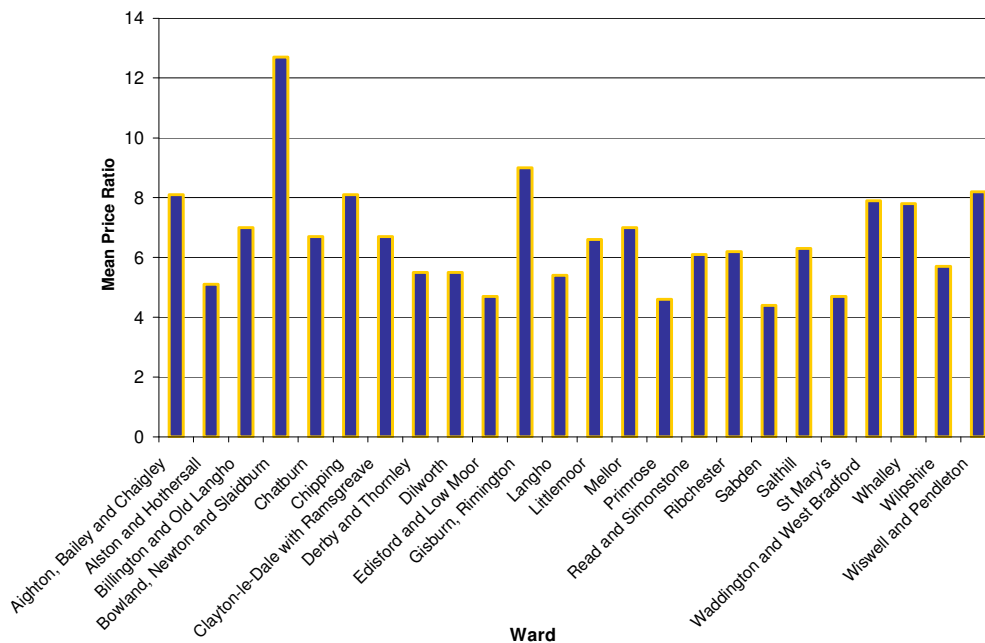
The issue of housing is seen as a key priority for Ribble Valley Borough Council, particularly in providing additional affordable homes, especially in rural areas, and meeting the housing needs of older people. More information on the housing situation in the borough can be found in the Council's 2008 Strategic Housing Market Assessment (SHMA) and the Core Strategy Consultation document.

CONTEXTUAL INDICATORS

Household tenure

The most up to date information available on housing at a ward level is taken from information collated for the 2008 SHMA. As part of this investigation, registry sales information and income data from CACI was purchased which provided up to date (2007) information. Graph 4 utilises this data and illustrates the ratio of average house price to income by ward.

Graph 4: Average house price (mean) to income (mean) ratio 2007⁸

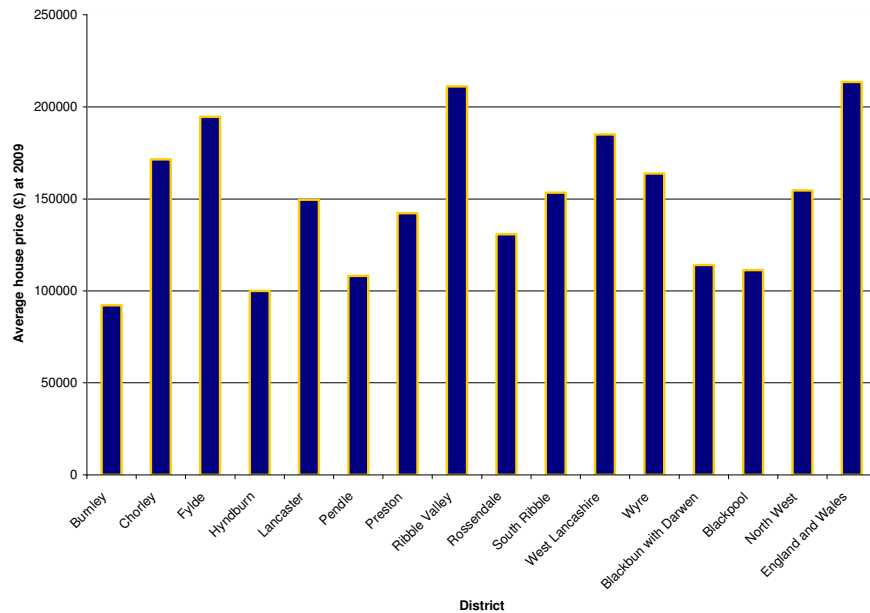


Information from Lancashire County Council gives average borough house price information for all of the Lancashire Districts and compares these to England and Wales and North West

⁸ Graph considers ability to afford entry-level house prices, assuming a ratio of 4:1 and not taking a deposit or equity into account.

averages, as shown in graph 4.1. This highlights the high average house prices in the Ribble Valley, at only £2,000 below the England and Wales average.

Graph 4.1: Average House Price as at 2009.



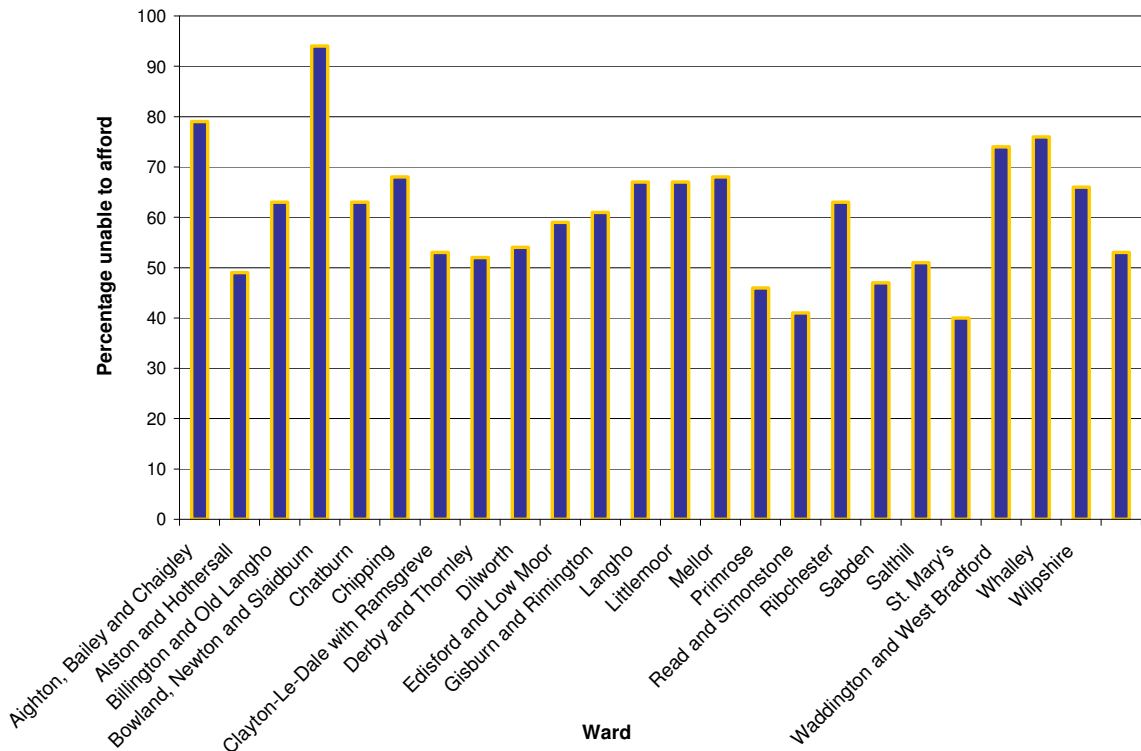
This information on average house price is the best available to date when comparing districts, however information from the BBC news website shows that in early

At the borough level, information taken from the BBC news website⁹ shows that in early June 2011, the average house price in Ribble Valley was £224,346, with detached properties costing an average of £369,011. These figures highlight a 13.5% increase in sale prices from the 12 months previous to this.

Consequently, there are difficulties relating to affordability for some households. Graph 5 highlights the difficulty for many households in Ribble Valley to afford to purchase a property at a ward level (using the most up to date information available). This figure ranges from 94% of households that are unable to afford entry-level housing in the Aighton, Bailey and Chaigley ward, down to 40% in the Wiswell and Pendleton ward. The average percentage unable to afford entry-level housing for the whole of the Ribble Valley is 60%. This further supports the need to increase the amount of affordable housing in the borough.

⁹ www.bbc.co.uk

Graph 5: Affordability by ward, 2007



CORE OUTPUT INDICATORS

INDICATOR H2A, B AND C: Net additional dwellings- in previous years, for the reporting year and in future years.

At the end of the monitoring period, 31st March 2011, the Regional Spatial Strategy (RSS) was the adopted plan that set out the housing figures for the borough. Therefore the figures below use this information.

Housing trajectory:

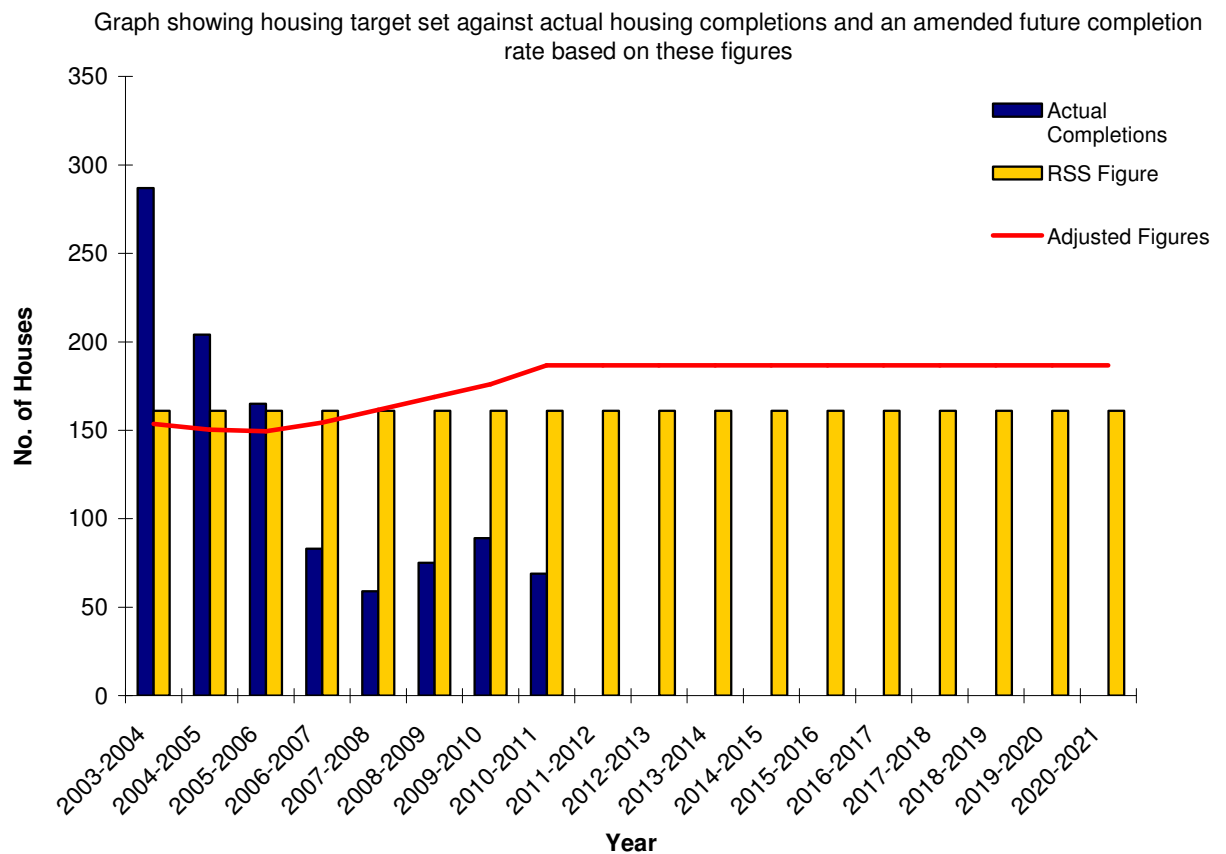
- There have been 375 net additional dwellings over the previous 5-year period.
- There have been 69 net additional dwellings for the current year
- There is a projected 1869 net additional dwellings required up to the end of the relevant development plan period.
- The annual net additional dwelling requirement¹⁰ is 161 per annum to 2021
- An annual average number of 187 net additional dwellings are needed per year to meet overall housing requirements, having regard to previous year's performance.

¹⁰ RSS was abolished on 06/07/10. Ribble Valley Members have agreed to continue using the RSS housing numbers on the basis that these figures have been evidenced and passed through an Examination in Public. RSS was reinstated on 10/11/10 following a legal challenge which found the revocation of RSS to be unlawful.

Table 7

RSS provision	2003-2021	2898	161pa
Net dwellings completed	2003-2009	1031	128pa
Number of dwellings required over remaining plan period	2009-2021	1869	187pa

The Housing Trajectory shows the housing requirement set against actual completions. It is useful in showing the past and present situation, illustrating the net additional dwellings in previous years from the plans implementation. The adjusted target of 187 per year (for the remainder of the plan period) takes into account the actual completions set against the RSS requirement to highlight the level of development that must occur for these RSS targets to be achieved.

Graph 7: Housing requirement, actual completions and amended completion rate.

Please Note: The adjusted figure is smoothed across the whole plan period, which smooths out the peaks and troughs in adjusted target.

The graph highlights that in the early part of the RSS plan period, housing completions were exceeding targets. At this point in time, Ribble Valley was working at a sub-regional level to Joint Lancashire Structure Plan figures, which were set even lower than the RSS requirement of 161/year. As a result a housing restraint policy was introduced which restricted the number of residential permissions by asking that all residential development be for affordable housing. This resulted in a dramatic reduction in completions, the lowest seen in 2007-2008. The housing restraint policy was subsequently removed in September 2008, which coincided with the formal adoption of the RSS. Figures from the previous years

monitoring indicated that the level of completions were steadily rising again however this years monitoring has shown a further dip in the completion rate.

Although RSS was formally abolished by the Secretary of State for Communities and Local Government on 6th July 2010, Ribble Valley Members agreed to continue using the housing numbers element of the RSS on the basis of advice from the Chief Planner at CLG and that these numbers are evidenced and have been thoroughly examined as part of the RSS Examination in Public. In November 2010, RSS was officially reinstated. Since this time, CLG have issued clear guidance stating that RSS will be removed with the introduction of the Localism Bill and that it will be necessary for Local Authorities to have clear evidence to support housing numbers. In preparation for this, Ribble Valley Borough Council commissioned Nathaniel Lichfield and Partners (NLP) to undertake a study defining the local housing requirement. The report, which outlines a range of scenarios and approaches to defining the housing requirement, was consulted upon from November to December 2011. The housing review sub group will consider the outcome of this consultation and make a recommendation as to what the housing requirement number will be. This will then be fed into the Reg. 27 Core Strategy consultation document. Once adopted, this housing requirement figure will replace the RSS figure of 161/ yr and completions will be monitored against this revised number.

INDICATOR H1: Plan Period and Housing Targets

To reflect the most up to date information available, graph 8 illustrates the five-year land supply based on RSS figures. The graph shows the actual housing completions that have taken place since 2003 set against the housing number figure of 161 units per year. The red line shown on the graph takes into account the annual target and the actual completions that have taken place to provide an adjusted target over the next 5-years. Table 7 sets out the figures behind this graph. This shows that as at 31st March 2011 (taking into account permissions and completions to this date) RVBC has a 2.9 year supply of housing land.

Further monitoring since this time has since shown that as at 1st October 2011, Ribble Valley Borough Council can demonstrate a 3.3 year supply of housing.

Graph 8: HOUSING TRAJECTORY: Managed delivery target based on housing requirement:

Chart to show actual housing completions set against the housing requirement and an adjusted target to take account of the shortfall in completions to show 5-year supply

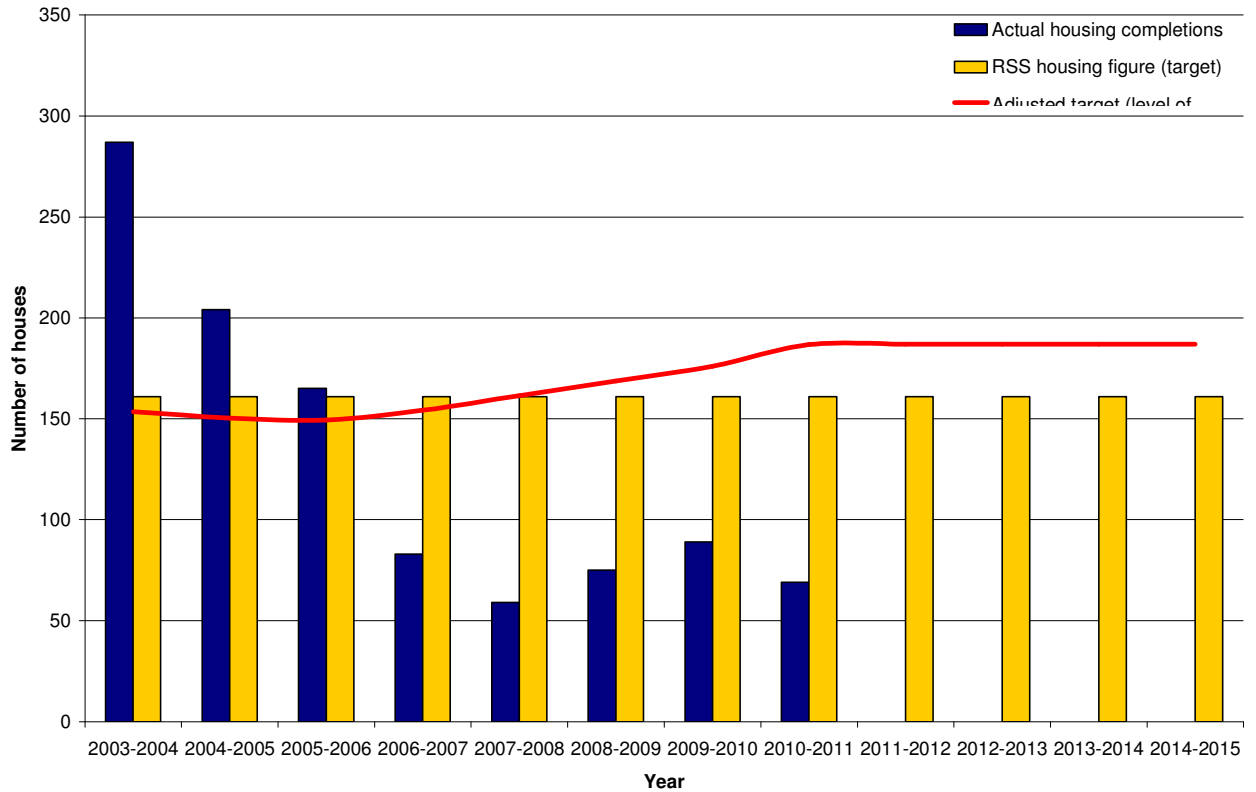


Table 8 provides details of the five-year supply as at 31st March 2011, the end of the current monitoring period. The Council's monitoring officer provides an update of housing completions and permission figures biannually in March and October in the form of the Housing Land Availability Schedule.

Five year supply based on RSS figures and including permissions and completions up until 31st March 2011

Table 8

Planned provision

a) Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003-2011 (8yrs)	1031	128 (1031/8)
c) Net dwellings required 2011-2021 (10 years) (adjusted to a revised annual rate)	1869/10	187/yr
d) Adjusted Net 5 yr requirement 2011-2016 (5yrs)	935	187*5 (annual equivalent smoothed over plan period)

- a) Strategic housing provision based on previously adopted RSS figures
- b) Actual completions in monitoring period divided by number of years
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirements based on the revised/adjusted annualised rate.

Identified supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey April 2011)	
Sites under construction	166
Deliverable permissions	(432)
(discounted by 10% slippage allowance but including affordable units)	389
Total Supply	555
Equates to <u>2.9yrs supply</u> at 5 year adjusted rate at 01.04.11	

INDICATOR H3: New and converted dwellings on previously developed land

Ribble Valley's target is for 60% of residential development to be on pdl. Recent monitoring (1st April – 31st September 2011) showed that during this period 96% of housing completions were built on previously developed land.

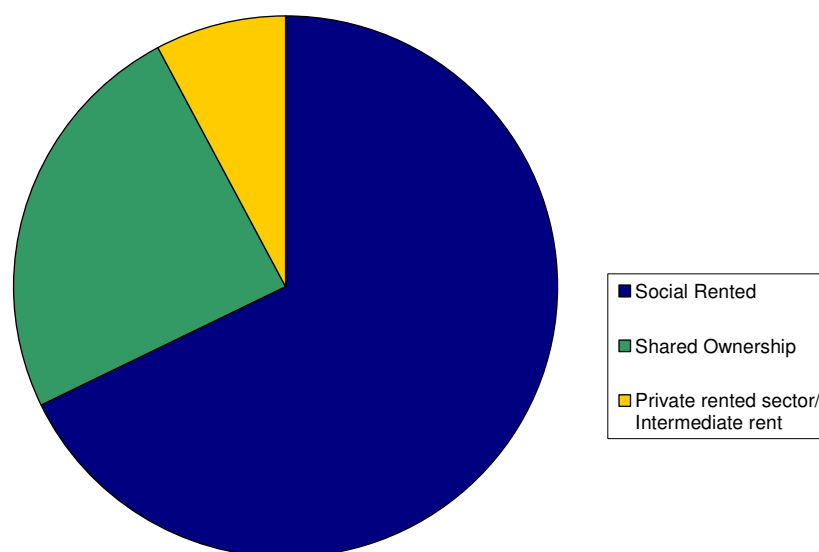
INDICATOR H4: Net additional pitches (Gypsy and Traveller)

At 31st March 2010, Ribble Valley had one private Gypsy site at Acorn Lodge, Clayton-le-Dale. This site accommodates 4 households.

INDICATOR H5: Gross affordable housing completions

Over the current monitoring period there have been 65 affordable dwellings completed. Of these, 44 were social rented properties, 16 were shared ownership and 5 were intermediate rental properties. For the past two years, there has been a large increase in the number of social rented properties being completed since the previous monitoring period. This has been a direct result of utilising the updated information included in the SHMA and the Memorandum of Understanding on affordable housing (AHMU) which sets out detailed requirements for the provision of affordable housing across the borough. The AHMU is material planning consideration on which further policy will be developed as the LDF progresses.

Chart 2: Affordable Completions breakdown



INDICATOR H6: Housing quality- Building for life

Over the monitoring period there have been no completed housing developments (of at least 10 new dwellings or more), which have been measured against the Building for Life Assessment criteria.

OUTPUT INDICATORS

Percentage of new dwellings completed at: less than 30 dwellings/ha, between 30-50 dwellings/ha and, above 50 dwellings/ha.

Table 8

Density	2005	2006	2007	2008	2009	2010	2011
Less than 30	63%	44%	34%	55%	43%	0%	15%
30-50	24%	14%	8%	0%	4%	10%	23%
More than 50	13%	42%	58%	45%	53%	90%	62%

There remain a high percentage of dwellings being constructed at a density of 50 dwellings per hectare and above. During the monitoring period, this was inline with the aims of PPS3 as higher density development makes better use of land. Since the monitoring period, the new coalition government has revised PPS3 and removed the density targets.

Number of complete Housing Needs Surveys

We have undertaken local housing needs surveys in 24 Parishes (covering over 90% of the borough). There is a rolling programme of updates of the Housing Needs Surveys, and the Council has already made progress on updating the first surveys to be completed (in 2004, 2005 and 2006). Housing Needs surveys are also undertaken in response to any planning proposals or enquiries, which will require an assessment of housing need.

LOCAL INDICATORS

Number of applications approved in the countryside for agricultural dwellings

Over the monitoring period, one application for an agricultural dwelling in the countryside has been approved following appeal.

Number of appeals upheld on housing policies

There have been two appeal decisions in the monitoring period against refusal of dwellings. Both were allowed.

Number of Section 106 agreements for affordable housing

Six section 106 agreements have been agreed for affordable housing proposals.

Number of new dwellings approved

In 2008, the housing restraint policy was removed. This policy, which came into effect in 2002, heavily restricted open market housing. This was introduced to combat an oversupply of housing in the borough and previous AMRs shows that it was evident that this approach worked towards correcting this situation. Of the 338 dwellings that have been approved over the current monitoring period, 283 were on the open market and the remaining 55 were for affordable residential development (see table 10).

Approvals for residential development by year.

Table 10

	2006	2007	2008	2009	2010	2011
Open Market	81	55	31	119	368	283
Affordable	36	8	96	49	48	55
Total	117	63	127	168	416	338

SECTION FIVE: RETAIL

RVBC has an employment and retail land availability study, which forms part of the LDF evidence base. This was undertaken by consultants on behalf of the Council and has assisted in providing up to date data and suggesting future improvements for retail in the borough. When necessary, an update of the report will be undertaken to ensure the data remains up to date.

CONTEXTUAL INDICATORS

Make up of retail uses in the Key Service Centres

The retail land availability study outlined above incorporated a retail 'healthcheck'. Table 11 below sets out the amount of retail floorspace by Use Class in the three key service centres in the borough.

Table 11

Use Class	Clitheroe		Longridge		Whalley		Total
	No. (Sqm)	Percent	No. (Sqm)	Percent	No. (Sqm)	Percent	No. (Sqm)
A1 Shops	138 (21989)	73% (78)	59 (9160)	63% 73	28 (3409)	65% 75	225 (34558)
A1 Professional/ Financial	21 (2657)	11% (9)	14 (1663)	16% 13	6 (538)	14% 12	41 (4858)
A3 Restaurants/Cafes/Pubs	15 (1486)	8% (6)	12 (845)	13% 7	8 (529)	19% 12	35 (2860)
Sui Generis	4 (697)	2% (2)	3 (576)	3% 4	1 (56)	2% 1	8 (1329)
Vacant	11 (1459)	6% (5)	5 (372)	5% 3	- -	- -	16 (1831)
Total	189 (28288)	100% 100	93 (12616)	100% 100	43 (4532)	100% 100	325 (45436)

Source: Be Group employment and retail study for RVBC (2008)

OUTPUT INDICATORS

Percentage of completed retail, office and leisure development in town centres respectively

There have been no completed office, retail or leisure developments over 500sqm in the town centres of the borough over the current monitoring period.

Retail-related approvals:

Over the monitoring period there has only been one application for new retail development in the borough. This was in Clitheroe. There have also been four change-of-use applications where retail provision has been lost and eight change-of use-applications where the amount of retail provision has been gained. Although the numbers here are small, this does need to be monitored to ensure that loss of retail units in primary shopping areas is fully considered as part of the LDF.

SECTION SIX: TRANSPORT

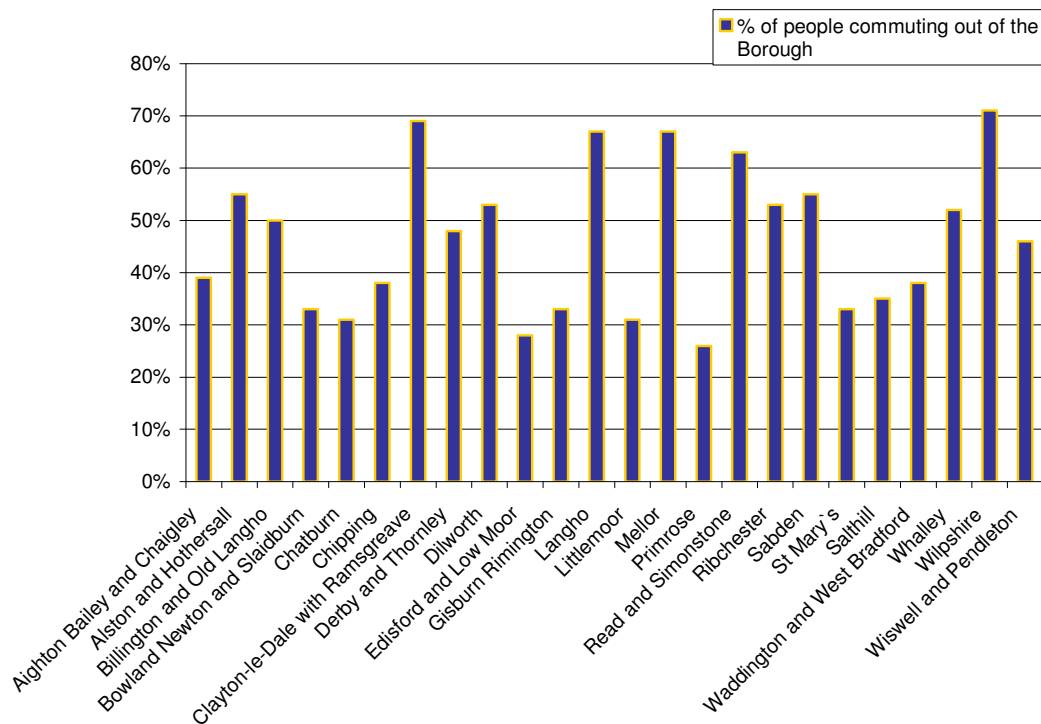
The Ribble Valley has excellent communications that open up the area to the rest of the country. The A59 is a main route across the Borough from the west coast through to the east, linking directly to the M6 and serving access routes to the M65 motorway. Main line rail services are available from Preston, which is only 30 minutes from Clitheroe. There are also rail services to Manchester from Clitheroe. In addition Manchester Airport is only 60 minutes away from Clitheroe and provides links to over 200 destinations worldwide. The rapidly expanding Blackpool International Airport is less than an hour away and Leeds Bradford International Airport to the East is a little over an hour away, both providing a convenient gateway to many national and international destinations.

LOCAL INDICATORS

Percentage of people commuting out of the borough

Graph 9 uses the most up to date figures available, which show the percentage of economically active people who commute out of the borough to work. The highest is in Wilpshire with 71% of people commuting out of the borough, however the close proximity of Blackburn accounts for this high percentage. The lowest percentage of out-commuting is from the Primrose ward with only 26% commuting out. The borough average is 47%, which shows that only 53% of all economically active residents actually work within the Borough.

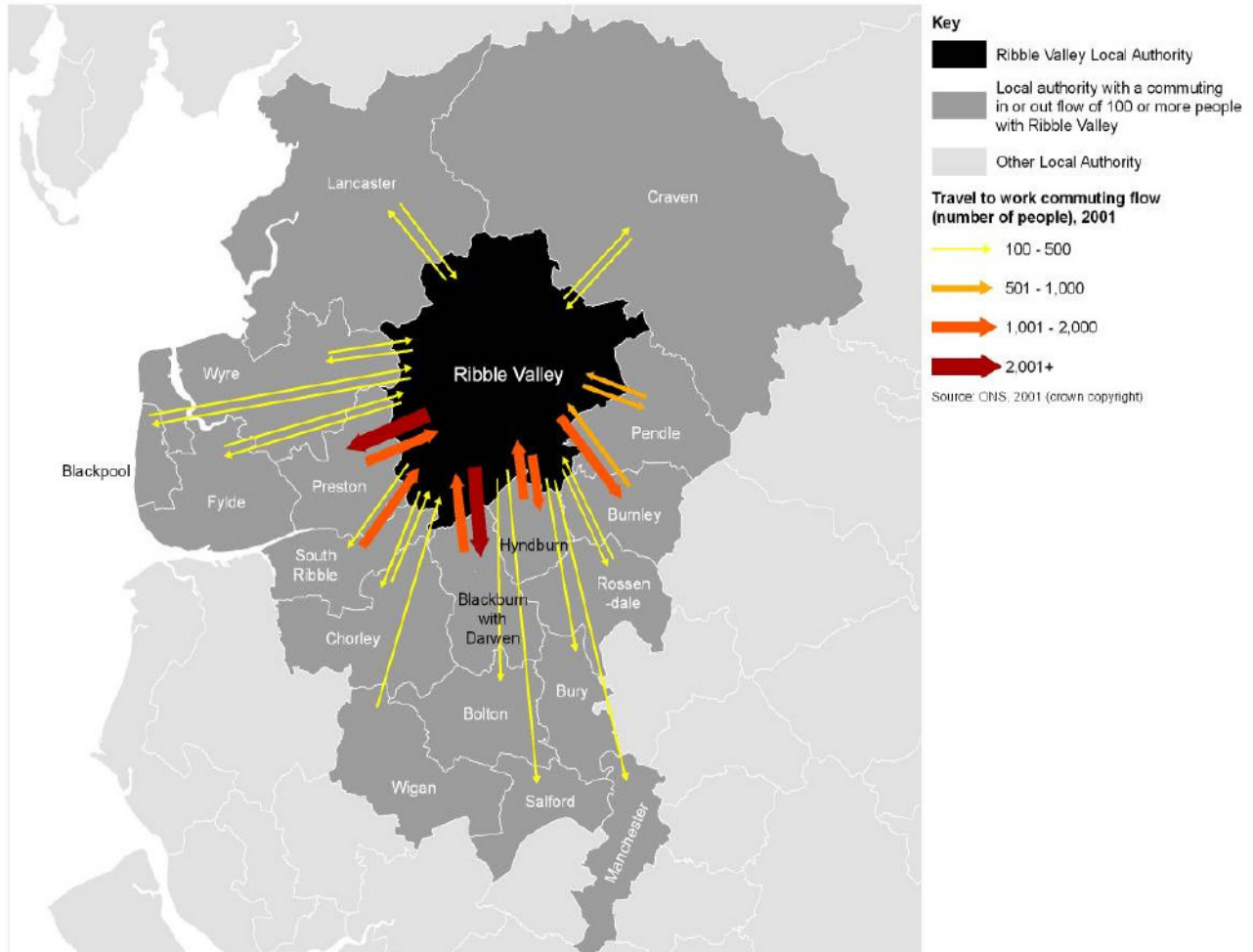
Graph 9: Number of people commuting out of the borough by ward



Inter-district commuting flows

The following chart, taken from the Nathaniel Lichfield and Partners report on determining a local housing requirement in the Ribble Valley, is based on 2001 census data and shows that at the time of the census, 12,311 people commuted out of Ribble Valley borough daily (47% of employed residents) and there were 10,046 in commuters (accounting for 41.6% of jobs in the Borough), giving a net total of 2,265 out-commuters. As the map below indicates, these reasonably high cross boundary flows are a reflection of the economic inter-dependencies of the surrounding districts and the proximity of other major settlements, particularly Preston, Blackburn and Burnley.

Ribble Valley Commuting Flows Map: -



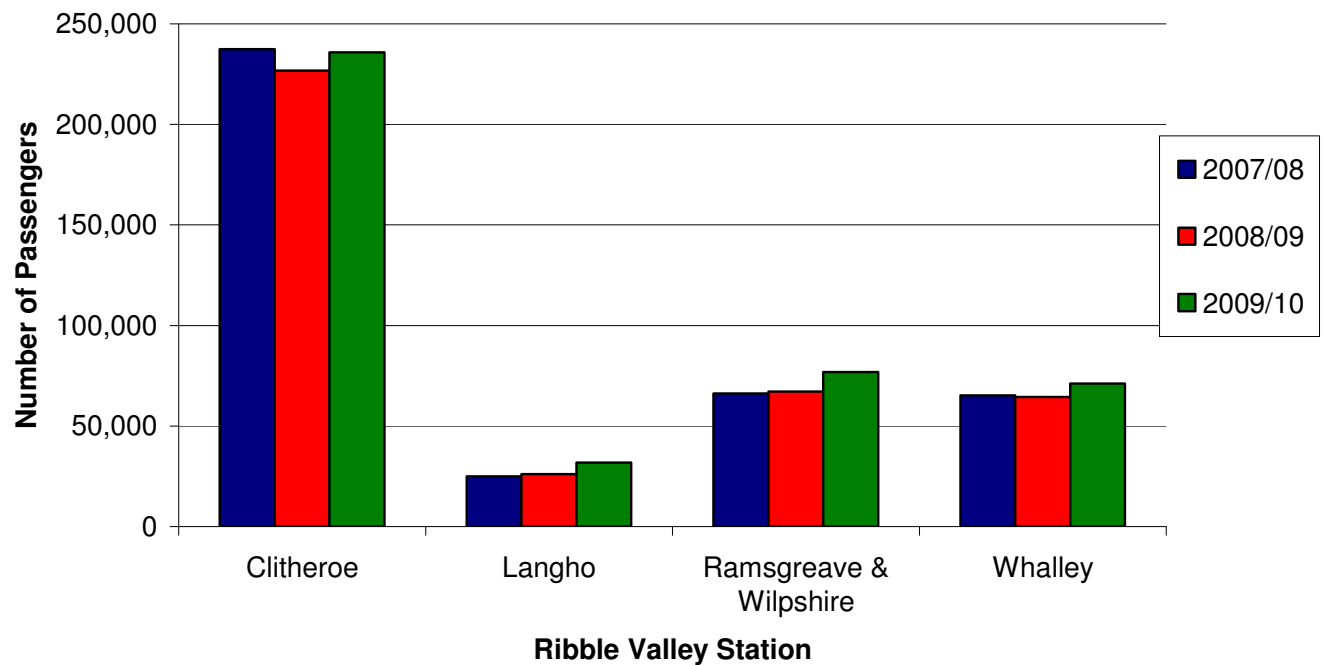
Source: 2001 Census and NLP Analysis

Rail patronage levels at the Ribble Valley stations

The following graph (graph 10) shows patronage levels since 2007/08 and highlights that rail patronage is increasing at every station in Ribble Valley. Between 2007 and 2010, there has been a 4% rise at Clitheroe, a 14.4% rise at Ramsgreave and Wilpshire and a 10.3% rise at Whalley. The largest increase in patronage however was at Langho, where a 22.2% rise is evident.

Patronage is defined as the total number of journeys made to and from each station as indicated by ticket sales. Single tickets equate to one journey and return tickets equate to two journeys.

Graph 10



Source: Clitheroe Line and East Lancashire Community Rail Partnership
(www.ribblevalleyrail.co.uk).

SECTION SEVEN: COMMUNITY SAFETY AND WELL-BEING AND COMMUNITY CONSULTATION, INVOLVEMENT AND DEVELOPMENT

The Ribble Valley aims to provide a wide range of activities to target young people at risk of offending and to improve the health of people living in the area. The Council also aims to continue to support and provide resources for the Ribble Valley Crime and Disorder Reduction Partnership.

The Council aims to ensure transparency and involve all sections of the community in the planning process and this is addressed through the Councils adopted Statement of Community Involvement, which forms part of the LDF. There is also an aim to offer residents of the area and enterprises within the area a clear indication of the likely future pattern of development. This is addressed in the Local Development Scheme.

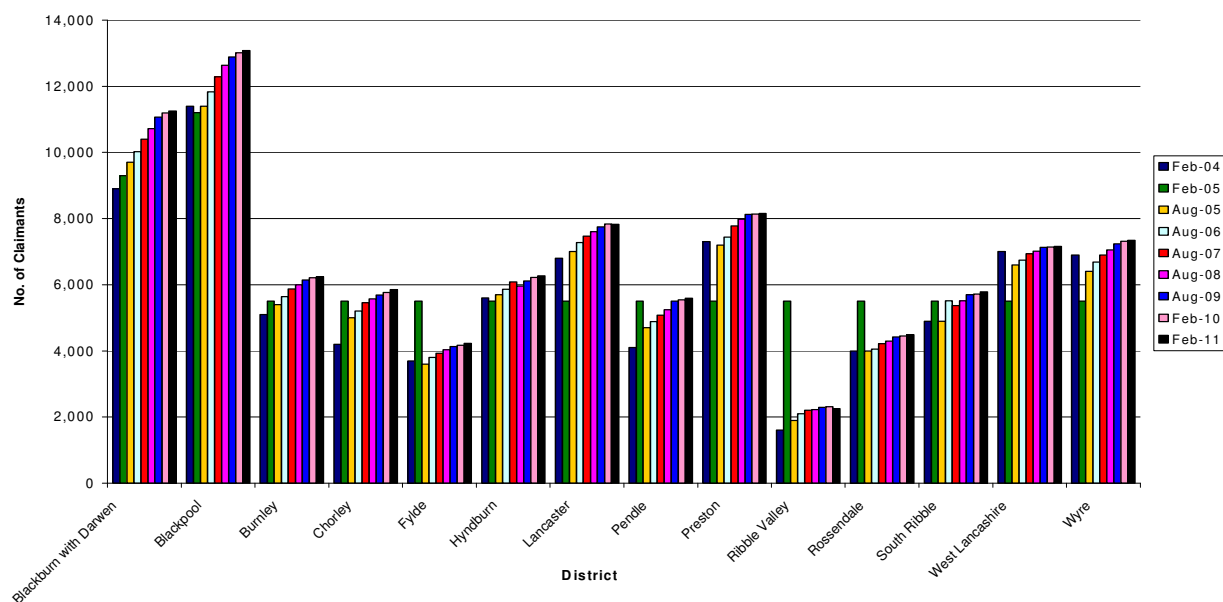
The following set of indicators has been produced to monitor crime and health in the Ribble Valley.

CONTEXTUAL INDICATORS

Number of residents claiming disability living allowance

As at February 2011, 2250¹¹ people in Ribble Valley were claiming Disability Living Allowance. This figure is a fall in the number of claimant of 60 claimants since February 2010, however graph 11 highlights that Ribble Valley still has the lowest levels of Disability Living Allowance claimants in Lancashire.

Graph 11: Disability Living Allowance Claimants

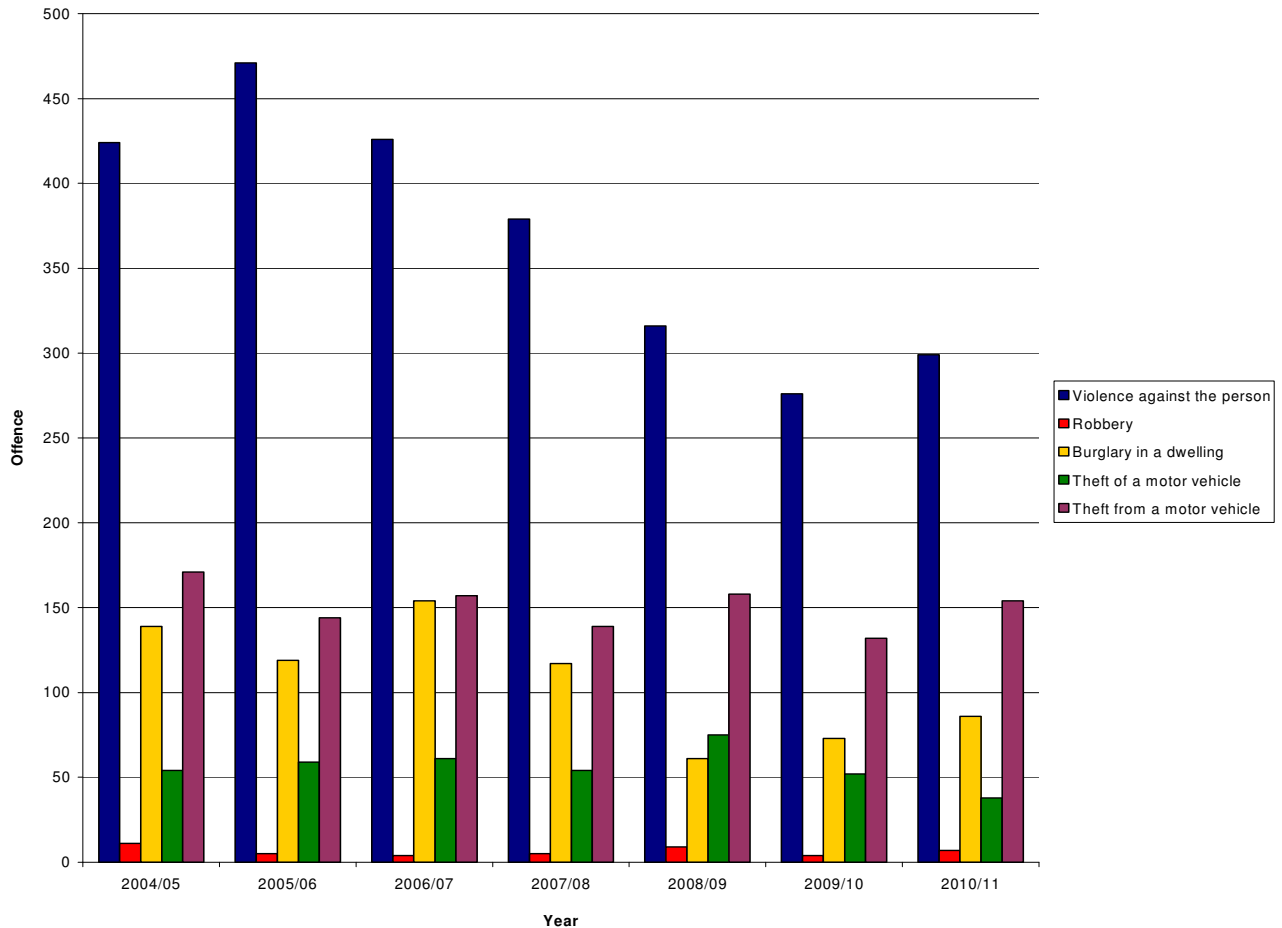


¹¹ Information from Your Lancashire website, 2011.

Levels of Crime – Notifiable offences

Graph 12 displays information from April 2011 collated from the Office of National Statistics and shows that this year there has been an overall increase in the number of notifiable offences in Ribble Valley, for the first time in six years. The graph highlights that the only area where there has been a decrease in crime is in the number of thefts from a motor vehicle.

Graph 12



LOCAL INDICATORS

Approvals for community facilities

There have been two approvals for community facilities over the monitoring period.

Number of Section 106 for educational contribution

There were no section 106 agreements for educational contributions over the monitoring period.

Number of telecommunications planning applications in the borough by location

Over the monitoring period there was one prior notification application in Clitheroe, permission was not required. This is the same as the previous monitoring period.

SECTION EIGHT: OPEN SPACE AND ENVIRONMENTAL PROTECTION AND ENHANCEMENT

The Council has developed a large number of corporate objectives that relates to this area. These look at providing a wide range of activities to target young people at risk of offending, to maintain and improve air quality, to encourage and increase levels of recycling and composting and to conserve the natural beauty of the countryside.

CONTEXTUAL INDICATORS

Percentage of household waste recycled

In July 2009, a new 'Waste Awareness and Education Strategy' was published setting out how the Council intends to increase recycling and reduce waste. This is also a one of Corporate Objectives and is monitored by a Local Indicator (PI ES10). Over this monitoring period (2010/11) 41.2% of household waste was recycled, which is below the target figure of 53.7% (as agreed in the Lancashire Waste Management Strategy). The target has now been revised to a more achievable 43% for 2011/12.

Pollution control improvements

Indicator PI EH6 monitors the percentage of air pollution complaints responded to within 2 days. Over this monitoring period 85.25% were responded to within this timeframe, which is 4.75% below the target of 90%.

Number of Conservation Areas with up to date character appraisals

BVPI219b also monitors this. Character Appraisals on all 21 Conservation Areas have now been completed and therefore the BVPI target of 100% has been met.

CORE OUTPUT INDICATORS

INDICATOR E1: Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds

Over the monitoring period the environment agency made two objections to planning applications within Ribble Valley. Of these, one related to insufficient information being submitted with the application in relation to water quality and was subsequently refused and the other related to an unacceptable risk to water quality on a major application where non-mains drainage was proposed in a sewerred area. This application is still to be determined, however as yet the applicant has submitted no further information relating to this objection.

INDICATOR E2: Change in areas of biodiversity importance

Change in areas and populations of biodiversity importance, including:

- (i) **Change in priority habitats and species by type and;**
- (ii) **Change in areas designated for their intrinsic environmental value including sites of international, national, regional or local significance.**

Biodiversity information is collated, analysed and monitored by Lancashire County Council.

(i) The priority habitats and species within Ribble Valley are set out in the Lancashire Biodiversity Action Plan. Lists of these can be seen in table 13 and 14.

Table 13: 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

Table 14: Priority habitats present in Ribble Valley-

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

(ii) Information from a Natural England report, compiled 1st October 2010 showed that Ribble Valley has 17 Sites of Special Scientific Interest (SSSI). The condition of each of these is set out in table 15.

(iii)

Table 15: 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
Cockwood 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 Bellmonpark Quarries	2	0
Standridge Farm Pasture	1	0
White Moss	1	0

It can be seen from table 15 that, overall, all but one of the SSSIs are recorded as favourable. 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 worse¹². There are no SSSIs in Ribble Valley in an unfavourable declining condition.

Local Nature Reserves

In terms of areas with local significance, Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest. There are currently 2 LNRs in the borough (Salthill Quarry and Cross Hill Quarry). At present there are no firm plans to designate any other areas of the Ribble Valley as LNRs, however improvement works to Primrose Lodge, Clitheroe, could potentially result in the future designation of this area as a LNR.

INDICATOR E3: Renewable energy generation

Over the monitoring period there have been seventeen planning applications submitted relating to renewable energy generation. Six of these related to wind energy, ten related to solar energy and one related to ground source heat pumps. Twelve of these were approved, three refused and two were withdrawn.

OUTPUT INDICATORS

No net loss of biological heritage sites

There have been no biological heritage sites lost over the monitoring period.

No net loss of hedgerows

¹² All definitions of SSSI conditions taken from Natural England website.

Over the monitoring period there was no loss of hedgerow to development.

A minimum of 3 new Conservation Areas will be designated by April 2008

This target was achieved during the previous monitoring period has now been met. The total number of conservation areas in the borough is 21.

Investigation into the creation of community woodland

During the previous monitoring period, one new area of community woodland was created at Calderstones Park, Whalley. Phase I of the development is currently underway, with phase II expected to begin within the next 12 months.

LOCAL INDICATORS

Number of section 106 agreements for open space provision

Over the current monitoring period there have been 4 section 106 agreements for open space provision of contributions/commuted sums.

Number of waste management statements received

There have been no waste management statements received over the AMR monitoring period as there have been no planning applications submitted large enough to fulfil the criteria to trigger the requirement for one.

Number of listed building applications received

Over the AMR monitoring period there have been 34 listed building applications received. This is 33 less than the previous monitoring period.

SECTION NINE: LOCAL DEVELOPMENT SCHEME PROGRESS AND MILESTONES

Districtwide Local Plan Policy Issues

The emerging Local Development Framework will replace the current adopted Local Plan Policies. To ensure that policies within the LDF are sound, work continues on an evidence base, which has been formulated to provide the data needed to assess the current economic, environmental and social situation. To date, the evidence base consists of (or work is progressing on) the following:

- The bi-annual Housing Land Availability Report
- The Strategic Housing Market Assessment (SHMA)
- The Strategic Housing Land Availability Assessment (SHLAA)
- Ribble Valley's Employment Land and Retail Study
- Settlement Audit
- Strategic Flood Risk Assessment (SFRA)
- Topic Papers on Greenbelt and Planning Obligations
- Ribble Valley Settlement Hierarchy
- Employment Land Position Paper
- Memorandum of Understanding on Affordable Housing/ Addressing Housing Needs in Ribble Valley
- Policy G6 (Open Space) Review audit

Much of this information gathered for the evidence base so far has been used in this AMR and also draws on information originally from sources such as the Office of National Statistics and information collated on behalf of Ribble Valley by Lancashire County Council.

Work has also progressed on the Local Development Framework Documents (LDDs), with work now being focused on the Core Strategy is now the main focus.

When the new Planning and Compulsory Purchase Act 2004 came into effect in September 2004, the Districtwide Local Plan was automatically 'saved' for an initial three-year statutory period, which expired on the 27th September 2007. As the Ribble Valley LDF is in the early stages of production, it was necessary to continue to save the vast majority of policies. Most policies were still required, however some were deleted. A full list of saved policies is given in the appendix of this report. These saved policies will remain in place until replaced by the LDF or affected by national policy changes.

LDS slippage and revised timetable

The Local Development Scheme was adopted and became operative from April 2005. Although outside the actual period that this AMR is to cover, Government Office are encouraging authorities to review the wider period up to December with regard to the timetable and progress with the adopted Local Development Scheme. In doing so this will identify any areas of concern regarding implementation and slippage against the Local Development Scheme to be revised at an early stage.

Therefore, for the purposes of this monitoring exercise a revised LDS timetable, which was published in February 2011, will be used as a monitoring baseline. The table below provides a list of the Local Development Documents against their current position and the intended key milestones.

Statement of Community Involvement

The Statement of Community Involvement (SCI) was originally adopted in April 2007. This was the first LDD to be adopted. The SCI subsequently underwent a review to ensure that it remains up to date. The revised SCI was formally adopted on 1st December 2010.

Core Strategy

In December 2008 AMR it was reported that progress on the Core Strategy had been steady with the completion of the Issues and Options six-week consultation taking place at the end of October until mid-December 2007 and the Council was working towards the next stage of plan production, which would see a draft plan prepared and made available for comment.

Over the 2008-2009 monitoring period however, there were changes in the regulations, which meant that the Council had to undergo a further regulation 25 stage of plan production and consultation, which is referred to as the Reg 25 Core Strategy consultation. The public consultation on this document took place between 25th August and 20th October 2010. This consultation document provided considerably more detail than the Issues and Options stage, and introduced draft Development Management policies for consideration as well as thematic Key Statements. A high level of public response was received to this consultation and a summary of the representations and main findings document was published in March 2011. This summary document highlighted that further, additional work was needed on the spatial Development Strategy options and therefore an additional round of consultation on alternative options was undertaken between June and August 2011. A summary of representations received on this stage of consultation was published in November 2011. The combination of all of this Regulation 25 stage work will feed into the next, preferred option (Regulation 27) stage of the core Strategy, anticipated for publication in early February 2012.

Housing and Economic Development DPD

Background work for this DPD has been on-going throughout the monitoring period building on existing work on the Strategic Housing Market Assessment, the Strategic Housing Land Availability Assessment, the Employment Land and Retail study and the Employment Land Position Statement.

The publication of the RSS, which took place in September 2008, was fundamental to moving forward work on this document in terms of the housing and employment land targets. In response to the revocation of RSS on 6th July 2010, RVBC Members agreed that the RSS housing land targets should remain in place. Consultation on the Core Strategy in late 2010 however suggested that this figure should be re-assessed. This, combined with the Government statement that RSS will be removed with the introduction of the Localism Bill, has led RVBC to commission Nathaniel Lichfield and Partners to undertake work to define this housing requirement at the local level. This work, subject to public consultation from November until December 2011, will feed into the next stages in the development of the Core Strategy.

Monitoring issues and future rectification

It was stated in the last monitoring report (published December 2010) that following the formation of the Coalition Government in May 2010, it was anticipated that the planning system was likely to undergo an element of reform which may impact upon the content and requirements of the AMR process. Further guidance on this was issued in March 2011, which stated that in future it will be a matter for each Local Authority to decide what to include in its monitoring reports. It is therefore anticipated that this will be last AMR in this current format, with amended indicators included in the next, 2012 monitoring report.

TABLE 16: ADOPTED LOCAL DEVELOPMENT SCHEME PROGRESS

Document	Status	Description	LDS Milestone Reg. 27 stage	Revised estimated or achieved date	LDS Milestone Submission to Secretary of State (Reg 30)	Revised estimated or achieved date for submission to SoS (Reg 30)	LDS Milestone Adoption date	Revised estimated or achieved date of adoption
Core Strategy	DPD	Sets the vision, objectives and Core Strategy for the development of the area	December 2007	February 2012	June 2008	April 2012	July 2009	November 2012
<p>Progress on the Core Strategy: Progress has been made on this document despite slippage occurring from the overall timetable. An initial consultation (Issues and Options) was undertaken between October and December 2007 and following the change in regulations in 2008, a revised version of the Regulation 25 Core Strategy consultation took place between August and October 2010. A further round of consultation on the Alternative Development Strategy options (under Reg. 25) also took place between June and August 2011. A preferred option can subsequently be determined and a revised Regulation 27 stage has been estimated as achievable in February 2012.</p>								
Proposals Map	DPD	To illustrate the Core Strategy and DPD policies	December 2007	February 2012	June 2008	April 2012	July 2009	November 2012
<p>Progress on the Proposals Map: This DPD follows the same timetable of production as the Core Strategy.</p>								
Housing and Economic Development	DPD	Provides detailed policy coverage on housing and economic development issues.	September 2008	March 2012	August 2009	June 2013	August 2010	July 2013
<p>Progress on the Housing and Economic Development DPD: This DPD has slipped slightly from the initial LDS, which was mainly due to the extended period of waiting for the publication of RSS and due to undertaking work on the evidence baseline, and the Core Strategy both of which are central to the DPD. A new timetable has been outlined above to take account of these issues and it is anticipated that these revised dates will tie in suitably with the production of the Core Strategy.</p>								

SECTION TEN: SAVED POLICIES

As has already been discussed, over this monitoring period it was necessary to save policies as the initial three-year statutory saved period expired on 27th September 2007. As is evident, the LDF is still in its early stages of development and therefore the vast majority of policies were proposed for saving.

Therefore as of 28th September 2007, the following policies from the adopted Districtwide Local Plan are saved.

POLICY	DESCRIPTION	SAVED	COMMENTS
General Policies			
G1	Development Control	Yes	
G2	Wilpshire, Clitheroe, Billington, Longridge and Whalley	Yes	
G3	Mellor Brook, Read and Simonstone	Yes	
G4	Remainder of the settlements	Yes	
G5	Outside the main settlements	Yes	
G6	Essential Open Space	Yes	
G7	Flood Protection	No	Covered by National policy /RSS
G8	Environmental Considerations	No	The Policy is a statement of objectives.
G9	Lapsed Permissions	No	Applications will be considered on merits and relevant policies.
G10	Legal Agreements	No	The need for agreements is within legislation.
G11	Crime Prevention	Yes	
G12	Places of Worship/ Community Facilities	No	Applications will be determined on merit and relevant policies.
Environment			
ENV1	Area of Outstanding Natural Beauty (ANOB)	Yes	
ENV2	Forest of Bowland	Yes	
ENV3	Open Countryside	Yes	
ENV4	Green Belt	Yes	
ENV5	Open Land	Yes	
ENV6	Agricultural Land	Yes	
ENV7	Species Protection	Yes	
ENV8	Sites of Special Scientific Interest	Yes	
ENV9	Other Important Wildlife Sites	Yes	
ENV10	Nature Conservation	Yes	

POLICY	DESCRIPTION	SAVED	COMMENTS
ENV11	Regional Important Geological Sites	Yes	
ENV12	Ancient Woodland	Yes	
ENV13	Landscape Protection	Yes	
ENV14	Archaeological and Historic Heritage	Yes	
ENV15	Sites with high Archaeological Potential	No	This Policy repeats the provision of PPG16.
ENV16	Conservation Development Control	Yes	
ENV17	Conservation additional information	Yes	
EN18	Demolition of buildings within a Conservation Area	Yes	
ENV19	Development of Listed Buildings	Yes	
ENV20	Demolition (or partial) of Listed Buildings	Yes	
ENV21	Historic Parks and Gardens	Yes	
ENV22	Derelict Land + Environmental Improvements	No	Proposals will be determined on their merits.
ENV23	Telecommunications	Yes	Whilst this is covered by National Guidance the nature of the area warrants local guidance
ENV24	Renewable Energy	Yes	
ENV25	Assessment for Renewable Energy	Yes	
ENV26	Wind Energy	Yes	
ENV27	Utility Infrastructure	No	Proposals should be determined on merit.
Housing			
H1	Development Sites	No	Proposals are complete.
H2	Dwellings in the Open Countryside	Yes	
H3, H4, H5, H6	Conditions to Agricultural Dwellings	Yes	
H7	Subdivision of Properties	No	Proposals can be considered within other policies.
H8	Upper Floor Uses	No	Proposals can be considered within other policies.
H9	Extended Family Accommodation	Yes	
H10	Residential Extensions	Yes	
H11	Rest Homes and Nursing Homes	No	Proposals can be considered within

POLICY	DESCRIPTION	SAVED	COMMENTS
			context of other policies.
H12	Curtilage Extensions	Yes	
H13	Rebuilding/Replacement Dwellings within Settlements	No	Duplication of other guidance
H14	Rebuilding/Replacement Dwellings in the Countryside	Yes	
H15	Barn Conversions - Location	Yes	
H16	Barn Conversions - Building	Yes	
H17	Barn Conversions - Design	Yes	
H18	Extensions to Converted Rural Buildings	No	Proposals can be considered on their merits within other policies.
H19	Housing Needs Large Sites in Main Settlements and Allocated Sites	Yes	It was proposed that this would not be saved however following guidance from GONW, it will now be saved until it is replaced by the Housing and Economic Development DPD and revised National guidance.
H20	Sites outside settlements + on all sites other than infill plots within village boundaries	Yes	It was proposed that this would not be saved however following guidance from GONW, it will now be saved until it is replaced by the Housing and Economic Development DPD and revised National guidance.
H21	Supplementary information	Yes	This is locally specific.
H22	Gypsy Sites	Yes	
H23	Removal of Holiday Let Conditions	Yes	
Industrial/ Employment			
EMP1	Allocated Sites	No	Development completed.
EMP2 + EMP3	Salthill Site	Yes	It was proposed that these policies would not be saved, however following

POLICY	DESCRIPTION	SAVED	COMMENTS
			guidance from GONW, they will now be saved
EMP4	Chapel Hill	Yes	There is no commitment to develop the site and it was proposed that this policy would not be saved, however following guidance from GONW, it will now be saved until replaced by an LDF policy.
EMP5	Office Uses	No	Duplication of PPS6.
EMP6	Rehabilitation, re-use, clearance or environmental improvements or redundant commercial and industrial premises	No	Proposals can be determined within other policies.
EMP7	Extensions/Expansions within the main settlement	Yes	
EMP8	Extensions/Expansions outside the settlements	Yes	
EMP9	The Conversion of Barns and Other Rural Buildings for Employment Use	Yes	
EMP10	Employment uses in Residential Areas	No	Proposals can be determined within other policies.
EMP11	Loss of Land for Employment	Yes	
EMP12	Proposed Agricultural Diversification	Yes	
Recreation and Tourism			
RT1	General Policy	Yes	
RT2	Small Hotels and Guest Houses	Yes	
RT3	The Conversion of Buildings for Tourism	Yes	
RT4	Camping Barns	Yes	
RT5	Caravans	Yes	
RT6	Touring Caravans	Yes	
RT7	Directional Promotional Signs	No	Other policies can be used to control this.
RT8	Open Space	Yes	
RT9	Recreational and Public Open Space	No	This issue will need to reflect PPG17 and requires review through the LDF.
RT10	Protect Open Space	Yes	

POLICY	DESCRIPTION	SAVED	COMMENTS
RT11	Existing Facilities	No	Proposals should be determined on merits.
RT12	Golf Course Development	No	Proposals should be determined on merits.
RT13 + RT14	Golf Driving Range	No	RT13 is complete: proposals can be determined with other planning policies
RT15	Organised Outdoor Recreation	No	Other policies can be used to determine proposals.
RT16	Horses	No	Other policies can be used to determine proposals.
RT17	Water Based Recreation	No	Other policies can be used to determine proposals.
RT18 + RT19	Footpaths and Bridleways	Yes	
RT20	Recreation Facilities	No	
RT21	Visitor Centre at Langden Intake	No	
Transport and Mobility			
T1	Development Proposals	Yes	
T2	Road Hierarchy	No	Other LCC strategies deal with this issue
T3	Primary Route Network	No	Other LCC strategies deal with this issue
T4	Safeguard Land	No	The scheme is no longer live.
T5	Read/Simonstone by-pass	No	The scheme is no longer live.
T6	Traffic Management	No	
T7	Parking Provision	Yes	
T8	Additional long stay parking spaces	No	This issue can be dealt with through the LDF.
T9	Clitheroe Interchange	No	The scheme is in place.
T10	Provisional Stations at Gisburn + Chatburn	Yes	
T11	Freight Transport	Yes	
T12	Cycling	No	Schemes can be dealt with on merit.

POLICY	DESCRIPTION	SAVED	COMMENTS
T13	Coach Parking	No	Schemes can be dealt with on merit
T14	Taxi Ranks	No	Schemes can be dealt with on merit and through the LTP
T15	Pedestrian Routes	No	Proposals can be dealt with on their merits.
Shopping			
S1	Within main Shopping Centre, Clitheroe	Yes	
S2	Outside main shopping area, Clitheroe	Yes	
S3	Shop Frontage	Yes	
S4	Whalley and Longridge	Yes	
S5	Other Settlements	No	Proposals can be dealt with on merit.
S6	Change of Use	Yes	
S7	Farm Shops	Yes	
S8	Garden Centres	No	Proposals can be dealt with within other policies.
S9	Upper Floor Uses	No	Proposals can be dealt with on merit.
S10	Hot Food Takeaways	Yes	It was proposed that this policy wouldn't be saved however following advice from GONW, it will now be saved.
S11	Temporary Retailing	Yes	
S12	Factory Shops	No	Proposals can be dealt with through other policies.
S13	Shop Front Design	No	Proposals can be dealt with through other policies.
S14	Advertisements	No	Proposals can be dealt with through other policies.
S15	Shutters	Yes	It was proposed that this policy wouldn't be saved as it was felt that proposals could be dealt with through other policies. However following advice from GONW, it will now be saved.

POLICY	DESCRIPTION	SAVED	COMMENTS
Area Policies			
A1	Primrose Lodge	Yes	
A2	Brockhall Village	Yes	
A3	Calderstones	Yes	

Information taken directly from the SCS 2007-2013.

Major Issues for Ribble Valley

There are, however, major issues and key priorities that have arisen from consultation already undertaken. The major issues relate very closely to the feedback from the Open Day, listed as Appendix 3 with this document.

Housing

Affordable and appropriate housing is a major issue for the District and the provision of more affordable housing is one of the highest priorities for the Borough Council.

There is also a hidden homeless problem particularly amongst young people within the district, which is related, but not exclusively, to the need for affordable housing.

There will be a significant challenge posed by the increasing need to find ways of providing for the projected growth in those over 50 within the district.

Housing conditions must also be improved within the most disadvantaged areas, with special focus on ensuring that all social housing is appropriate to need, and meets the decent homes standard.

Facilities

The theme of Rural Isolation impacts upon many of the issues highlighted within this document. Rural Isolation in regards to the young and the old was mentioned and this linked to the provision of facilities and particularly the provision of activities for young people through Sport and Physical Activity and Play Activity. The Government has set a national agenda for sporting activity which looks for a major increase in sport and physical activity. Some of this will be achieved by more exercise specifically encouraging fifty per cent of the population to undertake thirty minutes of moderate exercise five times a week.

A series of physical activity initiatives are being developed and will require extensive consultation across the Borough. The opportunity to train coaches and encourage volunteers in the parishes and amongst voluntary groups could greatly enhance opportunities for young people in sport and recreational activities. As well as the expansion of current facilities within the Borough these initiatives will also mean increased outreach to the parishes.

Education and the Economy

Whilst the education resources and results in the Ribble Valley Schools are excellent and a high proportion of students move on to further education, there is a lack of vocational training provision for 16-19 year olds. An exciting initiative known as the Aspire Project will aim to promote achievement of NVQ Level 2 for a significant proportion of 16 -19 year olds. This provision and the Extended Schools scheme should provide the basis for a Family Learning Project in the area and increased participation in Adult Education.

Other elements of the Strategy include improving the transition from primary to secondary schools and the formation of a children's trust.

Opportunities must be available for businesses to develop in the area, through continued business support and the encouragement of entrepreneurship and enterprise in the district. This is a priority given the need to ensure the continued sustainability of our distinctive local economy as it experiences change. The businesses should be concentrated on the high growth sectors such as creative/media, advanced manufacturing, added value food and drink, support services for financial and professional sectors, environmental technologies and tourism, particularly eco-tourism.



Initiatives to market and regenerate our service centres and villages as places to do business will be important. The provision of appropriate employment land so that businesses can start-up and grow within the area is essential. There is a need to attract high-growth business that would employ highly skilled individuals and therefore pay higher wages. Similarly the demand for live/work provision and high bandwidth Internet connection across the Ribble Valley should be assessed and encouraged where appropriate.

The existence of a successful culture of social enterprise in Ribble Valley will also lead to further opportunities which may in turn support the sustainability of the communities.

There are concerns for the economic support for the area as there is a need to attract higher paid jobs and create good quality careers for young people. Farming and rural businesses need support to help them diversify and survive in the future.

Transport

The issues of public transport particularly after 6pm and accessibility to isolated villages were part of a perceived need for a more flexible approach and a more accessible service.

Tourism

There was a lack of leisure and cultural facilities and events in the area and a perceived shortfall in marketing the area as a tourist destination. More could be made

of the leisure and culture sector, whilst also encouraging greater levels of spend through tourism.



Health

Key priorities within health, in addition to those within the county as a whole, include obesity, mental health, substance and alcohol misuse, and the health of children and young people, and older people. Other issues identified as causing concern included access to dental services, sexual health and infant mortality along with the need to ensure that tobacco use continues to decline.

There is also the need to adopt a Strategy for an Ageing Population. At present just under half of the Ribble Valley population is fifty years old or over. This is the third highest level in the County and one in three of those have a long term limiting illness which in turn will put a high demand on services. The higher life expectancy in our locality and the higher than average growth in population for the area predicts that in 2025 the population in Ribble Valley of an age above 50 will be significantly higher than neighbouring areas and above the national average. These issues will place a high potential demand on local services and could result in increased social exclusion. In a recent NHS health profile it stated that the level of support for older people to remain in their own homes is significantly worse in the Ribble Valley than the national average. Older people will play a key role in establishing a sustainable community in the Ribble Valley and we need to facilitate this by empowering older people to live their lives how they choose. Fully involving local older people in decision making, service provision and strategic planning will ensure that the contribution to local communities by older people is recognised valued and fully utilised.

Key Priorities

As mentioned earlier, this document is designed to reflect the envisioned future changes to the Lancashire Area Agreement. Therefore the key priorities and objectives are presented under the headings of 'People, Places and Prosperity', which are presented as the structure for that agreement.

The complete Sustainable Community Strategy 2007-2013 can be found on the Ribble Valley website as www.ribblevalley.gov.uk.

BIBLIOGRAPHY

Department for Work and Pensions
Home Office 2001
Joint Lancashire Structure Plan 2001-2016 (now superseded)
Lancashire County Council: 'Your Lancashire' Lancashire Profile website.
Land Registry of England and Wales
Local Development Frameworks: A Good Practice Guide (now superseded)
Lancashire County Council's Economic Intelligence Team.
Local Development Framework Core Output Indicators Update 1/2005 (ODPM) (now cancelled).
Localism Act 2011 (DCLG, 2011)
North West Regional Spatial Strategy (RSS), 2008.
Office for National Statistics (and NOMIS)
Planning and Compulsory Purchase Act 2004
PPS12: Local Development Frameworks (now superseded)
PPS12: Local Development Frameworks – A Good Companion Guide (now superseded)
PPS12: Local Spatial Planning
Ribble Valley Districtwide Local Plan 1998
Ribble Valley Borough Council Settlement Audit 2006
Ribble Valley Borough Council Sustainability Appraisal Scoping Report of the LDF 2006
Ribble Valley Borough Council Strategic Housing Market Assessment (2008)
Ribble Valley Borough Council Statement of Community Involvement review (2010)
Ribble Valley Borough Council emerging Strategic Housing Land Availability Assessment (2009)
Ribble Valley Borough Council Economic and Retail study
Ribble Valley Borough Council Housing Land Availability Reports (bi-annual)
Ribble Valley Strategic Partnership Sustainable Community Strategy 2007-2013
Ribble Valley Borough Council Covalent System
Ribble Valley Borough Council MVM Planning System (Database)
STEAM Statistics
The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)
Valuation Office