

Ribble Valley Borough  
Council



Ribble Valley  
Borough Council

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

# Annual Monitoring Report 2013

1<sup>st</sup> April 2012 - 31<sup>st</sup> March 2013

April 2013



RibbleValley  
Local Development Framework

## EXECUTIVE SUMMARY

This document is a planning monitoring report, and represents the most recent of a set of similar reports published by Ribble Valley Borough Council. The report updates the monitoring position in terms of progress on planning matters up to 31<sup>st</sup> March 2013. This report forms part of the Local Development Framework (LDF) and provides an update on the Local Development Scheme (LDS) progress.

Within previous Annual Monitoring Reports, referred to as (AMRs), Core Output Indicators, Output Indicators and Local Indicators were monitored, however on the 15<sup>th</sup> November 2011 the Localism Bill was enacted and became the Localism Act in 2011. The Act removed the requirement for Local Planning Authorities to submit an AMR to the Secretary of State. As a result, it is now possible for authorities such as Ribble Valley to choose which targets and indicators to include in the monitoring report (as long as they are in line with the relevant UK and EU legislation) and determine the monitoring period, over which the monitoring will take place, which in the case of Ribble Valley, will be until 31<sup>st</sup> March each year and will be published as soon after this date as is reasonably possible. This new style monitoring report will therefore be used as a tool to ensure that monitoring information is readily available on a range of topic themes such as housing, economic development and the environment. Where additional, more up-to-date information is collated, this will be published as soon as possible after the information becomes available<sup>1</sup>.

In response to these changes 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 previously 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.

### **Local Plan Performance:**

The LDF will eventually replace the Council's Districtwide Local Plan (DWLP), which was adopted as the Statutory Development Plan in June 1998. Work is progressing on the LDF, which will replace the DWLP, and additional monitoring information may be added into the AMR as the LDF progresses. At this stage however, the AMR has shown the current Districtwide Local Plan continues to perform well with policies being effectively used.

### **National Planning Policy Framework (NPPF):**

In March 2012, the NPPF was introduced, which sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The NPPF came into full force in April 2013.

### **LDS Progress:**

This AMR has highlighted where amendments (in 2004, 2008 and 2012) to the Town and Country Planning (Local Development) (England) Regulations 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 took 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

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<sup>1</sup> In line with regulation 35 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

options being developed. Consultation then took place on this alternative options document for six weeks between June and August 2011. The outcomes of the consultation and the associated Sustainability Appraisal work allowed for a preferred option to be developed, with consultation on this publication version document (under Regulation 19) taking place in April 2012. Following this consultation and consideration of the responses, the submission version of the Core Strategy (Regulation 22) was submitted to the Secretary of State in September 2012, and this document was also subject to a six-week conclusion.

**Local Development Scheme (LDS):**

The most recent LDS was published on the Ribble Valley Borough Council website in October 2012. It is anticipated that a further update of LDS will be undertaken in May 2013.

**Update on LDF Evidence Based documents:**

Work on the LDF evidence base has been on going since 2007. A list of evidence base documents can be found on the Ribble Valley website, under the planning policy section pages.

**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.
- Information on Duty to Co-operate

The Ribble Valley AMR aims for a comprehensive assessment of local planning policy, how these policies and plans are performing and to identify any issues that need to be addressed.

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) and nationally produced guidance published by the department of Communities and Local Government (CLG). It has also been possible to draw on information from reports produced as part of the Local Development Framework baseline and early stage Local Development Documents, as outlined in the executive summary.

It should be noted that although the Regional Spatial Strategy for the North West (RSS) was officially revoked by the Secretary of State on 6<sup>th</sup> July 2010, RSS was reinstated on 10<sup>th</sup> 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 has so far involved a 12-week consultation into eight strategic environmental assessments looking at the decision to scrap regional strategies, which must be completed before orders can be laid in Parliament to revoke RSS. While some RSSs have now been formally revoked, as at 31<sup>st</sup> March 2013, the North West RSS remains part of the adopted Development Plan.

## SECTION ONE: THE RIBBLE VALLEY

### Borough Area

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

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

The diagram below shows the Borough in its Regional context.



### Population

The Borough has a population of around 57,132<sup>2</sup>, which equates to approximately 1 person per hectare. Clitheroe remains the main administrative centre having 14,765 inhabitants<sup>3</sup> and lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 7,724<sup>4</sup>. The remainder of the area is mainly rural with a number of villages ranging in size from large villages such as Sabden, and Chatburn through to small hamlets such as Great Mitton and Paythorne.

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

<sup>2</sup> ONS Neighbourhood Statistics 2011 Census.

<sup>3</sup> ONS Neighbourhood Statistics 2011 Census.

<sup>4</sup> ONS Neighbourhood Statistics 2011 Census.

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 24,045 households<sup>5</sup> in the borough, which is made up of a total population of 57,132. 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 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, 22 Conservation Areas<sup>6</sup> 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.

Key statistics collated on housing and employment 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 with statistics taken from STEAM. In recent years this information has not been available. This will be collated in future AMRs if information becomes available.

**Table 1: Tourist Numbers**

<b>Tourist Numbers (Thousands)</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009***</b>
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
<b>TOTAL</b>	<b>2,266.71</b>	<b>2,191.60</b>	<b>2,103.31</b>	<b>2,121.43</b>	<b>2128.41</b>	<b>4047.01</b>

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

### Ribble Valley Sustainable Community Strategy 2007-2013

The Sustainable Community Strategy (SCS) is an over-arching document that informs the work of partners within the Ribble Valley, including Lancashire County Council, the Primary Care Trust and the Police. 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

<sup>5</sup> ONS Neighbourhood Statistics 2011 Census.

<sup>6</sup> This number has increased from 21 following the designation of a new Conservation Area around Kirk Mills, Chipping.

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 has been central to the LDF as the Core Strategy has developed, as this is intended to be the spatial interpretation of the SCS. The linkages between the two will become more apparent as the LDF progresses. Whilst the SCS timeframe span from 2007 until March 2013, work by Ribble Valley Borough Council's Partnership Officer remains on-going and relevant to future LDD production.

## SECTION TWO: 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, Hansons Cement and BAE systems representing examples of larger scale manufacturing activity in the Borough.

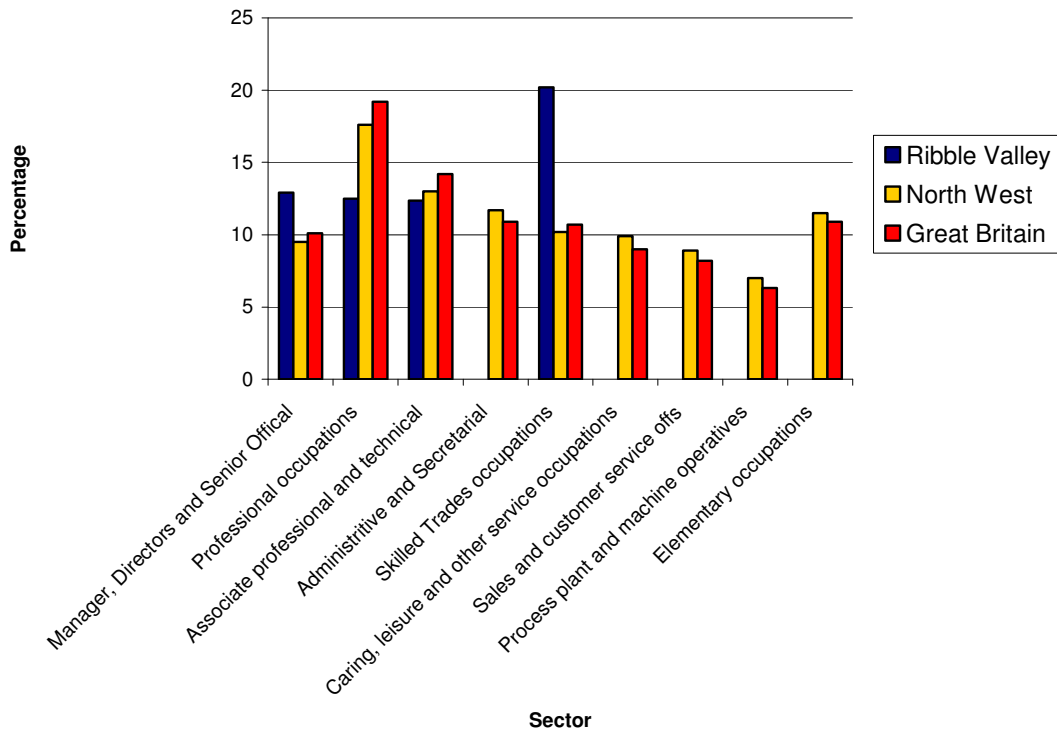
### Unemployment

Unemployment in Ribble Valley is 1.4<sup>7</sup>%, which is well below the north west and national figure of 7.8%. This is a reduction of nearly 2% since the last AMR was published in 2011. Data from NOMIS also shows that in February 2013, 1.4% of the borough's population were claiming Job Seekers Allowance (compared with 3.9% nationally).

### Employment types

Graph 1 shows the percentage of the Ribble Valley working population employed in different sectors between October 2011 and September 2012, where information was available<sup>8</sup>. 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**



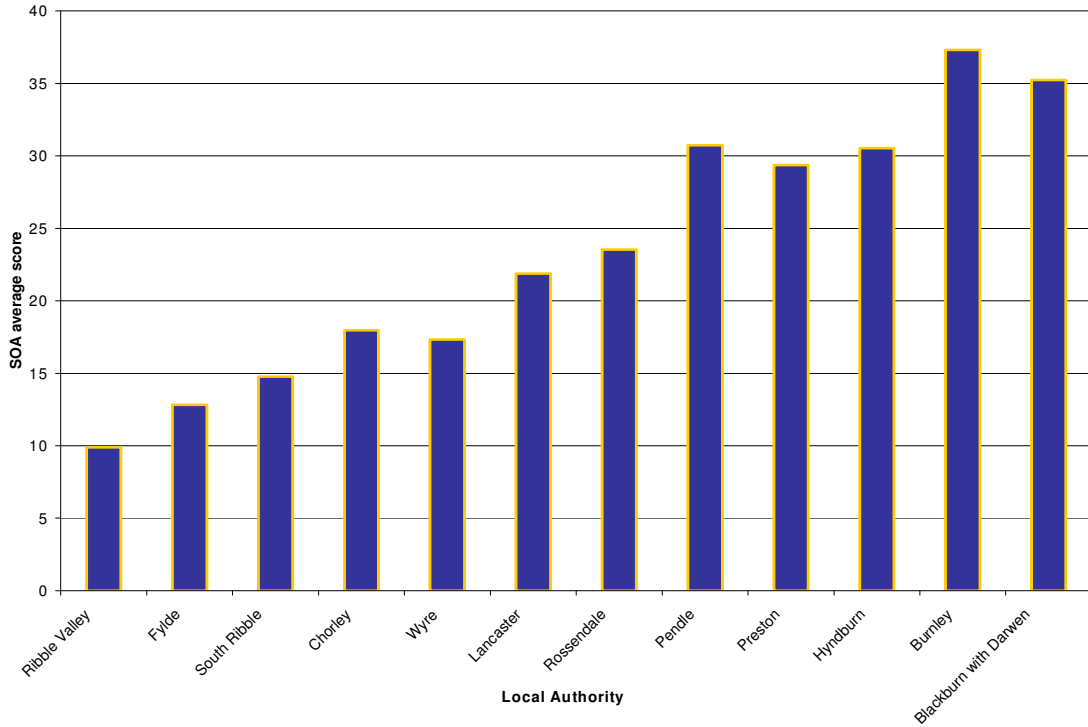
<sup>7</sup> Lancashire Profile website information data from February 2013

<sup>8</sup> Data taken from NOMIS, (2013)

## 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**



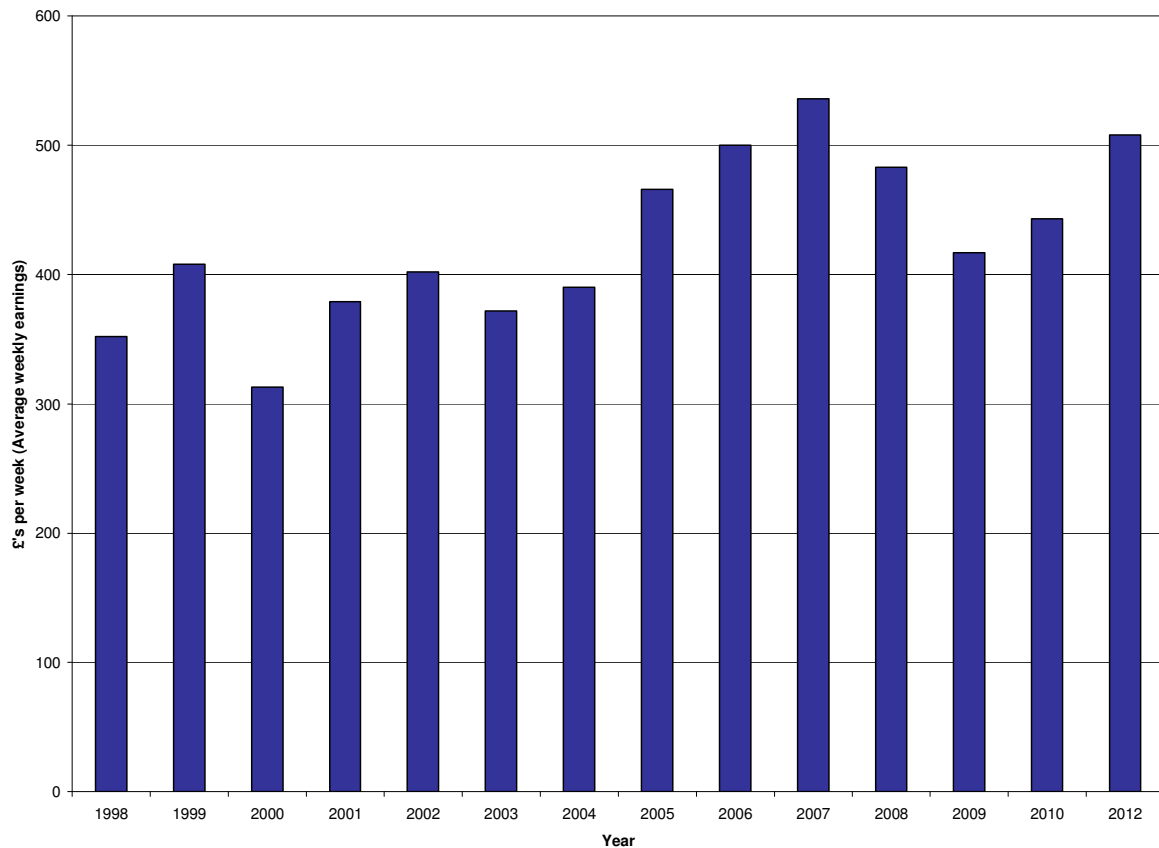
## Weekly earnings

The most up to date information on weekly earnings taken from NOMIS showed that the average weekly earnings in Ribble Valley in 2012 were £507.90, which is similar to the UK average of £508, but higher than the North West average of £472.50.

Graph 3 sets out the average weekly earnings in the borough since 1998. Please note that information was not collated in 2011.



**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 later in 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. The mechanisms for addressing this issue have been set out in the submission Core Strategy document through Key Statements and 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.

### Amount of land developed for employment by type

The total amount of new completed gross floorspace for business and industrial land is 5244 m<sup>2</sup>. The make up of this is shown in table 2.

**Table 2:**  
**Amount and type of completed employment floorspace (Gross) and (Net)**

<b>Business Use</b>		<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Mixed</b>	<b>Total</b>
Floorspace completed m <sup>2</sup>	<b>Gross</b>	1638	1360	1088	863	295	0	5244
	<i>Net</i>	1112	1360	-137	-5622	-2790	0	-6077
On PDL m <sup>2</sup>	<i>Gross</i>	195	1360	902	863	295	0	3615
%PDL	<i>Gross</i>	4	26	17	16	6	0	69

PDL= Previously Development Land

*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.*

The Employment Land and Retail Study undertaken in 2008 has been useful in highlighting the recent 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 Core Strategy report. As previously stated, the Employment Land and Retail Study is currently being updated to inform the Core Strategy Examination process and will be published for information as soon as practically possible once the information is available.

#### Percentage of land for employment by type, which is on previously developed land

Over the monitoring period, 69% of development for employment land was on previously developed land (pdl). The majority of this is made up of B1 development. The amount of pdl being utilised remains impressive given the predominantly rural nature of the Ribble Valley.

#### Employment land supply by type (hectares)

There is a total of 20.321 ha of land for business and employment uses in Ribble Valley that can be termed 'supply'. This figure is made up of extant permissions and allocated sites. Table 3 and chart 1 below shows the breakdown of this supply.

**Table 3**

<b>Business and Industrial Use</b>	<b>Land Supply (ha)</b> <b>2005-06</b>	<b>Land Supply (ha)</b> <b>2006-07</b>	<b>Land Supply (ha)</b> <b>2007-08</b>	<b>Land Supply (ha)</b> <b>2008/09</b>	<b>Land Supply (ha)</b> <b>2009/10</b>	<b>Land Supply (ha)</b> <b>2012/13</b>
B1						
- B1a Offices other than defined in Class A2	0.01	0.267	4.72	5.414	3.489	4.071
- B1b Research and development including laboratories and studios				0	0	0.036
- B1c Light Industry				3.100	2.353	1.942
B2 General industry	0.03	0.15	1.27	2.211	1.969	1.416
B8 Storage or distribution centres including wholesale warehouses	0	0.38	0.32	0.332	0.632	0.243
Mixed	2.479	12.71	10.56	2.974	4.569	12.613
<b>Total</b>	<b>2.519</b>	<b>13.5</b>	<b>16.88</b>	<b>14.031</b>	<b>13.012</b>	<b>20.321</b>

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.

Table 4: Net completed floorspace 2012/13

<b>Use Class</b>	<b>(i) town centre areas</b>	<b>(ii) local authority area</b>
A1	584m <sup>2</sup>	722m <sup>2</sup>
A2	199m <sup>2</sup>	0m <sup>2</sup>
B1a	214m <sup>2</sup>	53m <sup>2</sup>
D2	132m <sup>2</sup>	683m <sup>2</sup>

Approvals by type on allocated employment sites

**Table 5**

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	Number of approvals 2012	Number of approvals 2013
B1	0	0	2	0	0	0	0	0
B2	0	1	0	0	0	0	0	0
B8	0	0	0	0	0	0	0	0
Mixed	1	2	1	0	0	0	0	0

As can be seen by table 5, there have been no approvals on allocated employment sites as no allocated employment sites remain.

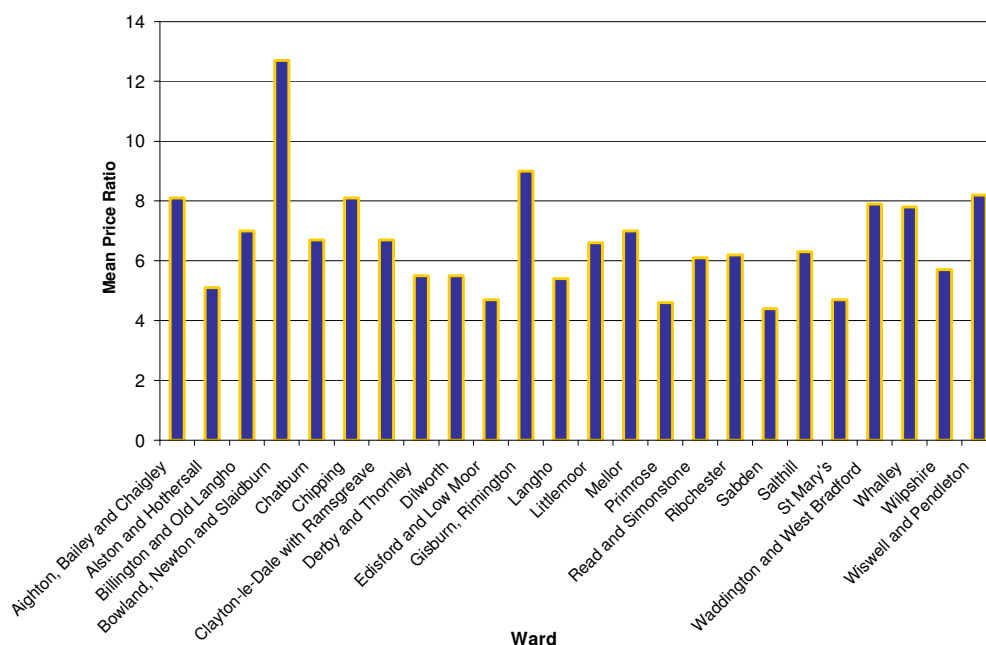
## SECTION THREE: HOUSING

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 document. Further update work of the LDF evidence base, including the SHMA is currently being undertaken. This information will be published on the Ribble Valley website when available.

### 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 2007<sup>9</sup>**



### House prices in Ribble Valley

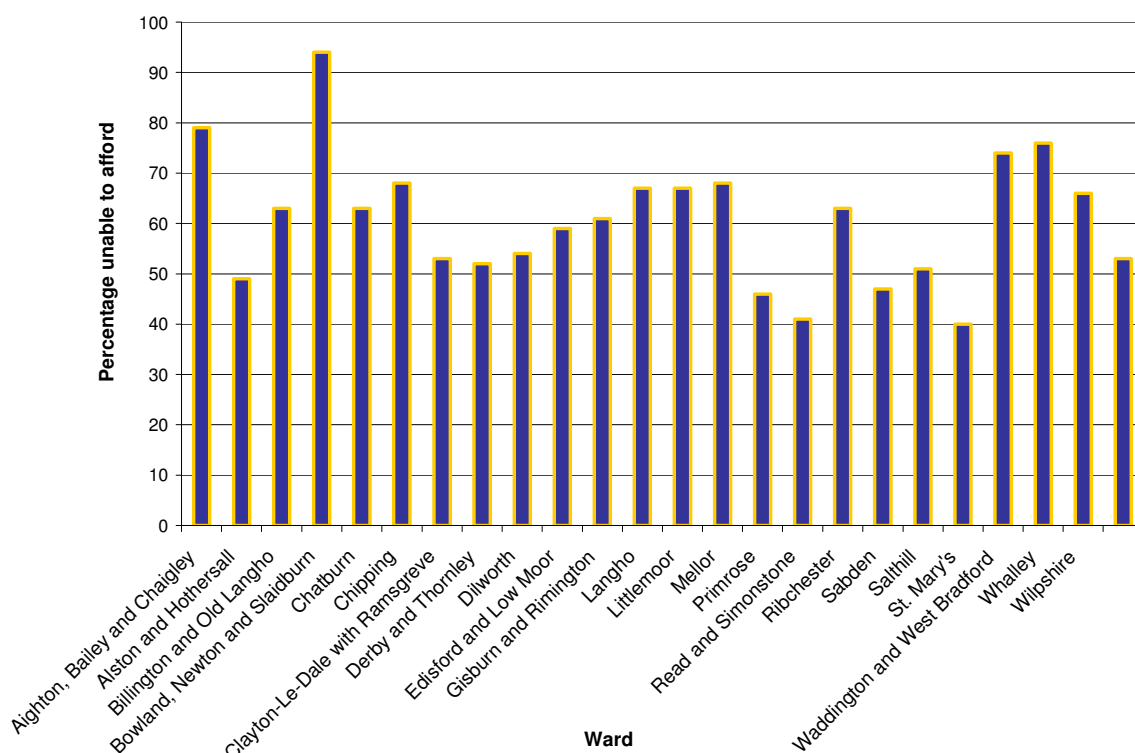
At the borough level, information taken from the BBC news website<sup>10</sup> shows that between October and December 2012, the average house price in Ribble Valley was £206,719, with detached properties costing an average of £316,060. These figures highlight a 7.4% decrease in sale prices from the 12 months previous to this.

<sup>9</sup> Graph considers ability to afford entry-level house prices, assuming a ratio of 4:1 and not taking a deposit or equity into account.

<sup>10</sup> [www.bbc.co.uk](http://www.bbc.co.uk)

Despite a recent dip in average house prices, generally the high house prices in the Ribble Valley mean that 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. The SHMA update, which will be published on the RVBC website when available, should update this affordability information.

**Graph 5: Affordability by ward, 2007**



**Net additional dwellings- in previous years, for the reporting year and in future years.**

At the end of the monitoring period, 31<sup>st</sup> March 2013, the Regional Spatial Strategy (RSS) remained as the adopted plan that set out the housing figures for the borough. Therefore the figures below use this information.

**Housing trajectory:**

- There have been 552 net additional dwellings over the previous 5-year period.
- There have been 172 net additional dwellings for the current year
- There is a projected 1621 net additional dwellings required up to the end of the relevant development plan period.

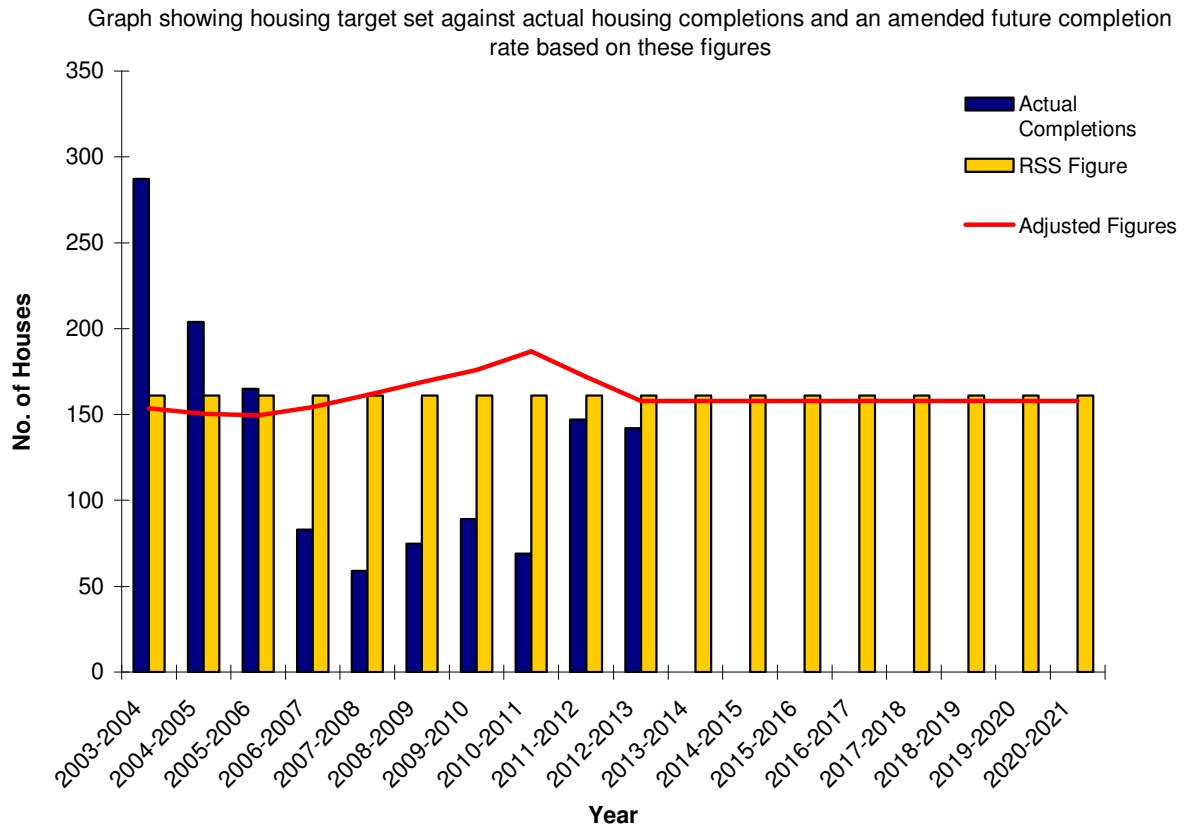
- The annual net additional dwelling requirement<sup>11</sup> is 161 per annum to 2021
- An annual average number of 196 net additional dwellings are needed per year to meet overall housing requirements, having regard to previous year's performance.

**Table 6 (figures correct at 31<sup>st</sup> Dec 2012)**

RSS provision	2003-2021	2898	Av. 161pa
Net dwellings completed	2003-2012	1279	Av. 131pa
Number of dwellings required over remaining plan period	2012-2021	1621	Av. 196pa

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 196 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 6: RSS Housing requirement, actual completions and amended completion rate.



<sup>11</sup> 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.

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 (JLSP) 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 requiring 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 AMR monitoring indicated that the level of completions were steadily rising again until 2011 when there was a slight dip in completions. In 2012 and 2013 however, the number of completions has increased to 147 between 2011-2012 and 172 completions between 2012-2013.

Although RSS was formally abolished by the Secretary of State for Communities and Local Government on 6<sup>th</sup> 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 Local Authorities need 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. A housing review sub group considered the outcome of this consultation and a recommendation was made that the annual housing requirement number, under the Core Strategy, will be 200 units/yr. This information was fed into the Reg. 19 publication version Core Strategy consultation document and subsequently the Submission document (under Regulation 22). Once the Core Strategy is adopted, this housing requirement figure of 200 units/yr will replace the RSS figure of 161/ yr and completions will be monitored against this revised number.

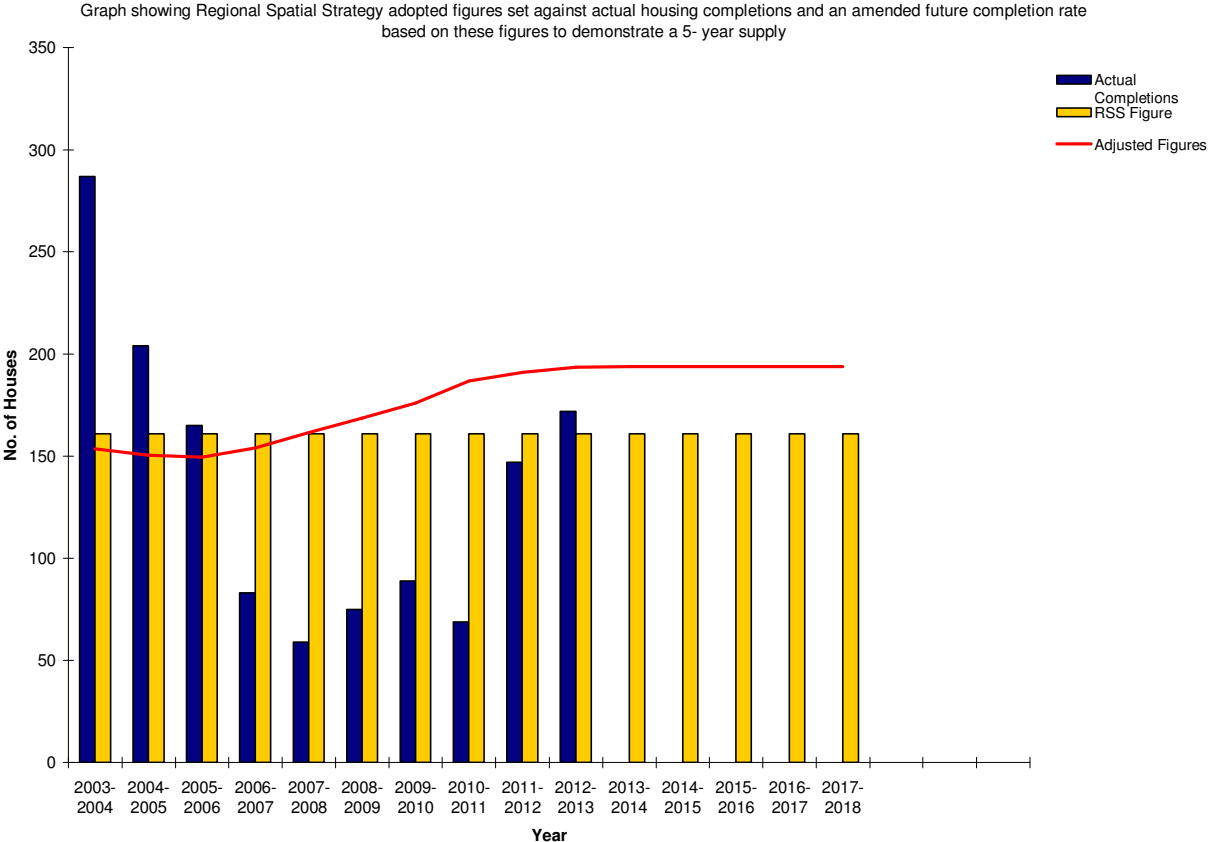
In the meantime however, work continues with a view that the figure of 200 units/yr, whilst not currently the adopted target, will become Ribble Valley's annual housing requirement figure. This is therefore being reflected within appeal evidence and day-to-day advice on pre-planning enquiries in terms of the evolving housing position. This is also reflected within this report, with graph 6 illustrating the RSS housing requirement, actual completions and amended completion rate, and graph 8 illustrating the Core Strategy housing requirement, actual completions and amended completion rate.

### **Plan Period and Housing Targets**

To reflect the most up to date information available, graph 7 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.



**Graph 7: HOUSING TRAJECTORY: Managed delivery target based on RSS housing requirement over 5 year period**



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

The Council's housing monitoring officer provides an update of housing completions and permission figures quarterly in the form of the Housing Land Availability Schedule.

**Housing Land availability position based on RSS requirement (2003-2021)  
including permissions, completions and commitments up until 31<sup>st</sup> December 2012**

**5 year requirement**

a) RSS Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003/2012 (9.75 yrs)	1279	131/yr (1279 ÷ 9.75)
c) Net dwellings required 2012-2021 (8.25 years) (adjusted to a revised annual rate)	1621/8.25	196/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	980	196 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1176	20% NPPF guideline (196 + 20% = 235.2) x 5

- a) Strategic housing provision based on RSS requirement.
- 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 requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47– NPPF.

**Supply of deliverable sites (Housing Land Availability Survey 31<sup>st</sup> December 2012)**

Sites subject to Section 106 agreements	304 dwellings
Affordable units	314
Sites with Planning permission	<u>1120</u>
	Sub total
	1738
Less 2 sites <sup>12</sup> not deliverable in 5 years	<u>-133</u>
	Sub total
	1605
Less 10% buffer <sup>13</sup>	<u>-160</u>
	Sub total
	1445
Plus sites under construction	<u>+194</u>
	<b>TOTAL</b>
	<b>1639 dwellings</b>

1639 ÷ 235.2 = **6.97 year supply** at 31/12/12 (including 20% buffer)

<sup>12</sup> Site at Dale View Billington (23 units) and part of site at Henthorn Road which will be built beyond the 5 year period (110 units)

<sup>13</sup> 10% buffer deducted until assessment of deliverability of individual sites is undertaken

**Housing Numbers monitoring against the NLP figures**

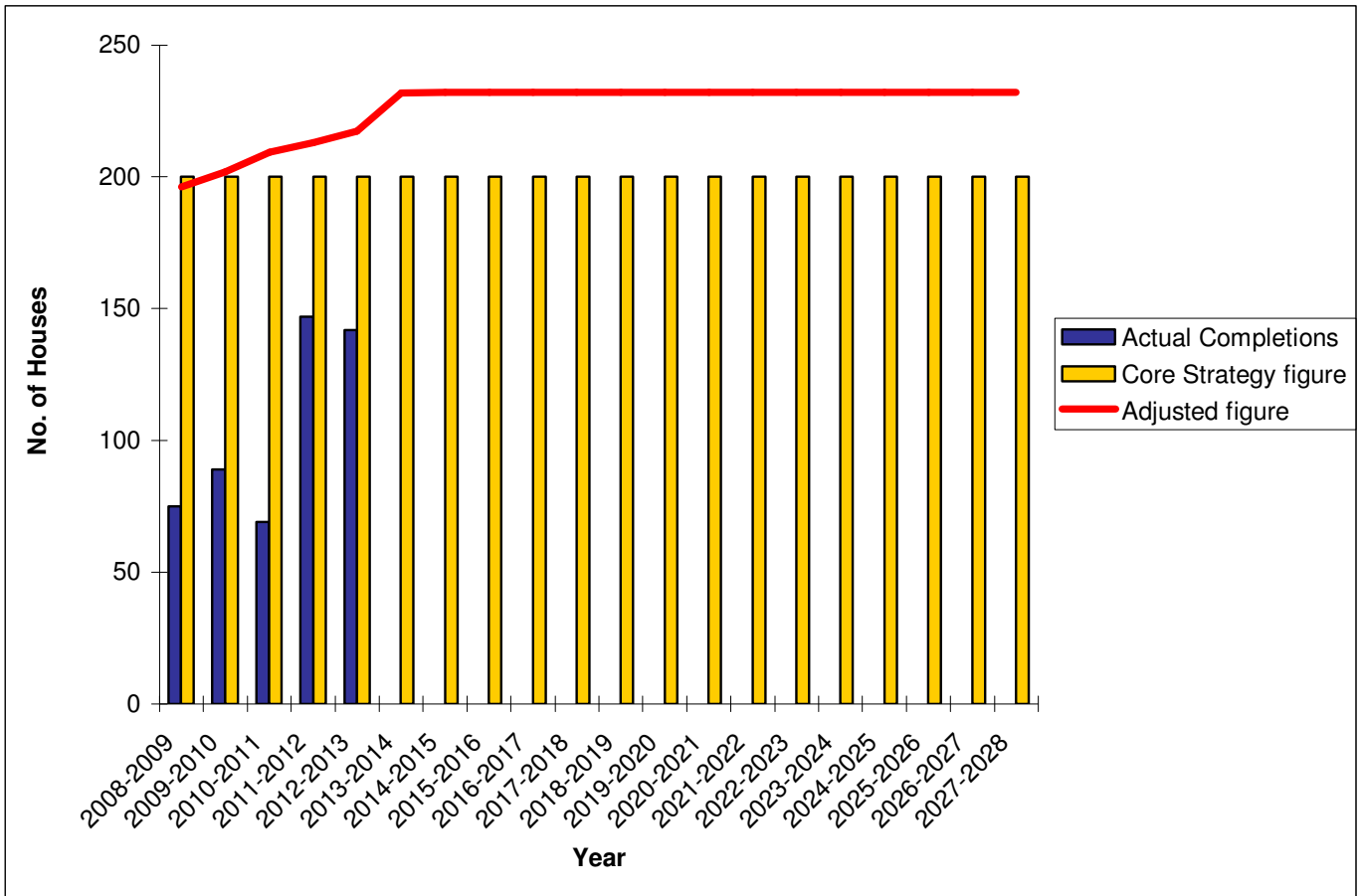
In 2011, Ribble Valley Borough Council undertook a review of the housing requirement for the borough, which provided background information to guide the decision taken by the Member working group, on the annual housing requirement that should be used to plan, monitor and manage housing over the plan period (up to 2028). This figure was set at 200 units/year. As the plan period runs from 2008-2028, despite the Core Strategy not yet being adopted, it is necessary to monitor this figure to see where we are at in terms of delivering the housing requirement. Therefore the following sets out figures based on this annual requirement.

**Housing trajectory working on the Core Strategy (200 units/yr) requirement:**

- There have been 552 net additional dwellings over the previous 5-year period.
- There have been 172 net additional dwellings for the current year
- There is a projected 3519 net additional dwellings required up to the end of the relevant development plan period (2028).
- The annual net additional dwelling requirement is 200 per annum to 2028
- An annual average number of 231 net additional dwellings are needed per year to meet overall housing requirements, having regard to previous year’s performance.

Whilst the 200 units/yr is not yet adopted, the following Housing Land Availability position is set out for information purposes at this stage. In addition, graph 8 provides a housing trajectory based on the proposed Core Strategy housing figures of 200 units/ year for information proposes only.

**Graph 8: Core Strategy Housing requirement, actual completions and amended completion rate.**



**Housing Land availability position based on proposed Core Strategy requirement (2008-2028)  
including permissions, completions and commitments up until 31<sup>st</sup> December 2012**

**5 year requirement**

a) Core Strategy Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008/2012 (4.75 yrs)	481	101/yr (481÷4.75)
c) Net dwellings required 2012-2028 (15.25 years) (adjusted to a revised annual rate)	3519/15.25	231/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	1155	231 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1386	20% NPPF guideline (231 + 20% = 277) x 5

- a) Strategic housing provision based on previously proposed Core Strategy requirement.
- 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 requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47– NPPF.

**Supply of deliverable sites (Housing Land Availability Survey 31<sup>st</sup> December 2012)**

Sites subject to Section 106 agreements		304 dwellings
Affordable units		314
Sites with Planning permission		<u>1120</u>
	Sub total	1738
Less 2 sites <sup>14</sup> not deliverable in 5 years		<u>-133</u>
	Sub total	1605
Less 10% buffer <sup>15</sup>		<u>-160</u>
	Sub total	1445
Plus sites under construction		<u>+194</u>
	<b>TOTAL</b>	<b>1639 dwellings</b>

1639 ÷ 277 = **5.92 year supply** at 31/12/12 (including 20% buffer)

<sup>14</sup> Site at Dale View Billington (23 units) and part of site at Henthorn Road which will be built beyond the 5 year period (110 units)

<sup>15</sup> 10% buffer deducted until assessment of deliverability of individual sites is undertaken

#### New and converted dwellings on previously developed land

Ribble Valley's target is for 60% of residential development to be on pdl. Recent monitoring (1<sup>st</sup> October 2012 – 31<sup>st</sup> December 2012) showed that during this period 64% of housing completions were built on previously developed land, which is higher than the target.

#### Net additional Gypsy and Traveller pitches

At 31<sup>st</sup> March 2013, Ribble Valley had one private Gypsy site at Acorn Lodge, Clayton-le-Dale. This site accommodates 4 households. The updated Gypsy and traveller Accommodation Assessment (GTAA) undertaken in 2013 highlighted that we do not need any additional pitches, beyond the original requirement over the next 10 years.

#### Gross affordable housing completions

Over the current monitoring period there have been 50 affordable dwellings completed.

#### **Number of complete Housing Needs Surveys**

We have undertaken local housing needs surveys for over 90% of the borough. The rolling programme of updates of the Housing Need Surveys continues with approximately 3 surveys undertaken each year. The Housing Team at Ribble Valley Borough Council deal with these surveys and can offer up to date information if required.

#### 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 777 dwellings that have been approved over the current monitoring period, 570 were on the open market and the remaining 207 were for affordable residential development (see table 7).

#### **Approvals for residential development by year.**

**Table 7**

	2006	2007	2008	2009	2010	2011	2012	2013
Open Market	81	55	31	119	368	283	722	570
Affordable	36	8	96	49	48	55	211	207
Total	117	63	127	168	416	338	933	777

## SECTION FOUR: 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. An update of this report is currently being prepared, and will be published on the Ribble Valley website as soon as it becomes available. Therefore, as at 31<sup>st</sup> March 2013, the information below is the most up to date information available.

### Make up of retail uses in the Key Service Centres

The retail land availability study outlined above incorporated a retail 'healthcheck'. Table 8 below sets out the amount of retail floorspace by Use Class in the three key service centres in the borough.

**Table 8**

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)
<b>Total</b>	<b>189</b> <b>(28288)</b>	<b>100%</b> <b>100</b>	<b>93</b> <b>(12616)</b>	<b>100%</b> <b>100</b>	<b>43</b> <b>(4532)</b>	<b>100%</b> <b>100</b>	<b>325</b> <b>(45436)</b>

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

### 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.

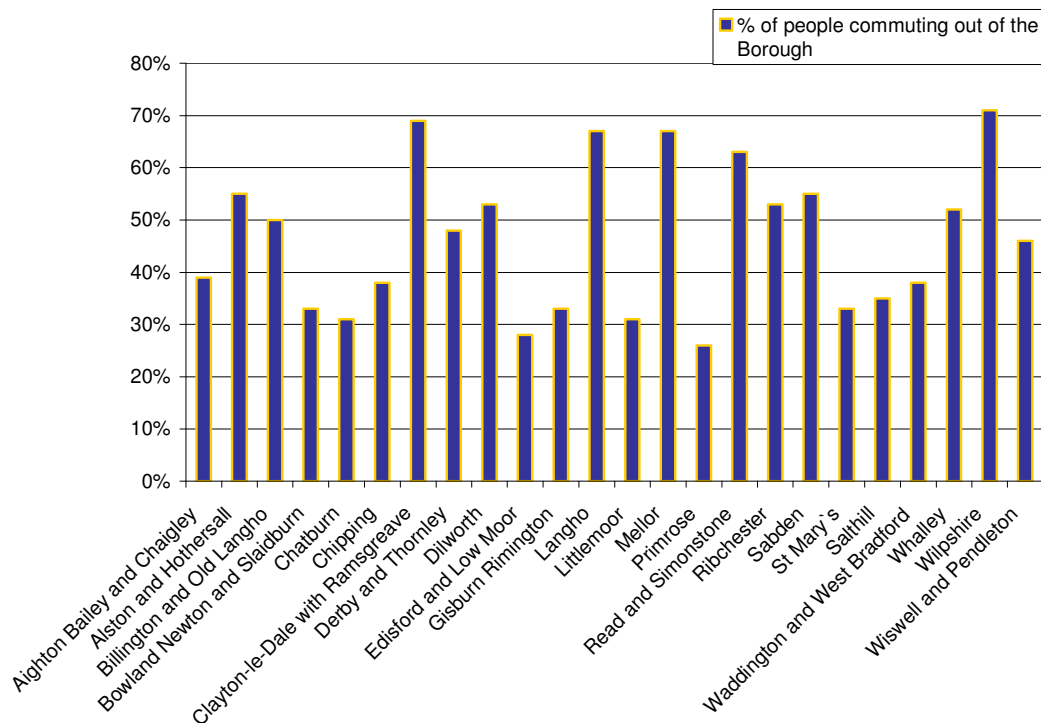
## SECTION FIVE: TRANSPORT

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.

### 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**

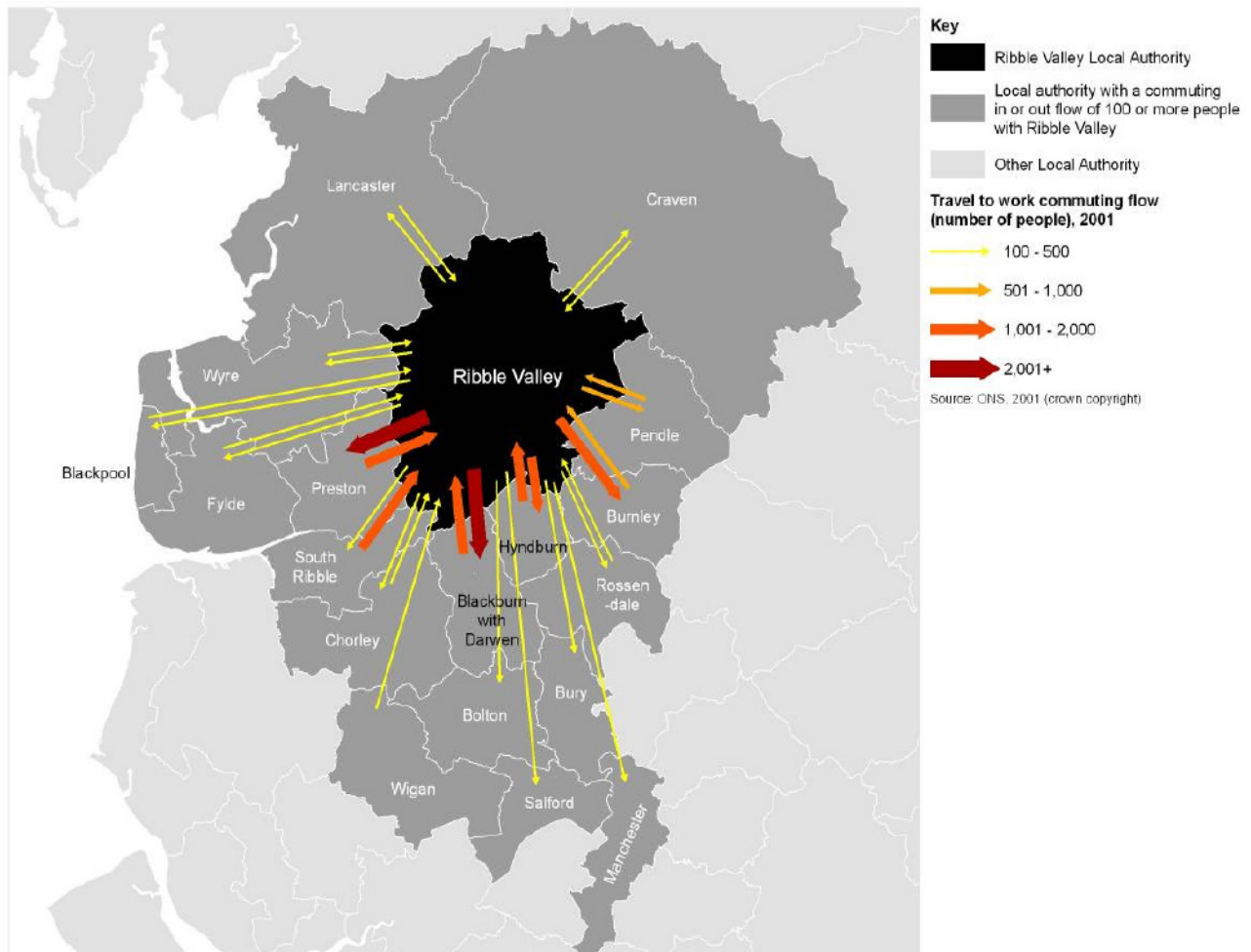


### **Inter-district commuting flows**

The following illustration, 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 figure 1 shows, these reasonably high cross boundary flows are a reflection of the economic interdependencies of the surrounding districts and the proximity of other major settlements, particularly Preston, Blackburn and Burnley.

Figure 1



Source: 2001 Census and NLP Analysis

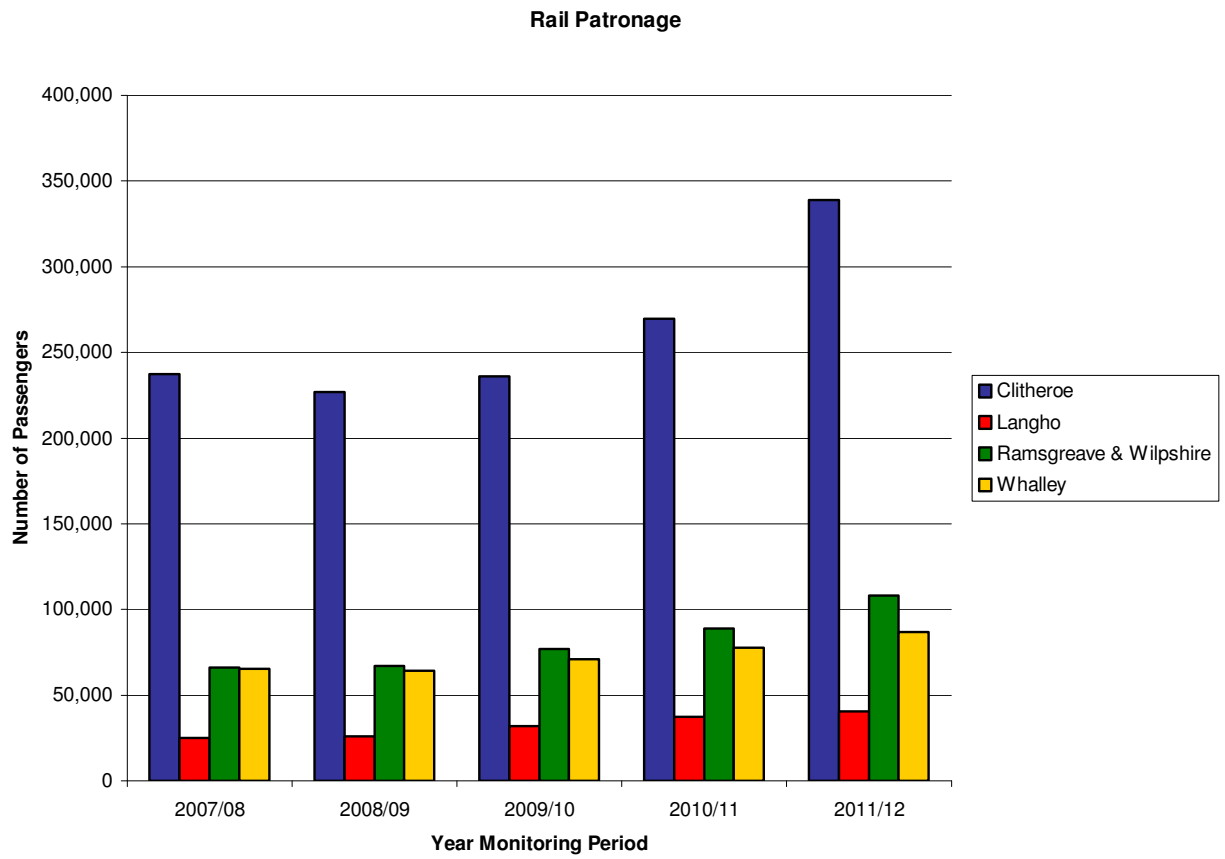
### Rail patronage levels at the Ribble Valley stations

The following graph (graph 10) shows patronage levels since 2007/08 and highlights that rail patronage is increasing at every station in Ribble Valley, with a large increase in the use of Clitheroe station between 2011/12.

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: <http://www.rail-reg.gov.uk/>

## SECTION SIX: COMMUNITY SAFETY AND WELL-BEING AND COMMUNITY CONSULTATION, INVOLVEMENT AND DEVELOPMENT AND OPEN SPACE AND ENVIRONMENTAL PROTECTION AND ENHANCEMENT

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.

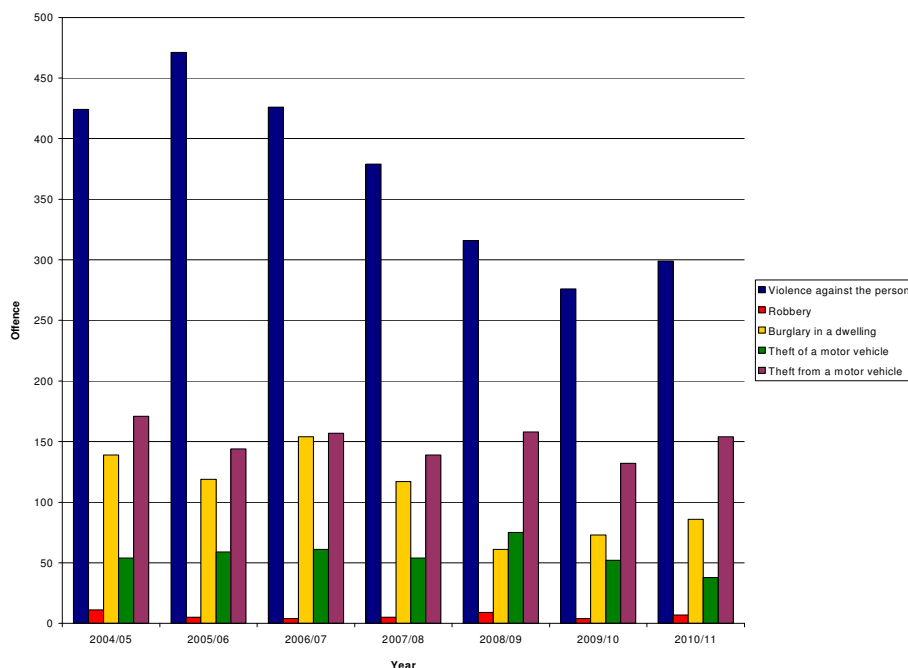
### Number of residents claiming disability living allowance

Although this Government has recently announced plans to replace the Disability Living Allowance (DLA) with Personal Independence Payments, the most up to date information available for this monitoring period relates to DLA at August 2012. This shows that 2250<sup>16</sup> people in Ribble Valley were claiming Disability Living Allowance.

### Levels of Crime – Notifiable offences

Graph 11 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 11**



<sup>16</sup> Information from Your Lancashire website, 2013 (data date August 2012).

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.

#### **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 (2011/12) 43.10% of household waste was recycled, which is an increase of 1.9% on the year before and achieves the local target figure of 43%.

#### **Pollution control improvements**

Indicator PI EH6 monitors the percentage of air pollution complaints responded to within 2 days. Over this monitoring period 86.25% were responded to within this timeframe, which is an improvement on the year before, but just 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. In addition, a further Conservation Area was designated in 2011 for the Kirk Mills area in Chipping bringing the total number of Conservation Areas in the Borough to 22.

#### **Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds**

The most recent information available from the Environment Agency is between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2012. During this period the Environment Agency made six objections to planning applications within Ribble Valley. Two of these relate to major applications, and four of these relate to minor applications. The majority of these objections were in relation to unsatisfactory Flood Risk Assessments submitted with the planning application.

#### **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 9 and 10.

**Table 9: Priority species present in Ribble Valley**

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

**Table 10: Priority habitats present in Ribble Valley-**

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

- (ii) Information from a Natural England report, compiled 1<sup>st</sup> 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 11.

(iii)

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

<b>SSSI</b>	<b>Number of areas of the SSSI recorded as in a favourable condition</b>	<b>Number of areas of the SSSI recorded as in an unfavourable recovering condition</b>
Barn Gill Meadow	1	0
Bell Sykes Meadow	5	1
Bowland Fells	8	2
Clitheroe Knoll Reefs	7	0
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 that no sites in Ribble Valley were recorded as unfavourable declining. Definitions of all these can be found below.

- **Unfavourable Recovering.** A site which is recorded as unfavourable means that there is a current lack of appropriate management, or that there are damaging impacts which needs to be addressed; and
- **Favourable.** A site that is recorded as in a favourable condition means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.
- **Unfavourable declining.** A site recorded as unfavourable declining means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. It suggests that overall the site condition is becoming progressively worse<sup>17</sup>. 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 work is underway for improvement works to Primrose Lodge, Clitheroe. Work on this has been on-going and it is possible that the area may be designated as the Borough's third LNR over the next monitoring period.

<sup>17</sup> All definitions of SSSI conditions taken from Natural England website.

No net loss of biological heritage sites

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

No net loss of hedgerows

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 has been achieved in previous monitoring periods. The total number of conservation areas in the borough is now 22.

Investigation into the creation of community woodland

In recent monitoring periods, a new area of community woodland was created at Calderstones Park, Whalley. Phase I and II of this is now complete. In addition, a new community woodland will be created on land off Henthorn Road, Clitheroe. As part of the Developer's open space contribution, the creation of a community woodland will be required. Early work on this has begun with plans for the design submitted. Timescales for the creation of this community woodland are dependent on the Developer, though it is possible that this may be created within the next 2-3 years.

## SECTION SEVEN: 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
- Gypsy and Traveller Accommodation Assessment

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 27<sup>th</sup> 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. The LDS is being reviewed where appropriate which will identify any areas of concern regarding implementation and slippage against the Local Development Scheme to be revised at an early stage.

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 1<sup>st</sup> December 2010. A further review of the SCI is currently being undertaken and will be published as soon as is reasonably practical once the information becomes available.

## 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 25<sup>th</sup> August and 20<sup>th</sup> October 2010. This consultation document provided considerably more detail than the first 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 fed into the next, preferred option (Regulation 19) stage of the core Strategy, which was published for consultation in April 2012. Following this, the comments received were considered and the Core Strategy was submitted for Examination in September 2012 (Regulation 22 stage). Following submission, advice from the appointed Inspector was that revision work to some of the evidence base should be undertaken and this is currently on-going, as has been highlighted throughout this report. The Examination process is therefore currently subject to a suspension period and is due to resume in July 2013.

## Housing and Economic Development DPD

Background work for this DPD has been on-going 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. As discussed, much of this work is currently being updated as part of the Core Strategy evidence base review for the Examination process.





**TABLE 16: ADOPTED LOCAL DEVELOPMENT SCHEME PROGRESS**

Document	Status	Description	LDS Milestone Reg. 19 stage	Revised estimated or achieved date	LDS Milestone Submission to Secretary of State (Reg 22)	Revised estimated or achieved date for submission to SoS (Reg 22)	LDS Milestone Adoption date	Revised estimated or achieved date of adoption
<b>Core Strategy</b>	DPD	Sets the vision, objectives and Core Strategy for the development of the area	February 2012	April 2012	April 2012	September 2012	November 2012	February 2014
<p><b>Progress on the Core Strategy:</b> 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 report (publication version) and published for consultation under Regulation 19. Following considering the responses to this, a submission version of the Core Strategy (under Regulation 22) was submitted to the SoS in xxx 2012. Following advice from the Inspector, the Examination process is currently subject to a suspension period and is due to resume in July 2013. A revised adopted date has been estimated as achievable in February 2014, dependent on further advice from the Planning Inspector.</p>								
<b>Proposals Map</b>	DPD	To illustrate the Core Strategy and DPD policies	February 2012	April 2012	April 2012	September 2012	November 2012	February 2014
<p><b>Progress on the Proposals Map:</b> This DPD follows the same timetable of production as the Core Strategy.</p>								
<b>Housing and Economic Development</b>	DPD	Provides detailed policy coverage on housing and economic development issues.	September 2008	November 2013	August 2009	December 2014	August 2010	August 2015
<p><b>Progress on the Housing and Economic Development DPD:</b> 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. Further slippage has taken place due to the Core Strategy Examination suspension. 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 EIGHT: 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 27<sup>th</sup> 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 28<sup>th</sup> September 2007, the following policies from the adopted Districtwide Local Plan are saved.

POLICY	DESCRIPTION	SAVED	COMMENTS
<b>General Policies</b>			
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.
<b>Environment</b>			
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	

<b>POLICY</b>	<b>DESCRIPTION</b>	<b>SAVED</b>	<b>COMMENTS</b>
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.
<b>Housing</b>			
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

<b>POLICY</b>	<b>DESCRIPTION</b>	<b>SAVED</b>	<b>COMMENTS</b>
			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	
<b>Industrial/ Employment</b>			
EMP1	Allocated Sites	No	Development completed.
EMP2 + EMP3	Salthill Site	Yes	It was proposed that these policies would not be saved, however following

<b>POLICY</b>	<b>DESCRIPTION</b>	<b>SAVED</b>	<b>COMMENTS</b>
			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	
<b>Recreation and Tourism</b>			
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	

<b>POLICY</b>	<b>DESCRIPTION</b>	<b>SAVED</b>	<b>COMMENTS</b>
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	
<b>Transport and Mobility</b>			
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.

<b>POLICY</b>	<b>DESCRIPTION</b>	<b>SAVED</b>	<b>COMMENTS</b>
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.
<b>Shopping</b>			
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.



<b>POLICY</b>	<b>DESCRIPTION</b>	<b>SAVED</b>	<b>COMMENTS</b>
<b>Area Policies</b>			
A1	Primrose Lodge	Yes	
A2	Brockhall Village	Yes	
A3	Calderstones	Yes	

## **CORE STRATEGY**

The draft Core Strategy contains policies that are intended to supersede the saved policies within the district wide local plan and these policies will no longer continue to be saved upon adoption of the Core Strategy. Such policies are listed in the table below.

Saved Local Plan Policy		Proposed Replacement Policy in Core Strategy
<b>General Policies</b>		
G1	Development Control	DMG1
G2	Wilpshire, Clitheroe, Billington, Longridge and Whalley	DMG1, DMG2
G3	Mellor Brook, Read and Simonstone	DS1, DMG2
G4	Remainder of the settlements	DS1, DMG2
G5	Outside the main settlements	DS1, DMG2
G6	Essential Open Space	EN5, DMG1, DME4, DME2, DMB4
G11	Crime Prevention	DMG1

Environment		
ENV1	Area of Outstanding Natural Beauty (AONB)	EN2, DME2
ENV2	Forest of Bowland	EN2, DME2
ENV3	Open Countryside	EN2, DME2
ENV4	Green Belt	EN1
ENV5	Open Land	NO LONGER APPLICABLE -- NOT REPLACED
ENV6	Agricultural Land	DME3
ENV7	Species Protection	EN4, DME3
ENV8	Sites of Special Scientific Interest	EN4, DME3
ENV9	Other Important Wildlife Sites	EN4, DME3
ENV10	Nature Conservation	EN4, DME3
ENV11	Regional Important Geological Sites	EN4, DME3
ENV12	Ancient Woodland	EN4, DME1
ENV13	Landscape Protection	EN2
ENV14	Archaeology and Historic Heritage	EN5, DME4
ENV16	Conservation Development Control	EN5, DME4
ENV17	Conservation Additional Information	EN5, DME4
ENV18	Demolition of Buildings within a Conservation Area	EN5, DME4
ENV19	Development of Listed Buildings	EN5, DME4
ENV20	Demolition (or partial) of Listed Buildings	EN5, DME4
ENV21	Historic Parks and Gardens	EN5, DME4
ENV23	Telecommunications	NO LONGER APPLICABLE -- NOT REPLACED

ENV24	Renewable Energy	EN3, DME5
ENV25	Assessment for Renewable Energy	EN3, DME5
ENV26	Wind Energy	EN3, DME5
<b>Housing</b>		
H2	Dwellings in the Open Countryside	DMH3
H3, H4, H5, H6	Conditions to Agricultural Dwellings	NO LONGER APPLICABLE -- NOT REPLACED
H9	Extended Family Accommodation	DMG1
H10	Residential Extensions	DMH5
H12	Curtilage Extensions	DMH5
H14	Rebuilding/Replacement Dwellings in the Countryside	DMH5
H15	Barn Conversions – Location	DMH3, DMH4, DMG1
H16	Barn Conversions – Building	DMH3, DMH4, DMG1
H17	Barn Conversions – Design	DMH3, DMH4, DMG1
H19	Housing Needs Large Sites in Main Settlements	H3, DMH1
H20	Sites Outside Settlements + on all sites other than infill plots within village boundaries	H3, DMH1
H21	Supplementary Information	DMH1
H22	Gypsy Sites	H4, DMH2
H23	Removal of Holiday Let Conditions	DS1, DMG2, DMH3, DMH4, DMG1
<b>Industrial Employment</b>		
EMP2 + EMP3	Salthill Site	EC1
EMP4	Chapel Hill	EC1

EMP7	Extensions/Expansions within the Main Settlement	EC1, DMB1
EMP8	Extensions/Expansions Outside the Settlements	EC1, DMB1
EMP9	The Conversion of Barns and Other Rural Buildings for Employment Use	EC1, DMB1
EMP11	Loss of Land for Employment	EC1, DMB1
EMP12	Proposed Agricultural Diversification	EC1
<b>Recreation and Tourism</b>		
RT1	General Policy	EC3, DMB3
RT2	Small Hotels and Guest Houses	EC3, DMB3
RT3	The Conversion of Buildings for Tourism	EC3, DMB3
RT4	Camping Barns	EC3, DMB3
RT5	Caravans	EC3, DMB3
RT6	Touring Caravans	EC3, DMB3
RT8	Open Space	DMG1, DMB4
RT10	Protect Open Space	DMG1, DMG4
RT18 & RT19	Footpaths and Bridleways	DMB5
<b>Transport and Mobility</b>		
T1	Development Proposals	DM12, DMG3
T7	Parking Provision	DMG1, DMG3
T10	Provision of Stations at Gisburn and Chatburn	DM12
T11	Freight Transport	DMG3

<b>Shopping</b>		
S1	Within Main Shopping Centre, Clitheroe	EC2, DMR1
S2	Outside Main Shopping Area, Clitheroe	EC2, DMR1
S3	Shop Frontage	DMR1
S4	Whalley and Longridge	EC2, DMR2
S6	Change of Use	DMR2
S7	Farm Shops	DMR3
S10	Hot Food Takeaways	EC2, DMG1
S11	Temporary Retailing	EC2, DMG1
S15	Shutters	DMG1, EN5, DME4
<b>Area Policies</b>		
A1	Primrose Lodge	NO LONGER APPLICABLE -- NOT REPLACED
A2	Brockhall Village	NO LONGER APPLICABLE -- NOT REPLACED
A3	Calderstones	NO LONGER APPLICABLE -- NOT REPLACED

## SECTION NINE: EVIDENCE OF DUTY TO CO-OPERATE

As required by regulation 34 (3) (6) of part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Ribble Valley Borough Council must give details of what action they have undertaken during the monitoring period in terms of co-operating with those bodies or persons prescribed under section 3A of the Act.

The duty to co-operate is set out in Section 110 of the Localism Act 2011, which adds an update in regard to Section 33a in to the Planning and Compulsory Purchase Act 2004 enhancing the duty to co-operate that the Act establishes. This applies to all Local Planning Authorities, County Councils in England and to a number of other prescribed bodies set out in the Act. Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the prescribed bodies to whom the duty also applies.

The requirements of the Localism Act and the expectations set out in the National Planning Policy Framework (NPPF) is that Local Planning Authorities, County Councils and other prescribed bodies will co-operate together to address strategic matters relevant to their areas when preparing a development plan document. The duty requires constructive and active engagement on the preparation of development plan documents and other activities relating to sustainable development and the use of land, and of particular importance, in relation to strategic infrastructure issues or matters within the remit of a County Council.

It is important to bear in mind that this is not, as such, a new requirement. The preparation of development plans, infrastructure projects and the need to take account of cross boundary issues with neighbouring authorities has been an important aspect in progressing the proper planning of any area for some time. In this regard, Ribble Valley has undertaken not just 'statutory' consultation as part of its plan preparation but has been actively involved in widespread joint working and strategic development initiatives that have been drawn upon to contribute to, and develop the Core Strategy.

As well as undertaking consultation on the Core Strategy at relevant stages, the Council has also applied the same extent of consultation in preparing its evidence base documents, including for example the Strategic Housing Market Assessment (SHMA), the Strategic Housing Land Availability Assessment (SHLAA) and the Housing Requirements Review together with the Infrastructure plan, which has generated the opportunity to seek the views of relevant authorities and bodies and to generate a dialogue where issues have arisen in order to produce a Core Strategy that has benefitted from the involvement of these bodies as the Act intends.

Although the Council has always sought to engage with other authorities and relevant agencies throughout the process, it is recognised that the enhanced testing of that process which the Localism Act has introduced has come in when the Core Strategy was at an advanced stage in its production, however the Council considers that the measures that have been put in place throughout the preparation of the Core Strategy are capable of meeting the new requirements and guidance published in the NPPF. The Council also recognises that the duty to co-operate is not a one-off aspect of the process and that as issues arise, it is important to have in place measures to secure ongoing co-operation, joint working and problem solving as appropriate. The Council considers that its approach to such issues also helps support its obligations and provides further evidence on how the Council satisfies its obligations under the duty.

The following table sets out a summary of evidence of co-operation with those persons prescribed under section 33A of the Act.

<b>Co-operation with</b>	<b>Evidence</b>
Pennine Lancashire Partnership	Report to PLACE Chief Executives – Pennine Lancashire Spatial Guide Pennine Lancashire Planning Officers Group meeting (Agenda and Minutes) – 16 <sup>th</sup> December 2010 Emails from Blackburn with Darwen – November and December 2010
Mid Lancs Authorities Group	Email from South Ribble – 10 <sup>th</sup> May 2012 Local Investment Plan for Mid Lancashire – May 2012
Joint Advisory Committee – Forest of Bowland AONB	Forest of Bowland AONB Joint Advisory Committee – Minutes of meeting held on 11 <sup>th</sup> April 2011
General Co-operation – Development Plan Officers Group	Lancashire Development Plan Officers Group Meeting – Email and Agenda from 20 <sup>th</sup> September 2012 Email from Rossendale BC 6 <sup>th</sup> June 2012 Agenda for Meeting with Penine Lancashire Authorities – 14 <sup>th</sup> June 2012 Emails from Craven – October 2012 Email from Fylde BC 10 <sup>th</sup> September 2012
Joint Working Initiatives with Preston City Council	Meeting Agenda – 4 <sup>th</sup> April 2011
Wyre Borough Council	Email re meeting 3 <sup>rd</sup> October 2012
Local Enterprise Partnership	RVBC report to Planning and Development Committee - 9 <sup>th</sup> February 2012
Consultation with neighbouring authorities and relevant bodies	Email Environment Agency – 7 <sup>th</sup> April 2011 Email to LCC – 18 <sup>th</sup> January 2012 Email from Electricity North west – 17 <sup>th</sup> February 2012 Email from East Lancs PCT – 14 <sup>th</sup> February 2012 Diary entry Unites Utilities – 23 <sup>rd</sup> July 2012 Representation from Blackburn with Darwen BC – 14 <sup>th</sup> June 2012 Emails from South Ribble – 15 <sup>th</sup> October 2012 Letter to South Ribble – 25 <sup>th</sup> October 2012

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