RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 2 JULY 2015
title: LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT 2014/2015
submitted by: CHIEF EXECUTIVE
principal author: PAULA FITZGERALD – SENIOR PLANNING OFFICER

1 PURPOSE

1.1 To review information on the Annual Monitoring Report (AMR). Please refer to the full document in the appendix.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – As a monitoring tool for spatial policy, it will provide a basis with which to identify how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing will be addressed through the planning system. It will inform the delivery and measure of success of the Council's planning policies and it will help in protecting and enhancing the quality of the environment and delivery of affordable housing.

- Corporate Priorities - The AMR will provide a management tool to monitor progress and will aid performance and consistency.

- Other Considerations – None.

2 **INFORMATION**

2.1 Comprehensive monitoring is essential in order to establish whether the council is succeeding in promoting and managing the future development of Ribble Valley. The Localism Act 2011 and Section 34 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 establishes the statutory need for monitoring reports.

2.2 Guidance issued by the Department for Communities and Local Government (CLG) - in March 2005 and updated in October 2005 and July 2008 (ODPM, 2005a & CLG 2008) was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30th March 2011 (CLG [online], 2011b). This means that there is no longer a requirement to produce a set of Core Indicators as in previous years' AMRs. There is merit in continuing to monitor these local indicators. Ribble Valley Borough Council has chosen to continue with this approach for monitoring core output and local indicators for this AMR. This allows for the maintenance of year on year comparisons.

2.3 This AMR is the first one published since the adoption of the Core Strategy in December 2014. The Inspector proposed a tighter monitoring framework based around individual policies within the plan. There are 73 individual indicators which form the basis of the document.

This Annual Monitoring Report covers the period from **1 April 2014 to 31 March 2015**. It provides information about progress being made in implanting the policies and

addressing the objectives of the Ribble Valley Core Strategy (Dec 2014), demonstrating how Ribble Valley is performing against the 73 indicators.

To make the document simple and useable, each indicator will be presented in the following way:

Indicator	
Target	
Related Policy	
Result	

It is anticipated that the new monitoring framework will take time to embed. The AMR relies upon information across departments and some external organisations. It is evident with some of the indicators that there are insufficient mechanisms currently in place to extract information, and it will be important to move to a position where relevant information can be easily drawn out. These issues will need to be kept under review and addressed as soon as possible. Where resource implications are identified, these will be the subject of more detailed reports and the Council's budget setting process.

2.4   The AMR is broken down into key headings which follow the key sections of the Core Strategy; Environment, Housing, Economy, Delivery Mechanisms and Infrastructure, Strategic site (16 policies in total) and Development Management policies (22 policies in total).

2.5   The AMR gives results on 48 out of 73 indicators which represents 66%. The remaining indicators 25 in total (34%) are marked as having 'insufficient mechanisms in place to monitor. These indicators will need further consideration and mechanisms put in place so that they can be successfully monitored in future AMRs.

2.6   The following offers a snap shot of some of the key indicators which are contained within the report:

Population	57,600
Households	24,045
Housing Completions	345
Housing Permissions	1707
Affordable Homes	125
Development on previously developed land	114
Amount of new employment land	1.0 ha
Housing Trajectory	5.59 year supply

PAULA FITZGERALD   MARSHAL SCOTT
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BACKGROUND PAPERS

1.   Ribble Valley Borough Council – Annual Monitoring Reports : 2010, 2011, 2012, 2013, 2014

For further information please ask for Paula Fitzgerald, extension 3200

Annual Monitoring Report 2015

1st April 2014 - 31st March 2015

Ribble Valley Borough Council

www.ribblevalley.gov.uk

June 2015 Report

Ribble Valley
Borough Council

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

RibbleValley
Local Development Framework

EXECUTIVE SUMMARY

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INTRODUCTION

Monitoring period

This Annual Monitoring Report covers the period from **1 April 2014 to 31 March 2015**. The adopted planning policies for the period covered by this AMR are those contained in the:

- Core Strategy – adopted on the 16th December 2014

Requirements for monitoring

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

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

(i) details of any neighbourhood development orders or neighbourhood development plans made

(ii) once the Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.

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

At the time of this report, there are have been no formal submissions of Neighbourhood Plans however there have been the following designations:

1. Longridge Town Council
2. Bolton by Bowland Parish Council (reached draft submission)
3. Whalley

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 neighbourhood plans, and is a material consideration in planning decisions. The NPPF came into full force in April 2013.

Planning Practice Guidance

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

Updates from last AMR

Core Strategy 2008 – 2028

The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028.

The Core Strategy was adopted by the Council on 16 December 2014 and now forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028. It also includes development management policies to assist in the determination of individual planning applications. The Core Strategy is made up of 38 policies.

Statement of Community Involvement

The Statement sets out how the Borough Council will involve all elements of the community in the planning process, both in the preparation of planning policy and involvement in planning applications. It shows how we will consult on the development of the various documents that will make up the Local Development Framework.

The 2013 revisions include reference to new Neighbourhood Planning legislation and the introduction of a formalised pre-application process into the wider planning application system operated by the authority.

Local Development Scheme

The Local Development Scheme is intended to guide the production of development plans within the Ribble Valley. It is a very important document because our Development Plan Documents will help guide and shape the pattern of development within the borough. They will help form a spatial strategy for the area and will help to deliver community objectives and establish sustainable communities.
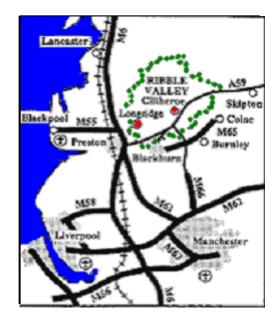
The Local Development Scheme is intended to cover the period up to the end of April 2016. The documents will be produced under the provisions of the Planning and Compulsory Purchase Act.

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 57,600. Clitheroe remains the main administrative centre having 14,765 inhabitants and lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 7,724. 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

5

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 in the borough, which is made up of a total population of 57,600. Of the working age population, over half commute out of the borough each day to work, with the majority travelling by car. 41% of households in the borough have 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 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.

KEY STATEMENT – EN1 GREENBELT

The extent of the designated Green Belt in Ribble Valley is approximately 1730ha.

Indicator	Number of applications involving sites wholly or partly within the Greenbelt
Target	
Related Policy	Key Statement EN1 – Green Belt
Result	16 (of which 10 approved, 6 refused)

Indicator	Area of land (ha or m2) in Green
Target	Target is less than 1% of Greenbelt area by end of plan period
Related Policy	Key Statement EN1 – Green Belt
Result	The following floorspaces/areas of land were approved: • Domestic extensions(5 in total): 175m² • Agricultural buildings (2 in total): 263m² • Changes of use buildings (1 in total): 3600m² • Change of use of land (1 in total): 0.014ha • Other development: not specified

Indicator	Number of inappropriate developments granted in the Green belt built within the Greenbelt
Target	Zero
Related Policy	Key Statement EN1 – Green Belt
Result	No inappropriate development has been granted permission in the Green Belt in the monitoring year.

KEY STATEMENT EN2: LANDSCAPE

Indicator	Number of applications involving sites wholly or partly within the AONB.
Target	Zero
Related Policy	Key Statement EN2 – Landscape
Result	Insufficient mechanisms in place to monitor

Indicator	Area of land (ha or m2) within AONB granted permission.
Target	Zero
Related Policy	Key Statement EN2 – Landscape
Result	Insufficient mechanisms in place to monitor

Indicator	Number of applications for development within the "Open Countryside" i.e. on sites outside established allocations or settlement boundaries.
Target	Zero
Related Policy	Key Statement EN2 – Landscape
Result	Insufficient mechanisms in place to monitor
Indicator	Area of land (ha or m2) within Open Countryside granted permission
Target	Zero
Related Policy	Key Statement EN2 – Landscape
Result	Insufficient mechanisms in place to monitor

Indicator	Proportion of the population that has full access to the requirements of the Accessible Natural Green Space Standard
Target	Amount of statutory LNR per 1000 population. Target is 100%. 1ha of statutory local nature reserve per 1000 population
Related Policy	Key Statement EN2 – Landscape
Result	Insufficient mechanisms in place to monitor

KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Indicator	Number of all relevant applications granted that do not conform to the specified codes and standards in the policy (Code for sustainable homes, Lifetime homes, Building for Life and BREEAM standards).
Target	Target is less than 5% of all relevant permissions.
Related Policy	Key Statement EN4 – Sustainable Development and Climate Change
Result	Insufficient mechanisms in place to monitor

Indicator	Number of applications granted against Environment Agency and United Utilities advice (relating to flooding and drainage) where no mitigating solution has been identified.
Target	Zero
Related Policy	Key Statement EN3 – Sustainable Development and Climate Change
Result	Awaiting info from EA

Indicator	Number of applications referred to the Minerals Authority as being within Mineral Safeguarding Areas (MSAs). Target is 100% of all relevant applications.
Target	100% relevant applications
Related Policy	Key Statement EN3 – Sustainable Development and Climate Change
Result	Insufficient mechanisms in place to monitor

KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

Indicator	Net gain to local biodiversity measured through biodiversity offsetting agreements.
Target	Net Gain
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Only started this early 2015, currently nothing to report on.

Indicator	Number of applications involving a potential effect on recognised sites of environmental or ecological importance (i.e. those categories of site listed in para 2 of the policy).
Target	Net Gain
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Insufficient mechanisms in place to monitor

Indicator	Number of sites granted permission against Natural England Advice.
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Awaiting information from NE

Indicator	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.
Target	Zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Insufficient mechanisms in place to monitor

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

Priority species present in Ribble Valley

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

10

Priority habitats present in Ribble Valley-

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

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

Condition of the Ribble Valley SSSIs.

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

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

- **Unfavourable Recovering.** A site which is recorded as unfavourable means that there is a current lack of appropriate management, or that there are damaging impacts which needs to be addressed; and
- **Favourable.** A site that is recorded as in a favourable condition means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.
- **Unfavourable declining.** A site recorded as unfavourable declining means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. It suggests that overall the site condition is becoming progressively worse[1].
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[1] All definitions of SSSI conditions taken from Natural England website.

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

Indicator	No net loss of hedgerows
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	No net loss

KEY STATEMENT EN5: HERITAGE ASSETS

Indicator	Number of applications involving designated heritage assets.
Target	
Related Policy	Key Statement EN5 – Heritage Assets
Result	Over the monitoring period there have been **49** (compared to 43 in the previous monitoring period) applications in the borough involving designated heritage assets.

(definition of a heritage asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation)

Indicator	Number of permissions granted against English heritage advice.
Target	Zero
Related Policy	Key Statement EN5 – Heritage Assets
Result	0

13

KEY STATEMENT H1: HOUSING PROVISION

Indicator	Amount of housing completed in the Borough.
Target	Target is 280 units per year
Related Policy	Key Statement H1 – Housing Provision
Result	345 dwellings were completed in 2014/15

345 dwellings were completed in 2014/15 in comparison with an annualised requirement of 280, representing a significant increase in completions (over 88%) in comparison with the previous year.

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

Monitoring year	Net dwellings completed	Cumulative total	Annual average
2008/9	75	75	75
2009/10	89	164	82
2010/11	69	233	78
2011/12	147	380	95
2012/13	172	552	110
2013/14	183	735	123
2014/15	345	1080	154
Total 2008 -2015	1080	-	154
No. of dwellings required 2015 – 2028 (5600-1080)	4520	-	348

Source: RVBC housing land monitoring.

ADDITIONAL INDICATOR: HOUSING SUPPLY AND TRAJECTORY:

Indicator	Housing Land availability position based on adopted Core Strategy requirement (2008-2028) including permissions, completions and commitments up until 31st March 2015
Target	**100%**
Related Policy	**Key Statement H1 – Housing Provision**
Result	5.59 year supply

Assessment of five year supply at 31st March 2015 shows that there was supply of 2864 deliverable dwellings amounting to a 5.59 year supply[2], based on an annualized requirement of 280 dwellings and including a 20% buffer. This compares with the position at March 2014 of 2711 dwellings amounting to a 5.17 year supply, a significant increase in a period when there was also a significant increase in completions as set out at H1 above.

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[2] Source: RVBC Housing Land Availability April 2015

Appendix 2 of the Core Strategy includes a housing trajectory, based on information at 31st March 2014 which illustrates potential rates of delivery of market and affordable housing for the plan period. Actual delivery is noted at H1 above and can be compared with the trajectory as follows:

	Trajectory	Actual delivery
Market housing	324	232
Affordable housing	98	113
Total	422	345

ADDITIONAL INDICATOR:

Indicator	New and converted dwellings on previously developed land
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	114 new dwellings permitted completed on previously developed land out of a total of 345 completions (33%).

KEY STATEMENT H2: HOUSING BALANCE

Indicator	Housing mix and type (approved planning permissions)
Target	Target is positive net increase in older persons accommodation and family housing (2 and 3 bed).
Related Policy	Key Statement H1 – Housing Provision
Result	See table below

I bed	2 bed	3 bed	4+ bed	Totals
10	56	54	26	146
8%	38%	37%	17%	100%

The table is based upon full planning permissions and NOT outlines, figures also capture new builds and conversions.

Older Persons accommodation: over the monitoring period 19 units (2 bed) have been approved represents 13% of the total housing permissions, which gives a positive increase. The site relates to 3/2014/0801 – Land off Elker Lane, Billington

KEY STATEMENT H3: AFFORDABLE HOUSING

Indicator	The number of new affordable units completed in the borough
Target	75
Related Policy	Key Statement H3– Housing Provision
Result	125

	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
Open	38	46	42	86	143	138	232	725

Market								
Affordable	37	43	27	61	29	45	113	355
Total	75	89	69	147	172	183	345	1080
Affordable as % of all new dwellings	49.3	48.3	39.1	41.5	16.9	24.6	32.8	32.9

(source: RVBC Housing Land Monitoring)

In addition there have been 12 units created through the remodelling of existing stock or acquisition of empty properties. A total of 125 affordable units have been delivered in the monitoring year. This is significantly above the target of 75.

1) The number of Landlord Tenant Grants provided;
   Over the monitoring period, the Council has provided 3 Landlord Tenant Grants.
2) The number of purchase and repair schemes;
   There have been 0 purchase and repair schemes completed over the monitoring period.
3) The number of tenancy protection schemes;
   There have been 22 tenancy protection schemes over the monitoring period.
4) The number of empty properties brought back into use.
   During the monitoring period 4 empty properties have been brought back into use.

KEY STATEMENT H3: AFFORDABLE HOUSING

Indicator	Number of new dwellings approved/ constructed which meet the Lifetime Homes standard.
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	Insufficient mechanisms in place to monitor

KEY STATEMENT H4: GYPSY AND TRAVELLER ACCOMODMATION

Indicator	Number of permissions for Gypsy and traveller pitches.
Target	2 pitches over the plan period
Related Policy	Key Statement H1 – Housing Provision
Result	2

The economy in Ribble Valley

Provide contextual info on the economy in RV here. Include information on unemployment and employment types and weekly earnings etc.

KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

Indicator	Amount of new employment land developed per annum
Target	**Target is 1ha per annum**
Related Policy	Key Statement EC1 – Business and Employment Development
Result	1.00 ha of employment land developed

Indicator	Employment land supply by type (hectares)
Target	
Related Policy	Key Statement EC1 – Business and Employment Development
Result	See table

The table below shows the employment land supply for the monitoring period, broken down by use class.

Business and Industrial Use	Land Supply (ha) 2007-08	Land Supply (ha) 2008/09	Land Supply (ha) 2009/10	Land Supply (ha) 2012/13	Land Supply (ha) 2013/14	Land Supply (ha) 2014/15
B1 - B1a Offices other than defined in Class A2	4.72	5.414	3.489	4.071	3.976	3.719
- B1b Research and development including laboratories and studios		0	0	0.036	0.024	0.024
- B1c Light Industry		3.100	2.353	1.942	2.444	2.611
B2 General industry	1.27	2.211	1.969	1.416	1.824	1.419
B8 Storage or distribution centres including wholesale warehouses	0.32	0.332	0.632	0.243	0.269	0.375
Mixed	10.56	2.974	4.569	12.613	12.564	9.517
Total	**16.88**	**14.031**	**13.012**	**20.321**	**21.101**	**17.665**

17

Indicator	Number of farm diversification schemes permitted
Target	
Related Policy	Key Statement EC1 – Business and Employment Development
Result	1 Hawkshaw Farm

Indicator	Loss of employment land
Target	No net loss
Related Policy	Key Statement EC1 – Business and Employment Development
Result	zero

The target in the Core Strategy is for there to be no net loss of employment land over the plan period (2008-2028). There has been no loss/ a loss of 10,378 square metres of employment land over this monitoring period and is therefore on track to meet the Core Strategy target.

Indicator	Percentage of land permitted for development on previously developed land (pdl).
Target	greater than 51%.
Related Policy	Key Statement EC1 – Business and Employment Development
Result	97%

The table below shows that 97% of development for economic purposes have been on previously developed land over the monitoring period.

Business Use		B1a	B1b	B1c	B2	B8	Mixed	Total
Floorspace completed m^2	**Gross**	403	0	0	7181	1737	700	10021
	Net	403	0	0	7181	1737	700	10021
On PDL m^2	*Gross*	83	0	0	7181	1737	700	9701
%PDL	*Gross*	1	0	0	72	17	7	97

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

Indicator	Number of Empty commercial properties.
Target	**Net reduction**
Related Policy	Key Statement EC1 – Business and Employment Development
Result	62

KEY STATEMENT EC2: DEVELOPMENT OF RETAIL, SHOPS AND COMMUNITY FACILITES

Indicator	Retail vacancy rates in the key centres of Clitheroe, Longridge and Whalley
Target	**Net reduction**
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	See table below

Retail Centre	Vacancy rate	Reduction since last monitoring period? Y/N?
Clitheroe	9	
Longridge	3	
Whalley	1	

Indicator	Permissions involving the creation of new retail floorspace
Target	**Net reduction**
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	See table below

LOCATION	PLANNING APP NO	DESCRIPTION	HA	SQM	USE CLASS
Former Barkers Garden Centre Whalley Road Clitheroe	3/2014/0071	Erection of a class A1 foodstore and non-food retail unit	0.216	2163	A1
Victoria Hotel 1 Market Place Clitheroe	3/2014/0145	Temporary change of use for two years from public house to retail sales	0.031	315	A1
Land adj Myerscough Smithy Road Mellor Brook	3/2014/0546	Erection of single retail unit including parking and improvement to existing access	0.033	338	A1

Indicator	Permissions involving the loss of community facilities
Target	**Net reduction**
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	See table below

Community facilities defined as being: facilities which provide for the health and wellbeing, social education, spiritual, recreational, leisure and cultural needs of the community target is, there should be no net loss over the plan period.

Over the monitoring period there have been 2 permissions involving the loss of community facilities. There is an overall Core Strategy target that there should be no net less over the plan period (2008-2028).

Application no.	Site	Description
3/2014/0783	Downham Post Office	Change of use to hotel accommodation
3/2014/0145	Victoria Hotel	Temporary change of use for 2 years, public house to retail

KEY STATEMENT DMI1: PLANNING OBLIGATIONS

Indicator	Number of developments with legal agreements for infrastructure contributions (covering facilities and services)
Target	
Related Policy	Key Statement DM1: Planning Obligations
Result	7

SECTION 106 SIGNED 1/4/14 - 31/3/15		
APP NO	**LOCATION**	**DATE**
3/2013/0161	Strawberry Fields Main Street Gisburn	7/5/14
3/2012/0942	Land at Higher Standen Farm & Part Littlemoor Farm Clitheroe	16/4/14
3/2013/0737	Hanson Garden Centre Whalley Road Barrow	23/6/14
3/2013/0771	Land off Middle Lodge Road Barrow	26/9/14
3/2013/0691	Elmridge Farm Elmridge Lane Chipping	23/5/14
3/2014/0597	Land off Waddington Road Clitheroe	24/2/15
3/2015/0065	Land to North of Dilworth Lane Longridge	30/3/15

SECTION SIX: STRATEGIC SITE

THE STRATETIC SITE

Indicator	Monitoring on the progress on the implementation of planning permissions.
Target	**100 dwellings per annum from 2017**
Related Policy	Strategic Site
Result	0 – no reserved matters application has been submitted

The strategic site allocated in the Core Strategy is at Standen, to the south east of Clitheroe. As set out in the Core Strategy it is intended that the site will be developed in a comprehensive and sustainable manner. Outline planning permission for the site was approved on 17/4/2014 for a development to include 1040 dwellings (728 market and 312 affordable) reference 3/2012/0942.

It is anticipated that approximately 100 dwellings per year will be completed once development commences. Development of the site has not yet commenced.

POLICY DMG2: STRATEGIC CONSIDERATIONS

Indicator	Percentage of new development in accord with development strategy, i.e. directing development to existing sustainable settlements.
Target	
Related Policy	Key Statement DS1 – Development Strategy
Result	18%

Include the table of settlements or the breakdown of monitoring settlements/residuals that Diane usually does. I.e. below is the one from 31st Dec 2014 but will need replacing with the 31st March 2015 table.

Category	Location	Total number of houses required for each settlement over the plan period[3]	Commitments up to Dec 2014	Residual number of houses required for each settlement [4]
Principal Settlement	Clitheroe	2320	1026	254
Principal Settlement	Longridge	1160	331	629
Principal Settlement	Whalley	520	589	0 (+69)
Strategic site	Standen	1040	1040	0
Other Settlements		1600	1797	3 (-197+200**[5]**)
TOTAL		**5600**	**4783**	**886**

Indicator	Number of permissions for development outside those settlements defined in the development strategy that do not meet at least one of the criteria mentioned in the policy.
Target	**100 dwellings per annum from 2017**
Related Policy	Key Statement DS1 – Development Strategy
Result	9

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[3] Figures based upon requirement for 5,600 houses over plan period (280/yr average). Clitheroe figure also includes the 1040 at Standen in this table but is subtracted to calculate the residual.
[4] As at 31st December 2014– all applications that have been approved since will reduce this number.
[5] Figure of 200 units re-apportioned across the 9 Tier 1 settlements from the Longridge adjustment

P&D July 2015

	Location	Total number of houses required for each settlement over the plan period	Commitments up to Dec 2014	Residual number of houses required for each settlement [6]
Housing development not within the 32 defined settlements or the principal settlements	Housing development that is not within the tier 1, tier 2 or the principal settlements.	0 Local Needs Housing/ Regeneration Benefits only	547	0

POLICY DMG3: TRANSPORT AND MOBILITY

Indicator	Number of permissions granted within 400m of a public transport route
Target	**90%**
Related Policy	Key Statement DMG3 – Transport and Mobility
Result	Insufficient mechanisms in place to monitor

Indicator	Number of permissions granted that do not involve a travel plan.
Target	**0**
Related Policy	Key Statement DMG3 – Transport and Mobility
Result	Insufficient mechanisms in place to monitor

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

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[6] As at 31st December 2014– all applications that have been approved since will reduce this number.

TREES & WOODLANDS, OPEN SPACE, FOOTPATHS

POLICY DME1: PROTECTING TREES AND WOODLANDS

Indicator	Number of permissions involving the planting of new trees/ woodlands and total net area
Target	**Net gain**
Related Policy	DME1 – Protecting Trees and Woodlands
Result	Over the monitoring period there have been 32 permissions which involved the planting of trees/ woodlands increasing the total net area by 0.32ha.

Indicator	Number of permissions involving a net loss of woodland or hedgerows.
Target	**0**
Related Policy	DME1 – Protecting Trees and Woodlands
Result	0

Indicator	Number of new TPOs made.
Target	
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There have been 3 new TPOs made over the monitoring period. • The Langlands, Gisburn TPO 2014 No. 3 • The Dilworth Lane, Longridge TPO 2014 No. 4 • The Somerset Ave, Wilpshire TPO 2014 No. 5

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

Indicator	Loss of ancient woodland and veteran and ancient trees.
Target	**0**
Related Policy	DME1 – Protecting Trees and Woodlands
Result	0

POLICY DMB4: OPEN SPACE PROVISION

Indicator	Number of permissions involving loss of public open space (POS) and any alternative provision made.
Target	**net**
Related Policy	DMB4 – Open Space Provision
Result	Insufficient mechanisms in place to monitor

25

P&D July 2015

Indicator	Number of permissions and area of gain in Public Open Space.
Target	**net**
Related Policy	DMB4 – Open Space Provision
Result	Insufficient mechanisms in place to monitor

Indicator	Loss of any Public Right of Way (PROW) or alternative provision.
Related Policy	DMB5 – Foothpaths and Bridleways
Result	Insufficient mechanisms in place to monitor

Indicator	Diversion of any PROW by number of incidents and total length of diversions.
Related Policy	DMB5 – Foothpaths and Bridleways
Result	Insufficient mechanisms in place to monitor

LANDSCAPE

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

Indicator	Permissions involving potential change to landscape elements within policy.
Target	**net**
Related Policy	DME2 - Landscape and Townscape Protection
Result	Insufficient mechanisms in place to monitor

POLICY DME3: SITE AND SPECIES PROTECTION AND CONSERVATION

Indicator	Number of permissions which adversely affect the various sites and species mentioned in the policy.
Target	**see a net enhancement of biodiversity**
Related Policy	DME3 - Site and Species Protection and Conservation
Result	Insufficient mechanisms in place to monitor

Indicator	Measurement of enhancement in ENV4.
Target	**see a net enhancement of biodiversity**
Related Policy	DME3 - Site and Species Protection and Conservation
Result	Insufficient mechanisms in place to monitor

POLICY DME4: PROTECTING HERITAGE ASSETS

Indicator	Publication of a local list of heritage assets.
Target	Target is to review the local list once it's established.
Related Policy	DME4 – Protecting Heritage Assets
Result	Currently no local list produced

Indicator	Publication of buildings at risk register
Target	Target is to review the local list once it's established.
Related Policy	DME4 – Protecting Heritage Assets
Result	There are 6 sites identified on the English Heritage 'Building at risk register': Parks – Woodfold Park, Mellor Scheduled Monument 1.Bellmanpark lime kilns and part of an associated tramway 180 metres north west of Bellman Farm, Clitheroe 2. Whalley Cistercian Abbey 3. Ribchester Roman Fort 4. Ashnott lead mine 5. The old lower Hodder bridge, Great Mitton Whalley Abbey

Indicator	Number of listed buildings and buildings in Conservation areas lost through development proposals.
Target	No loss
Related Policy	DME4 – Protecting Heritage Assets
Result	0

Indicator	Number of permissions involving Parks and Gardens and Scheduled Ancient Monuments
Target	No change against EH advice
Related Policy	DME4 – Protecting Heritage Assets
Result	2

Indicator	Conservation Area appraisals
Target	Target is to maintain up to date conservation area appraisals.
Related Policy	DME4 – Protecting Heritage Assets
Result	There are a total number of 22 Conservation Areas in the Borough. The majority of the Conservation Area appraisals were carried out in 2005, and need reviewing.

POLICY DME5: RENEWABLE ENERGY

Indicator	Number of permissions granted fulfilling renewable energy requirements within policy and by type of renewable energy.
Target	At least 90%
Related Policy	DME5 – Renewable Energy
Result	Insufficient mechanisms in place to monitor

Indicator	Number of permissions involving on-site renewable energy generation and type of renewable energy.
Target	Target is 20MW per year.
Related Policy	DME5 – Renewable Energy
Result	Insufficient mechanisms in place to monitor

POLICY DME6: WATER MANAGEMENT

Indicator	Number of permissions involving on-site renewable energy generation and type of renewable energy.
Target	0
Related Policy	DME6 – Water Management requires that development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. To be acceptable applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to: • Preventing pollution of surface and/ or groundwater • Reducing water consumption • Reducing the risk of surface water flooding The Authority will also seek the protection of the borough's water courses for their biodiversity value.
Result	Insufficient mechanisms in place to monitor

Indicator	Number of applications permitted against criteria set out in policy
Target	0
Related Policy	DME6 – Water Management
Result	**Insufficient mechanisms in place to monitor**

Indicator	Number of permissions for development grated contrary to Environment Agency advice.
Target	0
Related Policy	DME6 – Water Management
Result	**Awaiting information from EA**

POLICY DMH1: AFFORDBALE HOUSING CRITERIA

Indicator	Percentage of affordable housing that meets the criteria set out in the policy.
Target	100%
Related Policy	DMH1 – Affordable Housing Criteria
Result	**Insufficient mechanisms in place to monitor**

INDICATOR: MONITOR POLICY DMH1: Target is 100%.

Policy DMH1 sets out criteria against which proposals for the provision of affordable housing will be determined. To be acceptable proposals must be expressly for the following groups of people:

- First time buyers currently resident in the Parish or an adjoining parish
- Older people currently resident in the parish or an adjoin parish
- Those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment
- Those who have lived in the parish for any 5 of the last 10 years having left to find suitable accommodation and also with close family remaining in the village
- Those about to take up employment in the parish
- People needing to move to the area to help support and care for a sick, older person or infirm relative
- In addition to the groups mentioned above, others may have special circumstances that can be applied which will be assessed on their individual merits.

POLICY DMH2: GYPSY AND TRAVELLER ACCOMODATION

Indicator	Number of new pitches created.
Target	100%
Related Policy	DMH2 – Gypsy and Traveller Accommodation
Result	2 pitches created to cover the entire plan period

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

Indicator	Number of permissions granted in accord with the policy criteria.
Target	100%
Related Policy	DMH3 – Dwellings in the open countryside and AONB
Result	Insufficient mechanisms in place to monitor

POLICY DMH4: CONVERSION OF BARNS AND OTHER BUILDINGS TO DWELLINGS

Indicator	Number of permissions granted in accord with the policy criteria.
Target	100%
Related Policy	DMH4 – Conversion of Barns and other buildings to dwellings
Result	Insufficient mechanisms in place to monitor

POLICY DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS

Indicator	Number of permissions involving residential extension or curtilage extensions that comply with the policy criteria.
Target	100%
Related Policy	DMH5 – Residential and curtilage extensions
Result	**178 permissions**

EMPLOYMENT

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Indicator	Gain in new employment land by floor area and type.
Target	8ha
Related Policy	DMB1 – Supporting business growth and the local economy
Result	

Indicator	Loss of existing employment land by floor area and type.
Target	0
Related Policy	DMB1 – Supporting business growth and the local economy
Result	

Indicator	Number of firms relocating outside the Borough due to planning constraints set out in policy.
Target	0
Related Policy	DMB1 – Supporting business growth and the local economy
Result	**0**

POLICY DMB2: THE CONVERSION OF BARNS AND OTHER RURAL BUILDINGS TO EMPLOYMENT USES

Indicator	Number of permissions involving conversion and net new floorspace created.
Target	Net gain
Related Policy	DMB2 – The conversion of barns and other rural buildings to employment uses
Result	**0**

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

Indicator	Number of planning permissions involving new or improved facilities
Target	Net gain
Related Policy	DMB3 – Recreation and Tourism Development
Result	**5**

Indicator	Number of planning permissions involving loss and change of use of tourism and recreation facilities.
Target	Net gain
Related Policy	DMB3 – Recreation and Tourism Development
Result	**1**

POLICY DMR1: RETAIL DEVELOPMENT IN CLITHEROE

Indicator	Permissions involving gains in retail area and type.
Target	Targets are set out in Policy EC2 relating to new retail provision by 2028.
Related Policy	Policy DMR1 – Retail development in Clitheroe
Result	Over the monitoring period there have been 3 permissions for A1 use which have involved a gain in retail area.

Indicator	Loss of any retail outlets and in the main shopping frontages by area and type.
Target	
Related Policy	Policy DMR1 – Retail development in Clitheroe
Result	There has been 1 loss in the number of retail outlets in the main shopping frontages over the monitoring period, resulting in 122m^2 loss of retail space of A1 use..

POLICY DMR2: SHOPPING IN LONGRIDGE AND WHALLEY

Indicator	Permissions involving gains in retail area and type.
Target	Targets are set out in Policy EC2 relating to new retail provision by 2028
Related Policy	Policy DMR2 – Shopping in Longridge and Whalley
Result	Zero

The Core Strategy sets out that there should be an increase in provision for new convenience retail floor space of up to 1815sqm for Clitheroe, 140 sqm for Longridge and 250sqm for Whalley through allocation. It also sets out that there will be provision for new comparison retail floorspace of up to 2630sqm for Clitheroe, 640 sqm for Longridge and 240sqm for Whalley, through allocation.

INDICATOR: MONITOR POLICY DMR2

Indicator	**Loss of any retail outlets by area and type**
Target	**100%**
Related Policy	Policy DMR2 – Shopping in Longridge and Whalley
Result	zero

POLICY DMR3: RETAIL OUTSIDE THE MAIN SETTLEMENTS

Indicator	**Loss of any retail outlets in the villages**
Target	**100%**
Related Policy	Policy DMR3 – Retail outside the main settlements
Result	Zero

Indicator	**Gain in shopping area in villages and wider rurality**
Target	**100%**
Related Policy	Policy DMR3 – Retail outside the main settlements
Result	Zero

LIST OF INDICATORS

No	Indicator	Related CS Policy	Methodology
	ENVIRONMENT		
	Greenbelt		
1	Number of applications involving sites wholly or partly within the Greenbelt	EN1	Insufficient recording to allow monitoring
2	Area of land (Ha or m2) in greenbelt granted permission	EN1	Insufficient recording to allow monitoring
3	Number of inappropriate developments granted in the Green Belt.	EN1	Insufficient recording to allow monitoring
	Landscape		
4	No of applications involving sites wholly or partly within the AONB	EN2	Insufficient recording to allow monitoring
5	Area of land (Ha or m2) within AONB granted permission	EN2	Insufficient recording to allow monitoring
6	No of applications for development within the "Open Countryside" ie on sites outside established allocations or settlement boundaries.	EN2	Insufficient recording to allow monitoring
7	Area of land (Ha or m2) within Open Countryside granted permission.	EN2	Insufficient recording to allow monitoring
	Sustainable Development & Development Change		
8	No of all relevant applications granted that do not conform to the specified Codes and standards in the policy.	EN3 & DME5	Insufficient recording to allow monitoring
9	No of new permissions for development granted contrary to Env Agency advice.	EN3	EA
10	No of applications referred to the Minerals Authority as being within Mineral Safeguarding Areas (MSAs).	EN3	
	BIODIVERSITY AND GEODIVERSITY		
11	Net gain to local biodiversity measured through biodiversity offsetting agreements	EN4	Trees and Countryside officer
12	No of applications involving a potential effect on recognised sites of environmental or ecological importance (i.e. those categories of site listed in para 2 of the policy).	EN4	Insufficient recording to allow monitoring
13	No of sites granted permission against Natural England Advice.	EN4	NE
	HOUSING		
14	The amount of housing completed in the borough	H1 – Housing Provision	Planning technician
15	Housing Mix including tenure and type	H2 – Housing Balance	Insufficient recording to allow monitoring
16	Additional indicator – Housing supply and trajectory		
17	The number of new build affordable units completed in the borough as well as number of Landlord and Tenant grants provided, number of purchase and repair scheme, Tenancy Protection schemes and no. of empty properties brought back into use	H3 – Affordable Housing	Housing needs team
18	Number of new dwellings approved/constructed which	H3	Insufficient

35

No	Indicator	Related CS Policy	Methodology
	meet the Lifetime Homes standard		recording to allow monitoring
19	Number of permissions for GT pitches	H4 – Gypsy and Traveller Accommodation	Planning policy
	ECONOMY		
20	Amount of new employment land developed per annum	EC1 – Business and Employment Development	Planning technician
21	Employment land supply by types (hectares)	EC1 – Business and Employment Development	
22	Number of farm diversification schemes permitted	EC1 – Business and Employment Development	Regeneration
23	Loss of employment land	EC1 – Business and Employment Development	Planning technician
24	% of land permitted for development on previously developed land	EC1 – Business and Employment Development	
25	Empty commercial properties	EC1 – Business and Employment Development	Regeneration
26	Retail vacancy rates in the key service centres of Clitheroe, Longridge and Whalley	EC2 – Development of Retail, Shops and Community facilities and services	Planning technician
27	Permissions involving the creation of new retail floorspace	EC2 – Development of Retail, Shops and Community facilities and services	Planning technician
28	Permissions involving the loss of community facilities	EC2 – Development of Retail, Shops and Community facilities and services	Development Management
	Delivery Mechanisms and Infrastructure		
29	Number of developments with legal agreements for infrastructure contributions	DM1 – Planning Obligations DM2 – Transport Considerations	Planning technician

36

No	Indicator	Related CS Policy	Methodology
	Strategic Site		
30	Monitoring on the progress on the implementation of planning permissions	DMG2	Planning Policy
	DEVELOPMENT MANAGEMENT POLICIES		
31	% of new development in accord with development strategy ie directing development to existing sustainable settlements.	DMG2 -	Planning technician
32	No of permissions for development outside those settlements defined in the development strategy that do not meet at least one of the criteria mentioned in the policy	DS1 – Development Strategy	Planning technician
	Transport and Mobility		
33	No of permissions granted within 400m of a public transport route.	DMI2,DMG3	Insufficient recording to allow monitoring
34	No of major permissions granted that require a travel plan	DMG3	
35	Permissions which affect the opportunity to transport freight by rail or affect the potential rail Station sites at Gisburn and Chatburn.	DMG3	Planning Policy
	Protecting Trees and Woodlands		
36	Number of permissions involving the planting of new trees/woodlands and total net area	DME1 – Protecting Trees and Woodlands	Trees and Countryside
37	Number of permissions involving a net loss of woodland or hedgerows	DME1 – Protecting Trees and Woodlands	
38	Number of TPOs made	DME1 – Protecting Trees and Woodlands	Trees and Countryside
39	Loss of any protected trees		Not recorded
40	Loss of ancient woodland and veteran and ancient trees		Not recorded
	Landscape and Townscape Protection		
41	Permissions involving potential change to landscape elements within policy (DME2)	DME2	
	Sites and species protection and conservation		
42	No of permissions which adversely affect the various sites and species mentioned in the policy (DME3)	DME 3 –Sites and Species protection and conservation	Insufficient recording to allow monitoring
43	Measurement of enhancement in ENV4.	ENV4 – Biodiversity and Geodiversity	Insufficient recording to allow monitoring
	Protecting Heritage Assets		
44	Publication of a local list of heritage assets	DME4	Conservation Officer
45	Publication of a buildings at risk register	DME4	Consult with Conservation Officer and search on MVM
46	Number of listed buildings and buildings in CA lost through development proposals	DME4	Search on MVM records and consult with Conservation Officer

No	Indicator	Related CS Policy	Methodology
47	No of permissions involving Parks and Gardens and Scheduled Ancient Monuments	EN5 – Heritage Assets DME4 – Protecting Heritage Assets	Search on MVM records and consult with Conservation Officer
48	Conservation Area Appraisals		
	RENEWABLE ENERGY		
49	No of permissions granted fulfilling Renewable Energy requirements within policy and by type of	DME5 – Renewable Energy	
50	No of permissions involving onsite RE generation and type of RE	DME5 – Renewable Energy	
	Water Management		
51	No of applications permitted against criteria set out in policy DME6	DME6 – Water Management	Insufficient recording to allow monitoring
52	Number of permissions for development granted contrary to EA advice		EA
	Affordable Housing Criteria		
53	Percentage of affordable housing that meets the criteria set out in the policy.	DMH1 – Affordable Housing Criteria	Housing Needs
	Gypsy and Traveller Accommodation		
54	No of new GT pitches created (DMH2)	DMH2 – Gypsy and Traveller Accommodation	Planning Policy
	Dwellings in the open countryside		
55	No of permissions granted in accord with the policy criteria.(DMH3)	DMH3 – Dwellings in the open countryside and Area of Outstanding Natural Beauty	
	Conversion of Barns and other buildings to dwellings		
56	No of permissions accord with the policy criteria. (DMH4)	DMH4 – The conversion of barns and other buildings to dwellings	MVM
	Residential and curtilage extensions		
57	No of permissions involving residential extensions or cartilage extensions that comply with the policy criteria (DMH5)	DMH5 – Residential and curtilage extensions	MVM
	Supporting business growth and the local economy		
58	Gain in new employment land by floor area and type		
59	Loss of existing employment land by floor and area and type		Planning technician
60	Number of firms relocating outside the Borough due to planning constraints set out in policy		Regeneration

No	Indicator	Related CS Policy	Methodology
	Conversion of barns and other rural buildings to employment uses		
61	Number of permissions involving conversion and net new floorspace created		Regeneration
	Recreation and Tourism Development		
62	Number of planning permissions involving new or improved facilities	DMB3	
63	Number of planning permissions involving loss and change of use of tourism and recreation facilities	DMB3	
	Open Space Provision		
64	No of permissions involving loss of Public Open Space (POS) and any alternative provision made (DMB4)	DMB4 – Open space provision	
65	No of permissions and area of gain in POS (DMB4)	DMB4 – Open space provision	
	Footpaths and Bridleways		
66	Loss of any PROW (Public Rights of Way) or alternative provision	DMB5 – Footpaths and Bridleways	
67	Diversion of any PROW by No of incidents and total length of diversions	DMB5 – Footpaths and Bridleways	Tree & Countryside officer
	Retail development in Clitheroe		
68	No. of permissions involving gains in retail area and type	DMR1 – Retail Development in Clitheroe	
69	Loss of any retail outlets and in the main shopping frontages by area and type	DMR1 – Retail Development in Clitheroe	
	Shopping in Longridge and Whalley		
70	No. of permissions involving gains in retail area and type	DMR2 – Shopping in Longridge and Whalley	Regeneration
71	Loss of any retail outlets by area and type	DMR2 – Shopping in Longridge and Whalley	Regeneration
	Retail outside the main settlements		
72	Loss of any retail outlets in villages	DMR3 – Retail outside the main settlements	Regeneration
73	Gain in shopping area in villages and wider rurality	DMR3 – Retail outside the main settlements	Regeneration