

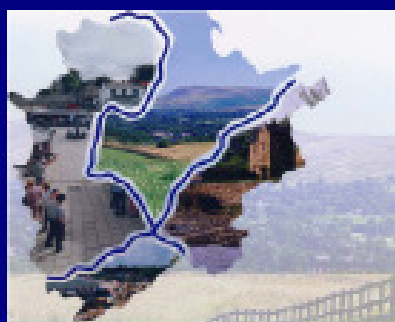
Ribble Valley Borough Council



Annual Monitoring Report 2008

1st April 2007- 31st March 2008

Submitted to the Secretary of
State
DECEMBER 2008



RibbleValley
Local Development Framework



EXECUTIVE SUMMARY

This is the fourth Annual Monitoring Report (AMR), published by Ribble Valley Borough Council and covers the period 1st April 2007 – 31st March 2008. It forms part of the Local Development Framework (LDF) and provides an update on Local Development Scheme (LDS) progress as well as a range of contextual information about the Borough along with Core Output Indicators, Output Indicators and Local Indicators (more information is given on this in the introduction). The AMR remains inline with the requirements of the Town and Country Planning (Local Development) (England) regulations 2004 and was submitted to Government Office in December 2008.

Local Plan Performance:

The LDF will eventually replace the Council's Districtwide Local plan, which was adopted as the Statutory Development Plan in June 1998. The LDF remains in the early stages of development at Ribble Valley and therefore indicators will continue to be reviewed each year and amended as necessary as the LDF develops.

Despite this however, the AMR has shown the current Districtwide Local Plan to be performing well with policies being effectively used.

LDS Progress:

In terms of progress on the LDS, the AMR has shown that over the monitoring period the Council completed work on the Issues and Options consultation stage of the Core Strategy and begun work on moving towards the Preferred Options stage. During the most recent revision of the LDS, the timetable for production as a whole was reassessed. Due to changes in Regulations, a new LDS was not produced during the last monitoring period and as a result, the March 2007 LDS still remains in place. Of all the documents included in the LDS, slippage has occurred to some extent. This has mainly been due to hold ups in evidence baseline documents production.

AMR Scope:

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

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

SECTION ONE: INTRODUCTION

The Ribble Valley AMR aims for a comprehensive assessment of local planning policy, how these policies and plans are performing and, if necessary, to identify what needs to be done to improve performance levels. This report is the fourth of its kind to be produced by Ribble Valley Borough Council and includes the most up to date available to March 31st 2008. As the LDF progresses forward, the AMR will begin to monitor the effects of adopted Local Development Documents (LDDs) and will work towards developing a full and comprehensive set of indicators in order to achieve this.

Indicators

Regulations require that the AMR uses a set of indicators comprising of Contextual indicators, Output indicators (of which some are core) and Local indicators. More information on each of these is given below.

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

Each section of the report provides information on each of the contextual indicators. The information for these indicators take into account the social, economic and environmental situation in the borough and are taken from a range of sources, including:

- Sustainability Appraisal Scoping of the LDF
- The Sustainable Community Strategy 2007-2013
- Best Value Performance Indicators
- Local Transport Plans
- Sustainable Communities
- Egan Review (skills analysis)
- Quality of Life
- Deprivation Indicators

Output Indicators: Output indicators relate to the quantifiable outputs of implemented planning policies and as the LDF progresses, a full and comprehensive list will be derived from the LDF objectives (and the related sustainability objectives). As the LDF is still in the early stages of development, there remain gaps in the output indicators, however it is expected that these will be addressed over the coming years as more LDF documents are adopted. Core output indicators relate to:

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

Core Output Indicators: As well as output indicators, there are also core output indicators (COIs). These are updated regularly to reflect changing circumstances. The COIs have been significantly revised during this monitoring period as seen in the published department of Communities and Local Government (CLG) document, 'Regional Spatial Strategy and

Local Development Framework Core Output Indicators- Update 2/2008¹ which was published in July 2008. Where possible, available information for these revised COIs has been included but where it has not been possible to collate this information for this monitoring year due to their late publication, information will be included in next year's AMR instead. The Core output indicators are included in this report in the relevant chapter by theme.

Local Indicators: It is important that all policies, or groups of similar policies, have an indicator in place whether via a core output indicator or local indicator so that the effectiveness of those policies can be assessed. However, current government guidance suggests that where saved policies in the Districtwide Local Plan are eventually to be replaced by Local Development Document policies, there is no requirement to identify any significant effects indicators. As the LDF is still in the early stages of development and no replacement policies have yet been formulated, there are none of these indicators included in this document.

Local Development Scheme progress: The Local Development Scheme sets out the timetable for production of the LDF. The most recent LDS was updated in March 2007 as changes in Regulations meant that revising the LDS was held up. As a result, this AMR will monitor progress made on the current LDS, which was produced in March 2007. Tracking the progress made on the LDS is useful as it informs the update of the next LDS, highlighting areas where slippage has occurred and where the LDS needs to be amended.

The AMR is structured in the same way as last year's AMR, which was slightly different to the way previous year's AMRs had been produced. As a result it continues to be structured around the themes of:

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

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

In producing the AMR it has been vital to ensure that the formulation of a solid baseline has been undertaken and put in place. As previously mentioned, data has been derived from a number of sources, including the Sustainability Appraisal scoping reports of the LDF and Core Strategy (sustainability appraisal indicators), information from the Joint Lancashire Structure Plan (JLSP), adopted Regional Spatial Strategy (RSS) and nationally produced guidance published by the department of Communities and Local Government (CLG). It has also been possible this year to draw on information from reports produced as part of the Local Development Framework baseline.

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

SECTION TWO: THE RIBBLE VALLEY

Borough Area

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

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

The diagram below shows the Borough in its Regional context.



Population

The Borough has a population of around 58,300 (Ribble Valley 2007 mid-year population estimates) with Clitheroe, the main administrative centre having 15,000 inhabitants (Ribble Valley Borough Council Settlement Audit, 2006). Clitheroe lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 7,000 (Ribble Valley Borough Council Settlement Audit, 2006). The remainder of the area is mainly rural with a number of villages ranging in size from large villages such as Whalley, Sabden, and Chatburn through to small hamlets such as Great Mitton and Paythorne.

In 2006 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

The key borough wide statistics from the most recent settlement audit have been set out below to give an indication of the current situation in the borough. There are 24,482

households (Valuation Office June 2007) in the borough, which is made up of a total population of 57,800. Of the working age population, over half commute out of the borough each day to work, with the majority travelling by car. 78.9% of those of driving age own a car, which is a clear sign of a wealthy population. However, for those who don't own a car, the borough boasts 4 railway stations and has frequent and reliable bus services, even to the remote areas.

In terms of the natural and built environment, within the borough lies Bowland Forest, an area of outstanding natural beauty (AONB). There are also 39 biological heritage sites, 21 conservation areas as well as 16 Sites of Special Scientific Interest (SSSIs) and 820 Listed Buildings in the borough². In terms of open space in the area, there is over 92ha of formal open space and a further 62.1ha of open space. There is also 5.54ha of children's play areas. Overall the amount of open space per head of the population equates to 0.003ha.

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

Visitor numbers

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

Table one below provides data collated by the Council's Tourism and Arts Officer and shows the tourist numbers in 2007 compared to previous years. There has been an overall decrease of 3% between 2004 and 2005 and a further decrease in 2006. In 2007 however the figures began to rise again slightly in all sectors.

Table 1

Tourist Numbers

Tourist Numbers (Thousands)	2004	2005	2006	2007
Serviced Accommodation	146.03	141.01	141.77	148.05
Non-serviced Accommodation	109.70	86.40	80.90	86.59
Seeing Friends and Relatives	89.46	91.12	90.54	93.70
Day Visitors	1,921.51	1,858.98	1,790.09	1793.09
TOTAL	2,266.71	2,191.60	2,103.31	2,121.43

Source: STEAM Statistics

Ribble Valley Sustainable Community Strategy 2007-2013

The Sustainable Community Strategy (SCS) is the over-arching document that should inform the work of partners within the Ribble Valley, including Lancashire County Council, the Primary Care Trust and the Police. Similarly to the AMR, the SCS provides baseline data about the Ribble Valley, and also sets out a vision, seen below, that outlines the aspirations

2. English Heritage Counts North West Data, English heritage (2007).

for the borough and how these will be achieved. Many different groups inform the SCS, tackling issues which people within the borough see as important. It also recognises that these issues are often interlinked.

The vision for the SCS is as follows:

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

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

SECTION 3: ECONOMY

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

CONTEXTUAL INDICATORS

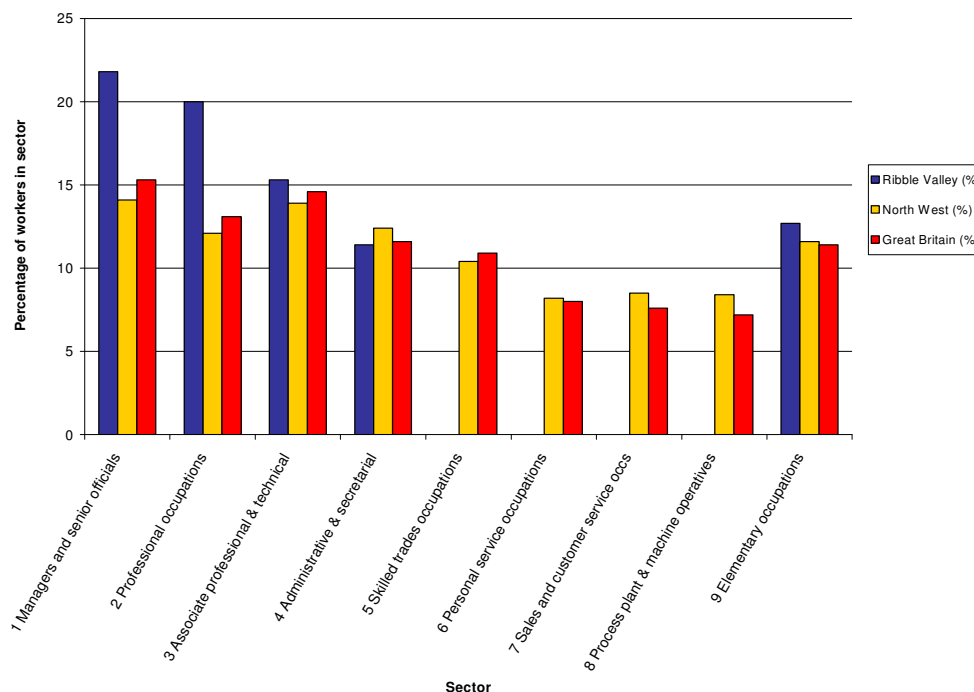
Unemployment

Unemployment in Ribble Valley is well below the national and regional averages and is the lowest in the North West at 2.6% compared with the national average of 3.3% (NOMIS, March 2008 figure). Data from NOMIS also shows that in October 2008 only 0.9 % of the borough's population were claiming Job Seekers Allowance (compared with 2.6% nationally), 72% of which were male.

Employment types

Graph 1 shows the percentage of the Ribble Valley working population employed in different sectors as at March 2008, where available (taken from NOMIS). 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. The professional occupations sector in Ribble Valley is much higher than the north west and national average, and the managers and senior officials sector is also higher.

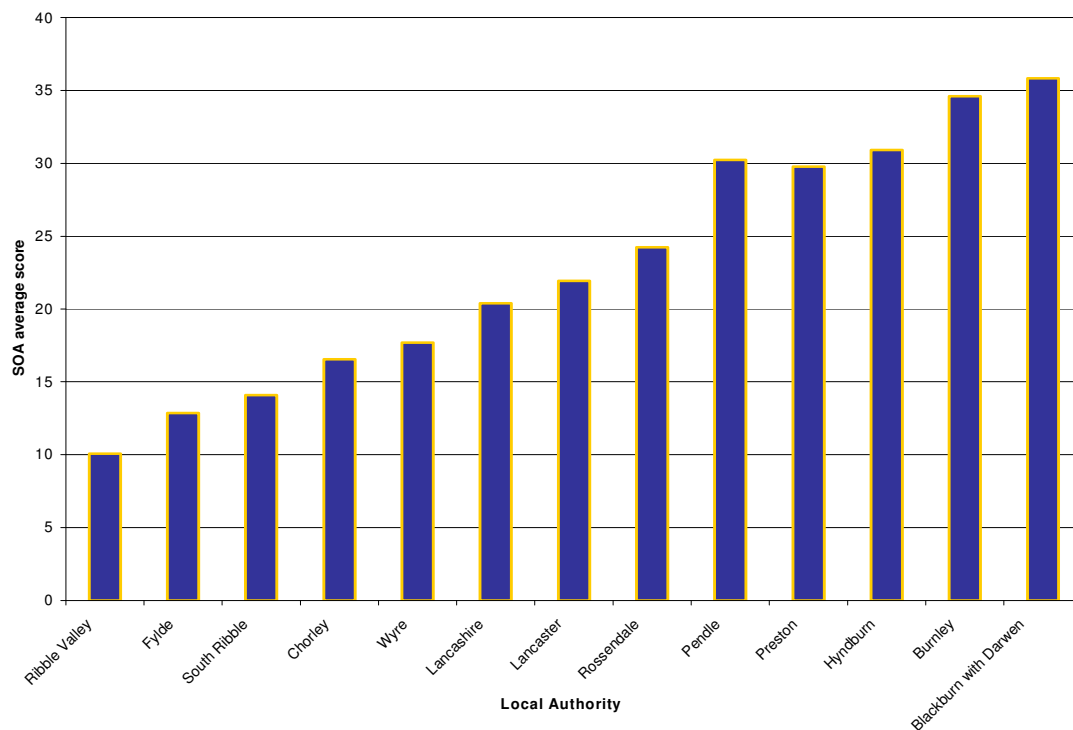
Graph 1



Deprivation

Data from the Office of National Statistics shows that in 2007, Ribble Valley had the lowest level of deprivation in the East Lancashire region. Graph 2 shows the average super output area (SOA) scores for each Local Authority area.

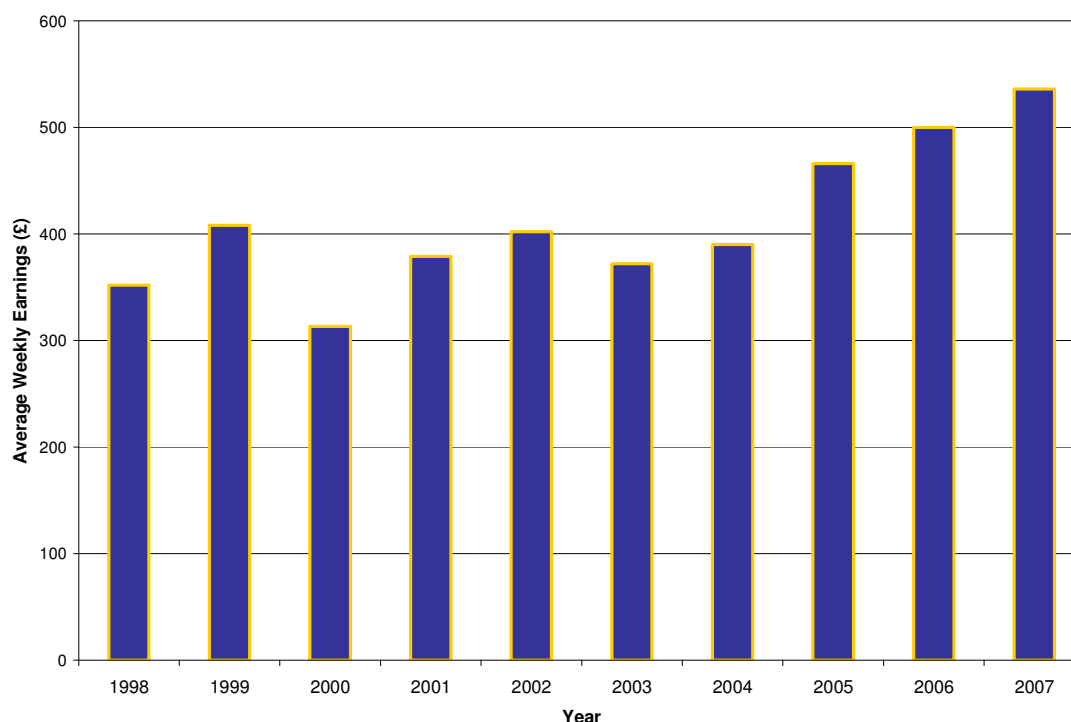
Graph 2: SOA average score showing level of deprivation for each Local Authority



Weekly earnings

Information taken from the Lancashire Profile website produced by Lancashire County Council showed that (the median) average weekly pay in Ribble Valley in 2007 was £536 on an average of 39 hours per week. This equates to gross annual pay of £25,311, which is an increase of £1,708 since the last monitoring period.

Graph 3: Weekly household income in Ribble Valley



Additional household income data has been purchased from CACI for this assessment. 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. In terms of housing, the Strategic Housing Market Assessment (SHMA), a baseline document of the LDF, goes a long way in identifying some of these localised areas of deprivation, particularly as it uses up to date data.

Despite access of up to date income data, there remains a question as to the extent to which the increase of wealthy migrants is affecting the economy. Statistics indicate that these more wealthy people are choosing to live in Ribble Valley over other areas of East Lancashire but working in other Boroughs, as is discussed in more detail in the transport section of this report. The effect that this is having on the less-wealthy indigenous population and the economy as a whole has been addressed in the Councils Employment Land and Retail study and the SHMA work. More detail on this will be given in the housing section of this report. These issues that have been highlighted through the LDF baseline will be addressed in the Core Strategy wherein there will be an aim to determine if Ribble Valley will be faced with a decrease in business/ retail opportunities, which in turn may lead to an unsustainable economy.

DATA COLLECTION PROCESS

Following issues with the data collection for the earlier AMRs, a system has been put in place to ensure all data required to monitor planning policies is taken from planning applications and input onto the MVM system. MVM is a computerised database that holds all information for planning applications relating to location, the proposal, and the decision. A checklist of information required from planning applications is used to ensure that all data

has been obtained and inputted onto the database and facilitates subsequent analysis. Close working between Development Control and Forward Planning on this issue has been taking place over the monitoring period to ensure that as far as is realistically possible, all information can be collected for the AMR.

CORE OUTPUT INDICATORS

Amount of land developed for employment by type

The total amount of new completed gross floorspace for business and industrial land is 12599 m². The make up of this is shown in table 2.

INDICATOR BD1: Table 2: Amount and type of completed employment floorspace (Gross)

Business use	Floorspace completed	On PDL	% PDL
B1 a,b & c	1509 m ²	65 m ²	4%
B2	7186 m ²	6639m ²	92%
B8	2295m ²	2295m ²	100%
Mixed	1609m ²	1218m ²	76%
Total	12599m²	10217 m²	81%

The net completed employment floorspace is calculated in the same way as the gross figure but takes account of demolitions (see table 3).

INDICATOR BD2: Table 3: Amount and type of completed employment floorspace (Net)

Business use	Floorspace completed	On PDL	% PDL
B1 a,b & c	1509 m ²	65 m ²	4%
B2	6979 m ²	6432m ²	92%
B8	2295m ²	2295m ²	100%
Mixed	1359m ²	968m ²	71%
Total	12142m²	9760 m²	80%

In the AMR period 1.21 hectares has been developed for employment purposes. This is an increase of 0.14ha from the previous annual figure in last year's AMR. The Structure Plan target is 25 hectares to be provided by 2016. Using figures collated by the Council for monitoring, it can be seen the 16.8ha land for employment use remains. During the monitoring period an employment (and retail) land study was undertaken. This document has been useful in highlighting the current situation of employment and business land in the Ribble Valley and also constructs suggestions and predictions for the future and where attention needs to be directed. This report forms an important part of the LDF evidence base.

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

Over the monitoring period, 81% of development for employment land was on previously developed land (pdl). The majority of this is made up of B8 development where all development of this use class was on pdl. There is room of improvement however in terms of the percentage of B1 land on pdl. Overall the total development (all use classes) on pdl has increased by 16% compared with last year's figure and a 73% increase since 2005. This

is an impressive increase in the amount of pdl being utilised, particularly due to the predominantly rural nature of the Ribble Valley.

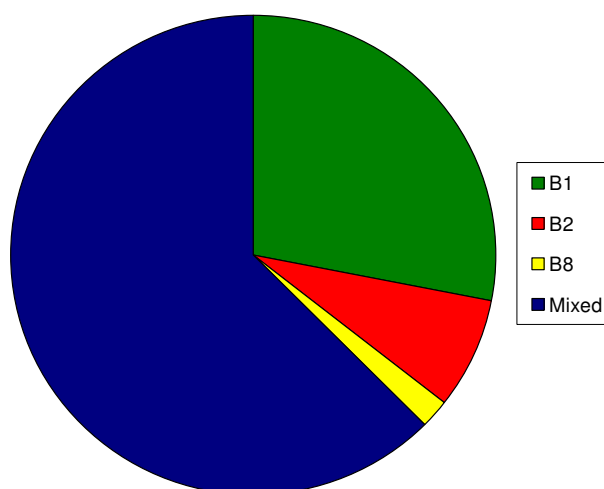
INDICATOR BD3: Employment land supply by type (hectares)

There is a total of 16.88ha of land for business and employment uses in Ribble Valley that can be termed 'supply'. This is the figure provided as part of the RSS monitoring returns and is made up of extant permissions and allocated sites. Table 4 and chart 1 below shows the breakdown of this supply however the majority of this is composed of a mix of use classes.

Table 4

Business and Industrial Use	Land Supply (ha) 2005	Land Supply (ha) 2006	Land Supply (ha) 2007
B1 - B1a Offices other than defined in Class A2 - B1b Research and development including laboratories and studios - B1c Light Industry	0.01	0.267	4.72
B2 General industry	0.03	0.15	1.27
B8 Storage or distribution centres including wholesale warehouses	0	0.38	0.32
Mixed	2.479	12.71	10.56
Total	2.519	13.5	16.88

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



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

Table 5 below shows the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2. Only figures for the new completed floorspace are available. There have been no completions outside of the town centre areas.

Table 5: Net completed floorspace

Use Class	(i) town centre areas	(ii) local authority area
A1	616m ²	0m ²
A2	827m ²	0m ²
B1a	0m ²	0m ²
D2	0m ²	0m ²

OUTPUT INDICATORS**To provide 25ha of employment land to meet the Structure Plan target**

There is currently 16.8 hectares of land available for employment development, which constitutes supply. Table 3 shows the break down of this. This information is submitted as part of the RSS monitoring returns.

Table 6

Employment Land Type	Land Supply (Hectares)
B1	4.72
B2	1.269
B8	0.324
Mixed	10.563
Total	16.876

LOCAL INDICATORS**Approvals by type on allocated employment sites****Table 7**

Land Type	Number of approvals 2006	Number of Approvals 2007	Number of Approvals 2008
B1	0	0	2
B2	0	1	0
B8	0	0	0
Mixed	1	2	1

Table 7 shows the number of approvals on allocated employment sites to be consistent with the previous monitoring period.

SECTION FOUR: HOUSING

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

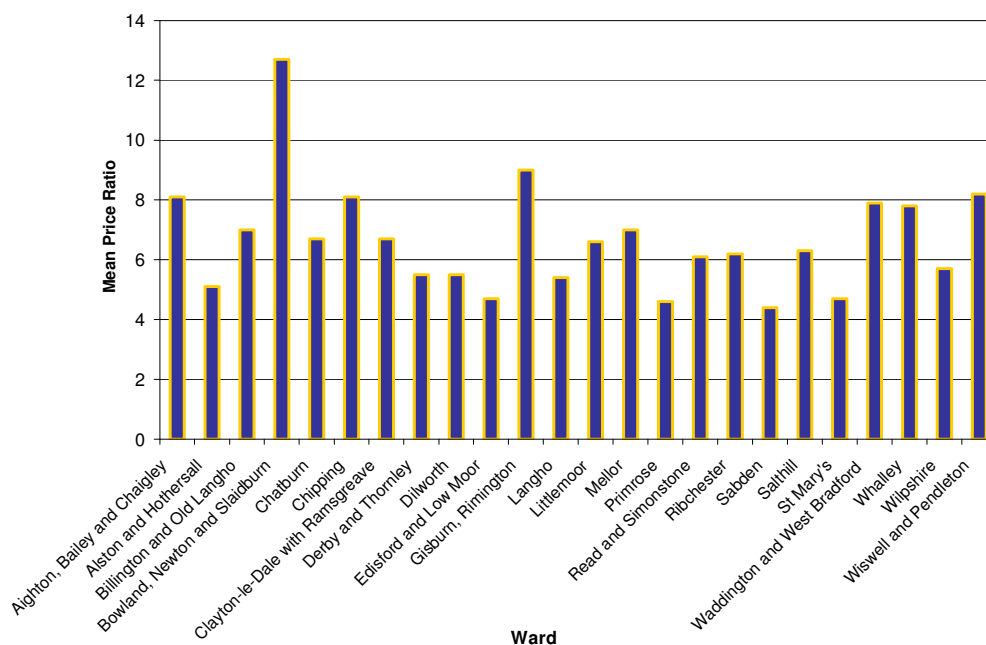
CONTEXTUAL INDICATORS

Household tenure

The most up to date information available on housing is taken from information collated for the 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.

Information in the SHMA also highlights the difficulty in identifying an overall dominant housing tenure in the borough as a whole, though generally it can be seen that there is a smaller number of semi-detached houses compared to detached and terraced. Where semi detached houses do exist, the majority are found within Clitheroe, Longridge and Wilpshire. There appears to be a steady supply of detached housing across the borough, however, levels of this are rather low, but again the concentrations of these fall within Clitheroe and Longridge.

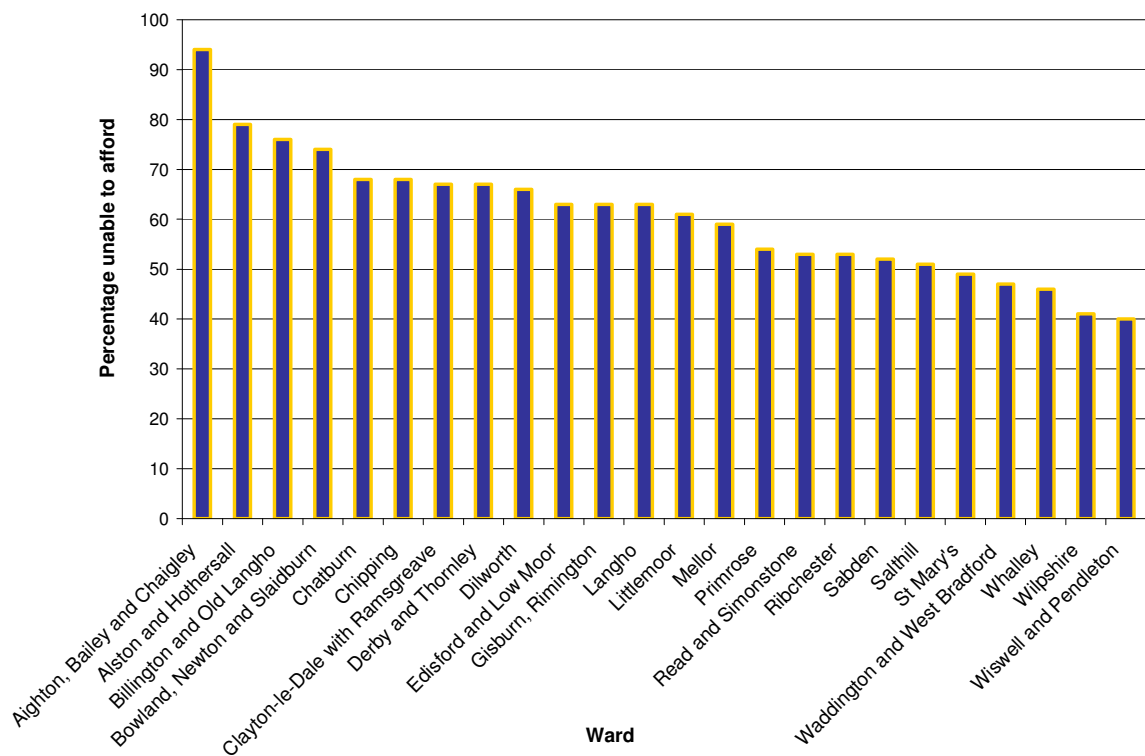
Graph 4: Average house price (mean) to income (mean) ratio 2007³



³ Graph considers ability to afford entry-level house prices, assuming a ratio of 4:1 and not taking a deposit or equity into account.

Graph 5 also highlights the difficulty for many households in Ribble Valley to afford to purchase a property in the current market. This figure ranges from 94% of households that are unable to afford entry-level housing in the Bowland, Newton and Slaidburn ward, down to 40% in St Mary's 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.

Graph 5: Affordability by ward, 2007

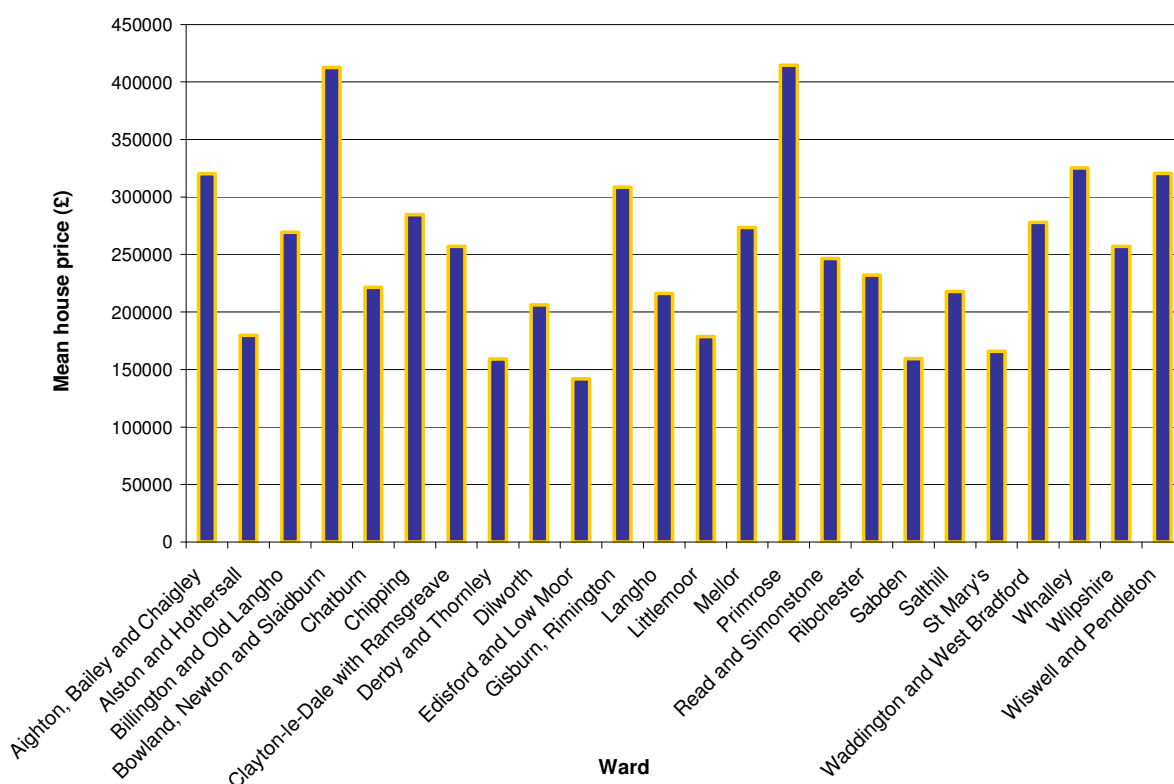


Average house prices in the borough

Graph 6 illustrates the mean price in 2007 of £241,844⁴. This compares with an England average of £224,511. The average for the north west is £162,362, which is considerably less than the Ribble Valley price.

⁴ Data for quarter 4 (2007) taken from the ONS website in 2008.

Graph 6: Mean House Price 2007



CORE OUTPUT INDICATORS

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

At the end of the monitoring period, 31st March 2008, the Joint Lancashire Structure Plan (JLSP) was the adopted plan that set out the housing figures for the borough. Therefore the figures below use this information.

Housing trajectory:

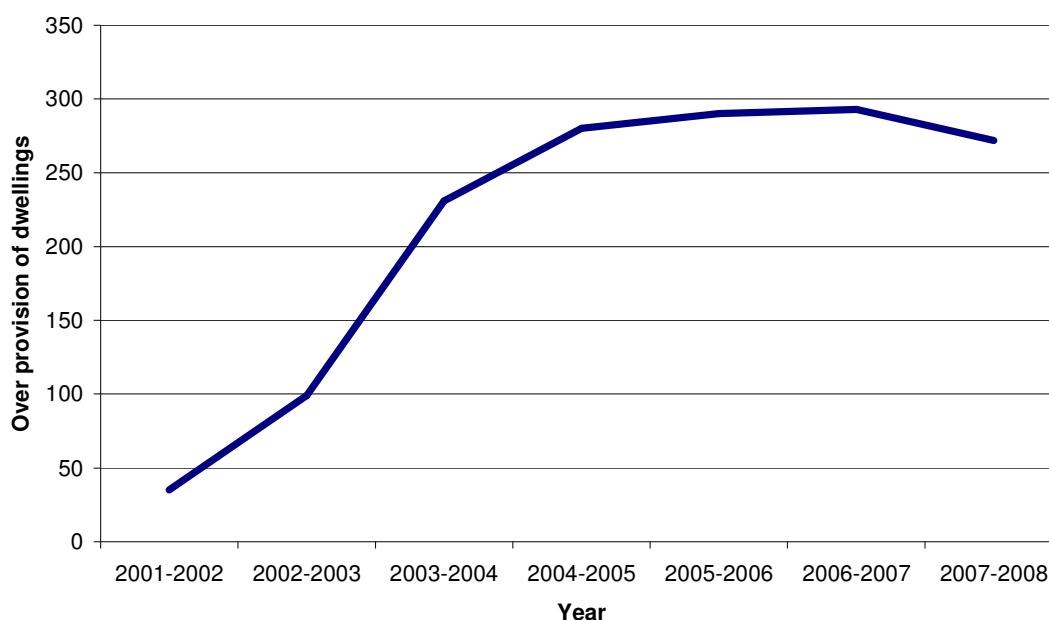
- There have been 798 net additional dwellings over the previous 5-year period.
- There have been 59 net additional dwellings for the current year
- There is a projected 368 net additional dwellings required up to the end of the relevant development plan document period.
- The annual net additional dwelling requirement is 80 per annum to 2016
- An annual average number of 46 net additional dwellings are needed to meet overall housing requirements, having regard to previous year's performance.

Table 8

Structure Plan provision	2001-2016	1575	105pa
Net dwellings completed	2001-2008	1207	172
Number of dwellings required	2008-2016	368	46

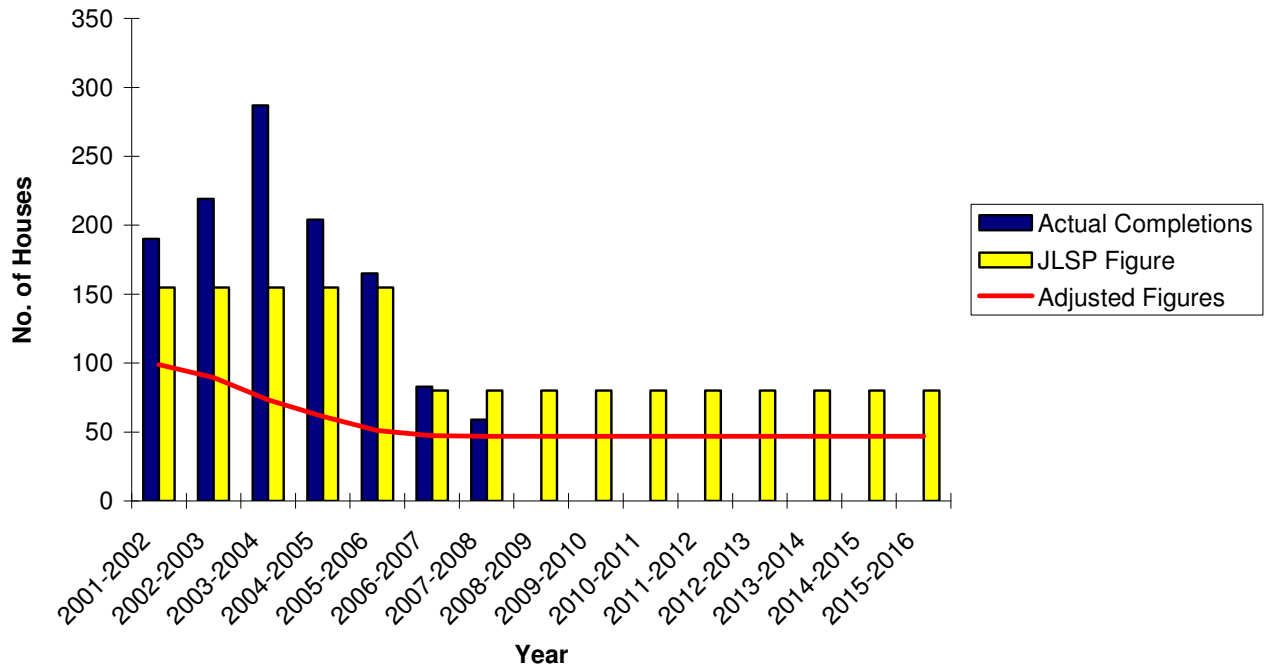
Table 8 highlights the overprovision of housing that occurred during the early part of the Structure Plan period. For this reason a housing restraint policy for open market housing was brought into effect in 2002 to help balance the situation. Graph 7 shows the situation of over supply of housing in Ribble Valley. It shows that the dramatic rise of over supply has now slowed since the introduction of the housing restraint policy (Interim Supplementary Planning Guidance on Housing). The graph illustrates that the housing restraint policy was effective, with over supply levels falling. This policy was implemented for the whole of the monitoring period, though was removed on 1st September 2008 when RVBC adopted the figures set out in the then draft, now adopted, RSS.

Graph 7



The Housing Trajectory graph 8 shows the Joint Lancashire Structure Plan requirement set against actual completions. It is useful in showing the past and present situation, illustrating the net additional dwellings in previous years, emphasising the oversupply situation that has existed and shows what needs to be done in the future to address this issue. The JLSP sets out that 155 dwellings per annum were required between 2001 and 2005, falling to 80 dwellings per annum between 2006 and 2016. This gives a total provision of 1575 dwellings over the 15-year plan period.

Managed delivery target: Graph 8: Housing Trajectory based on JLSP figures



Graph 8 shows that early in the plan's implementation there were almost twice as many dwellings completed per year as the requirement. However once the housing restraint policy was adopted, the annual completion rate began to fall. The red line on graph 8 shows an adjusted target based on the Structure Plan requirements and the actual annual completion rates. Based on these figures, the adjusted annual completion target is therefore set at 47 dwellings per year.

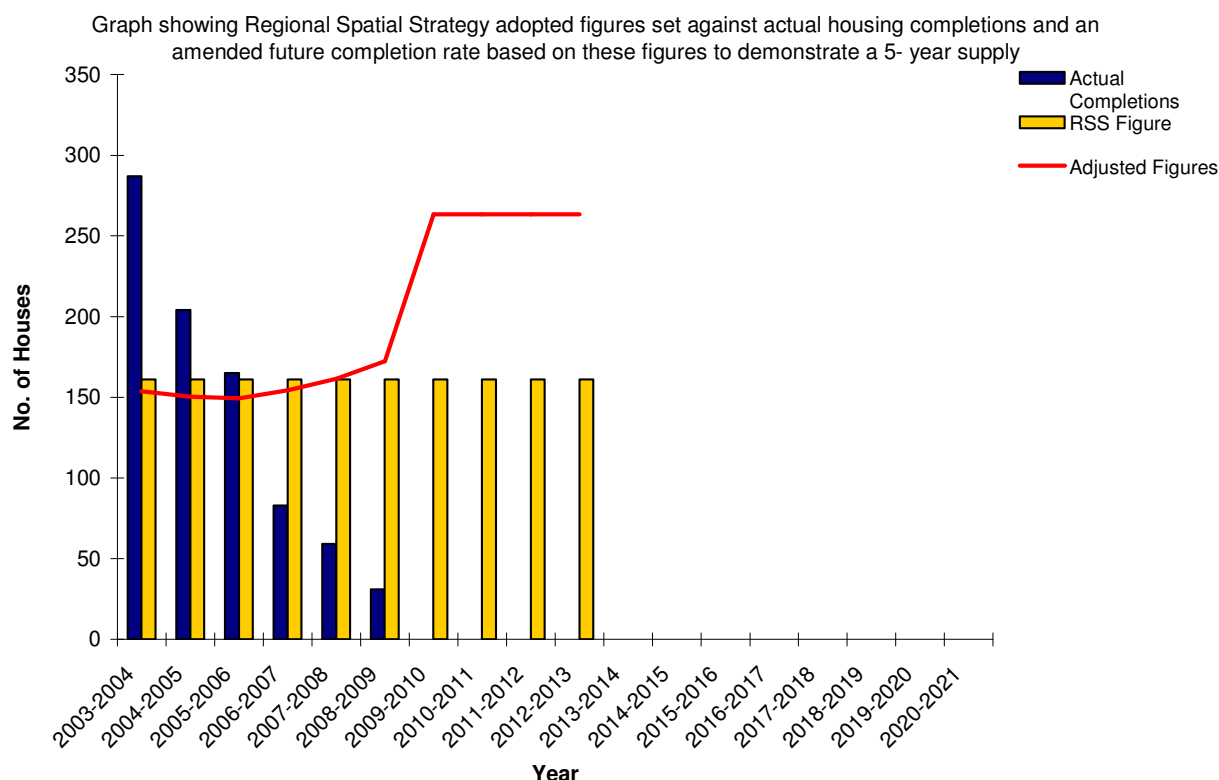
It is evident that within the current monitoring period, completion rates fell below the Structure Plan requirement and as a result, the housing restraint policy was removed on 1st September 2008 at which point RSS figures were adopted. This sets the annual housing figure at 161 per year.

INDICATOR H1: Plan Period and Housing Targets

To reflect the most up to date information available, graph 9 illustrates the five-year land supply based on RSS figures (as adopted on 30th September 2008). The graph shows the actual housing completions that have taken place since 2003 set against the RSS figure of 161 units per year. These completions include the half yearly collated completion data⁵ for 2008. The red line shown on the graph takes into account the annual target and the actual completions that have taken place to provide an adjusted target over the next 5-years. Table 9 sets out the figures behind this graph. This shows that as at 31st March 2008 (taking into account permissions and completions to this date) RVBC has a 1.1yr supply of housing land. By the end of 2008, more information on the amount of potential land should be available as part of the SHLAA. When available, this information will be published on the website.

⁵ This information is based on completions from 1st April 2008 until 30th September 2008.

HOUSING TRAJECTORY: Managed delivery target under RSS: Graph 9



Due to the very recent adoption of RSS in September 2008, at the time of publication of this AMR it was not possible to accurately provide a meaningful reflection of how housing is expected to come forward over the plan period up until 2021. Therefore an annualised average is provided (see adjusted red-line figure in graph 9 above). Over the next monitoring period Ribble Valley Borough Council's first SHLAA will have been adopted and permissions granted (since the lifting of the moratorium) and therefore it should assist in providing a meaningful reflection of how housing will be expected to come forward. At this stage it should also be possible to provide information on the area of land expected to come forward each year.

Table 9 provides details of the five-year supply as at 31st March 2008, the end of the current monitoring period. Although RSS figures were not adopted at this point, we have chosen to use them here in table 9 for illustrative purposes to highlight the amount of available residential land over the five-year period. The Council's monitoring officer provides an update of housing completions and permission figures biannually in March and October in the form of the Housing Land Availability Schedule. It is the intention of the Council that from now onwards an up to date position of the five-year land supply situation will be included within this update.

Five year supply based on RSS figures and including permissions and completions up until 31st March 2008.

Table 9

Yearly RSS requirements	2003-2021	2900	161/year
Net dwellings completed 2003-2008		798	160/yr (798/5)
Net dwellings required 2008-2021		2102	162 per yr (2102 /13)
Adjusted RSS Net 5 year requirement over period 2008-2013		810 (162*5)	162/yr
Dwellings completed 2003-2008 compared to RSS requirement	798	805 (161*5)	798-805 -7 (under supply of 7)
RSS requirement going forward 5-years	Five year requirement 2008-2013	810	(162*5)
Net dwellings required	Net five year requirement 2008-2013	803 (810-7)	161/yr (803/5)
Supply of deliverable sites over 5 years	<i>Completions 1st April 2007 to 31st March 2008</i>	-	-
	<i>Under Construction</i>	124	-
	<i>Deliverable Permissions (discounted by 10% slippage allowance)</i>	(126) 114	-
Total Supply		238	1.5 yrs supply at 31st March 2008

INDICATOR H3: New and converted dwellings on previously developed land

Ribble Valley's target under BVPI106 is for 60% of residential development to be on pdl. In the current monitoring period, 73% of new dwellings were built on previously developed land, which is 13% above the BVPI target.

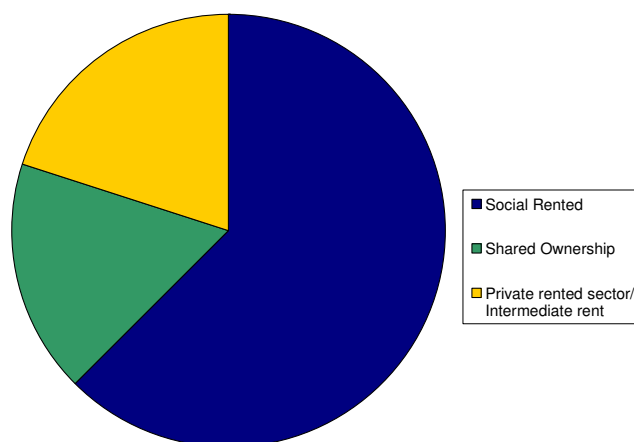
INDICATOR H4: Net additional pitches (Gypsy and Traveller)

At 31st March 2008, Ribble Valley had one private Gypsy site at Acorn Lodge, Clayton-le-Dale. This site accommodates 4 households.

INDICATOR H5: Gross affordable housing completions

Over the current monitoring period there have been 40 affordable dwellings completed. This is a significant improvement since the previous monitoring period where there were 12 affordable dwellings completed. Work continues to be undertaken as part of the LDF to establish a policy that deals with this issue, however the SHMA has highlighted the significant requirement for affordable housing. The SHMA also identified problems in the borough with under-occupation of larger housing and a strong requirement for rental properties. It is therefore encouraging that of the 40 completed affordable units over the monitoring period, 25 of these were social rented properties. Following the completion of the SHMA, Members of Planning and Development Committee agreed that in-line with the evidence of the SHMA, as of the 1st September 2008, 51% of any residential housing sites of over 15 dwellings should be for affordable housing. This is material planning consideration on which further policy will be developed as the LDF progresses.

Chart 2: Affordable Completions breakdown

**INDICATOR H6: Housing quality- Building for life**

Over the monitoring period there have been no completed housing developments (of at least 10 new dwellings or more), which have been measured against the Building for Life Assessment criteria. This is an indicator that will be developed as the LDF progresses. As part of this process, monitoring systems will be developed to record this information and this will be reported in future AMRs.

OUTPUT INDICATORS

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

Table 10

Density	2005	2006	2007	2008
Less than 30	63%	44%	34%	55%
30-50	24%	14%	8%	0%
More than 50	13%	42%	58%	45%

Table 10 shows that from 2005-2007 there was a steady decline in the percentage of development completed at less than 30 dwellings per hectare and 30-50 dwellings per hectare. This year however there has been a slight increase of 21% in the number of dwellings being completed at less than 30 dwellings. There remain a high percentage of dwellings being constructed at a density of 50 dwellings per hectare and above. This is inline with the aims of PPS3 as higher density development makes better use of land.

Number of complete Housing Needs Surveys

We have undertaken local housing needs surveys in 21 Parishes (covering over 91% of the borough), including the Market Town of Whalley. The initial housing needs surveys for Clitheroe and Longridge that were completed in 2004 have been updated over this monitoring period, bringing them back up to date.

LOCAL INDICATORS

Number of applications approved in the countryside for agricultural dwellings

There has been 1 application approved for an agricultural dwelling in the countryside over the current monitoring period.

Number of appeals upheld on housing policies

There have been six appeal decisions in the monitoring period against refusal of dwellings. Five were dismissed and one was allowed.

Number of Section 106 agreements for affordable housing

Five section 106 agreements have been agreed for affordable housing proposals, which is one less than the previous monitoring period.

Number of new dwellings approved

During the entire monitoring period there was a housing restraint policy in place on open market housing, which came into effect in 2002. This was introduced to combat the oversupply of housing in the borough and it is evident that this has worked towards correcting this situation as illustrated by graph 7 and graph 8. Of the 127 dwellings that have been approved over the current monitoring period, 31 were on the open market and the remaining 96 were for affordable residential development (see table 11). This is a large increase in the number of affordable units being approved since the previous monitoring period.

Approvals for residential development by year.

Table 11

	2006	2007	2008
Open Market	64	55	31
Affordable	36	8	96
Remainder	17	0	0
Total	117	63	127

SECTION FIVE: RETAIL

Over the last monitoring period there has been an employment and retail land availability study undertaken by consultants on behalf of the Council. This has assisted in providing up to date data and suggesting future improvements for retail in the borough.

CONTEXTUAL INDICATORS

Make up of retail uses in the Key Service Centres

During the monitoring period, a retail audit was produced which incorporated a retail 'healthcheck'. Table 12 below sets out the amount of retail floorspace by Use Class in the three key service centres in the borough.

Table 12

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

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

OUTPUT INDICATORS

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

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

Retail-related approvals

Over the monitoring period there have been 17 applications for retail development in the borough. In 2004/05 there were a total of 29 retail applications, whether for loss, gain or refusal to residential. In 2005/06 there were only 10 applications, 6 of which were loss of retail units to other employment uses. In 2006/07 there were 12 retail applications that were for loss of retail units to other employment uses. Although the numbers being dealt with here are small, it does indicate that there is cause for concern about loss of retail units in primary shopping areas. This is an issue that needs to be addressed as part of the LDF.

SECTION SIX: TRANSPORT

The Ribble Valley has excellent communications that open up the area to the rest of the country. The A59 is a main route across the Borough from the west coast through to the east, linking directly to the M6 and serving access routes to the M65 motorway. Main line rail services are available from Preston, which is only 30 minutes from Clitheroe. There are also rail services to Manchester from Clitheroe. In addition Manchester Airport is only 60 minutes away from Clitheroe and provides links to over 200 destinations worldwide. The rapidly expanding Blackpool International airport is only 40 minutes from Clitheroe and provides a convenient gateway to many national and international destinations.

OUTPUT INDICATORS

Percentage of new residential development within 30 minutes public transport travel time of a GP surgery, hospital, primary/ secondary school, employment

59% of all new developments completed within the AMR period are within 30 minutes public transport time of a GP surgery, hospital, primary/ secondary school, employment and major health centre. This is a decrease of 6% since the last monitoring period. Table 13 shows the number of new dwellings completed within 30 minutes public transport time of services.

Table 13

No. of Services Available	No. of dwellings	% of dwellings
6	11	18.64
5	5	8.47
4	17	28.81
3	0	0
2	1	1.69
1	0	0
Nil	25	42.37
Total	59	100

Chart 3: Chart showing Number of new dwellings with access to individual services within 30 minutes of public transport travel time

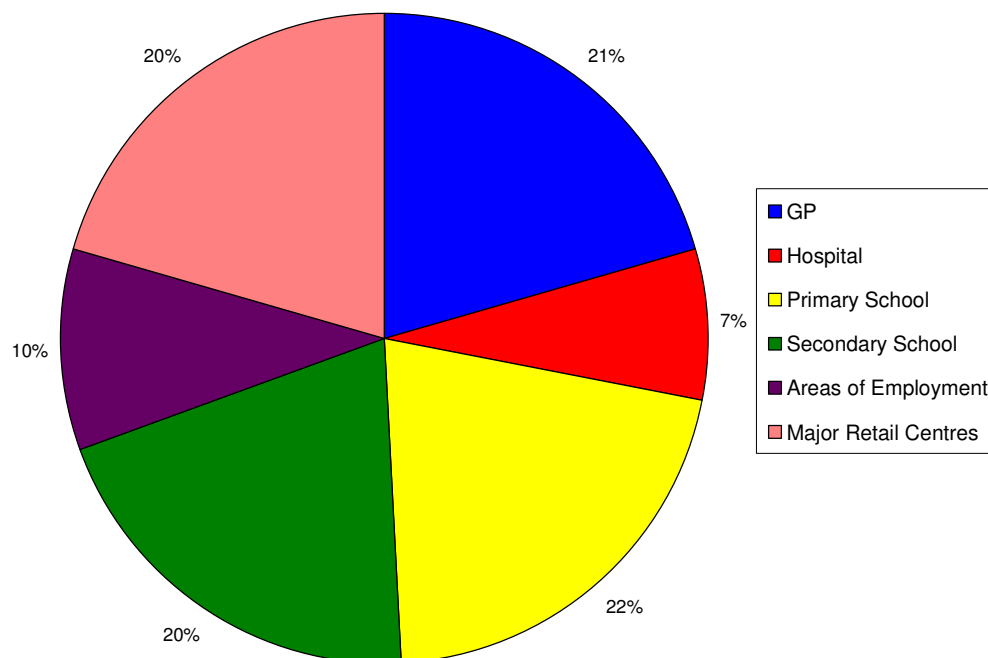


Chart 3 illustrates the percentage of the Ribble Valley that has access to each of the six services within 30 minutes public transport time. There is however, clearly an issue regarding access to a hospital, which should be addressed as part of future work, particularly through the LDF. Access to areas of employment is also highlighted as an issue.

OUTPUT INDICATORS

Percentage of new development within 400m of an existing bus stop

Under the Joint Lancashire Structure Plan is a target of 90% of new development to be within 400m of existing bus stops. Lancashire County Council collate this information on behalf of RVBC. Between 2001-2006, 79.5% of new development was within 400m of existing bus stops. In 2007 figures showed that 100% of new development was within 400m of a bus stop. The figures also showed that 30% of new development was within 800m of a railway station.

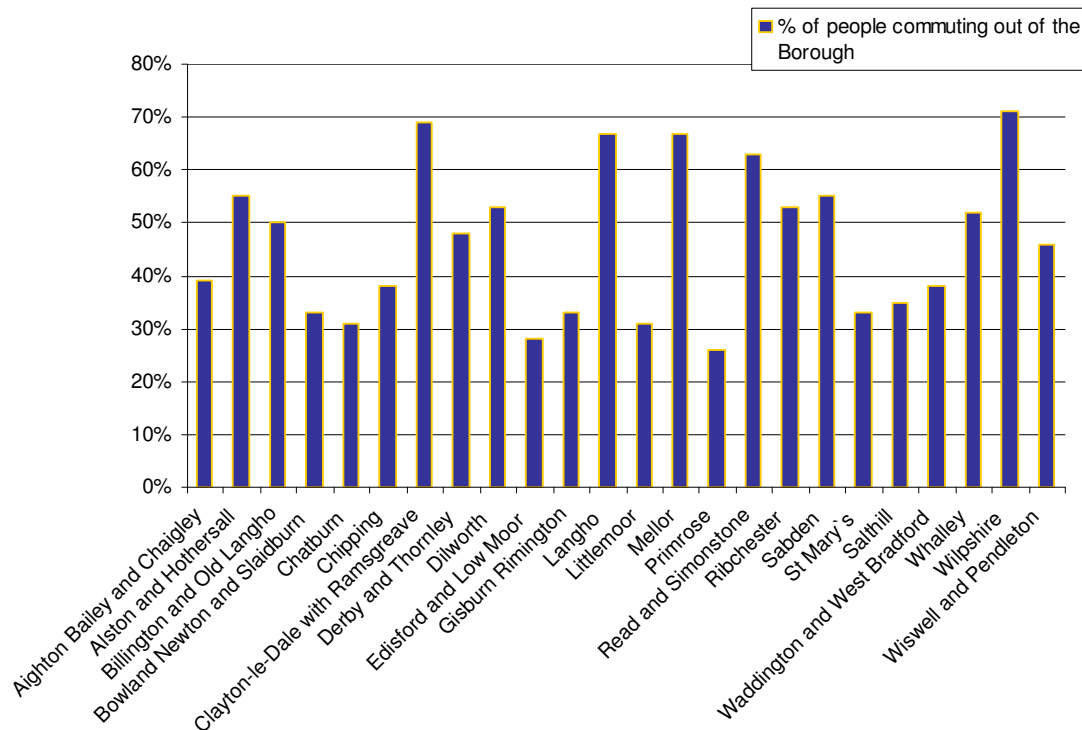
LOCAL INDICATORS

Percentage of people commuting out of the borough

Graph 10 shows 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.

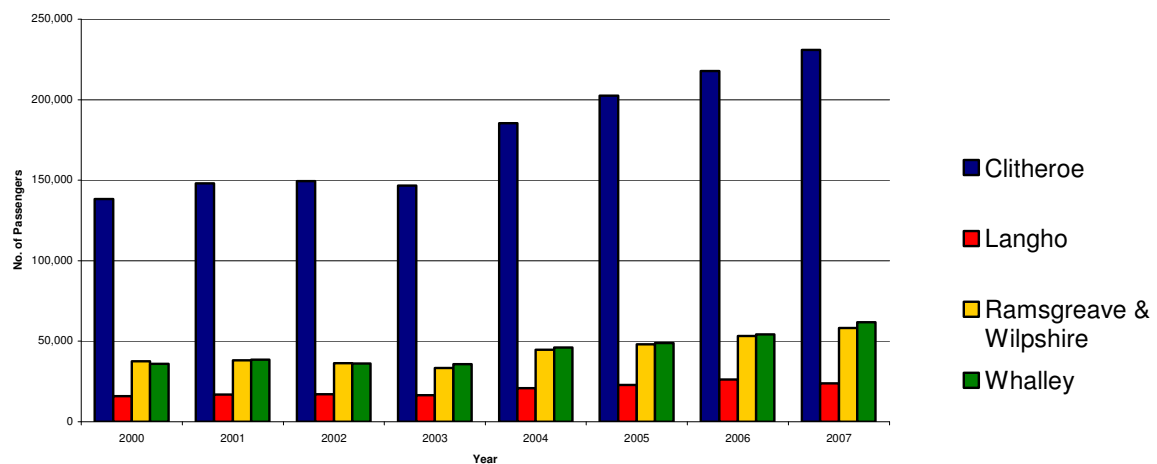
Graph 10: Number of people commuting out of the borough by ward



Rail patronage levels to increase at four stations by 75% from 2001 to 2016.

The following graph shows patronage levels since 2000 up until the 31st March each year. 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. The most up to date information available relates to sales in 2007.

Graph 11



Source: Office of Rail Regulation.

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

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

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

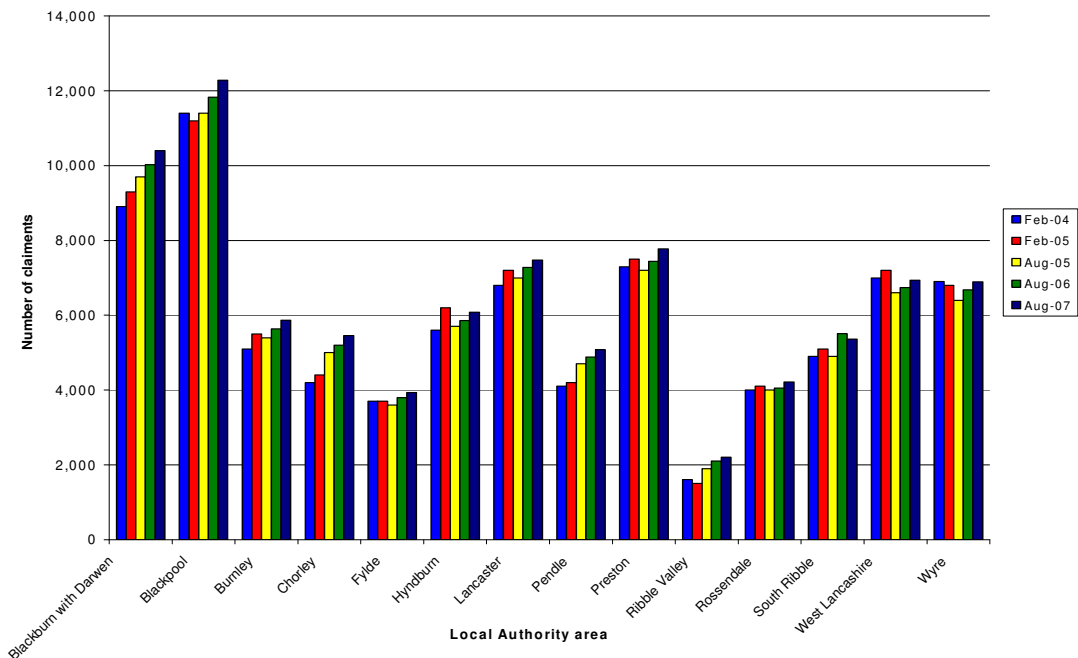
The following set of indicators has been produced to monitor crime and health in the Ribble Valley.

CONTEXTUAL INDICATORS

Number of residents claiming disability living allowance

Graph 12 shows information from the Office of National Statistics, which showed that in August 2007, 2205 people in Ribble Valley were claiming Disability Living Allowance, which is 305 more than August 2005 and 705 more than in February 2005. This figure has only increased by 105 people in the last 12 months however.

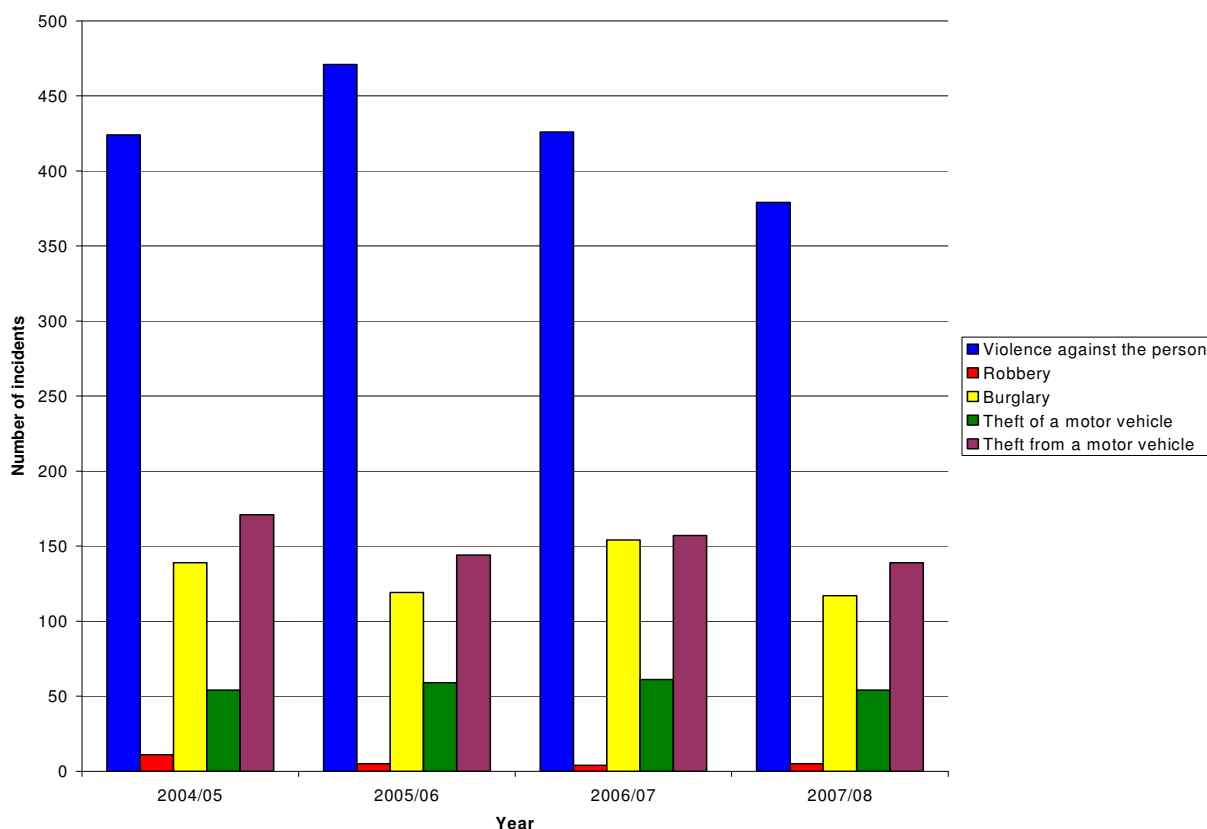
Graph 12: Disability Living Allowance Claimants



Levels of Crime – Notifiable offences

Graph 13 displays information collated by Lancashire County Council and shows that in 2006/07 there were 694 offences recorded. This is a reduction of 108 on the previous year. Over half of all offences continue to be due to violence against the person, with the least being robbery (only 0.7% of the overall total). The number of total recorded offences in Ribble Valley is only 1.5% of the total recorded in East Lancashire however, which has decreased by 1% since last year and down by 2.8% since 2004/05. This highlights that Ribble Valley has been successful in reducing crime rates over the last 12 months.

Graph 13



LOCAL INDICATORS

Approvals for community facilities

There have been two approvals for community facilities over the monitoring period. These were for a community park (3/2007/0145) and (3/2007/0762).

Number of Section 106 for educational contribution

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

Number of telecommunications planning applications in the borough by location

In the current monitoring period there have been no applications for telecommunications in the borough. This has fallen from seven in the last monitoring period wherein three of these applications were withdrawn and the remaining and four were approved. These approvals were in the settlements of Clitheroe, Ramsgrave, Wiswell and Waddington.

SECTION EIGHT: OPEN SPACE AND ENVIRONMENTAL PROTECTION AND ENHANCEMENT

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

CONTEXTUAL INDICATORS

Percentage of household waste recycled

In May 2004, a 'Waste Awareness and Education Strategy' was published setting out how the Council intends to increase recycling and reduce waste. This is also a Council Best Value Practise Indicator (BVPI82a). Over this monitoring period 16.04% of household waste was recycled which is 1.66% above the target figure. This is an improvement on the previous monitoring where 12.6% of household waste was recycled, which was slightly below the target of 13.45%.

Pollution control improvements

BVPI 217 came into effect in April 2006, right at the beginning of this monitoring period. It records performance in delivering the improvements in statutory guidance on pollution control standards. Over the monitoring period the 2006/07 target to secure at least 90% pollution control as set out in the Pollution Prevention and Control Regulations 2000 rose to a target of 100%. Over the monitoring period the Council fell short of the target by 9%, with only 91% being achieved. This is an improvement however of 21% on last years value and as a result the Council is confident that this can be improved upon over the next monitoring period to achieve the 100% target.

Number of Conservation Areas with up to date character appraisals

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

CORE OUTPUT INDICATORS

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

The environment agency made four objections to planning applications within Ribble Valley. Of these, three of the objections were withdrawn following the receipt of a Flood Risk Assessment (FRA) and one of the applications was approved with conditions relating to the objection. Therefore no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or river quality grounds.

INDICATOR E2: Change in areas of biodiversity importance**Change in areas and populations of biodiversity importance, including:**

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

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

(i) The priority habitats and species within Ribble Valley are set out in the Lancashire Biodiversity Action Plan. Lists of these can be seen in table 14 and 15.

Table 14: Priority species present in Ribble Valley

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

Table 15: Priority habitats present in Ribble Valley

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

Since the last monitoring period, two new priority species have been added to the priority species list in Ribble Valley. These are the Birds-eye Primrose and the Greater Butterfly Orchid.

- (ii) As at the 1st August 2008, data from Natural England showed that Ribble Valley has 16 Sites of Special Scientific Interest (SSSI). The condition of each of these are as follows:
 - **Three were recorded as 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

- **Eleven were recorded as 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.
- **Two were recorded as 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 worse⁶.

Local Nature Reserves

In terms of areas with local significance, Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest. There are currently 2 LNRs in the borough (Salthill Quarry and Cross Hill Quarry). At present there are no plans to designate any other areas of the Ribble Valley as LNRs.

INDICATOR E3: Renewable energy generation

There have been two planning applications approved for wind turbines and one application approved for the installation of solar panels on a residential dwelling.

OUTPUT INDICATORS

No net loss of biological heritage sites

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

No net loss of hedgerows

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

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

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

Investigation into the creation of community woodland

During this monitoring period, no new areas of community woodland have been created.

LOCAL INDICATORS

Number of section 106 agreements for open space provision

Over the current monitoring period there have been no section 106 agreements for open space provision.

Number of waste management statements received

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

⁶ All definitions of SSSI conditions taken from Natural England website.

Percentage of applications approved in the AONB/ Countryside/ Special Landscape Area/ Green Belt by type

Although there are currently no results for this indicator, a system has been developed with Development Control to ensure all data, from planning applications required to monitor local plan policies, is inputted into the MVM system. Once the data has been input, reports will be created to extract the information needed to monitor specific plan policies. This information will be available for the next AMR.

Number of listed building applications received

Over the AMR monitoring period there have been 70 listed buildings applications received.

SECTION NINE: LOCAL DEVELOPMENT SCHEME PROGRESS AND MILESTONES

Districtwide Local Plan Policy Issues

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

- The bi-annual Housing Land Availability Report
- The Strategic Housing Market Assessment (SHMA)
- The Strategic Housing Land Availability Assessment (SHLAA)
- Economic and Retail Study
- Settlement Audit
- Strategic Flood Risk Assessment (SFRA)

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.

A Local Development Document (LDD) of the LDF that has been adopted is the Statement of Community Involvement (SCI), which was adopted in April 2007. The Core Strategy is now the main focus and will be the first document to be prepared with policy content.

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

Monitoring issues and future rectification

The majority of data relating to Biodiversity is collated, analysed and monitored by other statutory bodies. This is still working satisfactorily at the moment however if this changes then the issue will be addressed in future AMRs.

For many of the local indicators chosen to monitor the effectiveness of specific policies, the results cannot provide any clue as to the effectiveness of that policy. This is because the number of planning applications received for that indicator is so small that the results are meaningless. The local indicators will be constantly under review and as a result may have to be revised for future AMR's to correct this problem. However, with the emergence of new policies in the LDF that will supersede current local plan policies, these will have measurable indicators attached to them for monitoring purposes.

LDS slippage and revised timetable

The Local Development Scheme was adopted and became operative from April 2005. Although outside the actual period that this AMR is to cover, Government Office are encouraging authorities to review the wider period up to December with regard to the timetable and progress with the adopted Local Development Scheme. In doing so this will

identify any areas of concern and slippage to allow at an early stage issues of implementation for the new planning system to be identified and the Local Development Scheme to be revised at an early stage.

The current Local Development Scheme was approved by Government Office North West (GONW) in April 2007. Advice was given by Government Office North West not to update the LSD in March 2008 until the legislative changes in regulations were announced in late Summer 2008. Therefore, the most up to date and recent LDS remains the approved March 2007 scheme, which identifies a number of documents to be prepared. The table below provides a list of these against their current position and the intended key milestones.

Statement of Community Involvement

The Statement of Community Involvement (SCI) was adopted in April 2007.

Core Strategy

Progress on the Core Strategy has been steady since the last AMR with the completion of the Issues and Options six-week consultation taking place at the end of October until mid-December 2007. Therefore as at 31st March 2008, RVBC was working towards the next stage of plan production, which will see a draft plan prepared and made available for comment (anticipated by March 2009). Since this date of March 2008, RSS has been adopted (which replaced RPG13) and a clearer picture of the overall spatial strategy for the region has emerged.

Housing and Economic Development DPD

Background work for this DPD has been on-going throughout the monitoring period with work taking place on the Strategic Housing Market Assessment, the Strategic Housing Land Availability Assessment and an Economic and Retail study. As mentioned above, publication of the RSS, which took place in September 2008, will be fundamental to the further work on the production of this document. It is anticipated that work will continue on the evidence baseline for this document and once the Core Strategy has progressed forward to the draft stage, formulation of Issues and Options for the Housing and Economic Development DPD will begin.

TABLE 16: ADOPTED LOCAL DEVELOPMENT SCHEME PROGRESS

Document	Status	Description	LDS Milestone Reg. 27 stage	Revised estimated or achieved date	LDS Milestone Submission to Secretary of State (Reg 30)	Revised estimated or achieved date for submission to SoS (Reg 30)	LDS Milestone Adoption date	Revised estimated or achieved date of adoption
Core Strategy	DPD	Sets the vision, objectives and Core Strategy for the development of the area	December 2007	March 2009	May 2008	October 2009	June 2009	November 2010
Progress on the Core Strategy: Progress has slipped on this document. An initial consultation (Issues and Options) has been achieved and a new date of March 2009 has been set for the draft plan.								
Proposals Map	DPD	To illustrate the Core Strategy and DPD policies	December 2007	March 2009	May 2008	October 2008	June 2009	July 2010
Progress on the Proposals Map: This DPD follows the same timetable of production as the Core Strategy.								
Housing and Economic Development	DPD	Provides detailed policy coverage on housing and economic development issues.	September 2008	April 2009	August 2009	July 2010	August 2010	July 2011
Progress on the Housing and Economic Development DPD: This DPD has slipped slightly mainly due to the extended period of waiting for the publication of RSS and due to undertaking work on the evidence baseline, both of which are central to the DPD. A new timetable has been outlined above to take account of these issues and to tie in with the production of the Core Strategy.								

SECTION TEN: SAVED POLICIES

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

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

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

POLICY	DESCRIPTION	SAVED	COMMENTS
ENV11	Regional Important Geological Sites	Yes	
ENV12	Ancient Woodland	Yes	
ENV13	Landscape Protection	Yes	
ENV14	Archaeological and Historic Heritage	Yes	
ENV15	Sites with high Archaeological Potential	No	This Policy repeats the provision of PPG16.
ENV16	Conservation Development Control	Yes	
ENV17	Conservation additional information	Yes	
ENV18	Demolition of buildings within a Conservation Area	Yes	
ENV19	Development of Listed Buildings	Yes	
ENV20	Demolition (or partial) of Listed Buildings	Yes	
ENV21	Historic Parks and Gardens	Yes	
ENV22	Derelict Land + Environmental Improvements	No	Proposals will be determined on their merits.
ENV23	Telecommunications	Yes	Whilst this is covered by National Guidance the nature of the area warrants local guidance
ENV24	Renewable Energy	Yes	
ENV25	Assessment for Renewable Energy	Yes	
ENV26	Wind Energy	Yes	
ENV27	Utility Infrastructure	No	Proposals should be determined on merit.
Housing			
H1	Development Sites	No	Proposals are complete.
H2	Dwellings in the Open Countryside	Yes	
H3, H4, H5, H6	Conditions to Agricultural Dwellings	Yes	
H7	Subdivision of Properties	No	Proposals can be considered within other policies.
H8	Upper Floor Uses	No	Proposals can be considered within other policies.
H9	Extended Family Accommodation	Yes	
H10	Residential Extensions	Yes	
H11	Rest Homes and Nursing Homes	No	Proposals can be considered within

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

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

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

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

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

Information taken directly from the SCS 2007-2013.

Major Issues for Ribble Valley

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

Housing

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

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

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

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

Facilities

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

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

Education and the Economy

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

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

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



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

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

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

Transport

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

Tourism

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

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



Health

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

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

Key Priorities

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

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

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