RibbleValley
Local Development Framework

Ribble Valley Borough Council

ANNUAL MONITORING REPORT

**1ST APRIL 2006
TO
31ST MARCH 2007**

PLANNING AND COMPULSORY PURCHASE ACT 2004
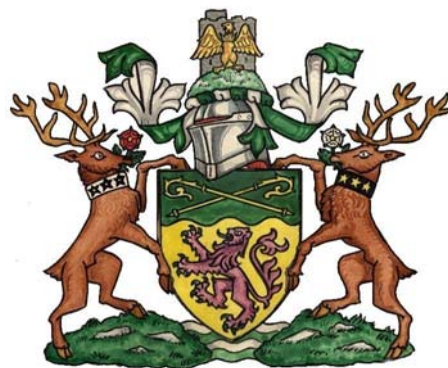
Submitted to the Secretary of State

December 2007

**Ribble Valley
Borough Council**

EXECUTIVE SUMMARY

This is the third Annual Monitoring Report (AMR), published by Ribble Valley Borough Council and covers the period 1st April 2006 – 31st March 2007. 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 is inline with the requirements of the Town and Country Planning (Local Development) (England) regulations 2004 and was submitted to Government Office in December 2007.

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 is in the very 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 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 has adopted the Statement of Community Involvement (SCI) and begun work on the Issues and Options consultation stage of the Core Strategy. The LDS as a whole has been reassessed over the monitoring period, with all SPDs and two DPDs being removed. Where this has occurred, strategic issues will now be picked up within the Core Strategy. In the documents that remain in the LDS, slippage has occurred to some extent though where this has occurred, a revised timescale has been set out (see section ten) .

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 third of its kind to be produced by Ribble Valley Borough Council and includes the most up to date available to March 31st 2007. As the LDF progresses forward, the AMR will begin to monitor the affects of adopted Local Development Documents (LDDs) and will work toward 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. These are set out in the ODPM document 'Core Output Indicators for Local Development Frameworks' on the ODPM website (now the dCLG website) and are updated regularly to

reflect changing circumstances or new guidance. 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 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 LDS was updated in March 2007 and this AMR will monitor progress made on the current LDS since this update. Tracking the progress made on the LDS is useful as it informs the update of the next LDS (in March 2008) highlighting areas where slippage has occurred and where the LDS needs to be amended.

The AMR is structured in a slightly different way from the two previous years and is now structured around the themes of
- Economy
- Housing
- Retail
- Transport
- Community consultation, involvement and development
- Community safety and well-being
- 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 Planning Guidance (RPG13) emerging Regional Spatial Strategy (RSS) and nationally produced guidance published by the department of Communities and Local Government (dCLG). The LDF will eventually provide new and varying information to assist in further developing this baseline.

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 57,800 (Ribble Valley 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 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. There are 77.6% of the working age population currently economically active who bring in an average household income of £39,130. Of the working age population, over half commute out of the borough each day to work, with the majority travelling by car as 78.9% of those of driving age owning car. This 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 6 Sites of Special Scientific Interest (SSSIs) and 820[1] Listed Buildings in the borough. In terms of open space in the area, there is over 92ha of formal open space and a further 62.1ha of open space. There is also 5.54ha of children's play areas. Overall the amount of open space per head of the population equates to 0.003ha.

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

Visitor numbers

A Council objective is to develop the tourist potential of the district where it is consistent with maintaining the quality of the environment of the area. This is addressed in the current adopted Local Plan under policies RT1 –6, and will need to be addressed further as part of the Council's Core Strategy, the central document of the LDF.

The table below provides data collated by the Council's Tourism and Arts Officer and shows the tourist numbers in 2006 compared to 2004 and 2005. There has been an overall decrease of 3% between 2004 and 2005 and a further decrease in 2006. The largest overall decrease has been in the non-serviced accommodation sector. In 2005 the "Seeing Friends and Relatives" sector experienced an increase in numbers of 1.6%, however this has decreased by 0.58% since then, bringing it closer inline with the 2004 figure. Figures are not yet available for 2007, however these will be reported within the next AMR.

Tourist Numbers

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

---

1. 2007 English Heritage Counts North West Data, English heritage

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 2.4% compared with the national average of 5.3%(ONS cited in RVBC CPA, 2007). Data from NOMIS showed that in October 2007 only 0.4% of the borough's population was claiming Job Seekers Allowance, 66% of which were male.

Employment types
Graph 1 shows the percentage of the Ribble Valley working population employed in different sectors as at March 2007, where available (taken from NOMIS). 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.
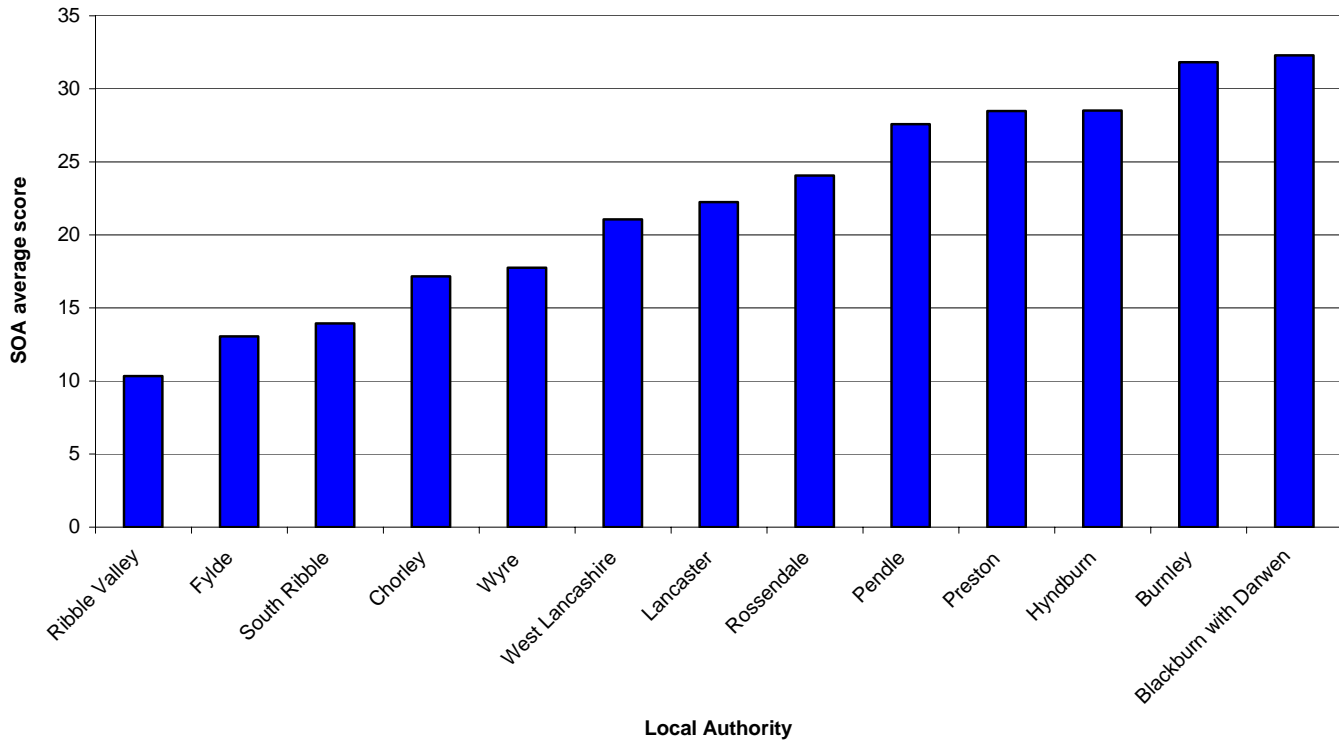
Graph 1
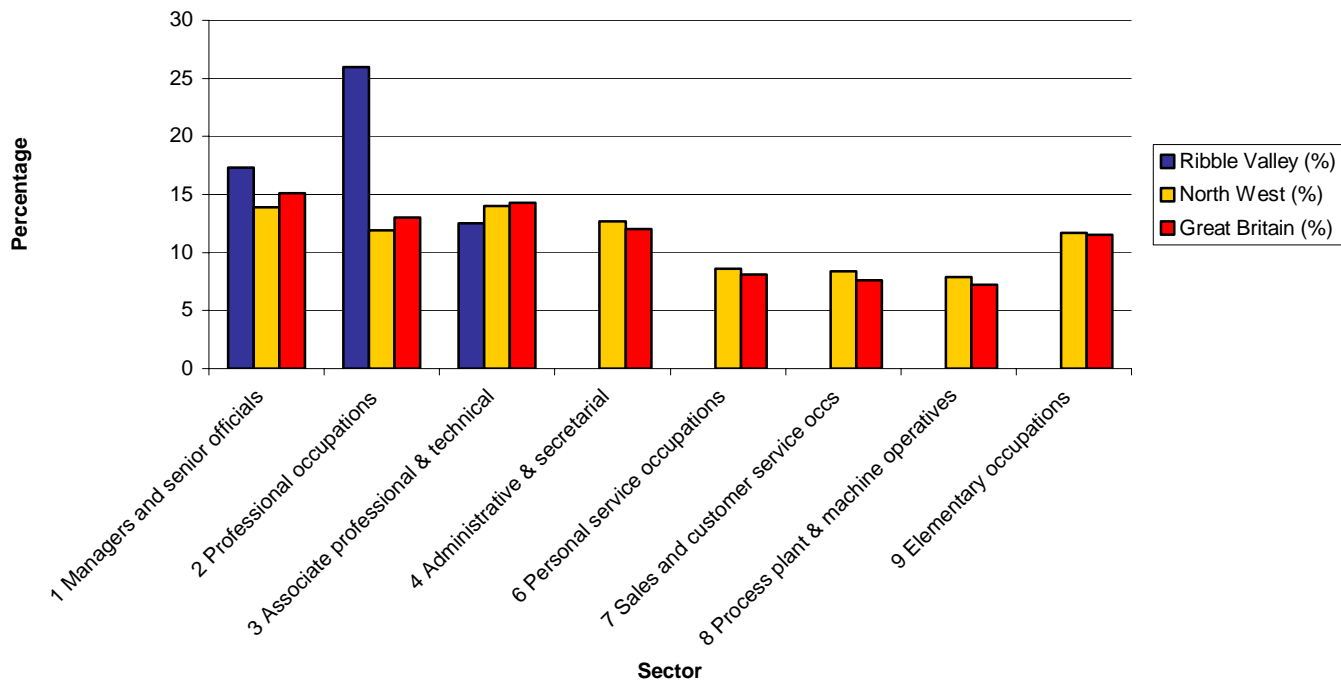
Deprivation

Data from the Office of National Statistics shows that in 2004, 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 2006 was £500 on an average of 39 hours per week. This equates to gross annual pay of £23,603. This is a rise of £280 (gross) each year but with a reduction of an hour working time per week. Weekly, this equates to £34 a week.

Census data from 2001 has shown that Wiswell and Pendleton averaged the highest weekly wage with Primrose and Littlemoor averaging the least and at this time, Ribble Valley was ranked second in East Lancashire behind Blackburn. Graph 3 shows the changes in average weekly income in the borough since 1998, illustrating that overall, there has been a general increase in weekly wage levels.

Graph 3: Weekly household income in Ribble Valley
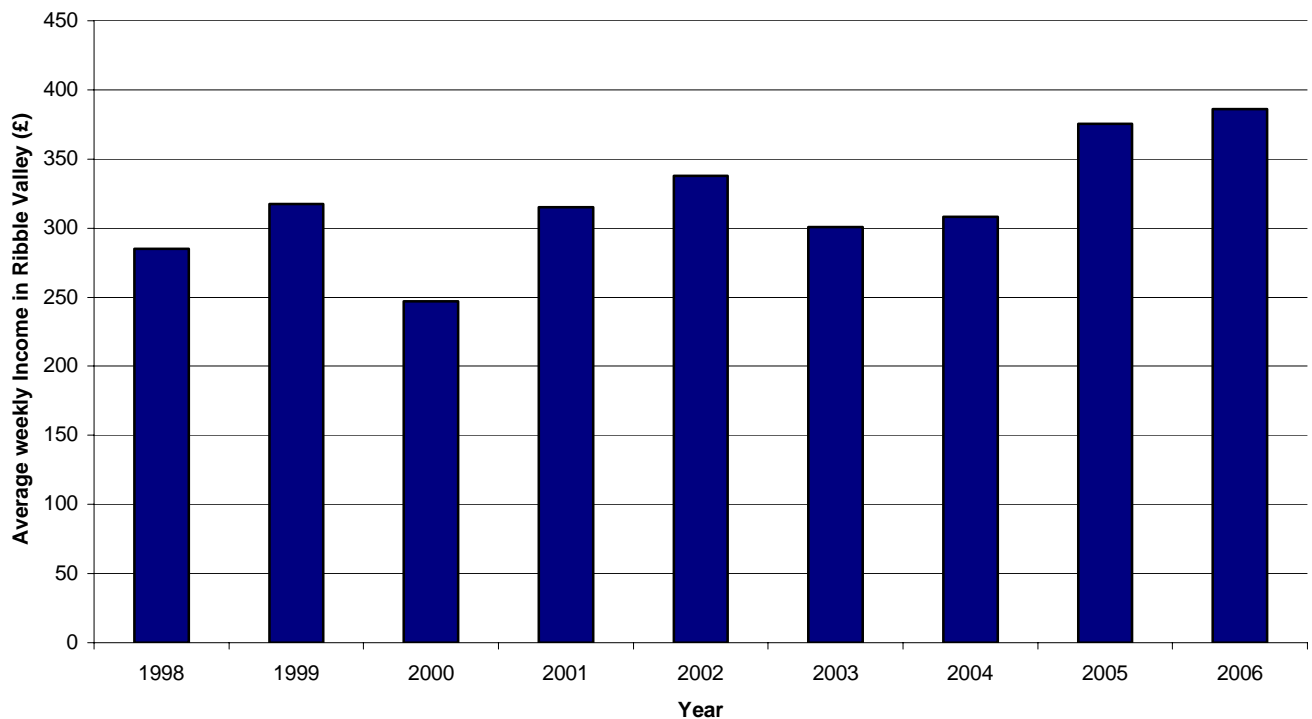
Information taken from Lancashire Profile

The contextual indicators indicate a prosperous economy and high standard of living, however, the results are generally borough wide and do not identify localised areas of deprivation. There is 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. More information is needed to determine the exact effect this is having on the less-wealthy indigenous population and the economy as a whole and this will be addressed in the Councils Employment Land Position Survey and Housing Market Assessment work. These questions and consequent issues will be addressed in the Core Strategy and there is 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.

The Council has set objectives regarding the development of the economy. These are as follows:

- To promote and encourage economic and productive agriculture (under policies EMP9)

- To identify land for new industrial / employment generating operations in sites attractive to potential users (under Local Plan policies EMP2 –4)

- To promote the diversification of farms (under Local Plan policies H2 –5, EMP12, S7)

- To recreate the jobs lost at Brockhall Hospital on site (under Local Plan policy A2)

- To encourage the efficient operation, and where appropriate expansion of, existing industrial concerns (under Local Plan policies EMP7-8)

- To encourage a broader economic base (under Local Plan policy A3)

- To protect remaining and increase job opportunities in the more rural parts of the Borough (under Local Plan policy H23)

- To protect the best and most versatile agricultural land (under Local plan policy ENV6)

DATA COLLECTION PROCESS

Following the data collection for the previous years monitoring, 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. In some cases, further work is needed over the next monitoring period to ensure that this information is being sufficiently collected. Close working between Development Control and Forward Planning on this issue has begun to ensure that information is available for the 2008 Annual Monitoring report.

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 10,704m^2. The make up of this is shown in table 1.

Table 1

Business use	Floorspace completed	On PDL	% PDL	Relevant Local Plan Policies
B1 a,b & c	2056 m^2	196 m^2	2%	EMP2, EMP3 and EMP4.
B2	5463 m^2	5129 m^2	48%	
B8	900 m^2	900 m^2	8%	
Mixed	2285 m^2	700 m^2	7%	
Total	**10704 m^2**	**6925 m^2**	**65%**	

In the AMR period 1.07 hectares has been developed for employment purposes, 0.73 hectares more than the previous annual figure. The Structure Plan target is 25 hectares to be provided by 2016. At present there is no Employment Land Survey that details how much land has been developed so far in the Plan Period and what is remaining. Work on this survey began in 2007 and is ongoing. When complete, this will give accurate figures and a detailed position for the AMR. It is expected that this will be available in time for the next (2008) AMR.

Amount of land developed for employment by type that is in development and/or regeneration areas defined by the Local Development Framework

There are no development or regeneration areas in Ribble Valley.

Percentage of land for employment by type which is on previously developed land: by local authority area

In the 2005 monitoring period, only 8% of development was on previously developed land (pdl), which was made up entirely of B1 development, as there was no B2 or B8 development that took place. Over the current monitoring period, 65% of employment land taking place was on pdl. The majority of this (48%) was made up of B2 development with the remainder spread across B1, B8 and mixed Use Class B uses. This is an impressive

increase in the use of brownfield land as Ribble Valley is a predominantly rural and Greenfield in nature with only small urban areas. The pdl usage figure of 65% is therefore now similar to larger urban authorities.

Employment land supply by type (hectares)
There is a total of 13.5ha of land for business and employment uses in Ribble Valley that can be termed 'supply'. This is made up of extant permissions and allocated sites. Table 2 and chart 1 below shows the breakdown of this supply however the majority of this is composed of a mix of use classes.

Table 2

Business and Industrial Use	Land Supply (Ha) 2005	Land Supply (Ha) 2006	Relevant Local Plan policies
B1 - B1a Offices other than defined in Class A2 - B1b Research and development including laboratories and studios - B1c Light Industry	0.01	0.267	EMP2, EMP3 and EMP4.
B2 General industry	0.03	0.15	
B8 Storage or distribution centres including wholesale warehouses	0	0.38	
Mixed	2.479	12.71	
Total	**2.519**	**13.5**	

Chart 1: Employment Land Supply by Type in the Ribble Valley
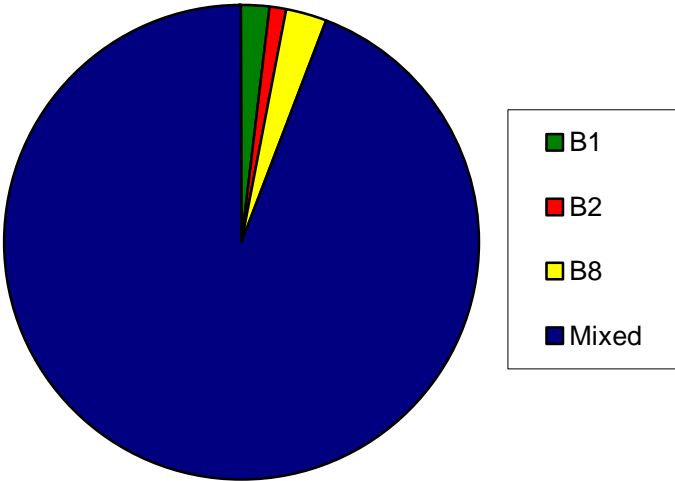
Losses of employment land in development / regeneration areas by local authority area
There have been no losses of employment land to other uses in a development and/ or regeneration areas as there are no development or regeneration areas within the Borough of Ribble valley.

Amount of employment land lost to residential land

There has been no employment land lost to residential development over the monitoring period. This relates to policy EMP11 of the adopted Local Plan.

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

There is currently 29.7 hectares of land available for employment development, which constitutes supply.   Relevant Local Plan policies are EMP2, EMP3 and EMP4. Table 3 shows the break down of this.
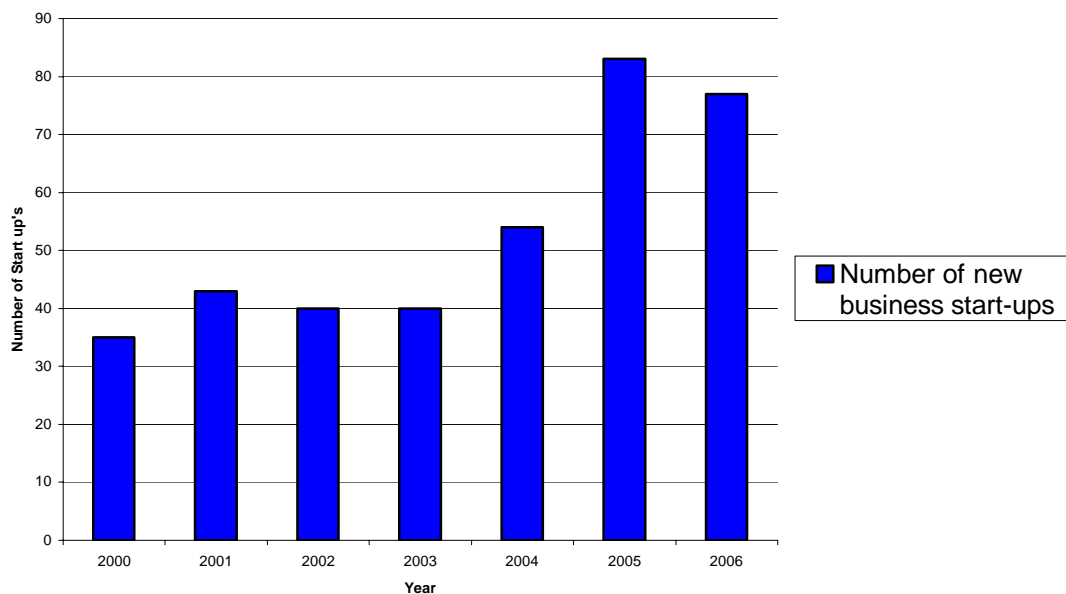
Table 3

Employment Land Type	Land Supply (Hectares)
B1	9.2
B2	2.6
B8	0.8
B1 and B2	12.6
B2 and B8	0.3
B1 and B8	0.35
B1, B2 and B8	1.24
Mixed unknown	2.6

The number of new business start-ups in rural areas to increase by 10% by 2006 and 20% by 2016

The most recent monitoring data available shows that there have been 77 new business start-ups during the 2006 monitoring period. Since 2001 (when the JLSP target was set) there have been 294 business start- ups. This is an increase on the 2001 base rate of 43 of 583%, which clearly exceeds the JLSP minimum target of 10% by 2006 and 20% by 2016. Relevant Local Plan policies are EMP9 and EMP12.

Graph 4

12

LOCAL INDICATORS

Approvals by type on allocated employment sites

Table 4

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

Relevant Local Plan polices include: EMP2, EMP3 and EMP4

Table 4 shows a slight increase in the number of approvals on allocated employment sites since the previous monitoring period. The local indicators for this section will need to be revised to take into account the nature and scale of the planning applications received. There are not enough planning applications being submitted by the type required, to provide data that is of any use.

SECTION FOUR: HOUSING

The issue of housing is seen as a key priority for Ribble Valley Borough Council and as a result the Council has two corporate objectives to which this issue relates. These are:
- To provide additional affordable homes throughout the Ribble Valley, particularly in the Rural Communities (relevant Local Plan policies H19, H20 and H21)
- To meet the housing needs of older people (relevant Local Plan policies H19, H20 and H21)

In addition to this, the Council has produced a set of objectives on the issue of housing. These are:
- To meet housing and employment needs in the Borough by the allocation of land as necessary (the relevant Local Plan Policy is EMP11)
- To make specific provision for locally generated housing needs (relevant Local plan policies H6, H9, H10, H14-17 and H19-21)
- To provide for special housing needs (relevant Local plan policy is H22)
- To ensure all residents have good access to the countryside, sports and entertainment facilities, shops, healthcare and all other facilities (relevant Local Plan policies G12, ENV21 and RT10)

More information on the housing situation in the borough can be found in the Council's Strategic Housing Market Assessment (SHMA), which is currently being undertaken. A draft of this is expected by early 2008.

CONTEXTUAL INDICATORS

Household tenure
The most up to date information available on housing is taken from the settlement audit. Graph 5 shows the housing tenure (at ward level) for each of the wards in the borough, highlighting that Clitheroe and Longridge are the key centres with the most housing, of which a large proportion is terraced. It is not easy to identify if there is 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. Further analysis of the current housing stock is necessary however it may indicate that there is a shortage of semi-detached housing in the borough away from the key service centres and that in the villages of the borough, there is a lack of terraced housing, which is usually the housing type purchased by first time buyers. This therefore may be a barrier to first time buyers and a disincentive for young people to stay in or return to the borough following university, resulting in the evident older population.

Graph 5
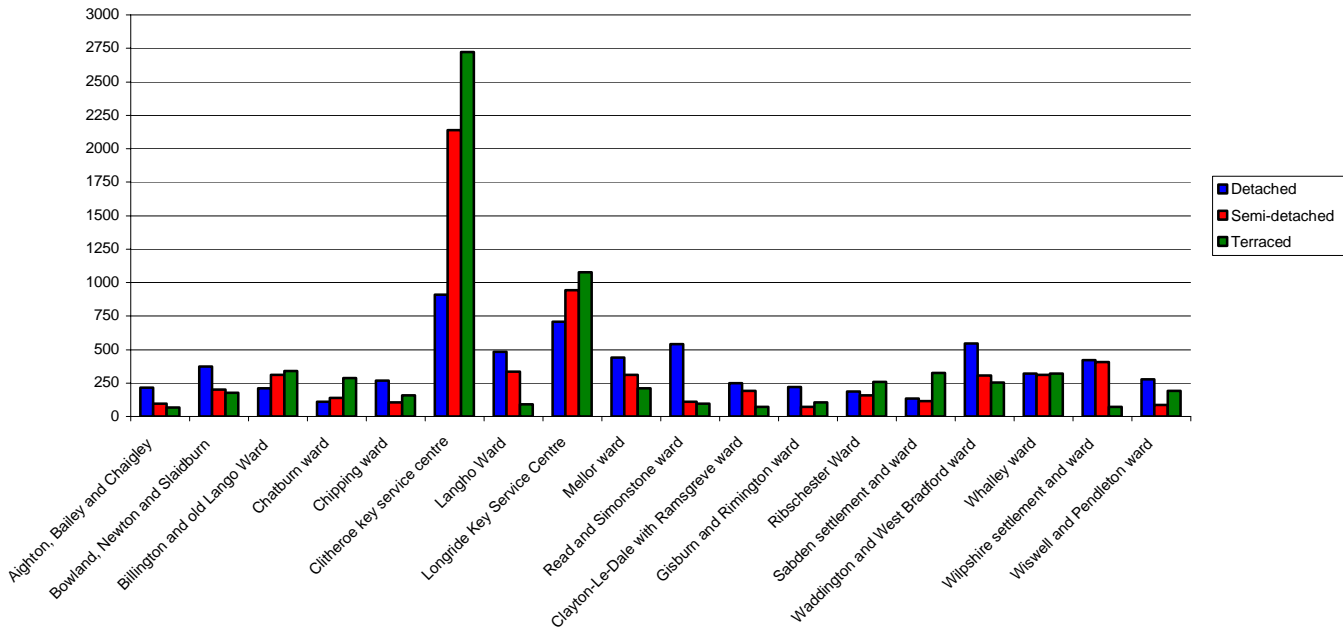
Average house prices in the borough

Graph 6 gives details of the average property price in the Ribble Valley compared with the national average. Despite falling slightly below the national average, Ribble Valley is still following this growth pattern closely, at about £40,000 below the national average. Statistics from the Land Registry of England and Wales yearly 1st Quarter data shows that in 2005 the average house price was £156,471, which had risen by £9,712 by the same period in 2006. As at 2007, this figure has risen by over £37,000 and stood at £203,253. The mean house price in Ribble Valley for the 2nd quarter of 2007 is £227,480.

Information from the settlement audit from October 2006 (as seen in graph 6) showed that the concentration of the most expensive properties in the borough falls within the rural location of Chipping, with the next concentration of expensive properties falling in Gisburn and Rimington, Waddington and West Bradford and then Ribchester. The ward where properties are cheapest is in Read and Simmonstone, where it is possible to buy a terraced property for less than £68,000. Interestingly, in Langho, the average cost of terraced properties is more than the average cost of semi-detached houses and is only £6,000 less than the average cost of detached houses.

Graph 6
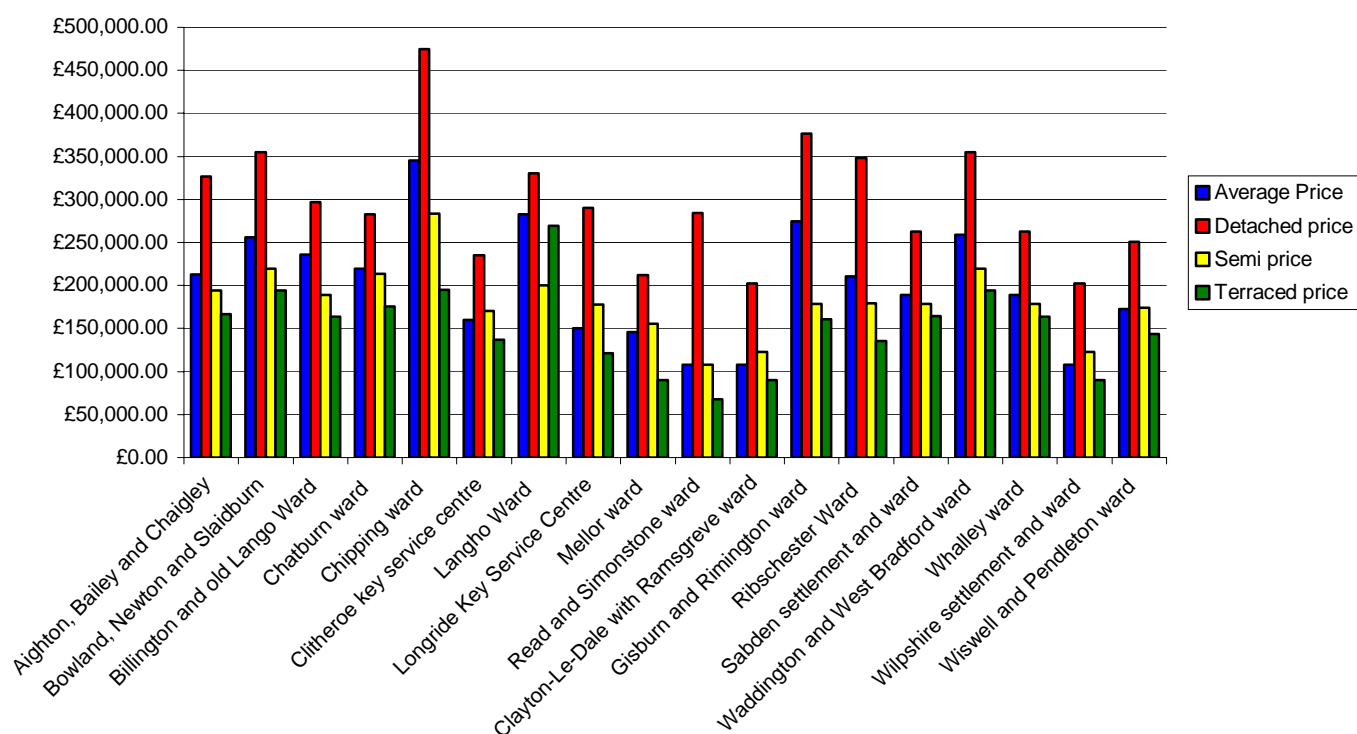
CORE OUTPUT INDICATORS

Affordable housing completions
Over the current monitoring period there have been 12 affordable dwellings completed. Although this is an improvement since the previous monitoring period where there were no affordable dwellings completed, further work will still need to be undertaken as part of the LDF to establish a policy that deals with this issue. Current relevant Local Plan policies are H6, H10, H14-17, H19-21.

Percentage of new and converted dwellings on previously developed land.
78% of new and converted dwellings were built on previously developed land over the current monitoring period. This is an increase of 6% from the previous monitoring period. The figure is still 7% below the JLSP target.

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

Table 5

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

Table 5 shows that up over the past three years there has been a steady decline in the percentage of development completed at less than 30 dwellings per hectare and 30-50 dwellings per hectare. There has also been a swift increase in the percentage of

development taking place at 50 dwellings per hectare and above. This is inline with the aims of PPS3 as higher density development makes better use of land.

Housing trajectory:
- There have been 958 net additional dwellings over the previous 5-year period.
- There have been 83 net additional dwellings for the current year
- There is a projected 427 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 47 net additional dwellings are needed to meet overall housing requirements, having regard to previous year's performance.

Relevant Local Plan policies are H2, H9, H15, H19 and H20.

Table 6

Structure Plan Provision	2001-2016	1575	105pa
Net Dwellings Completed	2001-2007	1148	191 (average) pa
No of Dwellings required	2007-2016	427	47pa

Table 6 shows very clearly an overprovision of housing 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 April 2004 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). Over supply levels are now beginning to plateaux.
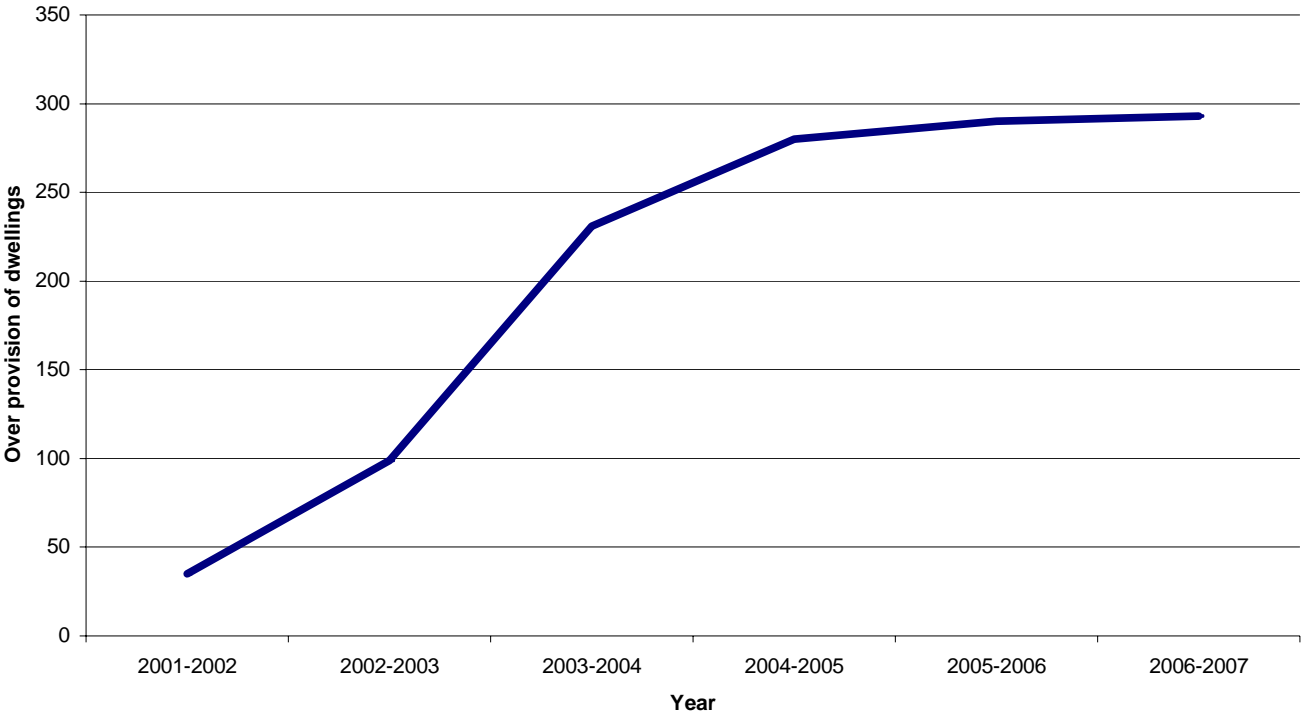
Graph 7

The Housing Trajectory (graph 8) shows the Structure Plan requirement set against actual completions. It is useful in showing the past and present situation, 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.

Graph 8: Housing Trajectory based on JLSP figures
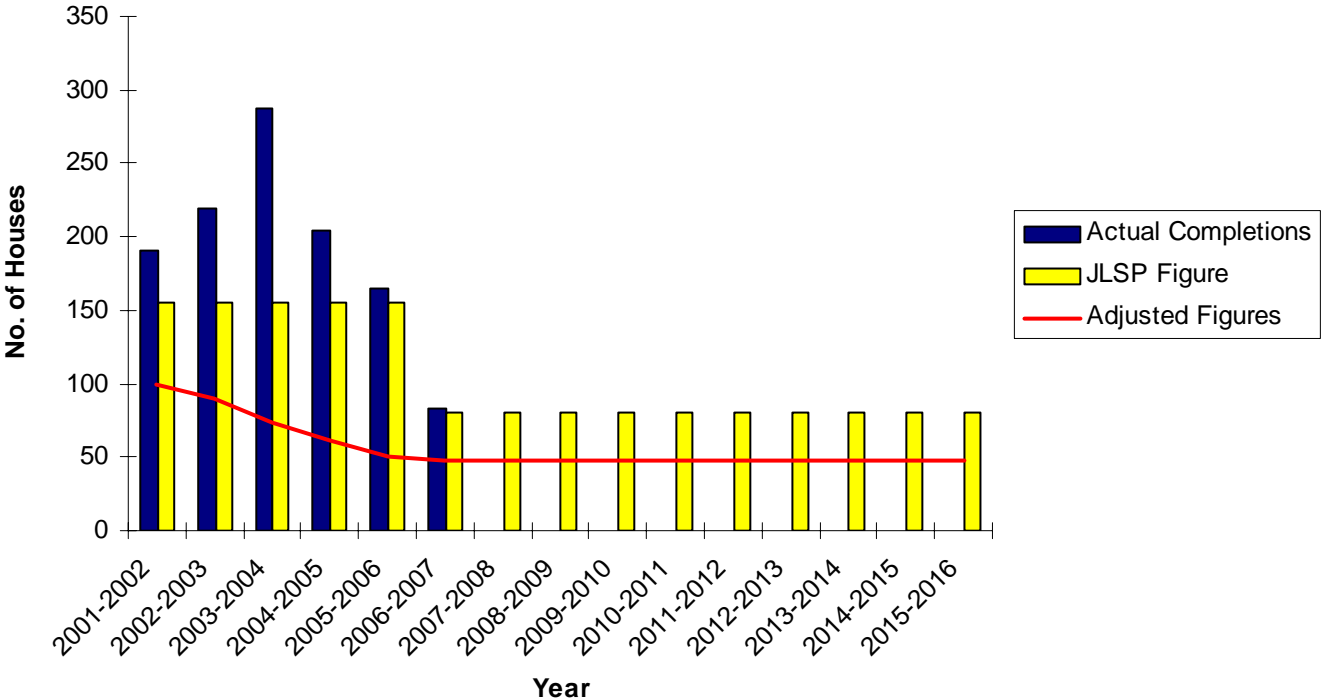
Graph 8 shows that early in the plans implementation there were almost twice as many dwellings completed per year as the requirement. However once the housing restraint policy was adopted, the annual completion rate began to fall.

Completion rates are still above the Structure Plan requirement and therefore need to be reduced. The red line on graph 8 shows an adjusted target based on the current adopted 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.

OUTPUT INDICATORS

Percentage of residential development on pdl
Ribble Valley's target under BVPI106 is for 60% of residential development to be on pdl. In the current monitoring period, 78% of new dwellings were built on previously developed land, which is 18% above the target.

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, completed in 2004, are now three years old and require updating. Ribble Valley had previously set a target, which asked for at least 3 potential sites for Affordable Homes by August 2005. Extensive pre-application discussions for affordable housing were undertaken in the monitoring period 2004-05 resulting in a number of schemes under construction in 2005-06. These have now been completed and are as follows:

- Holme Bank, Sabden - 6 No. 2 Bed Affordable Rent Apartments - St. Vincent's Housing Association (Housing Corporation Funding)
- Waddow View, Waddington - 3 No. 1 Bed Apartments, 6 No. 2 Bed Apartments and 3 No. 3 Bed Townhouses - St. Vincent's Housing Association (Housing Corporation Funding) All Shared Ownership
- Castle View, Clitheroe - Partnership development between St. Vincent's Housing Association and Ribble Valley Borough Council Housing Corporation Funding and Ribble Valley Borough Council's Rural Commissioning Monies. Mix of Shared Ownership and Affordable Rent.

The relevant Local Plan policies are H19, H20 and H21.

LOCAL INDICATORS

Number of applications approved in the countryside for agricultural dwellings
There have been 4 applications approved for agricultural dwellings in the countryside over the current monitoring period. The relevant plan policies that this relates to are H2, H3, H4, H5 and H6.

Number of appeals upheld on housing policies
There have been five appeal decisions in the monitoring period against refusal of dwellings. Three were dismissed and two were allowed. Relevant Local Plan policies are H2, H9, H15, H19, H20 and G1.

No of Section 106 agreements for affordable housing
Four section 106 agreements have been agreed for affordable housing proposals, which is one less than the previous monitoring period. Relevant Local Plan policies are H19, H20 and H21.

No of new dwellings approved
There is currently a Housing Restraint Policy in place on open market housing, which came into effect in April 2004. There has been an oversupply of housing in the Borough and the Housing Restraint Policy is starting to correct this situation as illustrated by graph 7 and graph 8.   Of the 63 dwellings that have been approved over the current monitoring period, 55 were on the open market and the remaining 8 were for affordable residential development (see table 7).

Table 7

	2006	2007
Open Market	64	55
Affordable	36	8
Remainder	17	0
Total	117	63

Relevant Local Plan policies are H2, H9, H15, H19 and H20

The results for all the housing indicators give weight to the growing theory that the Borough is continuing to experience in- migration of wealthy people, who are able to buy their homes rather than rent their homes, which in turn pushes up the price of houses to buy. This has dramatic implications for the indigenous population of Ribble Valley who are finding it increasingly difficult to afford their own homes, and may be forced to move to other less expensive Boroughs. The contextual indicators in Section 3 (Economy) also add weight to this theory. The weekly average income is high and the rate of unemployment is low. The question of whether relatively unskilled people moving out of the area to find jobs and cheaper accommodation must be addressed as well as how to create a higher wage economy and develop and provide training opportunities. If this is the case then affordable housing will need to be provided to encourage people to stay. This is an issue to be addressed during preparation of the Core Strategy with detailed information feeding into this from the Employment Land Survey and the Strategic Housing Market Assessment.

Although there are no Corporate Indicators relating directly to retail in the borough, the Council has developed the following indicator:

- To protect and enhance the existing shopping centres of Clitheroe and Longridge

The Local Plan policies relevant to this are S1, S2, S3, S4, S7, S10, S11 and S15.

CONTEXTUAL INDICATORS

Percentage of vacant shops

Data from the Valuation Office and Retail survey shows that out of a total of 592 retail units (within settlements) 29 are vacant (4.7%). This compares to the 2005 rate of 10% for Lancashire and 8% Nationally. However, it should be noted that since the retail audit was carried out, many of the vacant units are now occupied. This rapid turnover of occupancy is a trend that has been observed over the years, and vacancy rates at this time cannot be used as a true indicator of retail vitality and viability. A retail audit is expected to be produced over the coming months and it envisaged that this will be fully complete by the next AMR, where it will be possible to report updated figures.

CORE OUTPUT INDICATORS

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

There were 14 sites developed or started for retail, office or leisure uses in the borough in this AMR period. There has been no completed retail or leisure development and 21% ($262m^2$) of completed office development in the town centres of the borough over the current monitoring period. This development is linked to Local Plan policies S1, S2, S3, S4 and S10.

OUTPUT INDICATORS

Levels of vacant property in town centres

There is a JLSP target to reduce the levels of vacant property in town centres to rates lower than the national average by 2016. During the last monitoring period there were 592 retail units within settlements with a vacancy rate at 7%. No information on this indicator is available for this monitoring period, however this will be addressed during the production of the retail audit. Local plan policies relevant to this are S1, S2, S3, S4 and S10.

LOCAL INDICATORS

Approvals for small shops

Table 8 shows the distribution of small retail units approved across 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. Over the current monitoring period, this has increased slightly as there have been 12 retail applications that were 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 and policy S1 should be reviewed for effectiveness. This relates to Local Plan policy is S1 and S7.

Table 8: Retail approvals

	Gains	**Losses**	**Refusals for Change of Use to Residential**
Clitheroe	3	1	0
Longridge	1	0	0
Whalley	1	0	0
Clayton-le-Dale	1	0	0
Ribchester	0	1	0
Hurst Green	0	1	0
Totals	**6**	**3**	**0**

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.

The Council has four indicators which relate to this area:
- To direct development in a way that minimises the use of private car transport (relevant Local Plan Policy is RT18)
- To encourage and promote the use of public transport, cycling and walking (relevant Local Plan Policy is RT18)
- To ensure adequate and safe transport infrastructure for industry (relevant Local Plan Policies T1, T2, T3, T4, T5 T6 and T8)
- To enhance safe mobility for all in the community (relevant Local Plan Policy is T8)

CORE OUTPUT INDICATORS

Percentage of new residential development within 30 minutes public transport travel time of a GP surgery, hospital, primary/ secondary school, employment
65% 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 7% since the last monitoring period. Table 9 shows the number of new dwellings completed within 30 minutes public transport time of services. (Relevant Local Plan Policies are G1, G2, G3, G4, G5 and H19)

Table 9

No. of Services Available	No. of dwellings	% of dwellings
6	54	65.06
5	5	6.02
4	9	10.84
3	0	0.00
2	1	1.20
1	0	0.00
Nil	14	16.87
Total	**83**	**100.00**

Chart 2: Chart showing Number of new dwellings without access to individual services within 30 minutes of public transport travel time
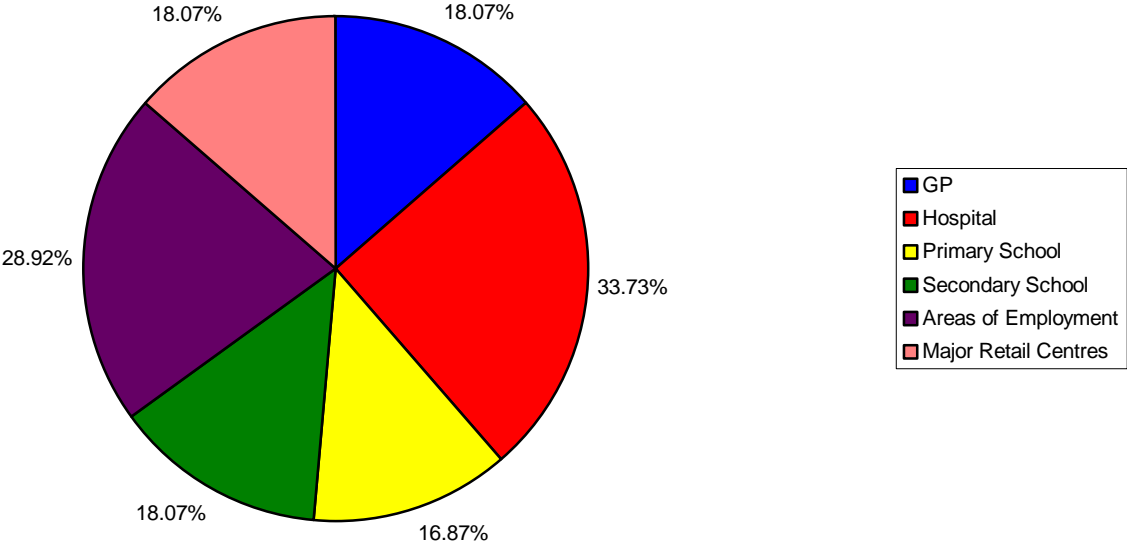
As chart 2 clearly shows, over a third of new residential development in the borough does not have access to a hospital within 30 minutes of public transport travel time and just under a third do not have access to areas of employment within 30 minutes of public transport travel time. These issues must be addressed as the LDF progresses.

Percentage of completed non-residential development complying with the car parking standards set out in the LDF

There are no car parking standards set out in the LDF as preparation of the Local Development Documents that make up the LDF had not been adopted by 31st March 2007 and therefore there are no policies to assess this indicator against. However, the current parking standards used are the Joint Lancashire Structure Plan (JLSP) figures. Over the monitoring period there have been three developments completed. All three of these complied with JLSP parking standards which means that 100% of non-residential completed development currently complies with standards.

OUTPUT INDICATORS

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

There is a current 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. Relevant Local Plan policy to this indicator is T1.

Percentage of people commuting out of the borough

Graph 9 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 9: Number of People Commuting out of the Borough by ward
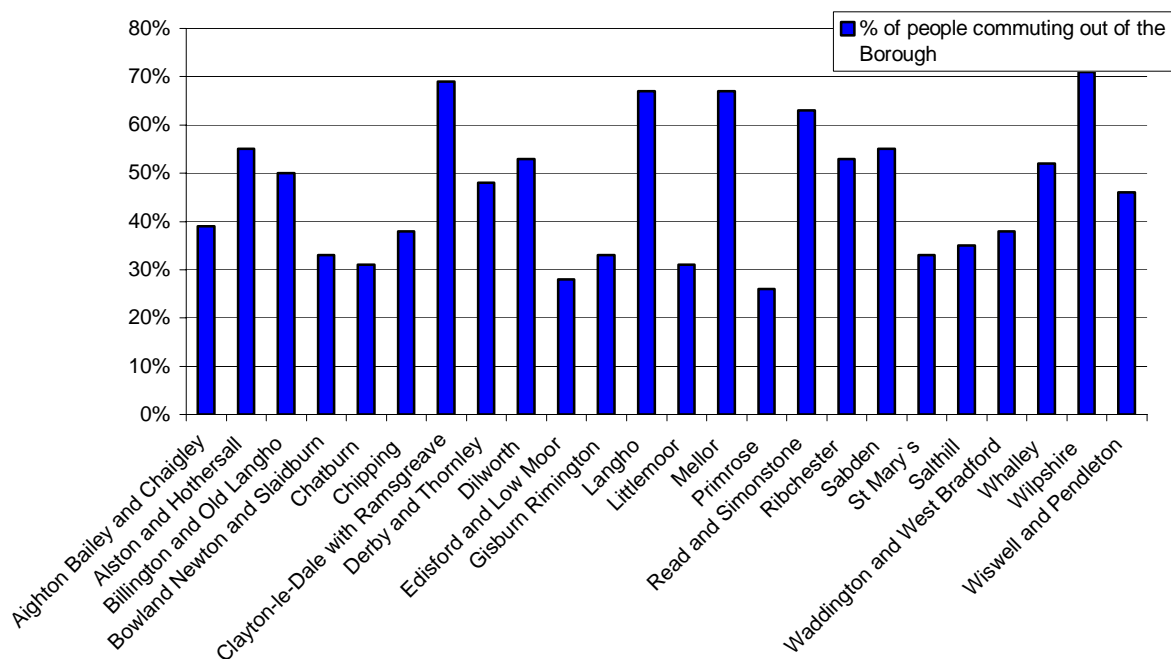
Rail patronage levels to increase at four stations by 75% from 2001 to 2016.
The following graph shows patronage levels since 2000 up until the 31st march each year.
Patronage is defined as the total number of journeys made to and from each station as indicated by ticket sales. Single tickets equate to one journey and return tickets equate to two journeys.
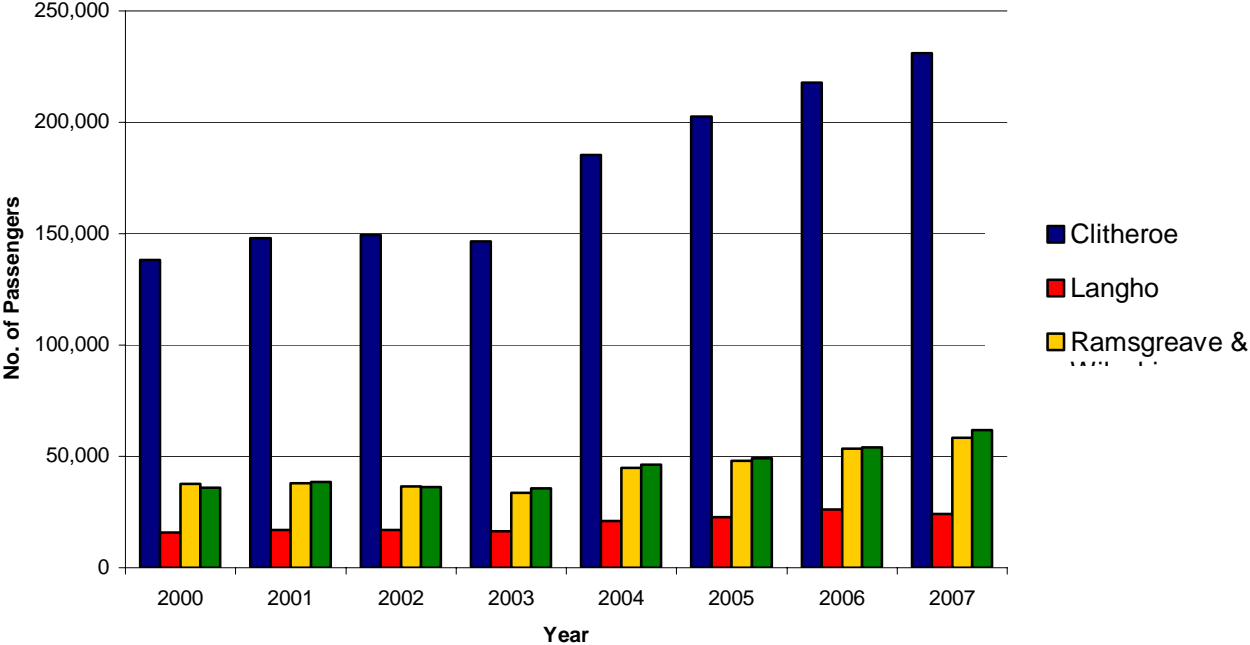
SECTION SEVEN: COMMUNITY CONSULTATION, INVOLVEMENT AND DEVELOPMENT

The Council has set a corporate objective that relates to this area, which is to be:
- Open and transparent and involve all sections of the community in the planning process.

This is addressed through the Councils adopted Statement of Community Involvement, which forms part of the LDF.

The Council developed a further objective, which is 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.

LOCAL INDICATORS

Number of telecommunications planning applications in the borough by location
In the current monitoring period there have been seven applications in total of which none were refused and four were approved. These were in the settlements of Clitheroe, Ramsgreve, Wiswell and Waddington. The remaining three applications were withdrawn. The Local Plan policy relevant to this is ENV23.

Approvals of tourist facilities by type
As with the previous indicator, there are currently no results for this indicator, however a system has been developed with Development Control to ensure all data, from planning applications required to monitor local plan policies, is input 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. The Local Plan policies relevant to this are G2, G3 and G4.

Objections made from service providers.
Once again there are currently no results for this indicator, and so a system has been developed with Development Control to ensure all data from planning applications which is required to monitor Local Plan policies, will be 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. The Local Plan policies relevant to this are ENV23, ENV24, ENV26 and ENV27.

The Council has a set of corporate objectives which relate to this area which is to:
- Continue to support and provide resources for the Ribble Valley Crime and Disorder Reduction Partnership (relevant Local Plan policy is G11)
- To provide a wide range of activities to target young people at risk of offending
- To improve the health of people living in our area (relevant Local Plan policy is RT8, RT10, RT18 and RT19)

A further two Council objectives have also been developed, which are:
- To restrict land use that would generate a noise nuisance
- To protect residents from all sources, particularly temporary retail uses, traffic, noise, pollution and the impact of nearby development (relevant Local Plan policies are G1, G2, G3 and T7)

CONTEXTUAL INDICATORS

Number of residents claiming disability living allowance

Graph 10 shows information from the Office of National Statistics, which showed that in August 2005, 1900 people in Ribble Valley were claiming Disability Living Allowance, which is 400 more than in February 2005. This figure then increase by 200 over the following 12 months with the figure in August 2006 standing at 2,100 people.

Graph 10: Disability Living Allowance Claimants
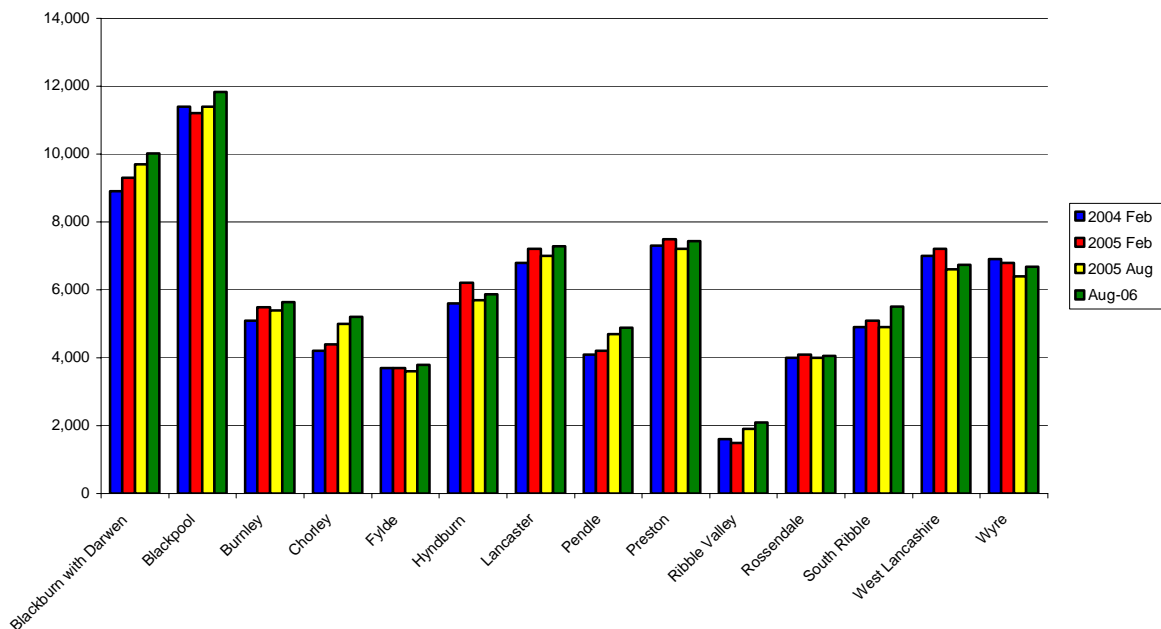
Levels of Crime – Notifiable offences

Graph 11 displays information collated by Lancashire County Council and shows that in 2006/07 there were 802 offences recorded. This is only 4 more than the previous year. Over half of all offences were due to violence against the person, with the least being robbery (only 0.4% of the overall total). The number of total recorded offences in Ribble Valley is only 1.6% of the total recorded in East Lancashire however, which has decreased from 4% in 2006/07 and 4.3% in 2004/05, highlighting that Ribble Valley has been successful in reducing crime rates over the last 12 months.
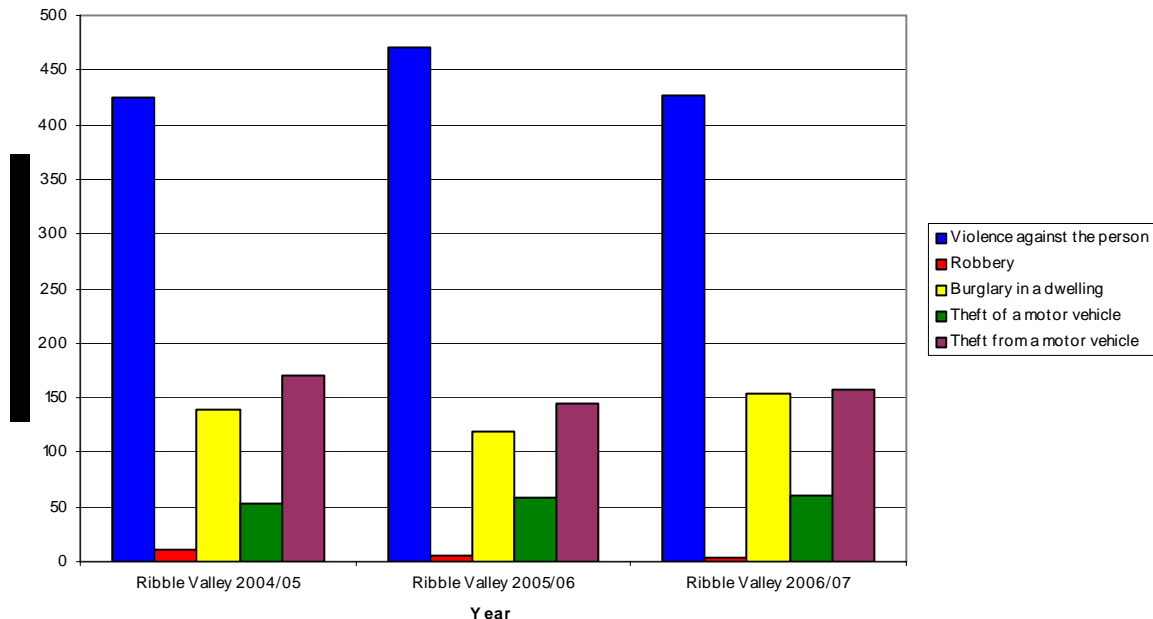
Graph 11

OUTPUT INDICATORS

Incorporation of Designing Out Crime issues into the forthcoming 'Design and Built Heritage' and 'Town Centre Developments' SPDs

The Council had previously set a target to incorporate Designing out Crime into its Supplementary Planning Documents (SPDs). Following review of the LDS timetable however, these SPDs have now been removed from the LDS. The issue of Designing Out Crime will therefore be picked up within the Core Strategy however the relevance of the output indicator is now questionable and will therefore be removed from future AMRs. The current relevant Local Plan policy to this is G11.

LOCAL INDICATORS

Approvals for community facilities

There has been one approval for community facilities over the monitoring period. This was for a community partnership centre. The relevant Local Plan policy to this indicator is G12.

Number of Section 106 for educational contribution

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

SECTION NINE: OPEN SPACE AND ENVIRONMENTAL PROTECTION AND ENHANCEMENT

The Council has developed a corporate objective that relates to this area. This is:
- To provide a wide range of activities to target young people at risk of offending.
- To maintain and improve air quality
- To recycle and compost 56% of all waste by 2015 in accordance with our Waste management Strategy
- To conserve our countryside, the natural beauty of the area and enhance our built environment (relevant Local Plan policy is G1)

The Council has developed another set of objectives that also relates to this area. This is to
- Ensure all residents have good access to the countryside, sports and entertainment facilities, shops, healthcare and all other facilities (the Local Plan policies relevant to this are G12, ENV21 and RT10)
- To safeguard all open land from unnecessary development (relevant Local Plan policies are G4, G5, ENV3, ENV4, ENV5 and ENV23).
- To protect all sites of particular landscape or wildlife value (relevant Local Plan policies are ENV7, ENV8, ENV9, ENV10, ENV11 and ENV13)
- To safeguard the character of the Forest of Bowland AONB (relevant Local Plan policies are ENV1 and ENV2)
- To safeguard, protect and enhance the qualities of the conservation areas in the district and the listed buildings (relevant Local Plan policies are G1 and ENV16 – 20)
- To reclaim and reuse contaminated and derelict land for a beneficial purpose including open space (relevant Local Plan policy is A1)
- To safeguard and record the archaeological heritage of the Borough (the relevant Local Plan policy is ENV14).
- To provide for valuable uses for unused buildings of recognised quality (relevant Local Plan policies are Covered in G1)
- To safeguard the peace and quiet of the countryside (relevant Local Plan policies are Covered in G1)
- To promote new and protect existing local nature reserves (relevant Local Plan policies are Covered in G1)
- To promote an increase in the total tree cover in the district and increase the proportion of trees / woodland in a healthy condition (relevant Local Plan policies are Covered in G1)
- To maintain and enhance hedgerows (relevant Local Plan policies are Covered in G1)

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). Following the publication of this it was seen that in the previous monitoring period (2005-06), the household waste recycled target of 14% was not reached. The most recent Best Value Practice Indicators (BVPI) results published by the Council for the period 2006/07 showed that 12.6% of household waste was recycled, which was slightly below the target of 13.45%. The target for the next monitoring period, 2007-08 is 14.38%.

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. The target was to secure at least 90% pollution control as set out in the Pollution Prevention and Control Regulations 2000. Only 70% was achieved, however the Council is confident that this can be improved upon over the next monitoring period and the target is set for 100%.

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.

LOCAL INDICATORS

No of s.106 agreements for open space provision

Over the current monitoring period there have been no section 106 agreements for open space provision. The Local Plan policy relevant to this is RT8.

CORE OUTPUT INDICATORS

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 10 and 11.

Table 10: 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
Crustaceans	
Freshwater white-clawed crayfish	Austropotamobius pallipes

Table 11: Priority habitats present in Ribble Valley

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

This is the first year that it has been possible to collate information on priority habitats and species. It is therefore not possible to report on any changes at present. This information will be updated in future AMRs as and when it becomes available.

(ii) As at 1st August 2007, the condition of the Borough's six Sites of Special Scientific Interest (SSSI) were as follows:

- **Four 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
- **Two were recorded as Favourable.**

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.

Roadside verges
Lancashire County Council has now completed a survey of roadside verges, however the results of this are not yet available. It is expected that this information will be available for inclusion in the next AMR.   The Local Plan policies that are relevant to this are ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12 and ENV13.

Percentage of eligible open spaces managed to green flag award standard
There are no open spaces managed to Green Flag Award standard in the Ribble Valley.

Renewable energy capacity (MW) installed by type: by local authority area
There have been four planning applications approved for wind turbines and permitted application for the re-positioning of two solar panels on a residential dwelling. Relevant Local Plan policies to this indicator are ENV24, ENV25 and ENV26.

Number of planning permissions by local authority area granted contrary to Environment Agency advice on the grounds of flood defence or water quality
The environment agency made 7 objections to planning applications within Ribble Valley. Three applications were withdrawn, and the remaining four were granted approval with conditions relating to the objection. Therefore there were no planning permissions granted contrary to the advice of the Environment Agency on flood defence or river quality grounds.

OUTPUT INDICATORS

No net loss of biological heritage sites
There have been no biological heritage sites lost over the monitoring period. Relevant Local Plan policies include ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV8, ENV9, ENV10, ENV11, ENV12 and ENV13.

No net loss of hedgerows
Over the monitoring period there was no loss of hedgerow to development. The Local Plan policies relevant t his are ENV10 and ENV13.

Number of Conservation Areas appraised and adopted
As at 31st March 2007, 100% of the 16 Character Appraisals for each of the existing Conservation Areas have been completed. Ten of these (63%) have been adopted, with the remaining six due to be adopted by the next AMR. However, within the monitoring period, a further five conservation areas were designated and appraised. More information will be given on this in the next AMR. The relevant Local Plan policies to this indicator are ENV16, ENV17 and ENV18.

A Minimum of 3 new Conservation Areas will be designated by April 2008
This target has now been met. Of the five new Conservation Areas that were being assessed during the last AMR period, all of these were adopted as designated conservation areas within this monitoring period, bringing the total number of conservation areas in the borough to 21. The Local Plan policies relevant to this are ENV16, ENV17 and ENV18.

Investigation into the creation of community woodland
Prior to this monitoring period, one new community woodland had been created at Grindleton and two new ones proposed at Calderstones NHS Trust and Calderstones Park. During this monitoring period, one new area of 5.8 hectare of community woodland was created at Calderstones NHS Trust. The relevant Local Plan policies to this are ENV10 and ENV13.

Consideration of the desire to maintain and improve the natural beauty of our area in planning decisions
There is an objective in Ribble Valley to ensure that, by 2008, 100% of planning decisions are taken with due consideration of our desire to maintain and improve the natural beauty of our area. The Countryside Officer is consulted on all planning applications that have the potential to affect the natural environment. The Local Plan policies relevant to this are ENV1,

ENV2, ENV3, ENV4, ENV5, ENV6, ENV8, ENV9, ENV10, ENV11, ENV12, ENV13, ENV14, ENV16, ENV17, ENV18, ENV19, ENV20 and ENV21.

There is an issue with insufficient information available at the district level on all aspects of the environment as other statutory bodies hold most of it. In those cases where the data has been collected for local indicators, the results cannot provide any clue as to the effectiveness of a policy. This is because the number of planning applications received for that indicator is so small that the results are meaningless. The local indicators may have to be revised for future AMR's to correct this problem.

The majority of data relating to Biodiversity is collated, analysed and monitored by other statutory bodies. To obtain data for inclusion in future AMR's and to provide the evidence base for the Core Strategy, it is likely that agreements will have to be entered into with the statutory bodies.

Information on the Built Environment can be monitored via the Council's Conservation Officer. The data currently available from planning applications is not sufficient to adequately monitor the effectiveness of the relevant planning policies. However, a system has been developed with Development Control to ensure all data from planning applications relating to conservation areas and listed buildings, is inputted into the MVM system. Once the data has been input, reports will be created to extract the information needed to monitor the built environment indicators. This system has shown that over the monitoring period, one of the Borough's listed buildings has been de-listed (Kitchens, Bashall Eaves). However, in balance to this, the Borough has also recently gained a listed building (War Memorial, Longridge).

LOCAL INDICATORS

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. G1 is the Local plan policies relevant to this indicator.

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 input 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. The Local plan policies relevant to this are ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV8, ENV9, ENV10, ENV11, ENV12 and ENV13.

Number of listed building applications received
Over the AMR monitoring period there have been 70 listed buildings applications received. The Local Plan policies relevant to this are ENV19 and ENV20.

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, an evidence base has been formulated that provides the data needed to assess the current economic, environmental and social situation. Much of this information has been used in this AMR and draws on this evidence base, originally from sources such as the Office of National Statistics, Ribble Valley Borough Council original data (such as the Housing Land Availability Schedule and Settlement Audit) and information collated on behalf of Ribble Valley by Lancashire County Council. In addition to this, over the current monitoring period a complete settlement audit of the borough has been completed that gives a robust local distinctiveness to the evidence base.

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 document being focused on and is 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 polices. 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 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.

Those indicators for which there is no information this year will be carried forward to next years AMR. As discussed a system has been put in place to ensure all data required to monitor planning policies was taken from planning applications and input onto the MVM system. This 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 input onto the database. Reports will be created setting criteria that extracts information for each indicator. This information can then be exported to an Excel spreadsheet and analysed.

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, which was approved by Government Office North West (GONW) in April 2007, 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

As mentioned above, the Statement of Community Involvement (SCI) was adopted in April 2007.

Core Strategy

Progress on the Core Strategy has primarily slipped as a result of staffing resources, however this situation has now been addressed. Another reason why progress on this document has been restricted is due to the delay in submitting the Regional Spatial Strategy (RSS) to the Secretary of State. Figures set out in RSS are needed to set a strategic context. Aside from this however, as was reported in the previous AMR, work commenced on the sustainability appraisal for both the Core Strategy and the Housing DPD in July 2005, with a document being produced entitled, Scoping Report of the LDF.

The Core Strategy was progressed to the Regulation 25 stage, Issues and Options six-week consultation, taking place at the end of October until mid-December 2007. It is hoped that RSS figures will be published before the Preferred Option (Regulation 26) stage of the Core Strategy, which is proposed, for consultation in April 2008.

Housing and Economic Development DPD

The situation with this DPD is similar to that of the Core Strategy. Background work was undertaken in the form of the scoping report for the LDF however the Regulation 26 stage of consultation, which was scheduled to begin in September 2008, has now slipped by a month. Publication of the RSS figures, are fundamental to the production of this document and formulation of Issues and Options can only begin once these figures have been produced as they will form the strategic context, however it is important to note that work from the Issues and Options stage of the Core Strategy will feed into this document.

Development Control Policies DPD

One of the major changes to the LDS timescale relates to this document. Following preliminary scoping work on this DPD and assessment of resources at the beginning of this monitoring period, the decision was made to remove this from the LDS.

Balancing Housing Markets DPD

Another of the major changes to the LDS timescale relates to this document. Following preliminary work on this DPD at the beginning of this monitoring period, the decision was made to remove this from the LDS. This document has effectively merged with the Housing and Economic Development DPD. Any major strategic issues that would have been identified within this document will now be picked up in the Core Strategy.

Caravan Sites SPD, Agricultural Developments SPD, Design and Built Heritage SPD, Town Centre developments SPD and Extensions and alterations to dwellings SPD
No work has been undertaken on any of these Supplementary Planning Documents. As with the Development Control Policies DPD and the Balancing Housing Markets DPD, resources limitations have meant that these documents have been removed from the LDS.

Overall it can be seen that the LDS has been revised to reflect the Council's priorities. Any strategic issues that may have fallen within any of the documents that have been removed from the LDS or have had revised milestones, will now be picked up within the Core Strategy as appropriate.

TABLE 12: ADOPTED LOCAL DEVELOPMENT SCHEME PROGRESS

Document	Status	Description	LDS Milestone Reg. 26 stage (Preferred option stage)	Revised estimated or achieved date	LDS Milestone Submission to Secretary of State (Reg 28)	Revised estimated or achieved date for submission to SoS (Reg 28)	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	April 2008	May 2008	October 2008	June 2009	July 2010
Progress on the Core Strategy: Progress has slipped slightly on this document. Regulation 25 has been achieved (3 months later than anticipated) and a new date of April 2008 has been set for the regulation 26, Preferred Options stage of consultation.								
Proposals Map	DPD	To illustrate the Core Strategy and DPD policies	December 2007	April 2008	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	October 2008	August 2009	January 2010	August 2010	January 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 figures which are central to the DPD. Work cannot be progressed further until these figures have been published.								

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

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

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

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

POLICY	DESCRIPTION	SAVED	COMMENTS
			context of other policies.
H12	Curtilage Extensions	Yes	
H13	Rebuilding/Replacement Dwellings within Settlements	No	Duplication of other guidance
H14	Rebuilding/Replacement Dwellings in the Countryside	Yes	
H15	Barn Conversions - Location	Yes	
H16	Barn Conversions - Building	Yes	
H17	Barn Conversions - Design	Yes	
H18	Extensions to Converted Rural Buildings	No	Proposals can be considered on their merits within other policies.
H19	Housing Needs Large Sites in Main Settlements and Allocated Sites	Yes	It was proposed that this would not be saved however following guidance from GONW, it will now be saved until it is replaced by Housing 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 Housing 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 guidance from GONW, they will now be saved
EMP4	Chapel Hill	Yes	There is no

POLICY	DESCRIPTION	SAVED	COMMENTS
			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	
RT11	Existing Facilities	No	Proposals should be determined on merits.
RT12	Golf Course Development	No	Proposals should be

POLICY	DESCRIPTION	SAVED	COMMENTS
			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.
T13	Coach Parking	No	Schemes can be dealt with on merit
T14	Taxi Ranks	No	Schemes can be dealt with on merit

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

BIBLIOGRAPHY

PPS12: Local Development Frameworks

PPS12: Local Development Frameworks – A Good Companion Guide

Local Development Frameworks: A Good Practice Guide

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Development) (England) Regulations 2004

Lancashire County Council: Lancashire Profile, www.lancashire.gov.uk

Local Development Framework Core Output Indicators Update 1/2005 (ODPM)

Ribble Valley Borough Corporate Plan 2005-2008

Ribble Valley Borough Council Comprehensive Performance Assessment Self-Assessment (2007)

Ribble Valley District Local Plan 1998

Ribble Valley Borough Council Settlement Audit 2006

Ribble Valley Borough Council Sustainability Appraisal Scoping Report of the LDF 2006

Adopted Joint Lancashire Structure Plan 2001-2016

Home Office 2001

Dept for Work and Pensions 2005

Office for National Statistics

Ribble Valley Borough Council Housing Land Monitoring Reports 2000-2005

Covalent System

MVM Planning System (Database)

Lancashire County Council's Economic Intelligence Team.

Tourism and Arts Officer: STEAM Report

Valuation Office

Land Registry of England and Wales 2005

Lancashire County Council: Lancashire Profile website.