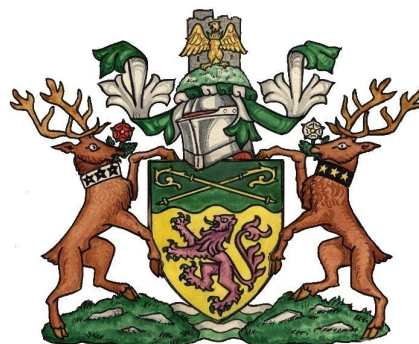


**PLANNING AND COMPULSORY PURCHASE ACT
2004**

**ANNUAL MONITORING REPORT
1ST APRIL 2005
TO
31ST MARCH 2006**

Submitted to the Secretary of State

December 2006



**Ribble Valley
Borough Council**

AMR STRUCTURE

Introduction:

- Purpose of the AMR
- Corporate Mission Statement and Vision
- Corporate Ambitions
- Forward Planning Ambition
- Characteristics of the Area

Policy Monitoring:

- Corporate Ambitions
- Objectives
 - Corporate
 - Local Plan cross referenced to the relevant Local Plan Policies
- Contextual Indicators (Setting the Scene)
- Core Output Indicators
- Local Indicators
- Targets
- Key Findings

LDS Progress with Revised Timetable

Key Findings:

- Local Plan Policy issues (any deletions/amendments required in Core Strategy)
- Monitoring issues and future rectification
- LDS slippage with likely revised timetable

Appendices:

- Table of Local Plan Policies cross referenced with All Indicators
- Table of All Indicators
- Table of All Objectives
- Table of All Targets
- Concentrations of Employment and Major Employers

Bibliography

Note:

Information sources for National Contextual Indicators taken from a base date of 2001 to provide consistency between 2001 Census and other information sources.

Local Contextual Indicator information base date is March 2005; therefore there is currently only one year's data to draw comparisons on in this AMR. Changes in these figures will be monitored in future years to assess the situation.

INTRODUCTION

Purpose of the Annual Monitoring Report

The new approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop monitoring systems to assess both the effectiveness of its local development document and progress in meeting the Local Development Scheme. The intention is that progressively the AMR process will identify if policies are working, how policies may need to be adjusted or deleted and new policies introduced. It will also, in monitoring the Local Development Scheme (LDS) identify areas where resources may need to be diverted to meet targets or the timeframe be adjusted.

The AMR takes the Council's Ambitions and Objectives, which incorporate priorities from the Community Strategy, as a basis. These are matched to the Local Plan policies, Office of the Deputy Prime Minister (ODPM, now DCLG) Core Output Indicators, Contextual Indicators, Local Indicators and Targets under those topic headings. The effectiveness of Local Plan policy can then be monitored against the wider Council objectives/targets and assess the extent to which land-use policies make a contribution towards Council targets.

Monitoring Indicators

Monitoring indicators are used to assess the effectiveness or otherwise of individual or groups of similar policies. There are three different types:

1. Contextual – the wider social; economic and environmental indicators
2. Output – these are sub-divided into Core and Local. The Core Indicators are specified by ODPM to provide consistency of information between the regions, county and district. The Local Indicators are set by the district and relate to specific adopted land-use policies.
3. Significant Effects – these are derived from the Sustainability Appraisal of each Local Development Document (LDD) to assess the impact of a policy on sustainability issues.

(The Significant Effects Indicators are not included in this AMR as no LDD's have been prepared during the AMR period.)

Contextual Indicators: These take into account the social, economic and environmental indicators taken from a range of sources:

- Sustainability Appraisals
- Community Strategy
- Best Value Performance Indicators
- Local Transport Plans
- Sustainable Communities
- Egan Review (skills analysis)
- Quality of Life
- Deprivation Indicators

There are also a number of contextual topics for indicators such as:

- Demographic structure
- Socio-cultural issues
- Economy
- Environment
- Housing and the Built Environment
- Transport and Spatial Connectivity

Core Output Indicators: These are set out in the ODPM document 'Core Output Indicators for Local Development Frameworks' on the ODPM website and are updated regularly to reflect changing circumstances or new guidance. The full list can be found in Appendix 2. Topic areas include:

- Business Development
- Housing

- 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

Local Indicators: These cover all of the outputs of policies that are not covered by the COI's. It is important all policies, or groups of similar policies, have an indicator in place whether via a COI or local so that the effectiveness of those policies can be assessed.

Corporate Mission Statement and Vision

The Council's ambitions and objectives have been used as the basis for this Annual Monitoring Report as the subject areas correspond to the Local Plan policy topics, and the Core Output Indicators required by the Office of the Deputy Prime Minister (ODPM). The following text has been taken from the 'Ribble Valley Borough Council Corporate Plan 2005-2008'.

The Council's MISSION STATEMENT which was adopted in 1988 and slightly amended in 1990 is:-

"The Council will identify, develop and promote the social, economic, cultural and physical well-being of the community of Ribble Valley in the most efficient, effective and economic manner consistent with the rural nature of the area"

We have made a commitment to revise our Mission Statement in the next twelve months.

Our VISION, which is shared with the Local Strategic Partnership, remains constant. By no later than 2016 we aim to ensure that Ribble Valley will be:

"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."

We believe that this VISION reflects our shared aim for the Borough, which has the highest quality of environment for those who live here and those who will visit the area.

It recognises that people must have a high quality of life; that suitable homes are available to meet their diverse needs and that they should be safe and feel safe. People should also be able to access the best services without having to travel long distances to receive them.

This Plan will help us achieve what is expected of a modern progressive local authority over the next 3 years to improve the social, economic and environmental well-being of the Ribble Valley.

Corporate Ambitions

The 3 Ambitions which the Council have for all communities in Ribble Valley over the next 3 years are:-

- To help make peoples lives SAFER AND HEALTHIER
 - especially to ensure that we have safe and trouble free communities with healthy life styles
- To PROTECT AND ENHANCE the existing ENVIRONMENTAL QUALITY of our area
 - especially to protect the natural and built environment and ensure that we provide clean streets and open spaces
- To MATCH the SUPPLY OF HOMES in our area with the IDENTIFIED HOUSING NEED
 - especially to ensure that there are sufficient affordable homes for local people who are in housing need

Forward Planning Ambition

There is no specific economic ambition adopted by the Council, but Forward Planning see it as their ambition to "Provide a Sustainable Economy".

Characteristics of the Area

Ribble Valley Borough is situated in northeast Lancashire, and with an area of 585 square kilometres is the largest district in the County.

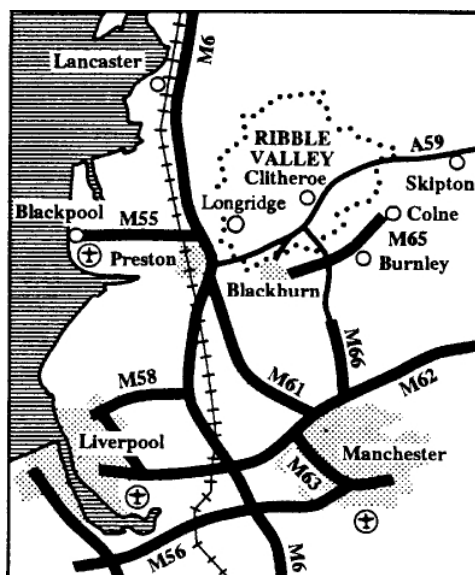
Over seventy percent of the Borough is in the Forest of Bowland Area of Outstanding Natural Beauty, a clear reflection of the landscape quality of the area.

The Borough has a population of around 56,900 (ONS mid-year population estimate 2005) with Clitheroe, the main administrative centre having 13,200 inhabitants. Clitheroe lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 7,500. 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.

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 a 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 ICI, 3M, Castle Cement and British Aerospace representing examples of larger scale manufacturing activity in the Borough.

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 diagram below show the Borough in its Regional context.



SECTION 1: TO HELP MAKE PEOPLES LIVES SAFER AND HEALTHIER (CORPORATE AMBITION)

CONTEXTUAL INDICATORS	RESULTS	INFORMATION SOURCE
1.1 Levels of Crime – Notifiable offences	798 Offences recorded in 2005/06. See Table 2.	Home Office
1.2 No. of residents claiming disability living allowance during 2005/06	1900 Claimants August 2005 See Table 1.	Dept for Work and Pensions Nov 2006 (figs for Feb 2006 not released)

COMMENTARY:

1.1 In August 2005, 1900 people in Ribble Valley were claiming Disability Living Allowance, 400 more than in February 2005. This represents 3.3% of the total population, compared to an average of 5.9% in East Lancashire.

1.2 As you can see from Table 2, the number of recorded offences in Ribble Valley is only 4% of the total recorded in East Lancashire (4.3% 2004/05). More than half of all offences were violence against the person, with the least being robbery.

Table 1: Disability Living Allowance Claimants

Area name	2004 Feb	2005 Feb	2005 Aug
Great Britain	2,579,200	2,673,000	2,739,500
North West	408,800	422,200	424,700
Lancashire NUTS2	81,400	83,900	83,500
Lancashire NUTS3	61,100	63,300	62,400
Lancashire West	52,200	53,100	52,100
North Lancashire	28,800	28,900	28,400
Central Lancashire	23,400	24,200	23,700
East Lancashire	29,300	30,800	31,400
Blackburn with Darwen	8,900	9,300	9,700
Blackpool	11,400	11,200	11,400
Burnley	5,100	5,500	5,400
Chorley	4,200	4,400	5,000
Fylde	3,700	3,700	3,600
Hyndburn	5,600	6,200	5,700
Lancaster	6,800	7,200	7,000
Pendle	4,100	4,200	4,700
Preston	7,300	7,500	7,200
Ribble Valley	1,600	1,500	1,900
Rossendale	4,000	4,100	4,000
South Ribble	4,900	5,100	4,900
West Lancashire	7,000	7,200	6,600
Wyre	6,900	6,800	6,400
Collated by Lancashire County Council's Economic Intelligence Team.			

Table 2: Notifiable Offences 2005/06						
Area	Violence against the person	Robbery	Burglary in a dwelling	Theft of a motor vehicle	Theft from a motor vehicle	Total
England	1,044,733	96,031	300,551	213,616	502,829	2,157,760
North West	992,094	94,897	290,542	201,920	476,704	2,056,157
Lancashire NUTS 2	28,841	1,021	6,184	3,849	10,521	50,416
Lancashire	20,143	695	4,526	2,899	8,021	36,284
Lancashire West	18,231	616	3,453	2,246	6,114	30,660
North Lancashire	10,397	281	1,908	1,067	2,716	16,369
Central Lancashire	7,834	335	1,545	1,179	3,398	14,291
East Lancashire	10,610	405	2,731	1,603	4,407	19,756
Blackburn with Darwen	3,306	160	815	413	1,332	6,026
Blackpool	5,392	166	843	537	1,168	8,106
Burnley	2,561	93	574	328	1,110	4,666
Chorley	1,489	22	299	218	610	2,638
Fylde	801	25	247	85	265	1,423
Hyndburn	1,492	38	432	301	543	2,806
Lancaster	2,885	68	529	281	853	4,616
Pendle	1,724	71	487	218	781	3,281
Preston	3,710	224	655	458	1,574	6,621
Ribble Valley	471	5	119	59	144	798
Rosendale	1,056	38	304	284	497	2,179
South Ribble	1,448	61	232	195	568	2,504
West Lancashire	1,187	28	359	308	646	2,528
Wyre	1,319	22	289	164	430	2,224
Collated by Lancashire County Council's Economic Intelligence Team						

OBJECTIVES	RELEVANT LOCAL PLAN POLICY
Corporate	
1.1 Open and transparent and involve all sections of the community in the planning process	Statement of Community Involvement - Local Development Document
1.2 Continue to support and provide resources for the Ribble Valley Crime and Disorder Reduction Partnership	G11
1.3 To provide a wide range of activities to target young people at risk of offending	RT11
1.4 To improve the health of people living in our area	RT8 To RT21; T12; T15
Forward Planning	
1.1 To offer residents of the area and enterprises within the area a clear indication of the likely future pattern of development	Refer to Local Development Scheme Progress and the timetable for Statement of Community Involvement production
1.2 To direct development in a way that minimises the use of private car transport	T12; T15; RT18
1.3 To introduce usable open space and to those areas short of such space and to increase the access to such areas where direct provision is not possible	RT8 to RT10
1.4 To encourage and promote the use of public transport, cycling and walking	T12; T15; RT18
1.5 To ensure adequate and safe transport infrastructure for industry	T1 to T8
1.6 To ensure all residents have good access to the countryside, sports and entertainment facilities, shops, healthcare and all other facilities	G10; G12 ENV21 RT10 - 17
1.7 To enhance safe mobility for all in the community	T6; T8

CORE OUTPUT INDICATORS	RESULTS	LOCAL PLAN POLICY
1.1 % of new residential development within 30 minutes public transport time of a GP surgery, hospital, primary / secondary school, employment and major health centre	57%	G1, G2, G3, G4, G5, G8 H8, H19
1.2 % of completed non-residential development complying with the car parking standards set out in the LDF	None	No LDD documents prepared so no policies to assess this indicator against.

COMMENTARY:

- 1.1 72% 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. The tables below show the number of new dwellings completed within 30 minutes public transport time of services.

No. of Services Available	No. of dwellings	% of dwellings
6	119	72.12
5	2	1.21
4	1	0.61
3	0	0.00
2	1	0.61
1	4	2.42
Nil	38	23.03
Total	165	

Number of dwellings without access to individual services

Services:	No of dwellings	% of dwellings
GP	42	25.45
Hospital	46	27.88
Primary School	38	23.03
Secondary School	43	26.06
Areas of Employment	43	26.06
Major Retail Centres	44	26.67

1.2 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 2006.

LOCAL INDICATORS	RESULTS	LOCAL PLAN POLICY
1.1 Number of Section 106 agreements on traffic management	None	T1; T3; G10
1.2 Approvals for community facilities	None	G10; G12
1.3 No of s.106 for open space provision	None	G10; RT8; RT9
1.4 No of s.106 for educational contribution	None	G10

COMMENTARY:

There were no planning applications received that required a Section 106 Agreement (Planning Obligations) for traffic management, open space provision, or educational contribution. This is partly

to do with the nature of the applications received. The majority of applications received are small scale and do not meet the criteria set for section 106 agreements. During the AMR period 974 applications were determined (1141 in 2004/05), 10 of which were for major proposals (1% of the total 0.6% in 2004/05).

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 to adequately monitor current Local Plan policies.

TARGET	RESULT	LOCAL PLAN POLICY
1. To incorporate Designing Out Crime issues into the forthcoming 'Design and Built Heritage' and 'Town Centre Developments' SPDs	These SPD's are not due to be adopted until August 2008. Progress on the documents preparation will be monitored in future AMR's.	G11
2. 90% of new development to be within 400m of existing/proposed bus stops	Lancashire County Council collating this information. Base date will be January 2007.	G8; T1; T9
3. Rail patronage from stations to increase 75% from 2001 to 2016	Information not available for this year.	G8 T1; T10
4. Bus journeys to increase by 20% from 2001 to 2016	Information not available for this year.	G8 T9

KEY FINDINGS:

Crime levels are very low compared to the national average but crime still exists and should continue to be addressed through the Crime and Disorder Reduction Partnership.

The percentage of people claiming Disability Living Allowance is much lower than the national average. This indicates a reasonably healthy population but again these issues should continue to be addressed through Ribble Valley Local Strategic Partnership's Strategic Health Initiative Group.

The contextual indicators for 'Health and Safety' only give a general overview Borough-wide. In the AMR 2006/07 these indicators will be refined to identify more local issues. Indicators are likely to come from the Crime and Disorder Reduction Partnership on completion of their Audit and Strategy, and the preliminary results from the Fitness for Life and Walking Project.

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 to adequately monitor current Local Plan policies.

SECTION 2: A SUSTAINABLE ECONOMY (FORWARD PLANNING AMBITION)

CONTEXTUAL INDICATORS	RESULTS	INFORMATION SOURCE
2.1 Employment Types (%)	See Table 3	Census 2001
2.2 % of people Claiming Unemployment Related Benefits	0.7%	Census 2001
2.3 No of people commuting out of the Borough	See Table 4	Census 2001
2.4 Visitor Numbers	See Table 5	Tourism and Arts Officer: STEAM Report
2.5 % of people in Ribble Valley Income Deprived	5.4% See Table 6	Census 2001
2.6 % Vacant shops	4.7%	Valuation Office and Retail Survey
2.7 Model based estimate of gross weekly household income	£584 per week See Table 7	Census 2001

COMMENTARY:

2.1 Table 3 shows the percentage of the Ribble Valley working population employed in different sectors. Most sectors are close to the Lancashire and National averages for that sector. However, the biggest difference is in Agriculture where the Ribble Valley average is twice that of Lancashire/National. Education also has a larger percentage of people working in that sector compared to Lancashire.

Table 3: Employment Types 2001

Industry of Employment, 2001 (%) - All People Aged 16-74 in Employment ⁽¹⁾				
	Ribble Valley	Lancashire NUTS2	North West	England & Wales
<i>Agriculture, hunting & forestry</i>	3.8	1.6	1.2	1.5
<i>Fishing</i>	0.1	0.0	0.0	0.0
<i>Mining & quarrying</i>	0.3	0.1	0.2	0.3
<i>Manufacturing</i>	19.4	19.1	16.9	15.0
<i>Electricity, gas & water supply</i>	0.5	0.7	0.8	0.7
<i>Construction</i>	6.6	6.3	6.5	6.8
<i>Wholesale & retail trades</i>	16.0	17.6	17.8	16.8
<i>Hotels & restaurants</i>	5.5	5.7	5.1	4.8
<i>Transport & communication</i>	4.4	5.7	6.8	7.0
<i>Financial intermediation</i>	2.5	2.9	3.8	4.7
<i>Other business services</i>	9.5	9.2	10.8	13.0
<i>Public administration & defence</i>	5.0	6.8	5.7	5.7

<i>Education</i>	10.1	7.9	7.9	7.8
<i>Health & social work</i>	12.3	12.0	12.0	10.8
<i>Other services⁽¹⁾</i>	4.2	4.4	4.5	5.2

2.2 The percentage of people claiming unemployment related benefits is 0.7% compared to 2% in East Lancashire as a whole.

2.3 Table 4 shows the percentage of economically active people who commute out of the Borough to work. The highest is Wilpshire with 71% and the lowest Primrose with 26%, the average is 47%. This is a very high percentage showing that only 53% of all economically active residents actually work within the Borough.

Table 4: Number of People Commuting Out of the Borough by Ward

WardName	All people aged 16-74 in employment	Lives in area + works outside the Borough	% of people commuting out of the Borough
Aighton Bailey and Chaigley	684	264	39%
Alston and Hothersall	1,391	759	55%
Billington and Old Langho	1,241	621	50%
Bowland Newton and Slaidburn	699	228	33%
Chatburn	651	200	31%
Chipping	728	279	38%
Clayton-le-Dale with Ramsgreave	1,155	792	69%
Derby and Thornley	1,526	735	48%
Dilworth	1,262	663	53%
Edisford and Low Moor	1,340	380	28%
Gisburn Rimington	664	219	33%
Langho	1,085	723	67%
Littlemoor	1,182	362	31%
Mellor	1,219	815	67%
Primrose	1,501	389	26%
Read and Simonstone	1,253	784	63%
Ribchester	771	405	53%
Sabden	687	379	55%
St Mary's	1,340	445	33%
Salthill	1,533	529	35%
Waddington and West Bradford	1,322	503	38%
Whalley	1,237	641	52%
Wilpshire	1,256	889	71%
Wiswell and Pendleton	673	311	46%
TOTAL	26,400	12,345	47%

Source: Census of Population, 2001

2.4 Table 5 shows the tourist numbers in 2005 compared to 2004. There has been an overall decrease of 3% between 2004 and 2005. The largest decrease was in the non-serviced

accommodation sector. Only the “Seeing Friends and Relatives” sector experienced an increase in numbers.

Table 5: Tourist Numbers

Tourist Numbers (Thousands)	2005	2004	%Change
Serviced Accommodation	141.01	146.03	-3
Non-serviced Accommodation	100.57	109.70	-8
SFR	91.04	89.46	2
Day Visitors	1,858.98	1,921.51	-3
TOTAL	2,191.60	2,266.71	-3

2.5 Table 6 shows the percentage of people income deprived in Lancashire. Ribble Valley has a significantly lower percentage than any other district with 5.4%.

Table 6: % of People in Ribble Valley Income Deprived

Authority	% Population Income Deprived
Ribble Valley	5.4
Burnley	18.2
Chorley	10.0
Fylde	8.6
Hyndburn	16.4
Lancaster	14.3
Pendle	16.8
Preston	17.3
Rossendale	14.4
South Ribble	8.0
West Lancashire	14.4
Wyre	11.2

2.6 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.

2.7 Table 7 shows the gross weekly household income by Ward. The average for the Borough is £584 with Wiswell and Pendleton averaging the most and Primrose and Littlemoor averaging the least. Ribble Valley are currently ranked second in East Lancashire behind Blackburn.

**Table 7: Model Based Estimate of Gross weekly
Household Income**

Ward	Total (unequalised) Estimate
Aighton, Bailey and Chaigley	630
Alston and Hothersall	610
Billington and Old Langho	580
Bowland, Newton and Slaidburn	630
Chatburn	520

Chipping	600
Clayton-le-Dale with Ramsgreave	620
Derby and Thornley	480
Dilworth	610
Edisford and Low Moor	490
Gisburn, Rimington	620
Langho	610
Littlemoor	450
Mellor	600
Primrose	450
Read and Simonstone	620
Ribchester	630
Sabden	570
St Mary's	570
Salthill	520
Waddington and West Bradford	630
Whalley	570
Wilpshire	700
Wiswell and Pendleton	710
Ribble Valley Average	584

Collated by Lancashire County Council's Economic Intelligence Team.

OBJECTIVES	RELEVANT LOCAL PLAN POLICIES
Corporate - None	
Forward Planning	
2.1 To promote an encourage economic and productive agriculture	EMP9
2.2 To develop the tourist potential of the district where it is consistent with maintaining the quality of the environment of the area	RT1 –7, RT20-21 T13
2.3 To identify land for new industrial / employment generating operations in sites attractive to potential users	EMP2 –4
2.4 To promote the diversification of farms	H2 –5 EMP12 S7
2.5 To recreate the jobs lost at Brockhall Hospital on site	A2
2.6 To encourage the efficient operation, and where appropriate expansion of, existing industrial concerns	EMP7-8
2.7 To encourage a broader economic base	EMP5 A3
2.8 To protect and enhance the existing shopping centres of Clitheroe and Longridge	S1-6; S8-15
2.9 To protect remaining and increase job opportunities in the more rural parts of the Borough	H23
2.10 To protect the best and most versatile agricultural land	ENV6

CORE OUTPUT INDICATORS	RESULTS	LOCAL PLAN POLICY
2.1 Amount of land developed for employment by type	B1 = 264m ² B2 = 0 B8 = 0 Mixed = 3170m ² Tot = 3434m²	EMP1; EMP2; EMP3; EMP4;

2.2 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 and/or regeneration areas in Ribble Valley	Not applicable
2.3 Percentage of land by type which is on previously developed land: by local authority area	B1 = 8% B2 = 0% B8 = 0%	G8; ENV 22
2.4 Employment land supply by type (hectares)	B1 = 0.88 ha B2 = 0.81 ha B8 = 0.11 ha Mixed = 0.43 ha Tot = 2.23 ha	EMP1; EMP2; EMP3; EMP4;
2.5 Amount of completed retail, office and leisure development respectively	RETAIL = 1344 sqm OFFICE = 1007 sqm LEISURE = 0	S1; S2; S3; S4; S5; S8; S9; S10; EMP5
2.6 Losses of employment land in development / regeneration areas by local authority area	There are no development and/or regeneration areas in Ribble Valley	Not applicable
2.7 Amount of employment land lost to residential land	0.59 ha	EMP11
2.8 Percentage of completed retail, office and leisure development in Town Centres respectively	RETAIL = 2% OFFICE = 7%	S1; S2; S3; S4 EMP5

COMMENTARY:

Use Classes:

- B1a Offices other than defined in Class A2
- B1b Research and development including laboratories and studios
- B1c Light industry
- B2 General industry
- B8 Storage or distribution centres including wholesale warehouses

2.1 In the AMR period 0.34 hectares has been developed for employment purposes, 0.6 hectares less 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. The survey will be carried out in 2007 giving accurate figures and a detailed position for the next AMR.

2.3 Ribble Valley is a predominantly rural area with small urban areas. Proposals on previously developed land are a relatively small percentage compared to larger urban authorities. The capacity for development is confined to infill sites and extensions of existing premises. However, demand for large sites is small. There were only two planning applications for major employment sites submitted in this AMR period, both were approved.

2.4 At present there is a supply of 2.28 hectares of employment land a reduction of 0.25 hectares since 2004/05. The majority of this is in Use Classes B1 (Office) and B2 (General Industry).

ALLOCATED SITES NO PLANNING PERMISSION	1
ALLOCATED SITES WITH PLANNING PERMISSION	1
CURRENT PLANNING PERMISSIONS	44

2.5 There were 21 sites developed or started for retail, office or leisure uses in this AMR period.

Core Output Indicators 2.2 and 2.6 do not apply to this District, as there are no development and/or regeneration areas defined in the Local Development Framework. However, preparation of the Core Strategy Issues and Options is due to begin early 2007 and this is the document that development/regeneration areas will be defined within if the evidence base finds a need for them.

LOCAL INDICATORS	RESULTS	LOCAL PLAN POLICY
2.1 Approvals for small shops	See Table 8	S5; S7
2.2 Approvals by type on Allocated Employment Sites	B1 = 0 B2 = 0 B8 = 0 Mixed = 1	EMP1; EMP2; EMP3; EMP4
2.3 All telecommunications planning applications in the Borough by location	4 applications: 3 refused: 1 approved 2 in Clitheroe; 1 Ribchester; 1 Wilpshire	ENV23
2.4 Approvals by type within existing settlement boundaries	Information not available for this year	G2; G3; G4
2.5 Approvals of tourist facilities by type	Information not available for this year	RT1; RT2; RT3; RT4; T5; RT6;
2.6 Number of applications approved in the countryside for agricultural dwellings	4	H2; H3; H4; H5; H6
2.7 Objections made from service providers.	Information not available for this year	G7 ENV23; ENV24; ENV26; ENV27

COMMENTARY:

2.1 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. This year there were only 10 applications 6 of which 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.

Table 8: Retail Approvals

	Gains	Losses	Refusals for Change of Use to Residential
Clitheroe	2	3	0
Longridge	1	3	0
Slaidburn	1		
Totals	4	6	0

2.2 The allocated site at Pimlico Link Road (A59) is now under construction.

2.3 There were 4 planning applications for telecommunications, 2 in Clitheroe, 1 in Ribchester and 1 in Wilpshire. Three were refused and only one approved. At present there is no data relating to reasons for refusal or the policies used to determine these applications.

There is currently no system in place to analyse data contributing towards local indicators 2.4, 2.5 and 2.7. 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.

TARGET	RESULT	LOCAL PLAN POLICY
To provide 25ha of employment land to meet the Structure Plan target	There is currently 2.28 hectares available for employment development to contribute towards the Structure Plan target of 25 hectares.	EMP1; EMP2; EMP3; EMP4;
Levels of vacant property in Town Centres to be lower than the national average by 2016	592 retail units within settlements vacancy rate of 4.7%	S1; S2; S3; S4; S5; S8; S9; S10; EMP5
The number of new business start-ups in rural areas to increase by 10% by 2006 and 20% by 2016	83 new start ups increase of 29 since 2004/05	EMP9; EMP12

Year	No of New Start Ups	Change
2000	35	Base date
2001	43	+8
2002	40	-3
2003	40	0
2004	54	+14
2005	83	+29

The table above shows a 137% increase in the number of new start-ups between 2000 and 2005. This is well above the 10% Structure Plan target.

KEY FINDINGS:

The contextual indicators showing the state of the economy indicate a prosperous economy and standard of living. However, the results are 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 but working in other Boroughs. More information is needed to determine the exact effect this having on the less-wealthy indigenous population and the economy as a whole. Ultimately will Ribble Valley be faced with a decrease in business/retail opportunities leading to an unsustainable economy? These questions and consequent issues will be addressed in the Core Strategy.

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.

Those indicators for which there is no information this year will be carried forward to next years AMR. There were 974 applications submitted and registered onto the MVM system, which did not contain the data, needed to monitor planning policies. The resources have not been available to allow systematic analysis of the hard copies of each planning application file to extract the data. However, 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. 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 will be 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 by the Policy Officer.

SECTION 3: TO PROTECT AND ENHANCE THE EXISTING ENVIRONMENTAL QUALITY OF OUR AREA (CORPORATE AMBITION)

CONTEXTUAL INDICATORS	RESULTS	INFORMATION SOURCE
3.1 BVPI 82a % household waste recycled	Actual 2004/05 = 9.22% Target 2004/05 = 12% Actual 2005/06 = 10.45% Target 2005/06 = 14%	Covalent
3.2 BVPI 217 Pollution control improvements	Annual 2005/06 = 0% Came into effect April 2006	Covalent
3.3 BVPI 219b Number of Conservation Areas with up to date character appraisals	Actual 2005/06 = 0%	Covalent

COMMENTARY:

- 1.1. Although the household waste recycled target of 14% was not reached, measures have been put in place to ensure the target is reached in future years. In May 2004 a 'Waste Awareness and Education Strategy' was published setting out how the Council intends to increase recycling and reduce waste.
- 1.2. This indicator does not come into effect until April 2006. BVPI 217 will record performance in delivering the improvements in statutory guidance on pollution control standards. The aim is to secure at least 90% pollution control as set out in the Pollution Prevention and Control Regulations 2000.
- 1.3. Character Appraisals on Conservation Areas are currently being prepared. An update on progress will be given in the AMR covering the period 2006/07.

OBJECTIVES	RELEVANT LOCAL PLAN POLICIES
Corporate	
3.1 To maintain and improve local air quality	G8
3.2 To recycle and compost 56% of all waste by 2015 in accordance with our Waste management Strategy	G8
3.3 To conserve our countryside, the natural beauty of the area and enhance our built environment	G1, G8
Forward Planning	
3.1 To safeguard all open land from unnecessary development	G4, G5, G7, G8 ENV3, ENV4, ENV5, ENV23
3.2 To protect all sites of particular landscape or wildlife value	ENV7, ENV8, ENV9, ENV10, ENV11, ENV13
3.3 To safeguard the character of the Forest of Bowland AONB	ENV1, ENV2
3.4 To safeguard, protect and enhance the qualities of the 16 conservation areas in the district and the thousand plus listed buildings	G1 ENV16 – 20
3.5 To reclaim and reuse contaminated and derelict land for a beneficial purpose including open space	ENV22 A1
3.6 To safeguard and record the archaeological heritage of the Borough	ENV14 –15
3.7 To restrict land use that would generate a noise nuisance	EMP6
3.8 To protect residents from nuisance from all sources, particularly temporary retail uses, traffic, noise, pollution and the impact of nearby development	G1-3,G9, G11 H18 EMP10 T7

3.9 To provide for valuable uses for unused buildings of recognised quality	Covered in G1 and G8
3.10 To safeguard the peace and quiet of the countryside	Covered in G1 and G8
3.11 To promote new and protect existing local nature reserves	Covered in G1 and G8
3.12 To promote an increase in the total tree cover in the district and increase the proportion of trees / woodland in a healthy condition	Covered in G1 and G8
3.13 To maintain and enhance hedgerows	Covered in G1 and G8

CORE OUTPUT INDICATORS	RESULTS	LOCAL PLAN POLICIES
3.1 Change in areas and populations of biodiversity importance, including: - Change in priority habitats and species by type and; - Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	English Nature now titled Natural England No change to procedures for monitoring SSSI's in favourable condition No new information on SSSI's in Ribble Valley LANCS WILDLIFE TRUST Creation of Local Nature Reserves Managers Post for Salthill & Crosshills Nature Reserves Closer links with local communities, colleges and schools Survey of road side verges currently being carried out – lead organisation LCC	ENV1; ENV2; ENV3; ENV4; ENV5; ENV6; ENV7; ENV8; ENV9; ENV10; ENV11; ENV12; ENV13
3.2 Percentage of eligible open spaces managed to green flag award standards	None	Not applicable
3.3 Renewable Energy capacity (MW) installed by type: by Local Authority area.	2 wind turbines	ENV24; ENV25; ENV26
3.4 Number of planning permissions by Local Authority area granted contrary to Environment Agency advice on the grounds of flood defence or water quality.	None	G1; G7

COMMENTARY:

3.1 Biodiversity information is collated, analysed and monitored by Lancashire County Council. It has not been made available at District level for inclusion in this AMR.

3.2 There are no open spaces managed to Green Flag Award standards.

3.3 There have been two planning applications approved for wind turbines; one at Longridge High School for a 15m wind turbine; the other at Burons Laithe, Horton in Craven for a small wind turbine and generator to supply electricity to a holiday cottage and farm workers dwelling. There have been no other applications submitted for any other renewable energy proposals.

3.4 There is currently no system in place to analyse data contributing towards this local indicator. However, a system has been developed with Development Control to ensure all data from planning applications relating to consultations with statutory organisations, is input into the MVM

system. Once the data has been input, reports will be created to extract the information needed to monitor this indicator.

LOCAL INDICATORS	RESULTS	LOCAL PLAN POLICIES
3.1 Number of waste management statements received	None	G1; G8
3.2 Percentage of applications approved in the AONB / Countryside/Special Landscape Area/Green Belt by type	Information not available	ENV1; ENV2; ENV3; ENV4; ENV5; ENV6; ENV8; ENV9; ENV10; ENV11; ENV12; ENV13
3.3 Number of Conservation Area consents granted.	2	ENV16; ENV17; ENV18
3.4 Number of listed building applications received	46	ENV19; ENV20;

COMMENTARY:

- 3.1 No Waste Management Statements have been received, as there have been no planning applications submitted large enough to fulfil the criteria to trigger the requirement for one.
- 3.2 There is currently no system in place to analyse data contributing towards this local indicator. However, a system has been developed with Development Control to ensure all data from planning applications relating to consultations with statutory organisations, is input into the MVM system. Once the data has been input, reports will be created to extract the information needed to monitor this indicator.
- 3.3 4 Conservation Area Consents applications were received. 2 were approved and 2 refused. As this indicator has a baseline date of March 2005, it will be used to monitor the situation in future years. At present no conclusions can be drawn from this information.
- 3.4 There were 46 Listed Building applications determined. 32 were approved and 14 refused. The refusals were for replacement windows, extensions, and general alterations. There is currently no easy way of assessing the reasons for refusal for this year. However, these will be input into the MVM system for next years AMR so that the listed buildings policies can be more effectively monitored.

TARGET	RESULT	LOCAL PLAN POLICY
No net loss of heritage sites	There have been no heritage sites lost.	ENV1; ENV2; ENV3; ENV4; ENV5; ENV6; ENV8; ENV9; ENV10; ENV11; ENV12; ENV13
No net loss of hedgerows	19m of hedgerow was lost to development in this AMR period.	ENV10; ENV13
85% of designated Conservation Areas to be appraised and reviewed by April 2006	100% of Character Appraisals for each of the Conservation Areas have been completed and will be consulted on late 2006.	ENV16; ENV17; ENV18
A Minimum of 3 new Conservation Areas will be designated by April 2008	5 new Conservation Areas are currently being assessed; the results are expected in April 2007.	ENV16; ENV17; ENV18
By April 2006 an investigation into the creation of at least one community woodland will have been carried out	One new woodland created at Calderstones NHS Trust; one woodland proposed at Calderstones Park	ENV10; ENV13
No net loss of protected habitat	No protected habitats lost.	ENV9; ENV10; ENV11; ENV12; ENV13

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.	ENV1; ENV2; ENV3; ENV4; ENV5; ENV6; ENV8; ENV9; ENV10; ENV11; ENV12; ENV13; ENV14; ENV15; ENV16; ENV17; ENV18; ENV19; ENV20; ENV21; ENV22
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KEY FINDINGS:

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 input 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.

SECTION 4: TO MATCH THE SUPPLY OF HOMES IN OUR AREA WITH IDENTIFIED HOUSING NEED (CORPORATE AMBITION)

CONTEXTUAL INDICATORS	RESULTS	INFORMATION SOURCE
4.1 Household Tenure	See Table 9	Census 2001
4.2 Average House prices in the Borough	2005 = £198,175 2006 = £199,732 National Average £193,138	Land Registry of England and Wales 2005 1 st quarter statistics

COMMENTARY:

- 4.1 Table 9 shows that 81.2% of the households in Ribble Valley are owner-occupiers. This is 6.1% above the Lancashire average, and 12.3% above the national average. Only 18.8% households rent their houses, 12.3% below the national average.
- 4.2 The average house price in the Borough is £199,732, the highest in Lancashire and higher than the national average. This represents a 0.8% annual increase, which could be an indication of a slowing down of the housing market. A local Housing Market Assessment is currently being carried out in partnership with local private and public sector organisations to find out how the housing market operates and what the key influences are.

Table 9: Household Tenure

	Ribble Valley	Lancashire NUTS-2	North West	England & Wales
Owner occupied: owns outright	39.4	34.0	29.8	29.5
Owner occupied: owns with a mortgage or loan	41.5	40.6	38.9	38.8
Owner occupied: shared ownership ⁽¹⁾	0.3	0.6	0.6	0.6
- Owner occupied Total	81.2	75.1	69.3	68.9
Rented from Council	5.4	7.8	13.6	13.2
Rented from Housing Association/Register Social Landlord ⁽²⁾	2.2	5.4	6.5	5.9
Rented from private landlord or letting Agency	7.5	8.6	7.7	8.7
Rented: other ⁽³⁾	3.7	3.1	3.0	3.2
- Rented Total	18.8	24.9	30.7	31.1
ALL HOUSEHOLDS %	100.0	100.0	100.0	100.0
No.	22,210	586,215	2,812,789	21,660,475

OBJECTIVES Corporate	RELEVANT LOCAL PLAN POLICIES
4.1 To provide additional affordable homes throughout the Ribble Valley, particularly in the Rural Communities	H19; H20; H21
4.2 To meet the housing needs of older people	Covered in H19; H20; H21
Forward Planning	
4.1 To meet housing and employment needs in the Borough by the allocation of land as necessary	H1 EMP1, EMP11
4.2 To make specific provision for locally generated housing needs	H6-10, H13-17, H19-21
4.3 To provide for special housing needs	H11, H22
4.4 To ensure all residents have good access to the countryside, sports and entertainment facilities, shops, healthcare and all other facilities	G10, G12 ENV21 RT10-17

CORE OUTPUT INDICATORS	RESULTS	LOCAL PLAN POLICIES
4.1 Affordable housing completions	None	H6-10, H13-17, H19-21
4.2 Percentage of new and converted dwellings on previously developed land.	72%	G8 ENV22
4.3 Percentage of new dwellings completed at: less than 30 dwellings/ha, between 30-50 dwellings/ha and, above 50 dwellings/ha.	Density less than 30 = 44% Density between 30-50 = 14% Density greater than 50 = 42%	RT8 H19 G1
4.4 Housing trajectory showing: • Net additional dwellings over the previous 5 yr period or since the start of the RSS period whichever is the longer • Net additional dwellings for the current year • Projected net additional dwellings up to the end of the RSS period or over 10 year period from its publication whichever is the longer • The annual net additional dwelling requirement • Annual average number of net additional dwellings needed to meet overall housing requirements having regard to previous years performances	See tables, graphs and commentary below	H1; H2; H7; H8; H9; H15; H19; H20

COMMENTARY:

4.1 There were no affordable housing completions.

4.2 72% of new dwellings were built on previously developed land, 13% below the Structure Plan target.

4.3 44% of all new dwellings were completed at a density of less than 30 dwellings per hectare, 19% less than 2004/05. However, 42% of all new dwellings were completed at a density of greater than 50 dwellings per hectare, 29% more than 2004/05 indicating an increase in density to make best use of land. There are very few large housing sites in the Borough; those allocated in the Adopted Local Plan have now been completed. The majority of planning applications submitted are for single dwellings that involve a conversion or change of use of an existing building.

4.4 Housing Trajectory

The following table shows the Structure Plan Requirement for the 15-year period 2001-2016. 1575 dwellings are required at an average rate of 105 dwellings per annum. In the Structure Plan the allocation is 155 dwellings to be provided between 2001-2005 and 80 dwellings for the remaining 10 years. 1065 dwellings were completed in the first five years of the structure plan at an average rate of 213 per annum, almost twice the Structure Plan required rate. Between 2006 and 2016 510 dwellings need to be provided at a rate of approximately 51 per annum.

Structure Plan Provision	2001-2016	1575	105pa
Net Dwellings Completed	2001-2006	1065	213pa
No of Dwellings required	2006-2016	510	51pa

Housing Land Supply Position at March 2005

Structure Plan Requirement 2001-2016	1575
Dwellings Completed (net) 2001-2006	1065
Dwellings Under Construction at 2006	237
Dwellings with Planning Permission at 2006	72
Allocated Sites	0
Total Supply	309
Housing Requirement to find – up to March 2016 = 510-309	201
Annual equivalent on Years Remaining	20pa

The table above shows the housing land supply at March 2006 and the remainder to 2016 to meet the Structure Plan requirement. 309 dwellings have planning permission or were under construction at March 2006, there are no allocated sites. This leaves 201 dwellings to be provided over the remaining 10-year period, an average of 20 completions per annum.

The tables above show 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. The table and graph below (Housing Trajectory) emphasis the oversupply situation that has existed and forecasts what is likely to happen if the Housing restraint policy is left in place until 2016.

The table entitled 'The Projected Situation if the Housing Moratorium Remains in Place for the Duration of the Plan Period' is split into three sections. The first section shows the housing supply and past and projected completion rates. As you can see in 2007, there is expected to be 213 completions leaving 96 dwellings in the supply pipeline. It is assumed that all 96 dwellings will be complete by March 2008 leaving nothing in the supply pipeline. If no more planning permissions are granted and no sites are allocated then the cumulative completions by 2016 will be 1278, 297 dwellings below the Structure Plan requirement.

The second section of the table shows the Structure Plan Requirement. 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. Looking at the dwellings above/below the Structure Plan requirement, there has been almost twice as many dwellings completed per year as the requirement. The oversupply in relation to planned requirements is expected to continue until 2011/12. However, because there will be no planning permissions being granted and consequently in theory no completions, the situation is likely to reverse from 2012 to 2016 with a cumulative undersupply of housing of 297 dwellings.

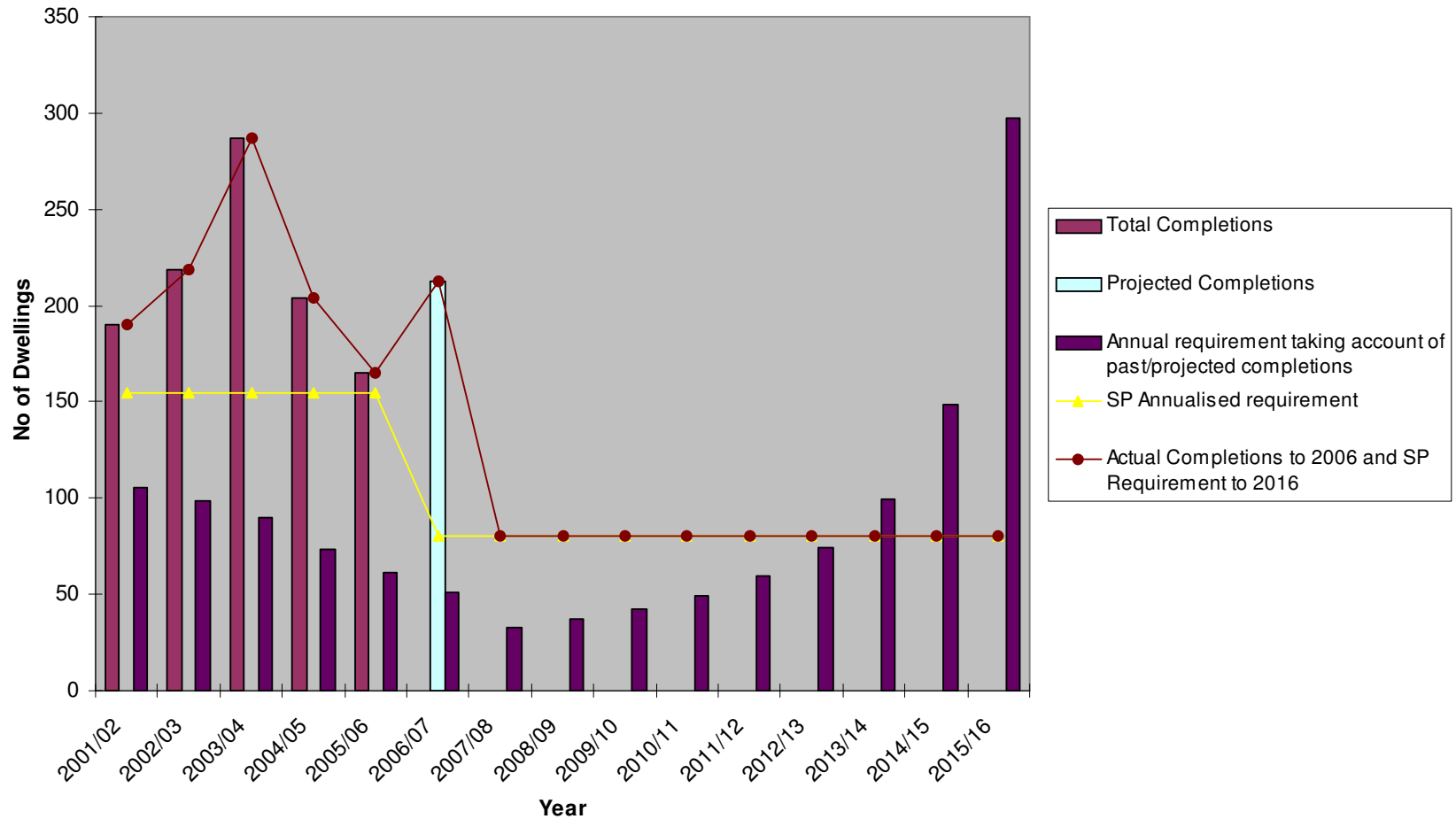
The third section shows the annual requirement of dwellings taking into account the past and projected completion rates. There is a steady decline in the number of dwellings required until 2008/09 as completions and planned requirement balance. From then on supply would increase steadily initially followed by a dramatic increase in 2014 to 2016. The projection shows that Ribble Valley would need to provide 297 dwellings in the final year, three times as many as the Structure Plan requirement. Keeping the Housing Restraint Policy in place means there would be a deficit of dwellings by 2016.

The second table and graph shows what could happen if the Housing restraint policy was removed and the supply of housing managed. The number of dwellings approved would need to be between 30-35 per year with a completion rate of 25-30 (10% reduction to allow for slippage). This would give a total of 1575 dwellings provided to meet the Structure Plan requirement. The annual requirement taking into account past and projected completions remains constant between 27-33 dwellings to be completed per year.

The Projected Situation if the Housing Moratorium Remains in Place for the Duration of the Plan Period

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Housing Supply and Completion Rates															
Small Scale unidentified windfalls					159	72	0	0	0	0	0	0	0	0	0
Committed sites	882	866	422	320	263	237	0	0	0	0	0	0	0	0	0
Projections-Allocated Sites					0	0	0	0	0	0	0	0	0	0	0
Total Dwellings	882	866	422	320	422	309	0	0	0	0	0	0	0	0	0
Total Completions	190	219	287	204	165										
Projected completions						213	0	0	0	0	0	0	0	0	0
Cumulative Completions	190	409	696	900	1065	1278	1278	1278	1278	1278	1278	1278	1278	1278	1278
Structure Plan Requirement															
SP Annualised requirement	155	155	155	155	155	80	80	80	80	80	80	80	80	80	80
Cumulative requirement	155	310	465	620	775	855	935	1015	1095	1175	1255	1335	1415	1495	1575
Dwellings above or below SP requirement	35	99	231	280	290	423	343	263	183	103	23	-57	-137	-217	-297
Managed Provision to Meet Structure Plan Requirement															
Actual Completions to 2006 and SP Requirement to 2016	190	219	287	204	165	213	80	80	80	80	80	80	80	80	80
Annual requirement taking account of past/projected completions	105	99	90	73	61	51	33	37	42	50	59	74	99	149	297

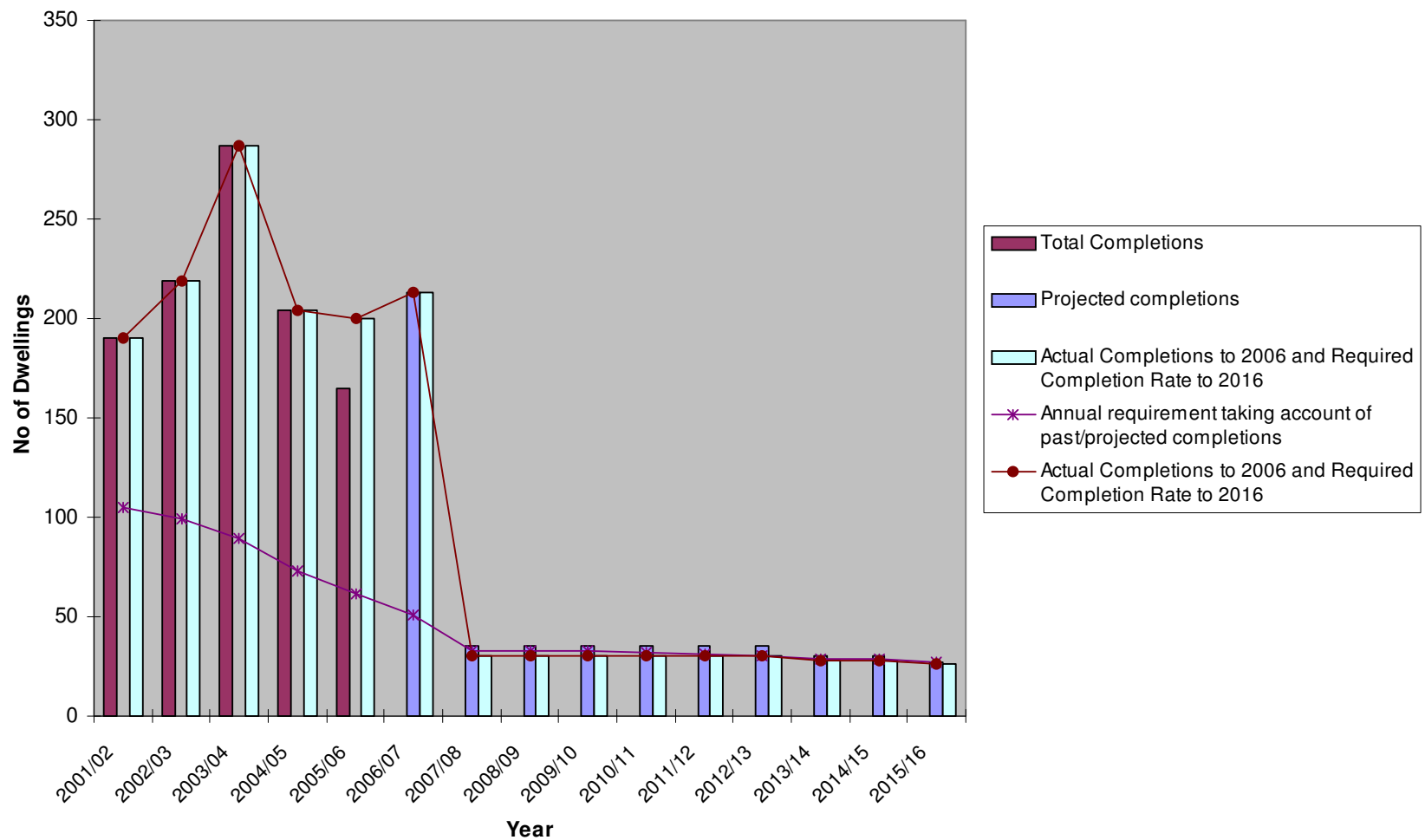
Projected Situation if the Housing Moratorium Remains in Place for the Duration of the Structure Plan Period



Projected Annual Completion Rate to Meet Structure Plan Requirement

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Housing Supply and Completion Rates															
Small Scale unidentified windfalls					159	72	35	35	35	35	35	35	30	30	30
Committed sites	882	866	422	320	263	237	0	0	0	0	0	0	0	0	0
Projections-Allocated Sites					0	0	0	0	0	0	0	0	0	0	0
Total Dwellings Available	882	866	422	320	422	309									
Total Completions	190	219	287	204	165										
Projected completions						213	35	35	35	35	35	35	30	30	27
Cumulative Completions	190	409	696	900	1065	1278	1313	1348	1383	1418	1453	1488	1518	1548	1575
Structure Plan Requirement															
SP Annualised requirement	155	155	155	155	155	80	80	80	80	80	80	80	80	80	80
Cumulative requirement	155	310	465	620	775	855	935	1015	1095	1175	1255	1335	1415	1495	1575
Dwellings above or below SP requirement	35	99	231	280	290	423	378	333	288	243	198	153	103	53	0
Managed Provision to Meet Structure Plan Requirement															
Actual Completions to 2006 and Required Completion Rate to 2016	190	219	287	204	200	213	30	30	30	30	30	30	28	28	26
Annual requirement taking account of past/projected completions	105	99	90	73	61	51	33	33	32	32	31	31	29	29	27

Projected Annual Completion Rate to Meet Structure Plan Requirement



LOCAL INDICATORS	RESULTS	LOCAL PLAN POLICY
4.1 Number of appeals upheld on Housing policies	Appeals = 9 Dismissed = 6 due to oversupply and sustainability Allowed = Outline permissions granted before the Housing Restraint Policy became operational Withdrawn = 1	H1; H2; H7; H8; H9; H15; H19; H20 G1
4.2 No of S.106 agreements for affordable housing	5 on 5 sites	G10 H19; H20; H21
4.3 No of new dwellings approved	Total = 117 Open Market = 64 Affordable = 36 Remainder = 17	H1; H2; H7; H8; H9; H15; H19; H20

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 should be starting to correct this situation.

There have been 9 appeals against refusal of dwellings. Six were dismissed where the Inspector concluded that the proposal would contribute to the oversupply situation and they were unsustainable.

Five section 106 agreements have been agreed for affordable housing proposals. Three of the sites had commenced but not been completed during this AMR period.

Of the 117 dwellings approved, 38 were on one site as part of a proposal that had been previously approved prior to the Housing Restraint Policy coming into effect. The remainder are for live/work units so strictly speaking do not fall within the current interpretation of the Housing Restraint Policy. 31% of all new approvals are for affordable housing on 5 sites. The remaining 17 dwellings were for conversions, agricultural/forestry workers, and bringing vacant buildings into re-use.

TARGET	RESULT	LOCAL PLAN POLICY
85% of new houses to be built on previously developed land	72% of new dwellings were built on previously developed land, 13% below the target	ENV22
Complete Housing Needs Survey and Development Briefs for at least 3 potential sites for Affordable Homes by August 2005	Five Parish Housing Needs Surveys were completed giving a 89% Borough Completion Rate. The remainder will have been completed by the next AMR. No development briefs were prepared in the monitoring period however a number of schemes are currently under construction. The completions will feature in the next AMR.	H19; H20; H21

KEY FINDINGS:

The results for all the indicators give weight to the growing theory that the Borough is experiencing increasing in- migration of wealthy people. These people are able to buy their homes rather than rent their homes, thus pushing 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 2: A Sustainable Economy also adds weight to this theory. The weekly average income is

high and the rate of unemployment is low. Are relatively unskilled people moving out of the area to find jobs and cheaper accommodation? 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.

The Housing Trajectory shows that leaving the Housing Moratorium in place until 2016 will result in an undersupply of housing. By 2008 more planning permissions will need to be granted and more sites allocated to meet the Structure Plan requirement.

SUMMARY OF KEY FINDINGS

Local Plan Policy Issues

The emerging Local Development Framework will replace the current adopted Local Plan Policies. The first document to be prepared with policy content will be the Core Strategy. Preparation has already started with a complete settlement audit that will give robust local distinctiveness to the evidence base. The evidence base will provide the data needed to assess the current economic, environmental and social situation. Much of this information has been used in this AMR and a clearer indication of which Local Plan policies to save, amend, delete or replace has been gained. That said, there is an issue with lack of information for this year's AMR that means there has not been a clear indication of the effectiveness of some of the least used current adopted policies. Rectification of this matter is discussed with a way forward in the paragraphs below.

All policies in the district wide local plan (see appendix 1) continue to be applied as appropriate for development control purposes. The exceptions being either site-specific policies where development is completed or superseded by events and which will be removed and updated by the emerging LDF. The Council will make a formal application to save a number of local plan policies beyond the initial 3 year saved period. A provisional list of policies considered by members is included at Appendix 6. It should also be noted that a number of policies were judged to be out of conformity with the replacement Lancashire Structure Plan and as a consequence those policies are superseded by the relevant structure plan policy.

Monitoring issues and future rectification

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.

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. There were 974 applications submitted and registered onto the MVM system without the data needed to monitor planning policies. The resources have not been available to allow systematic analysis of the hard copies of each planning application file to extract the data. However, 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. 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 will be 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 by the Policy Officer.

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 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.

The Statement of Community Involvement is currently subject to its Examination. Its preparation had been previously delayed following advice from Government Office to all authorities regarding consultation with Parish Councils in neighbouring authority areas. Staffing resource issues have

resulted in further slippage. The adopted LDS indicated Examination in April 2006 this was re scheduled in the proposed revised LDS to November. The Councils Regulation 31 Statement was submitted to the Inspectorate on 1st December.

The delay in submitting the Regional Spatial Strategy to the Secretary of State has delayed progress on the Core Strategy, and Balancing Housing DPD which require the RSS to set a strategic context. However we commenced work associated with the sustainability appraisal for both the Core strategy and the Housing DPD in July 2005. Contextual work for the Core Strategy commenced in January 2006. The Balancing Housing Markets DPD commenced on its target start of January 2006. Work on the Development Control Policies DPD commenced in July 2006, representing slippage of 6 months.

Following the first AMR a revision to the LDS was considered by members in May 2006 subject to any need to amend the programme in the light of new guidance, progress on RSS and discussions with Government Office. A revised LDS taking on board these matters will be formally submitted to Government Office in due course.

TABLE 1: LOCAL DEVELOPMENT SCHEME PROGRESS

DEVELOPMENT PLAN DOCUMENTS

DOCUMENT	LDS Target Start Date	Revised Start	LDS Target Submission date	Revised Submission date	Anticipated Adoption	Progress Notes
Statement of Community Involvement	N/A	N/A	November 2005	April 2006 Submitted March 2006	February 2007	Regulation 31 Statement submitted 1st December 2006
Core Strategy	Start date June 2005	January 2006	December 2006	November 2007	MAY 2008	Work to start SA commenced July 2005. Contextual work commenced January 2006. Delays in RSS have slowed programme.
Balancing Housing Markets	Start date January 2006	January 2006	March 2007	November 2007	May 2008	Work to start SA commenced July 2005. Contextual work commenced January 2006. Delays in RSS have slowed programme.

Development Control Policies	Start date January 2006	July 2006	March 2007	January 2008	January 2009	Work commenced July 2006

SUPPLEMENTARY PLANNING DOCUMENTS

Document	LDS Target Start Date	Regulation 17 Draft	Adoption
Caravan Sites Agricultural Developments Design and Built Heritage Town Centre Developments Extensions & Alterations to Dwellings	January 2007	February 2008	August 2008

APPENDIX 1: LOCAL PLAN POLICIES AND DESCRIPTIONS

GENERAL POLICIES

Policy	Description
G1	Standard of building and landscape design and quality
G2	Development in Main Settlement boundaries
G3	Development in the 3 larger villages
G4	Development in all other villages
G5	Development outside settlement and village boundaries
G6	Development on designated open space
G7	Flood protection
G8	Sustainable Development
G9	Lapsed permissions
G10	Planning Obligations
G11	Crime prevention
G12	Places of worship and community facilities

ENVIRONMENT

Policy	Description
ENV1	AONB
ENV2	Areas immediately adjacent to the AONB
ENV3	Open Countryside
ENV4	Green Belt
ENV5	Open Land
ENV6	Agricultural Land
ENV7	Species Protection
ENV8	SSSI
ENV9	Wildlife Sites
ENV10	Nature Conservation and Planning Obligations / Conditions
ENV11	Geological Sites
ENV12	Ancient Woodlands
ENV13	Landscape Protection
ENV14	Archaeological and Historic Heritage
ENV15	Assessment of Potential Archaeological Sites
ENV16	Development in Conservation Areas
ENV17	Additional Information Requirements in Conservation Areas
ENV18	Retention and demolition of buildings in a Conservation Area
ENV19	Development affecting a Listed Building
ENV20	Demolition of a Listed Building
ENV21	Historic Parks and Gardens
ENV22	Derelict, Disused and Obsolete Land
ENV23	Telecommunications
ENV24	Support of Renewable Energy Schemes
ENV25	Siting and Design Issues for Renewable Energy Schemes
ENV26	Wind Energy
ENV27	Utility Infrastructure

HOUSING

Policy	Description
H1	Housing Allocations
H2	Dwellings in the Open Countryside
H3	Agricultural Workers Dwellings
H4	Occupancy Conditions
H5	History of Sites for Agricultural Dwellings
H6	Removal of Occupancy Conditions
H7	Subdivision of Dwellings
H8	Use of Upper Floors for Residential
H9	Extended Family Accommodation
H10	Residential Extensions
H11	Rest Homes and Nursing Homes
H12	Curtilage Extensions
H13	Rebuilding / Replacement Dwellings within Settlements
H14	Rebuilding / Replacement Dwellings within Open Countryside
H15	Locations of Building Conversions
H16	Retention of Buildings for Conversion
H17	Design of Building Conversions
H18	Extensions to Converted Rural Buildings
H19	Affordable Housing Requirements in Main Settlements and Allocated Sites
H20	Affordable Housing Requirements Outside Settlements and Within Village Boundaries
H21	Information Requirements for Affordable Housing
H22	Gypsy Sites
H23	Removal of Holiday Let Conditions

EMPLOYMENT/INDUSTRY

Policy	Description
EMP1	Employment Land Allocation – Salthill Road, Clitheroe
EMP2	Employment Land Allocation – North of Salthill IE
EMP3	Use Class B8 Salthill Considerations
EMP4	Employment Land Allocation – Chapel Hill, Longridge
EMP5	Office Uses
EMP6	Bad Neighbour Industries
EMP7	Extensions/Expansions to Existing Employment Uses in Main Settlements
EMP8	Extensions/Expansions to Existing Employment Outside Main Settlements
EMP9	Barn Conversions and Other Rural Buildings for Employment
EMP10	Employment Uses in Residential Areas
EMP11	Loss of Employment Land
EMP12	Agricultural Diversification

RECREATION AND TOURISM

Policy	Description
RT1	Tourism and Visitor Facilities
RT2	Small Hotels and Guest Houses
RT3	Conversion of Buildings for Tourism
RT4	Camping Barns
RT5	Static Caravan Sites
RT6	Touring Caravan Sites
RT7	Directional and Promotional Signs
RT8	Open Space Provision on Residential Sites Over 1 Hectare
RT9	Minimum Standards for Open Space Provision
RT10	Loss of Public Open Space
RT11	Additional and Improved Sports Facilities

RT12	Golf Courses
RT13	Golf Driving Range Allocation at Salthill
RT14	Design Considerations on Golf Driving Ranges
RT15	Organised Outdoor Recreation
RT16	Horses
RT17	Water Based Recreation
RT18	Improvements of Public Rights of Way
RT19	Development Affecting Public Rights of Way
RT20	Recreation Facilities at the Nick of Pendle
RT21	Proposed Visitor Centre at Langden Intake

TRANSPORT AND MOBILITY

Policy	Description
T1	Development and Highway / Transport Considerations
T2	Road Hierarchy
T3	Primary Route Network
T4	Safeguarded Land for Road Link at Brockhall Hospital to Petre Roundabout
T5	Safeguarded Land for Read / Simonstone By-pass
T6	Traffic Management
T7	Parking Provision
T8	Long Stay Car Parks
T9	Proposal for Bus Terminus adjacent to Clitheroe Station
T10	Safeguarded Land for Railway Stations at Gisburn and Chatburn
T11	Freight Transport
T12	Cycling Facilities
T13	Coach Parking
T14	Taxi Ranks
T15	Pedestrian Routes

SHOPPING

Policy	Description
S1	Retail within the Main Shopping Centre in Clitheroe
S2	Retail outside the Main Shopping Centre in Clitheroe
S3	Ground Floor Proposals along Principal Shopping Frontage Clitheroe
S4	Small Scale Retail in Longridge and Whalley
S5	Retail Provision in Other Defined Settlements
S6	Ground Floor Proposals from Commercial to Residential within Village Boundaries
S7	Farm Shops
S8	Garden Centres
S9	Upper Floor Uses
S10	Hot Food Take-aways
S11	Temporary Retailing
S12	Factory Shops
S13	Shop Front Design
S14	Advertisements
S15	Shutters

AREA POLICIES

Policy	Description
A1	Primrose Lodge – Environmental Improvements
A2	Former Brockhall Hospital – Proposed Use Considerations
A3	Former Calderstones Hospital - Proposed Use Considerations

APPENDIX 2: TABLE OF INDICATORS

CONTEXTUAL INDICATORS	
1.1	Levels of Crime – Notifiable offences
1.2	No. of residents claiming disability living allowance during 2004/05
2.1	Employment types (%)
2.2	% of people Claiming Unemployment Related Benefits
2.3	No of people commuting out of the Borough
2.4	Visitor Numbers
2.5	% of people in Ribble Valley Income Deprived
2.6	% Vacant shops
2.7	Model based estimate of gross weekly household income
3.1	BVPI 82a % household waste recycled
3.2	BVPI 217 Pollution control improvements
3.3	BVPI 219b Number of Conservation Areas with up to date character appraisals
4.1	Household Tenure
4.2	Average House prices in the Borough

CORE OUTPUT INDICATORS	
1.1	% of new residential development within 30 minutes public transport time of a GP surgery, hospital, primary / secondary school, employment and major health centre
1.2	% of completed non-residential development complying with the car parking standards set out in the LDF
2.1	Amount of land developed for employment by type
2.2	Amount of land developed for employment by type that is in development and/or regeneration areas defined by the Local Development Framework
2.3	Percentage of land by type which is on previously developed land: by local authority area
2.4	Employment land supply by type (hectares)
2.5	Amount of completed retail, office and leisure development respectively
2.6	Losses of employment land in development / regeneration areas and local authority area
2.7	Amount of employment land lost to residential land
2.8	Percentage of completed retail, office and leisure development in Town Centres respectively
3.1	Change in areas and populations of biodiversity importance, including: • Change in priority habitats and species by type and; • Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance
3.2	Percentage of eligible open spaces managed to green flag award standards
3.3	Renewable Energy capacity (MW) installed by type: by Local Authority area.
3.4	Number of planning permissions by Local Authority area granted contrary to Environment Agency advice on the grounds of flood defence or water quality.
4.1	Affordable housing completions
4.2	Percentage of new and converted dwellings on previously developed land.
4.3	Percentage of new dwellings completed at: less than 30 dwellings/ha, between 30-50 dwellings/ha and, above 50 dwellings/ha.

4.4	Housing trajectory showing: • Net additional dwellings over the previous 5 yr period or since the start of the RSS period whichever is the longer • Net additional dwellings for the current year • Projected net additional dwellings up to the end of the RSS period or over 10 year period from its publication whichever is the longer • The annual net additional dwelling requirement • Annual average number of net additional dwellings needed to meet overall housing requirements having regard to previous years performances
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LOCAL INDICATORS	
1.1	Number of Section 106 agreements on traffic management
1.2	Approvals for community facilities
1.3	No of s.106 for open space provision
1.4	No of s.106 for educational contribution
2.1	Approvals for small shops
2.2	Approvals by type on Allocated Employment Sites
2.3	All telecommunications planning applications in the Borough by location
2.4	Approvals by type in Town Centres
2.5	Approvals of tourist facilities by type
2.6	Number of applications approved in the countryside for agricultural dwellings
2.7	Objections made from service providers.
3.1	Number of waste management statements received
3.2	Percentage of applications approved in the AONB/Countryside/Green Belt by type
3.3	Number of Conservation Area consents granted.
3.4	Number of listed building applications received
4.1	Number of appeals upheld on Housing policies
4.2	No of S.106 agreements for affordable housing

APPENDIX 3: TABLE OF OBJECTIVES

CORPORATE OBJECTIVES	
1.1	Open and transparent and involve all sections of the community in the planning process
1.2	Continue to support and provide resources for the Ribble Valley Crime and Disorder Reduction Partnership
1.3	To provide a wide range of activities to target young people at risk of offending
1.4	To improve the health of people living in our area
3.1	To maintain and improve local air quality
3.2	To recycle and compost 56% of all waste by 2015 in accordance with our Waste management Strategy
3.3	To conserve our countryside, the natural beauty of the area and enhance our built environment
4.1	To provide additional affordable homes throughout the Ribble Valley, particularly in the Rural Communities
4.2	To meet the housing needs of older people

FORWARD PLANNING OBJECTIVES	
1.1	To offer residents of the area and enterprises within the area a clear indication of the likely future pattern of development
1.2	To direct development in a way that minimises the use of private car transport
1.3	To introduce usable open space and to those areas short of such space and to increase the access to such areas where direct provision is not possible
1.4	To encourage and promote the use of public transport, cycling and walking
1.5	To ensure adequate and safe transport infrastructure for industry
1.6	To ensure all residents have good access to the countryside, sports and entertainment facilities, shops, healthcare and all other facilities
1.7	To enhance safe mobility for all in the community
2.1	To promote an encourage economic and productive agriculture
2.2	To develop the tourist potential of the district where it is consistent with maintaining the quality of the environment of the area
2.3	To identify land for new industrial / employment generating operations in sites attractive to potential users
2.4	To promote the diversification of farms
2.5	To recreate the jobs lost at Brockhall Hospital on site
2.6	To encourage the efficient operation, and where appropriate expansion of, existing industrial concerns
2.7	To encourage a broader economic base
2.8	To protect and enhance the existing shopping centres of Clitheroe and Longridge
2.9	To protect remaining and increase job opportunities in the more rural parts of the Borough
2.10	To protect the best and most versatile agricultural land
3.1	To safeguard all open land from unnecessary development
3.2	To protect all sites of particular landscape or wildlife value
3.3	To safeguard the character of the Forest of Bowland AONB
3.4	To safeguard, protect and enhance the qualities of the 16 conservation areas in the district and the thousand plus listed buildings
3.5	To reclaim and reuse contaminated and derelict land for a beneficial purpose including open space
3.6	To safeguard and record the archaeological heritage of the Borough
3.7	To restrict land use that would generate a noise nuisance
3.8	To protect residents from nuisance from all sources, particularly temporary retail uses, traffic, noise, pollution and the impact of nearby development
3.9	To provide for valuable uses for unused buildings of recognised quality
3.10	To safeguard the peace and quiet of the countryside
3.11	To promote new and protect existing local nature reserves
3.12	To promote an increase in the total tree cover in the district and increase the proportion of trees / woodland in a healthy condition

3.13	To maintain and enhance hedgerows
4.1	To meet housing and employment needs in the Borough by the allocation of land as necessary
4.2	To make specific provision for locally generated housing needs
4.3	To provide for special housing needs
4.4	To ensure all residents have good access to the countryside, sports and entertainment facilities, shops, healthcare and all other facilities

APPENDIX 4: TABLE OF ALL TARGETS

SECTION 1: TO HELP MAKE PEOPLES LIVES SAFER AND HEALTHIER

1. To incorporate Designing Out Crime issues into the forthcoming 'Design and Built Heritage' and 'Town Centre Developments' SPDs
2. 90% of new development to be within 400m of existing/proposed bus stops
3. Rail patronage from stations to increase 75% from 2001 to 2016
4. Bus journeys to increase by 20% from 2001 to 2016

SECTION 2: A SUSTAINABLE ECONOMY

1. To provide 25ha of employment land to meet the Structure Plan target
2. Levels of vacant property in Town Centres to be lower than the national average by 2016
3. The number of new business start-ups in rural areas to increase by 10% by 2006 and 20% by 2016

SECTION 3: TO PROTECT AND ENHANCE THE EXISTING ENVIRONMENTAL QUALITY OF OUR AREA

1. No net loss of heritage sites
2. No net loss of hedgerows
3. 85% of designated Conservation Areas to be appraised and reviewed by April 2006
4. A Minimum of 3 new Conservation Areas will be designated by April 2008
5. By April 2006 an investigation into the creation of at least one community woodland will have been carried out
6. No net loss of protected habitat
7. 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

SECTION 4: TO MATCH THE SUPPLY OF HOMES IN OUR AREA WITH IDENTIFIED HOUSING NEED

1. 85% of new houses to be built on previously developed land
2. Complete Housing Needs Survey and Development Briefs for at least 3 potential sites for Affordable Homes by August 2005

(Taken from the Joint Lancashire Structure Plan 2001-2016)

APPENDIX 5: CONCENTRATIONS OF EMPLOYMENT AND MAJOR EMPLOYERS

Concentrations of Industry		
	No. of Units	Size in Hectares
Pendle Trading Estate Chatburn On the southern outskirts of Chatburn	-	4
Salthill Industrial Estate Lincolne Way, Clitheroe Close to A59(T) Clitheroe By-Pass	-	23.3
Whalley Industrial Park Whalley close to Whalley town centre	-	1.35
Shay Lane Industrial Estate Longridge On the outskirts of Longridge near the B6243 from Preston	-	7
Mill Lane Industrial Estate Gisburn Close to Gisburn centre	-	0.32
Simonstone Industrial Park Simonstone On the A678	-	19.03
Albion Court Clitheroe	-	0.13
Enterprise Works Clitheroe	-	3.85
Hawthorn Industrial Park Clitheroe	-	1.23
Upbrooks Industrial Estate Clitheroe	-	4.73
Berry Lane Longridge	-	0.24
Ramsgreave Industrial Estate Ramsgreave	-	1.45
Friendship Mill Read	-	0.7
Abbot Works Whally	-	0.4
Major Public & Private Sector Employers		

3M Neotechnic LTD, Clitheroe	Manufacturers of aluminium & stainless steel deep drawn components for the pharmaceutical industry
BAE SYSTEMS (OPERATIONS) LTD, Samlesbury	Design & production of military aircraft
CALDERSTONES NHS TRUST, Whalley	National Health Service' providing services from Calderstones Hospital & other sites
CASTLE CEMENT LTD, Clitheroe	Cement manufacturers
E H BOOTH & CO LTD, Clitheroe	Retail supermarket
H J BERRY & SOMNS LTD, Chipping	Production of solid wooden, dining, contract and occasional chairs, tables & stools
JOHNSON MATTHEY PLC, Clitheroe	Catalyst manufacturers
JONES STROUD INSULATIONS LTD, Longridge	Manufacturers of materials for the electrical, consumer & reinforced plastics industries
MYTTON FOLD FARM HOTELS, Langho	Hotel with conference & business facilities
PARTNERSHIPS IN CARE LTD, Langho	Independent provider of specialist mental health care & related services
RIBBLE VALLEY BOROUGH COUNCIL, Clitheroe	Local government services
ROSE COUNTY FOODS LTD, Clitheroe	Beef packing specialists & wholesale butchers
SAINSBURYS SUPERMARKETS LTD, Clitheroe	Retail supermarket
STONYHURST COLLEGE, Clitheroe	Boarding & day school
TESCO STORES LTD, Clitheroe	Retail supermarket
ULTRAFRAME (UK) LTD, Clitheroe	Manufacture of conservatory roofing systems and ancillary products
WALTER CAREFOOT & SONS, Longridge	Building & civil engineering contractors

Source: Lancashire County Council : Research and Intelligence Unit

APPENDIX 6: DRAFT LIST OF PROPOSED POLICIES TO BE SAVED

POLICY	DESCRIPTION	PROPOSED TO SAVE ✓ = YES	COMMENTS
General Policies			
G1	Development Control	✓	
G2	Wilpshire, Clitheroe, Billington, Longridge and Whalley	✓	
G3	Mellor Brook, Read and Simonstone	✓	
G4	Remainder of the settlements	✓	
G5	Outside the main settlements	✓	
G6	Essential Open Space	✓	
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	Need for agreements is within legislation.
G11	Crime Prevention	✓	
G12	Places of Worship/ Community Facilities	No	Applications will be determined on merit and relevant policies.
Environment			
ENV1	Area of Outstanding Natural Beauty (ANOB)	✓	
ENV2	Forest of Bowland	✓	
ENV3	Open Countryside	✓	
ENV4	Green Belt	✓	
ENV5	Open Land	✓	
ENV6	Agricultural Land	✓	
ENV7	Species Protection	✓	
ENV8	Sites of Special Scientific Interest	✓	
ENV9	Other Important Wildlife Sites	✓	
ENV10	Nature Conservation	✓	
ENV11	Regional Important Geological Sites	✓	
ENV12	Ancient Woodland	✓	

POLICY	DESCRIPTION	PROPOSED TO SAVE ✓ = YES	COMMENTS
ENV13	Landscape Protection	✓	
ENV14	Archaeological and Historic Heritage	✓	
ENV15	Sites with high Archaeological Potential	No	This Policy repeats the provision of PPG16.
ENV16	Conservation Development Control	✓	
ENV17	Conservation additional information	✓	
ENV18	Demolition of buildings within a Conservation Area	✓	
ENV19	Development of Listed Buildings	✓	
ENV20	Demolition (or partial) of Listed Buildings	✓	
ENV21	Historic Parks and Gardens	✓	
ENV22	Derelict Land + Environmental Improvements	No	Proposals will be determined on their merits.
ENV23	Telecommunications	✓	Whilst this is covered by National Guidance the nature of the area warrants local guidance
ENV24	Renewable Energy	✓	
ENV25	Assessment for Renewable Energy	✓	
ENV26	Wind Energy	✓	
ENV27	Utility Infrastructure	No	Proposals should be determined on merit.
Housing			
H1	Development Sites	No	Proposals are complete.
H2	Dwellings in the Open Countryside	✓	
H3, H4, H5, H6	Conditions to Agricultural Dwellings	✓	
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	✓	
H10	Residential Extensions	✓	

POLICY	DESCRIPTION	PROPOSED TO SAVE ✓ = YES	COMMENTS
H11	Rest Homes and Nursing Homes	No	Proposals can be considered within context of other policies.
H12	Curtilage Extensions	✓	
H13	Rebuilding/Replacement Dwellings within Settlements	No	Duplication of other guidance
H14	Rebuilding/Replacement Dwellings in the Countryside	✓	
H15	Barn Conversions - Location	✓	
H16	“ Building	✓	
H17	“ Design	✓	
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	No	This will be replaced by Housing DPD and revised National guidance.
H20	“ Sites outside settlements + on all sites other than infill plots within village boundaries	No	This will be replaced by Housing DPD and revised National guidance.
H21	“ Supplementary information	✓	This is locally specific.
H22	Gypsy Sites	✓	
H23	Removal of Holiday Let Conditions	✓	
Industrial Employment			
EMP1	Allocated Sites	No	Development completed.
EMP2 + EMP3	Salthill Site	No	
EMP4	Chapel Hill	No	There is no commitment to develop the site and this should be reviewed through the LDF.
EMP5	Office Uses	No	Duplication of PPS6.
EMP6	Rehabilitation, re-use, clearance or environmental	No	Proposals can be determined within

POLICY	DESCRIPTION	PROPOSED TO SAVE ✓ = YES	COMMENTS
	improvements or redundant commercial and industrial premises		other policies.
EMP7	Extensions/Expansions within the main settlement	✓	
EMP8	Extensions/Expansions outside the settlements	✓	
EMP9	The Conversion of Barns and Other Rural Buildings for Employment Use	✓	
EMP10	Employment uses in Residential Areas	No	Proposals can be determined within other policies.
EMP11	Loss of Land for Employment	✓	
EMP12	Proposed Agricultural Diversification	✓	
Recreation and Tourism			
RT1	General Policy	✓	
RT2	Small Hotels and Guest Houses	✓	
RT3	The Conversion of Buildings for Tourism	✓	
RT4	Camping Barns	✓	
RT5	Caravans	✓	
RT6	Touring Caravans	✓	
RT7	Directional Promotional Signs	No	Other policies can be used to control this.
RT8	Open Space	✓	
RT9	Recreational and Public Open Space	No	This issue will need to reflect PPG17 and requires review through the LDF.
RT10	Protect Open Space	✓	
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

POLICY	DESCRIPTION	PROPOSED TO SAVE ✓ = YES	COMMENTS
			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	✓	
RT20	Recreation Facilities	No	
RT21	Visitor Centre at Langden Intake	No	
Transport and Mobility			
T1	Development Proposals	✓	
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	✓	
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	✓	
T11	Freight Transport	✓	
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 and through the LTP
T15	Pedestrian Routes	No	Proposals can be dealt with on their merits.

POLICY	DESCRIPTION	PROPOSED TO SAVE ✓ = YES	COMMENTS
Shopping			
S1	Within main Shopping Centre, Clitheroe	✓	
S2	Outside main shopping area, Clitheroe	✓	
S3	Shop Frontage	✓	
S4	Whalley and Longridge	✓	
S5	Other Settlements	No	Proposals can be dealt with on merit.
S6	Change of Use	✓	
S7	Farm Shops	✓	
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	No	Proposals can be on merit.
S11	Temporary Retailing	✓	
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	No	Proposals can be dealt with through other policies.
Area Policies			
A1	Primrose Lodge	✓	
A2	Brockhall Village	✓	
A3	Calderstones	✓	

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