

RIBBLE VALLEY BOROUGH COUNCIL

**AUTHORITY MONITORING REPORT
(AMR)**

As at 31st March 2021

Published July 2021



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

EXECUTIVE SUMMARY

The Authority Monitoring Report (formerly the Annual Monitoring Report) is published each year and reviews progress in the implementation of policies as outlined within the Council's Core Strategy, a key document which forms part of The Local Development Framework (LDF). This is the sixth Authority Monitoring Report (AMR) that has been published since the adoption of the Core Strategy in December 2014 and covers the period **1st April 2020 – 31st March 2021**.

The requirement to produce an AMR is set out in Section 113 of the Localism Act (2011). The Inspector who undertook the Examination in Public (EIP) of the Core Strategy proposed a tighter monitoring framework based around individual policies in the plan. Where possible these indicators have been monitored, however there are insufficient mechanisms in place to effectively monitor some of the indicators. Whilst it was anticipated that the new monitoring framework would take some time to embed (as it relies upon information across departments and some external organisations) the previous AMR's have highlighted that there has been significant difficulty in collecting all of the information for the indicators, and this continues to be an issue.

The Council will continue to review existing policies and monitoring data in relation to the current Core Strategy and use this data to update key indicators as part of the AMR. The difficulties as highlighted above will be taken into consideration as part of work that is progressing on the Local Plan which will replace the existing Local Development Framework (LDF). As part of the review, this area will need to be reconsidered and a more appropriate monitoring framework developed.

In terms of the information set out in this document, where monitoring of indicators has been possible this is presented in the following way:

Indicator	
Target	
Related Policy	
Result	

Snapshot of key indicators:

Population	60,888
Households	26,947
Housing Completions	453
New Dwellings Granted Permission	81
Affordable Homes	121
Development on previously developed land	13%
Total employment land	9.159 Ha

5 Year Housing Supply as at 31st March 2021¹	14.2 Year Supply – Using the Standard Methodology 6.65 Year Supply – Using the Core Strategy Figure
---	--

CONTENTS PAGE

INTRODUCTION	Page 3
SECTION ONE: The Ribble Valley	Page 6
SECTION TWO: Environment	Page 9
SECTION THREE: Housing	Page 13
SECTION FOUR: The Economy	Page 20
SECTION FIVE: Delivery mechanism and Infrastructure	Page 24
SECTION SIX: The Strategic site	Page 26
SECTION SEVEN: Development Management policies	Page 27
SECTION EIGHT: Monitoring Constraints	Page 35
SECTION NINE: Progress on the Local Development Scheme	Page 36

INTRODUCTION

Monitoring period

This Authority Monitoring Report covers the period from 1st April 2020 - 31st March 2021. It should be noted that the Council undertakes monitoring throughout the year and may have produced more up to date information in relation to a particular topic. The adopted planning policies for the period covered by this AMR are those contained in the Core Strategy – adopted on the 16th December 2014.

Requirements for monitoring

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

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

- (i) details of any neighbourhood development orders or neighbourhood development plans made
- (ii) once the Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.

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

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental, and social policies for England. The NPPF implements a standard method for calculating local housing need, to enable all communities to have a clear, transparent understanding of the homes they need as a minimum and a Housing Delivery Test (HDT), which measures delivery of homes across England.

Planning Practice Guidance

Planning Practice Guidance (PPG) is a Gov.UK web-based resource which is updated online as and when necessary and provides more detailed information on the strategic aims and policies outlined in the NPPF. This guidance states that Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, report any activity relating to the duty to co-operate and show how the implementation of policies in a Local Plan is progressing. The most recent PPG can be accessed via <https://www.gov.uk/government/collections/planning-practice-guidance>

Neighbourhood Planning

The Longridge Neighbourhood Plan submitted in 2018 was taken to referendum in February 2019 and was supported. It is now a material planning consideration. No other neighbourhood Plans have been submitted in this monitoring period.

Recent Local Development Framework updates

Core Strategy 2008 – 2028

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

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

The current AMR monitors the delivery of policies and key strategies within the adopted Core Strategy.

The Core Strategy is available to view at:

https://www.ribblevalley.gov.uk/download/downloads/id/10010/adopted_core_strategy.pdf

Housing and Economic Development DPD

This plan sets out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy.

In preparing for the Public Examination of the HED DPD, the Council put forward some additional housing sites as main modifications for the Inspector to consider. The Council identified sites at Clitheroe, Simonstone and Langho to help meet the Government's requirements to maintain a 5-year supply of housing land and the strategic aims of the Core Strategy.

The Inspector was satisfied with the main modifications, and his report was issued in September 2019. The HED DPD was adopted on the 15th of October 2019 and is now a material planning consideration.

The HED DPD is accompanied by a Proposals Map which shows on an Ordnance Survey base the extent of allocations and designations arising from the adopted Core Strategy and the HED DPD. The adopted HED DPD and Proposals Map form part of the statutory development plan for the borough.

The documentation that comprises the HED DPD is available to view at: https://www.ribblevalley.gov.uk/info/200364/planning_policies/1674/housing_and_economic_development_dpd_hed_dpd

Statement of Community Involvement

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

The pending 2021 SCI includes reference to how consultation techniques will be reviewed and monitored in response to the current COVID-19 pandemic.

The Emerging Local Plan

Now that the Local Development Framework (LDF) is complete and the Core Strategy is more than 5 years old, the Council is moving from the LDF to a Local Plan. The Local Plan will be a key Development Plan Document (DPD) produced in the context of the revised National Planning Policy Framework (NPPF), and any future amendments, as well as associated Planning Practice Guidance (PPG). The Council has a statutory duty to have in place up to date Local Plan coverage that reflects both National legislation and National planning policy.

The new Local Plan which will replace the existing Local Development Framework (LDF) and will set out the planning strategy, policies, proposals and key principles that will guide the future development needs of the Ribble Valley to 2033.

The Local Plan will be used to help decide on planning applications and other planning related decisions. In effect, it will be the local guide to what can be built where, determining the future pattern of development in the Borough. Section 54A of the Town and Country Planning Act 1990 and s38 of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the Development Plan (which includes the Local Plan) unless other material considerations indicate otherwise.

Local Development Scheme (LDS)

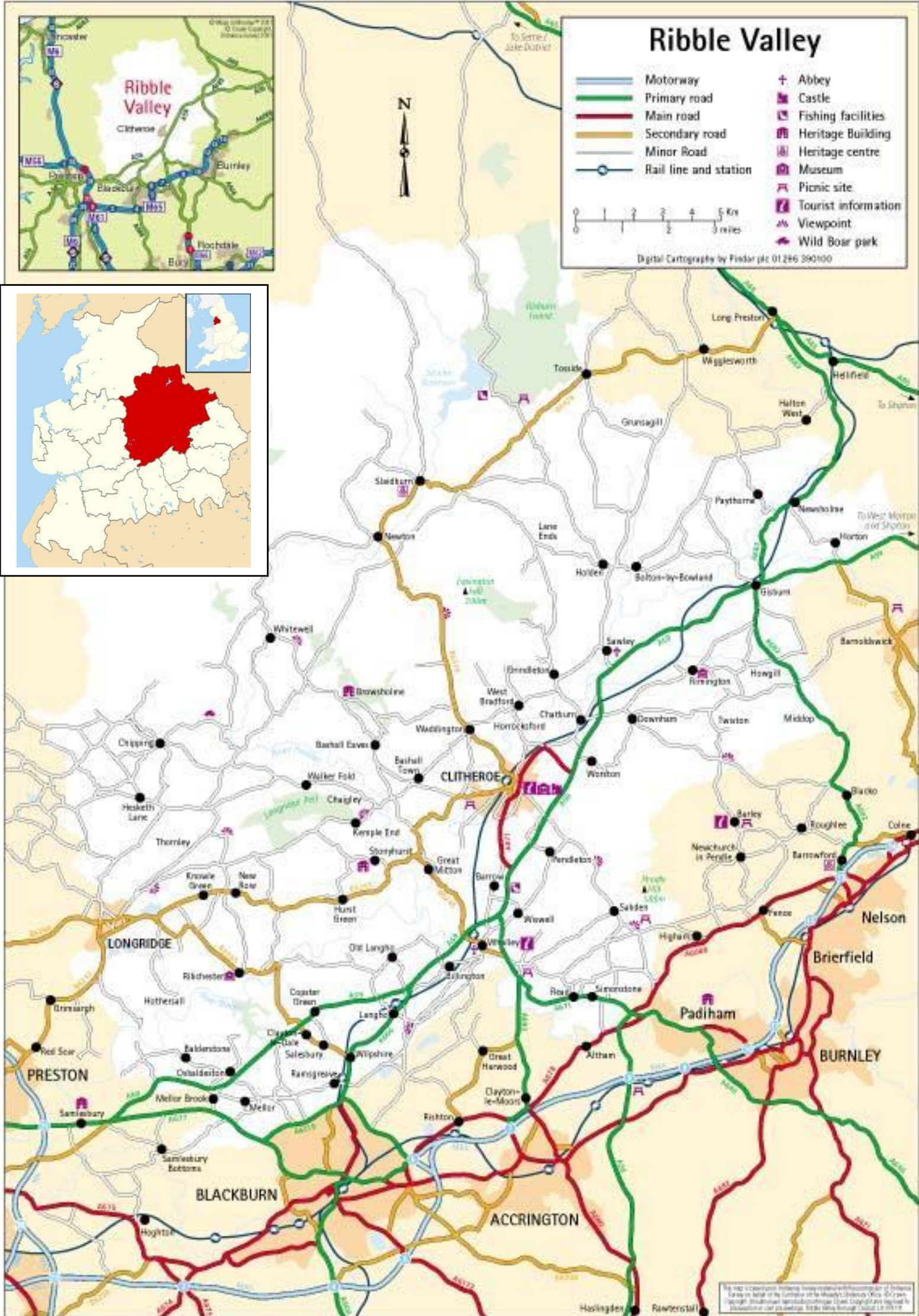
The Local Development Scheme is intended to guide the production of Development Plans within the Ribble Valley, and in particular, a timetable for the production of the Local Plan. The LDS is intended to set out the approach and timetable for policy preparation. It specifies the documents which when prepared will comprise the Local Plan. Documents will be produced under the provisions of the Planning and Compulsory Purchase Act. Progress against the LDS can be found in section 10 of this report.

The updated Local Development Scheme (LDS) was published in April 2021 and can be viewed here:

https://www.ribblevalley.gov.uk/downloads/file/13314/local_development_scheme_2021

SECTION ONE: THE RIBBLE VALLEY

The diagram below shows the Borough in its Regional context.

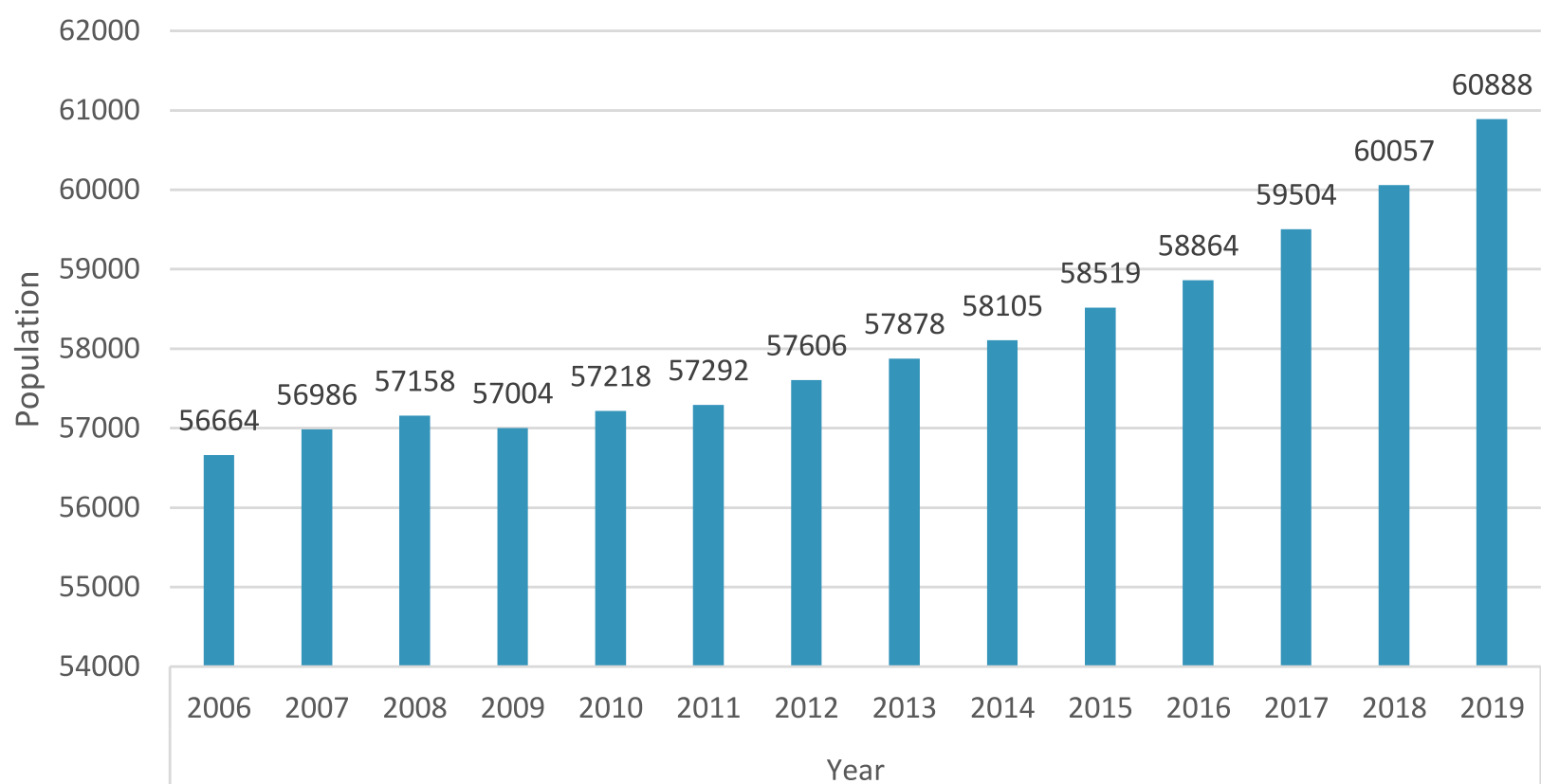


Borough Area

Ribble Valley Borough Council is situated in northeast Lancashire, and in geographical terms is the largest district in the county covering an area of 226 square miles and has 26 wards but has the smallest population in the county. There are on average 104 people per square km, compared with 275 nationally. Over 70% of the Borough is in the Forest of Bowland Area of Outstanding Natural Beauty, a clear reflection of the landscape quality of the area.

Population

Ribble Valley Population 2006 - 2019



Source: ONS - Population Estimates (Mid-2019).

The Borough has a population of 60,888 as at 2019. This represents an additional 831 people since 2018 and in the past ten-year period (2009-2019) a population increase of 3,884 people. The above illustrates that since 2009 the overall population of the Ribble Valley has seen strong growth.

Clitheroe remains the main administrative centre having as at 2019 16,653² inhabitants, an increase of 1,888 residents since the publication of the 2011 census results. Longridge, the other main town, lies in the west and has a population of approximately 8,215², an increase of 689 inhabitants since the 2011 census results. 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 current estimate of households in the borough stood at 26,653 in 2020³. By 2028 the number of households is projected to increase to 28,758, and as per the latest projections (2018) the number of households will grow by 18.4% between 2020 and 2043, the third highest rate out of the Lancashire districts.

² ONS Parish population estimates for mid-2001 to mid-2019 based on best-fitting of output areas to parishes, 2019.

³ ONS 2018 Household Projections – Published 29th June 2020

In 2020, the ratio of lower quartile house prices to lower quartile earnings for Ribble Valley (7.28) was the highest in the Lancashire area⁴, well above the county average of 5.12 but just beneath the overall ratio for England of 7.15. This suggests that Ribble Valley is the hardest place to enter the housing market in the Lancashire area.

The 2019 Indices of Multiple Deprivation revealed that Ribble Valley was ranked within the top 50 least deprived areas out of 317 districts and unitary authorities in England, when measured by the rank of average rank and by the other four alternative measures. This was by far the best ranking in the Lancashire authority area.

Employment

In regard to employment within the Ribble Valley, the authority has a history of high overall employment rates. In 2020, there were 3,415 active enterprises in the Ribble Valley. The authority contains a number of well-established local employers. Also, average earnings in the Ribble Valley in 2019 were the 2nd highest in Lancashire when measured by place of residence or work.

The COVID-19 pandemic has caused an increase in the number of employment and support allowance claimants within the borough, though it is hoped that this figure will decrease as Coronavirus restrictions are eased. Despite this increase the authority continues to be the best performing in the Lancashire area in terms of unemployment, with only 3.2% of the population claiming access to Universal Credit for the purposes of being unemployed⁵. This is the lowest in the Lancashire area and is also below the average for the United Kingdom as a whole.

The Natural Environment

In terms of the natural and built environment, within the borough lies Bowland Forest, an Area of Outstanding Natural Beauty (AONB). There are also 39 Biological Heritage Sites, 22 Conservation Areas and over 1000 Listed Buildings in the borough. In terms of open space in the area, there is over 92ha of formal open space and a further 68.9ha of open space. There is also 5.67ha of children's play areas. The borough is predominantly rural with an extensive network of public footpaths, permissive routes and access areas providing significant opportunities to access wider open countryside.

The following sections include monitoring indicators of specific policies in the Core Strategy. Where appropriate, additional indicators have been included which provide useful contextual monitoring information.

⁴ONS, 2020. House price to residence-based earnings ratio – Published March 2021.

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

⁵ONS, 2021. Claimant Count by Unitary and Local Authority.

<https://www.ons.gov.uk/employmentandlabourmarket/peoplenotinwork/unemployment/datasets/claimantcountbyunitaryandlocalauthorityexperimental/current>

SECTION TWO: ENVIRONMENT

This section sets out information on those Core Strategy environmental policies and Key Statements where monitoring information can be obtained.

As set out in the Core Strategy a number of designations exist that serve to protect the high-quality environment enjoyed across the Ribble Valley. The Council is keen to ensure that appropriate measures are taken to enable this asset to be protected and this is achieved through the implementation of the policies set out in the Core Strategy. Monitoring of these policies ensures that they are operating effectively.

MONITORING OF ENVIRONMENTAL POLICIES

A substantial part of the rural area of the authority is classified as part of the Forest of Bowland Area of Outstanding Beauty.

Green belts have been an enduring element of national planning policy. They check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging into one another; assist in safeguarding the countryside, preserve the character of historic towns and encourage the recycling of derelict and other urban land. Compared to neighbouring districts, the Ribble Valley has a relatively low proportion of land designated as green belt.

KEY STATEMENT – EN1 GREENBELT

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

Indicator 1	Number of applications involving sites wholly or partly within the Greenbelt over the monitoring period
Target	Monitor only
Related Policy	Key Statement EN1 – Green Belt
Result	Within the monitoring period there has been 32 applications involving sites within the green belt (of which 14 Approved with Conditions, 1 Approved No Conditions and 12 Refused).

Indicator 2	Area of land (ha or m2) in Green Belt granted permission
Target	Target is less than 1% of Greenbelt area by end of plan period
Related Policy	Key Statement EN1 – Green Belt
Result	Within the monitoring period there has been no applications approved which would result in a loss of green belt area.

Indicator 3	Number of inappropriate developments granted in the green belt
Target	Zero
Related Policy	Key Statement EN1 – Green Belt
Result	Zero. The target has been met. Over the monitoring period there has been one application for major development within the green belt and this was refused (Carr Hall, Whalley Road – Planning Reference 3/2020/0568). All other minor or householder development which did not conform to the policies set out within the Core Strategy was refused, and there have been no decisions that would warrant concern regarding the strategy.

KEY STATEMENT EN2: LANDSCAPE

Indicator 4	Number of applications involving sites wholly or partly within the AONB.
Target	Zero permissions that do not conform to policy requirements.
Related Policy	Key Statement EN2 – Landscape
Result	Within the monitoring period there have been 194 applications involving sites within the AONB (of which 122 Approved, 42 Refused and 20 other e.g. Permission Not Required, withdrawn, not determined).

KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Indicator 10	Number of applications granted against Environment Agency and United Utilities (UU) advice (relating to flooding and drainage) where no mitigating solution has been identified.
Target	Zero
Related Policy	Key Statement EN3 – Sustainable Development and Climate Change
Result	The target has been met. Zero applications were granted against Environment Agency or United Utilities advice within the monitoring period.

Indicator 11	Number of applications referred to the Minerals Authority as being within Mineral Safeguarding Areas (MSAs). Target is 100% of all relevant applications.
Target	100% relevant applications
Related Policy	Key Statement EN3 – Sustainable Development and Climate Change
Result	Within the monitoring period there have been no applications objected to by the local Minerals Authority.

KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

Indicator 14	Number of sites granted permission against Natural England advice.
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Natural England were consulted by Ribble Valley Borough Council on 6 planning applications in the period 01 April 2020 to 31 March 2021, and none of the responses received were objections.

Indicator 15	(i) Change in areas and populations of biodiversity importance, including: (i) Change in priority habitats and species by type and; Change in areas designated for their intrinsic environmental value including sites of international, national, regional or local significance.
Target	Zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Zero. Target met. Information set out below.

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

Priority species present in Ribble Valley

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

Priority habitats present in Ribble Valley-

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

ii) Ribble Valley has 16 Sites of Special Scientific Interest (SSSI). The condition of each of these is set out in table 11 on the following page.

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

- **Unfavourable Recovering.** A site which is recorded as unfavourable means that there is a current lack of appropriate management, or that there are damaging impacts which needs to be addressed; and
- **Favourable.** A site that is recorded as in a favourable condition means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.
- **Unfavourable declining.** A site recorded as unfavourable declining means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. It suggests that overall the site condition is becoming progressively worse⁶.

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

Table 11. Condition of the Ribble Valley SSSIs.

SSSI	Number of areas of the SSSI recorded as in a favourable condition	Number of areas of the SSSI recorded as in an unfavourable recovering condition
Barn Gill Meadow	1	0
Bell Sykes Meadow	4	2
Bowland Fells	8	2
Clitheroe Knoll Reefs	7	0
Cock Wood Gorge	1	0
Coplow Quarry	0	1
Field Head Meadow	1	0
Hodder River Section	1	0
Langcliff Cross Meadow	1	0
Light Clough	1	0
Little Mearley Clough	1	0
Myttons Meadows	4	0
New Ing Meadow	0	1
Salthill and Bellman Park Quarries	2	0
Standridge Farm Pasture	1	0
White Moss	0	1

ADDITIONAL INDICATORS

Indicator 49	No net loss of biological heritage sites
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Over the monitoring period there has been no loss of biological heritage sites. This is in line with the Core Strategy target.

Indicator 48	No net loss of hedgerows
Target	zero
Related Policy	Key Statement EN4 – Biodiversity and Geodiversity
Result	Within the monitoring period there has been a net gain of hedgerows supported by the planning process in combination with countryside stewardship grants.

SECTION THREE: HOUSING

This section sets out information on those Core Strategy housing policies and Key Statements where monitoring information can be obtained.

The main aim of the housing policies contained within the Core Strategy is to ensure that over the plan period sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously developed land where suitable and where possible aiming to address meeting identified local need. Monitoring of these policies ensures that they are operating effectively.

MONITORING OF HOUSING POLICIES

KEY STATEMENT H1: HOUSING PROVISION

Indicator 16	Amount of housing completed in the Borough.
Target	Target is 280 units per year
Related Policy	Key Statement H1 – Housing Provision
Result	453 dwellings were completed in the period from 1 st April 2020 – 31 st March 2021.

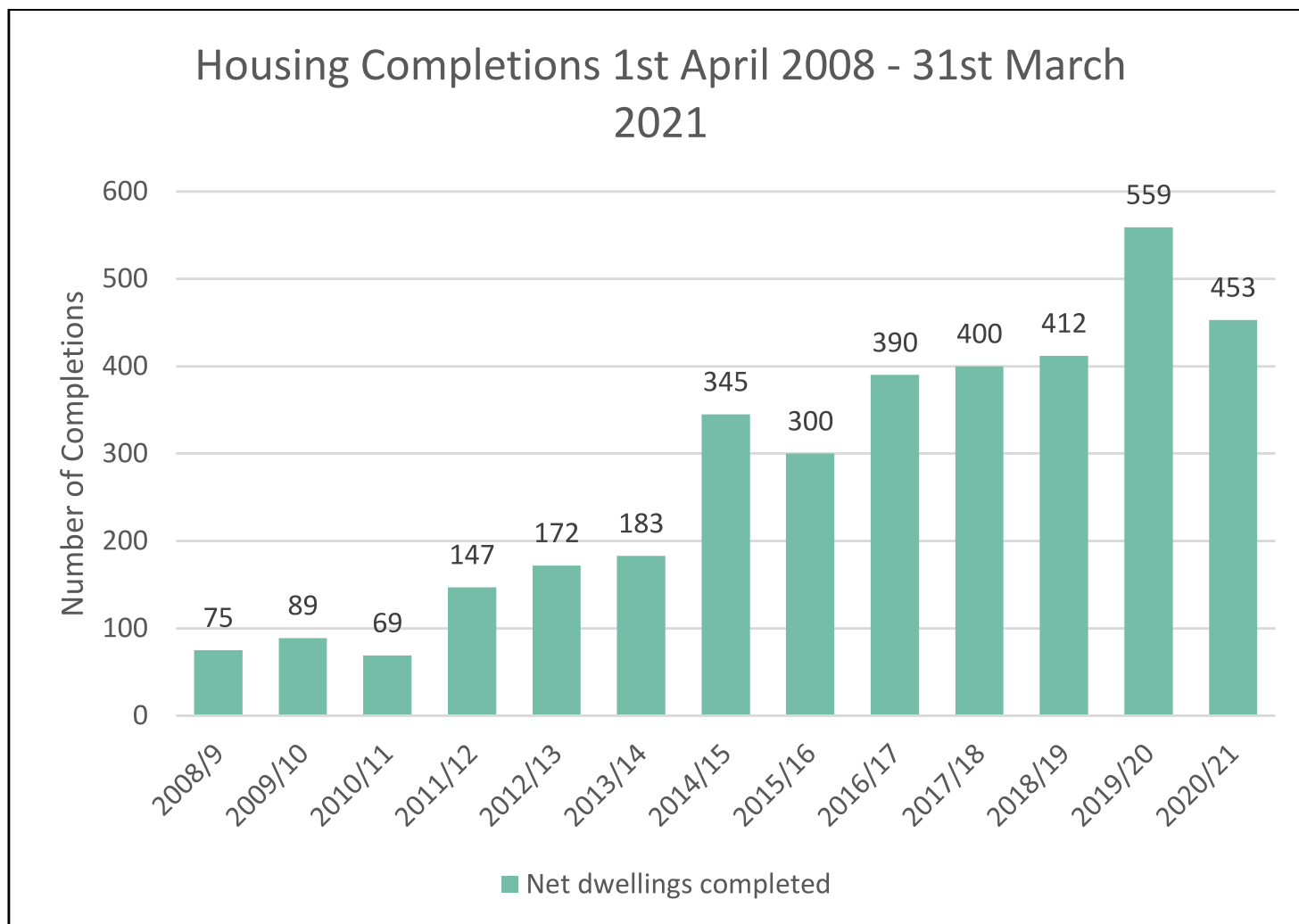
453 dwellings were completed in the monitoring period which is 173 units above the annualised requirement of 280 units per year.

The table below confirms that this is the seventh consecutive year in which the annualised requirement of 280 dwellings per year has been exceeded.

Table 12. Dwellings by monitoring period, individual and cumulative.

Monitoring year	Net dwellings completed	Cumulative total
2008/9	75	75
2009/10	89	164
2010/11	69	233
2011/12	147	380
2012/13	172	552
2013/14	183	735
2014/15	345	1080
2015/16	300	1380
2016/17	390	1770
2017/18	400	2170
2018/19	412	2582
2019/20	559	3141
2020/21	453	3594
Total 2008 -2021	3594	-
No. of dwellings required 2021 – 2028 (5600-3594)	2006	-

Graph 2. Housing Completions within the Ribble Valley.



Source: RVBC housing land monitoring.

ADDITIONAL INDICATOR: HOUSING SUPPLY AND TRAJECTORY:

Indicator 18	Housing land availability position based on adopted Core Strategy requirement (2008-2028) including permissions, completions, and commitments up until 31 st March 2021.
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	1957 dwellings in the supply as at the 31 st March 2021 (5 Year Supply). This equates to: 14.2 Year Supply using the standard methodology (137) 6.65 Year Supply using the Core Strategy Figure (294)

The Standard Methodology

The Ribble Valley Core Strategy was adopted in December 2014 and is therefore more than 5 five years old. In accordance with the NPPF the Authority’s local housing need (LHN) should therefore be calculated using the ‘Standard Method’ (as per para. 3. of PPG Guidance ‘Housing supply and delivery’).

The standard method identifies a minimum annual housing need figure in a way which addresses projected household growth and historic under-supply. The calculation is based on household growth projections and house price to earnings affordability data published by the Office for National Statistics (ONS).

Assessment of the five-year supply position at 31st March 2021 shows that there was a supply of deliverable dwellings which amounted to a 14.2 year supply⁷, based on the standard methodology and including a 5% buffer.

Using the Core Strategy figure of 280 dwellings, the five-year supply position at 31st March 2021 shows that there was a supply of deliverable dwellings which amounted to a 6.65 year supply with a 5% buffer added to the Core Strategy figure (changing total to 294).

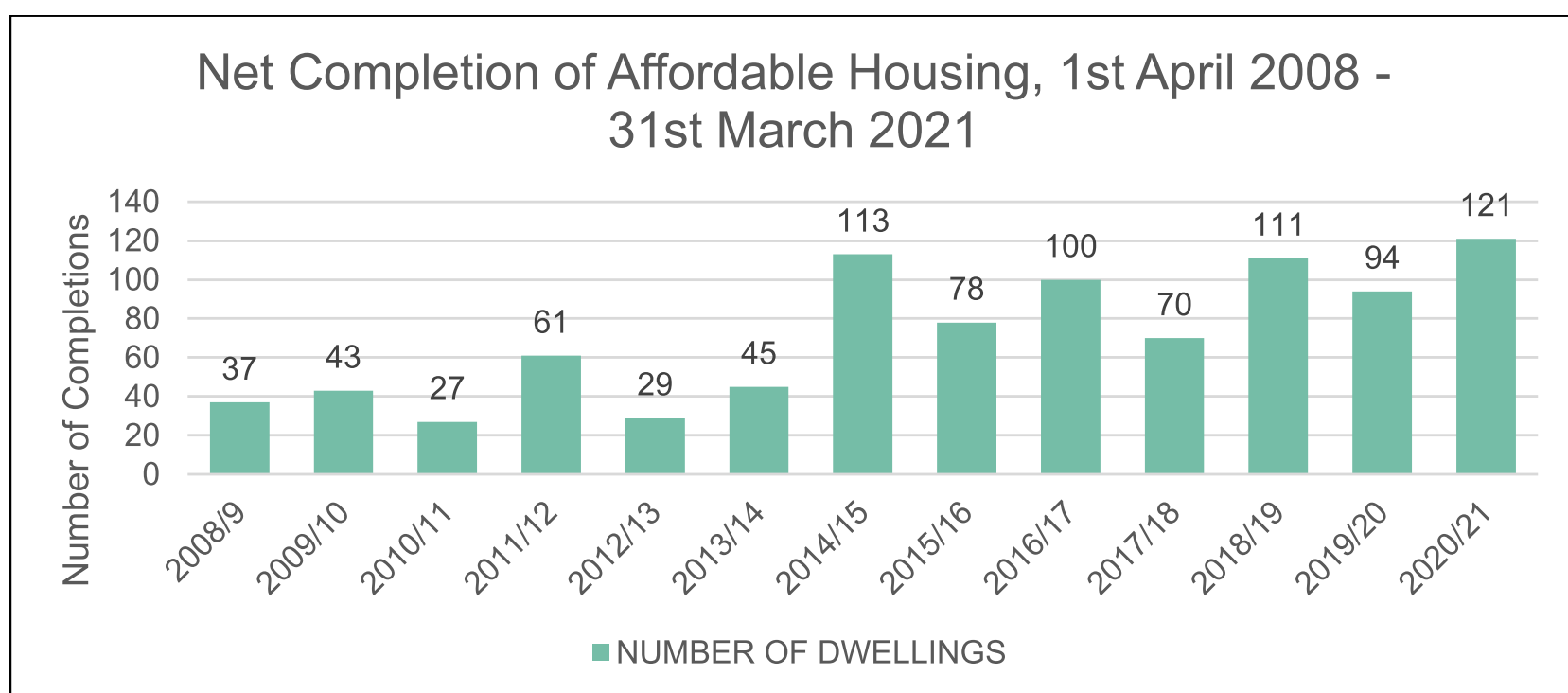
Appendix 2 of the Core Strategy (page 178) includes a housing trajectory which illustrates potential rates of delivery of market and affordable housing for the plan period based on information as at 31st March 2014. Actual delivery/completions from approved housing sites from this monitoring period can be compared with the trajectory as follows:

Housing Delivery 2020/21	
Market housing	334
Affordable housing	121
Total	455

The graph below illustrates the number of net affordable completions from 2006-2021. The net completions for each year consider the following:

- Net completions from housing developments
- Those created within the existing stock through the provision of grants
- Those created through the remodelling of existing stock or acquisition of empty properties.

Graph 3. Net Completion of Affordable Housing, Ribble Valley.



⁷ Source: 'RVBC 5 Year Supply Statement as at 31st March 2021', https://www.ribblevalley.gov.uk/download/downloads/id/13330/5_year_supply_statement_2021.pdf

ADDITIONAL INDICATORS:

Indicator 22	New and converted dwellings on previously developed land
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	60 new dwellings completed on previously developed land out of a total of 453 completions (13.2%)

KEY STATEMENT H2: HOUSING BALANCE

Indicator 17	Housing mix and type (approved planning permissions)
Target	Target is positive net increase in older persons accommodation and family housing (2 and 3 bed).
Related Policy	Key Statement H2 – Housing Provision
Result	The target has been met. Please see the table and graph below.

Housing Mix and Dwelling Type

Key Statement H2 of the Core Strategy states that planning permission for housing developments will only be granted where a suitable mix of housing type and tenure can be delivered, as well as based on local need. These needs are evidenced in the Strategic Housing Market Assessment as well as within Housing Needs Surveys.

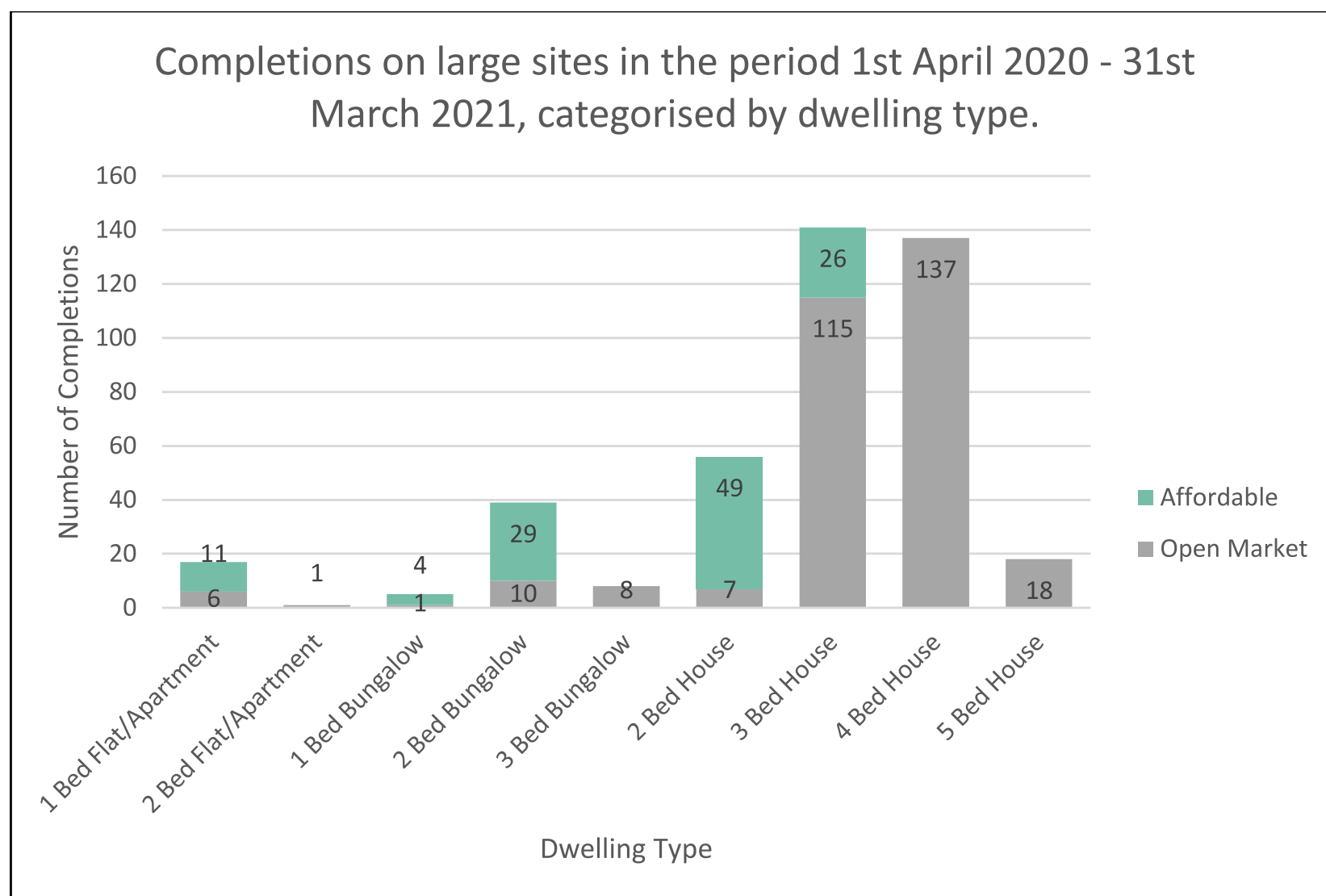
The following table and graph show the number of completions by dwelling type and tenure within the Ribble Valley between 1st April 2020 and 31st March 2021 on large sites only. Please note the term 'house' denotes terraced, semi-detached, and detached properties.

Table 13. Housing completions within period 1st April 2020 – 31st March 2021 by dwelling type.

Dwelling Type	Open Market Units	Affordable Units	TOTAL	Percentage of total completions on large sites*
1 Bed Flat/Apartment	6	11	17	4%
2 Bed Flat/Apartment	1		1	0.2%
1 Bed Bungalow	1	4	5	1.2%
2 Bed Bungalow	10	29	39	9.2%
3 Bed Bungalow	8		8	1.9%
2 Bed House	7	49	56	13.3%
3 Bed House	115	26	141	33.4%
4 Bed House	137		137	32.5%
5 Bed House	18		18	4.3%
TOTAL FOR MONITORING PERIOD	303	119	422	-

* - Percentages may not add up due to rounding.

Graph 4. Completions on large sites by dwelling type.



Source: RVBC Housing Land monitoring data as at 31st March 2021.

The above figures represent completions as part of approved planning permissions for large housing sites over 0.4 Ha / 10 dwellings, shown in the Housing Land Availability Survey 2021⁸.

KEY STATEMENT H3: AFFORDABLE HOUSING

Indicator 19	The number of new affordable units completed in the borough
Target	75
Related Policy	Key Statement H3– Housing Provision
Result	121 units. The target has been met and exceeded for this monitoring period.

Indicator 64	Percentage of affordable housing that meets the criteria set out in the policy
Target	100%
Related Policy	DMH1 – Affordable Housing Criteria
Result	100% - The target has been met.

⁸ Ribble Valley Borough Council, 2021. 'Housing Land Availability Survey', https://www.ribblevalley.gov.uk/download/downloads/id/13331/housing_land_availability_hlas_march_2021.pdf

Over the monitoring period, 119 affordable dwellings have been completed. In addition, 55 Mersey Street and 61 Peel Street have been acquired by the Authority as affordable dwellings with commuted sums money. The net affordable housing completions in this monitoring period is therefore 121.

Table 14 outlines the delivery of affordable units since 2008 as a proportion of overall completions within each monitoring period.

Table 14. Affordable and Open Market Completions within the monitoring period.

Year	Open Market	Affordable	Total	Affordable as % of all dwellings
2008/9	38	37	75	49.3
2009/10	46	43	89	48.3
2010/11	42	27	69	39.1
2011/12	86	61	147	41.5
2012/13	143	29	172	16.9
2013/14	138	45	183	24.6
2014/15	232	113	345	32.8
2015/16	222	78	300	26.0
2016/17	290	100	390	25.6
2017/18	330	70	400	17.5
2018/19	301	111	412	26.9
2019/20	465	94	559	16.8
2020/21	332	121	453	26.7

Additionally, the Authority has also supported individuals to access the housing market by providing the following:

- 1) There have been 4 tenancy protection schemes over the monitoring period.
- 2) During the monitoring period 2 empty properties have been brought back into use.

KEY STATEMENT H4: GYPSY AND TRAVELLER ACCOMMODATION

Indicator 21, 65	Number of permissions for Gypsy and traveller pitches.
Target	2 pitches over the plan period
Related Policy	Key Statement H4 – Gypsy and Traveller accommodation
Result	0 – No new pitches approved in the monitoring period.

Policy TV1 of the adopted HED-DPD gives further detail relating to Key Statement H1 and policy DMH2 of the adopted Core Strategy. Together these policies provide the guidance upon which proposals for gypsy and traveller pitches are considered within the borough.

Housing Density

The 2013 update of the borough's Strategic Housing Land Availability Assessment (SHLAA) assesses the potential housing supply of sites based on a density of *40 dwellings per hectare (dph)* for key service centres and a density of *35 dph* for remaining settlements.

A review of housing density on current housing sites undertaken within the monitoring period has shown that recent development has not reflected the densities referenced in the SHLAA. Of the sites in the review only Whalley Road, Barrow (Parcel B) has a density of over *35 dph*, the figure for non-key service areas, and is the only site to yield the quantity of housing the SHLAA would have calculated a similar site to provide. Of sites in key settlement areas, all fail to match the density figure that the SHLAA would expect sites of that type to yield.

The average density of housing supply and recent housing developments in the Ribble Valley reflected by the sites in this study is calculated to be 24.2 dwellings per hectare. The following table presents the housing density of recent housing developments by location which were included within the study.

The outcome of this review will be considered as part of the ongoing local plan process, particularly concerning the consideration of housing sites as part of the Strategic Housing and Economic Land Availability Assessment (SHELAA).

Table 15. Housing Density by location, Ribble Valley.

Area/Parish	Average dwellings per hectare for developments (<i>dph</i>)
Barrow	29.2
Clitheroe	23.7
Hurst Green	12.7
Langho	19.5
Longridge	24.8
Read	16.8
Sabden	26.5
Whalley	29.2

SECTION FOUR: ECONOMY

This section sets out information on those Core Strategy economic policies and Key Statements where monitoring information can be obtained.

As set out in the Core Strategy, employment and a strong economy are important to the Ribble Valley and the Council will seek to facilitate employment and economic investment where it accords with the Core Strategy policies. Monitoring of these policies ensures that they are operating effectively.

ADDITIONAL INDICATORS: THE ECONOMY IN RIBBLE VALLEY:

Indicator 32	Unemployed persons in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	Information from ONS shows that as of March 2021, 3.2% of people within the Ribble Valley were unemployed compared to 6.6% in the North West and 6% in Great Britain, measured through the claimant count.

Indicator 34	Employed persons in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	Information from NOMIS ⁹ shows that from January to December 2020, 80% of those aged 16-64 were economically active within the Ribble Valley, compared to 77.6% in the North West and 79.1% in Great Britain.

Indicator 35	Weekly earnings in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	Provisional figures from the ONS show that in 2020 the Ribble Valley had an average residence based weekly earnings of £579 ¹⁰ , which is 4.6% lower than the figure for the previous year. Despite this, weekly earnings within the borough remain higher than the North West figure of £530.9 and the UK figure of £572.

⁹ Nomis, 2021. 'Labour Market Profile, Ribble Valley', <https://www.nomisweb.co.uk/reports/lmp/la/1946157098/report.aspx>.

¹⁰ ONS, 2020. 'Earnings and hours worked, place of residence by local authority', <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/dataset/placeofresidencebylocalauthorityashetable8>.

MONITORING OF THE ECONOMIC POLICIES

KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

Indicator 23	Amount of new employment land developed per annum
Target	Target is 1ha per annum
Related Policy	Key Statement EC1 – Business and Employment Development
Result	There has been a total of 0.54 ha of developed land for economic/employment land purposes over the monitoring period (B1, B2, B8).

Indicator 24	Employment land supply by type (hectares)
Target	No target – monitor only
Related Policy	Key Statement EC1 – Business and Employment Development
Result	See table for breakdown.

Table 16. Employment Land Supply by type.

Business and Industrial Use	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)	Land Supply (ha)
	2008/09	2009/10	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
B1											
- B1a Offices other than defined in Class A2	5.414	3.489	4.071	3.976	3.719	3.153	4.453	2.836	2.759	5.45	5.45
- B1b Research and development	0	0	0.036	0.024	0.024	0.078	0.078	0	0	0	0
- B1c Light Industry	3.100	2.353	1.942	2.444	2.611	2.875	1.309	1.083	0.813	0	0.0827
B2 General industry	2.211	1.969	1.416	1.824	1.419	1.997	2.131	2.045	1.366	0.079	0.269
B8 Storage or distribution centres including wholesale warehouses	0.332	0.632	0.243	0.269	0.375	0.418	0.036	0.603	1.197	0.128	0.018
Mixed	2.974	4.569	12.613	12.564	9.517	2.286	2.286	2.948	3.316	2.96	3.34
Total	14.031	13.012	20.321	21.101	17.665	10.807	10.293	9.515	9.451	8.617	9.159

The table above shows existing permissions of employment land, broken down by use class (B class – office, industrial and storage) for the monitoring period, as well as details of land supply in previous years.

Indicator 25	Number of farm diversification schemes permitted
Target	Monitor only
Related Policy	Key Statement EC1 – Business and Employment Development
Result	Over the monitoring period there has been 11 farm diversification schemes permitted.

Indicator 26	Loss of employment land
Target	No net loss over the plan period
Related Policy	Key Statement EC1 – Business and Employment Development
Result	There has been no net loss over the plan period.

Indicator 27	Percentage of employment land permitted for development on previously developed land (pdl).
Target	Greater than 51%.
Related Policy	Key Statement EC1 – Business and Employment Development
Result	40.9%. The target has not been met. Permissions were granted for the following applications which did not lie on previously developed land: <ul style="list-style-type: none"> • Land at Eastham House Farm, Mitton – Proposed agricultural building. (Planning Reference 3/2020/0389). • Land South of Blackburn Road Hothersall PR3 2YY - Outline Planning application for business units use classes B1(b)(c) and B2 and storage use class B8 and associated improvements to existing access with all matters reserved except for access.

The table below shows a breakdown of the percentage of **gross** development for economic purposes within the monitoring period on previously developed land.

Table 17. Gross employment land development on previously developed land (PDL).

Business Use	B1a	B1b	B1c	B2	B8	Mixed	Total
Floorspace completed m ²	0	0	995	2102	585	3888	7570
On PDL m ²	0	0	995	2102	0	0	3097
%PDL	/	/	100%	100%	0	0	40.9%

Indicator 28	Number of Empty commercial properties.
Target	Net reduction
Related Policy	Key Statement EC1 – Business and Employment Development
Result	A survey undertaken at the end of the monitoring period (March 21) highlighted a number of empty commercial properties within the Ribble Valley available for either rent or sale. These included: <ul style="list-style-type: none"> • Time Technology Park (Offices and Industrial) • Carr Hall, Wilpshire (Offices)

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

Indicator 29	Retail vacancy rates in the key centres of Clitheroe, Longridge and Whalley
Target	Net reduction
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	There are 13 vacant units in the settlements, as set below.

Retail Centre	Vacancy rate
Clitheroe	10 units
Longridge	1 units
Whalley	2 units

The figure above relates to retail vacancy rates in the key centres of Clitheroe, Longridge, and Whalley during March 2021.

Indicator 30	Permissions involving the creation of new retail floorspace
Target	Net increase
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	There have been 1 permission granted involving the creation of new retail floorspace over the monitoring period.

LOCATION	PLANNING APP NO	DESCRIPTION	HA	SQM	USE CLASS
Unit 1 The Conference Centre Gleneagles Drive Brockhall village Old Langho BB6 8AY	3/2020/0357	Change of use of ground floor Unit 1 from B1 (business) to A1/A3 coffee shop selling pre-prepared food and drink and everyday items.	0.0031	31	A1 and A3 (E)

Indicator 31	Permissions involving the loss of community facilities
Target	No net reduction
Related Policy	Key Statement EC2 – Development of retail, shops and community facilities
Result	There have been no losses within the relevant period concerning council owned facilities.

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

SECTION FIVE: DELIVERY MECHANISMS AND INFRASTRUCTURE

This section sets out information on those Core Strategy delivery and infrastructure policies and Key Statements where monitoring information can be obtained.

In terms of delivery, the Council will lead the implementation of the Core Strategy however, this cannot be done in isolation from other services and service providers. Monitoring of these delivery policies ensures that they are operating effectively.

MONITORING OF THE DELIVERY AND INFRASTRUCTURE POLICIES

KEY STATEMENT DMI1: PLANNING OBLIGATIONS

In January 2021 the authority published its Infrastructure Funding Statement (IFS) for the period 2019/20 which sets out how developer contributions have been and will be used to provide infrastructure within the Ribble Valley.

The 2019/20 Infrastructure Funding Statement can be viewed using the following link:

https://www.ribbonvalley.gov.uk/download/downloads/id/13160/infrastructure_funding_statement_final.pdf

Indicator 36	Number of developments with legal agreements for infrastructure contributions (covering facilities and services)
Target	Monitor only
Related Policy	Key Statement DM1: Planning Obligations
Result	At the time of IFS publication, 2 new legal agreements had been signed within the monitoring period. These are set out in the table below. This information will be included and updated for the entire monitoring period before the new IFS is published.

Legal Agreements Signed		
APP NO	LOCATION	DATE
3/2019/1085	Land south-west of Barrow and west of Whalley Road Barrow (Former School Site)	20/08/2020
3/2020/0309	Spout Farm, Preston Road, Longridge	17/12/2020

Education

The Ribble Valley has 32 Primary Schools and 6 Secondary's. Lancashire County Council have published a 'Schools Provision Strategy 2017/18 to 2019/20 which outlines the planned provision for schools within Lancashire and an 'Education Contribution Methodology' which outlines the contribution cost per place sought from developers and the methodology used to calculate the contribution. For further information on these matters visit the following links:

<https://www.lancashire.gov.uk/council/strategies-policies-plans/children-education-and-families/school-place-provision-strategy/>

<https://www.lancashire.gov.uk/council/planning/planning-obligations-for-developers>

Due to population rises and significant housing development taking place within the Borough, Lancashire County Council (LCC) is working closely with Ribble Valley Borough Council to secure housing developer contributions to address the impact of their housing developments on education provision and continue to monitor the area closely in relation to both Primary and Secondary places. LCC have also been involved within the plan making process too, in terms of the Core Strategy, HED DPD development and the Local Plan review.

The below table illustrates planning history of school alterations/additions 2020/21.

Table 18. Planning Permissions involving school alterations within the monitoring period.

School alterations/additions 2020/21		
APP NO	SCHOOL	ALTERATIONS/ADDITIONS
3/2020/0120	St Mary's RC Primary School Watt Street Sabden BB7 9ED	Felling of 3 beech trees.
3/2020/0994	St Leonard's C E Primary School Commons Lane Balderstone BB2 7LL	Extension to the front of site to form a new infant classroom area.
3/2020/0880	Pendle Junior School Longsight Avenue Clitheroe BB7 2AN	Placement of a trailer on site to be used as an extra teaching space.
3/2020/0216	Clitheroe Royal Grammar School Chatburn Road Clitheroe BB7 2BA	Construction of a single storey garden pavilion to provide additional dining space.
3/2020/0876	Bowland County High School Sawley Road Grindleton BB7 4QS	Creation of 3G artificial turf pitch.

It is also important to highlight that the Strategic Site at Standen, Clitheroe will include a new on-site Primary School. At the time of publishing this document consultation is underway regarding age ranges and places to be delivered. The consultation can be found on the following page:

<https://www.lancashire.gov.uk/council/performance-inspections-reviews/children-education-and-families/school-organisation-reviews/>

Construction of the new school is set to start in April 2022 with completion in September 2023.

SECTION SIX: STRATEGIC SITE

This section sets out information on the Core Strategy Strategic site at Standen where monitoring information can be obtained.

THE STRATEGIC SITE: STANDEN

Indicator 37	Monitoring on the progress on the implementation of planning permissions.
Target	100 dwellings per annum from 2017
Related Policy	Strategic Site
Result	As at the 31 st of March 2021 there have been 186 completions on the site.

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

Permission to vary the conditions of the outline permission was granted in April 2015 (application reference 3/2015/0895). A Reserved Matters application in relation to phase one of the development for 228 dwellings (3/2016/0324) was approved on 06/03/2017 and work started on site on the 13th of September 2017.

A Reserved Matters application for 426 dwellings on Phases 2,3,4 was granted on the 16th of March 2020 (3/2019/0953).

An application for the proposed spine road linking Phase 1 to Phases 2,3,4 and 5 was approved on the 16th of March 2020 (3/2019/0951).

The images below show the site in its local context.



SECTION SEVEN: DEVELOPMENT MANAGEMENT POLICIES

This section sets out information on those Core Strategy Development Management policies where monitoring information can be obtained.

The purpose of the Development Management policies is to provide a mechanism to help implement the Core Strategy to attain the vision and objectives that are identified and set out in the document. Against the context of an identified Development Strategy and themed spatial policies, the Development Management policies guide the principles of development and provide a clear approach for delivering the Core Strategy. They help to inform decisions on planning applications which is the principle means of ensuring the successful delivery of the strategy. Monitoring of these policies therefore ensures that they are operating effectively.

MONITORING OF THE DEVELOPMENT MANAGEMENT POLICIES

POLICY DMG2: STRATEGIC CONSIDERATIONS

Indicator 38	Percentage of new development in accordance with the Development Strategy, i.e. directing development to existing sustainable settlements.
Target	Various targets as set out in DS1
Related Policy	Key Statement DS1 – Development Strategy
Result	The Core Strategy was adopted in December 2014 and since this date all applications have been determined against the policies set out in the plan. The Council keeps all appeal decisions under review, especially in those applications where the spatial strategy is considered as an issue, to ensure the integrity of the plan is upheld.

Table 4.12 of the adopted Core Strategy sets out the residual numbers of dwellings for Principal Settlements and Tier One settlements as determined at 31st March 2014. The position updated to 31st March 2020 is shown in the following table, followed by a table showing the position as at 31st March 2021.

Appendix A shows a breakdown of permissions and completions broken down by parish within the authority.

2020

PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2020	Residual no. dwellings at 31st March 2019 ¹¹	Amount in excess of residual requirement
Clitheroe (total)	2320	2643	-	323
<i>of which:</i>				
Standen Strategic Site	1040	1040	0	0
rest of Clitheroe	1280	1603	0	323
Longridge	1160	1278	0	118
Whalley	520	581	0	61

2021

PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2021	Residual no. dwellings at 31st March 2020 ¹²	Amount in excess of residual requirement
Clitheroe (total)	2320	2671	-	351
<i>of which:</i>				
Standen Strategic Site	1040	1040	0	0
rest of Clitheroe	1280	1631	0	351
Longridge	1160	1281	0	121
Whalley	520	581	0	61

¹¹ As at 31st March 2020. Any applications approved or lapsed since this date may alter the residual number.

¹² As at 31st March 2021. Any applications approved or lapsed since this date may alter the residual number.

POLICY DMG3: TRANSPORT AND MOBILITY

Indicator 42	Permissions which affect the opportunity to transport freight by rail or affect the potential rail station sites at Gisburn and Chatburn.
Target	0
Related Policy	Key Statement DMG3 – Transport and Mobility
Result	0 – target has been met.

TREES & WOODLANDS, OPEN SPACE, FOOTPATHS

POLICY DME1: PROTECTING TREES AND WOODLANDS

Indicator 44	Number of permissions involving a net loss of woodland or hedgerows.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There have been no permissions involving a net loss of woodland over the monitoring period which is in line with the Core Strategy target. Over the monitoring period there has also been a net gain in hedgerows via direct hedgerow application, necessary landscaping, or screening within developments and through countryside stewardship.

Indicator 47	Loss of ancient woodland and veteran and ancient trees.
Target	0
Related Policy	DME1 – Protecting Trees and Woodlands
Result	There has been no loss of ancient woodland within the monitoring period. In addition, veteran and ancient trees were only lost in accordance with policy where they posed a health and safety risk. The council has a policy of managing ancient trees and there have been no decisions which would warrant concern regarding the implementation of the Core Strategy within the monitoring period.

HERITAGE

KEY STATEMENT EN5: HERITAGE ASSETS

Indicator 58	Number of applications involving designated heritage assets.
Target	Monitor only
Related Policy	Key Statement EN5 – Heritage Assets
Result	Within the monitoring period there have been 44 applications received involving works to listed buildings, of which 27 approved, 8 refused, 4 withdrawn and 5 to be determined.

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

Indicator 59	Number of permissions granted against Historic England advice.
Target	0
Related Policy	Key Statement EN5 – Heritage Assets
Result	0- Target has been met.

POLICY DME4: PROTECTING HERITAGE ASSETS

Indicator 53	Publication of a local list of heritage assets.
Target	Target is to review the local list once it's established.
Related Policy	DME4 – Protecting Heritage Assets
Result	Currently no local list is produced. A search of The National Heritage List for England (NHLE) found 862 entries for heritage assets within the Ribble Valley. ¹³

Indicator 54	Publication of buildings at risk register
Target	Target is to review the local list once it's established.
Related Policy	DME4 – Protecting Heritage Assets
Result	<p>Currently no local list is produced. The initial stage of the Conservation Areas Review (March 2019) identified a number of buildings within conservation areas which could be at risk.</p> <p>The following are identified on the Historic England 'Heritage at Risk' Register which was published in October 2020¹⁴ :</p> <ol style="list-style-type: none"> 1. Fooden Hall, Fooden Lane, Bolton-by-Bowland – Listed Building Grade II. Condition – Poor. 2. Bellman Park lime kilns and part of an associated tramway 180 metres northwest of Bellman Farm, Clitheroe – Scheduled Monument. Condition – Very bad. 3. The Old Lower Hodder Bridge, Great Mitton – Scheduled Monument. Condition – Very bad. 4. Whalley Abbey (west range), Whalley – Very bad. Condition – Very bad. 5. Church of St Mary and All Saints, Church Lane, Whalley – Listed Place of Worship. Condition – Poor. 6. Peter of Chester's Chapel, Whalley Cistercian Abbey, Whalley – Scheduled Monument and Listed Buildings. Condition – Generally unsatisfactory.

Indicator 55	Number of listed buildings and buildings in Conservation areas lost through development proposals.
Target	No loss
Related Policy	DME4 – Protecting Heritage Assets
Result	0

¹³ Historic England, 2021. 'The National Heritage List for England (NHLE)', <https://historicengland.org.uk/listing/the-list/>.

¹⁴ Historic England, 2020. 'Heritage at Risk Register, Northwest', <https://historicengland.org.uk/images-books/publications/har-2020-registers/nw-har-register2020/>.

Indicator 56	Number of permissions involving Parks and Gardens and Scheduled Ancient Monuments
Target	No change against HE advice
Related Policy	DME4 – Protecting Heritage Assets
Result	0

Indicator 57	Conservation Area appraisals
Target	Target is to maintain up to date conservation area appraisals.
Related Policy	DME4 – Protecting Heritage Assets
Result	There are a total number of 22 Conservation Areas in the Borough. The majority of the Conservation Area Appraisals were carried out in 2005, and will require a review.

POLICY DME6: WATER MANAGEMENT

Indicator 62	Number of applications permitted against criteria set out in policy
Target	0
Related Policy	<p>DME6 – Water Management</p> <p>The policy requires that development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. To be acceptable applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:</p> <ul style="list-style-type: none"> • Preventing pollution of surface and/ or groundwater • Reducing water consumption • Reducing the risk of surface water flooding <p>The Authority will also seek the protection of the borough’s water courses for their biodiversity value</p>
Result	Within the monitoring period no planning permission has been granted in contravention of DME6.

POLICY DMH4: CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

Indicator 67	Number of permissions granted in accordance with the policy criteria.
Target	100%
Related Policy	DMH4 – Conversion of Barns and other buildings to dwellings
Result	Target met. Planning permissions were granted for the conversion of barns and other buildings for the net gain of 34 dwellings in the monitoring period.

POLICY DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS

Indicator 68	Number of permissions involving residential extension/works or curtilage extensions that comply with the policy criteria
Target	100%
Related Policy	DMH5 – Residential and curtilage extensions
Result	<p>Target has been met. Over the monitoring period there has been:</p> <ul style="list-style-type: none"> • 5 permissions granted involving curtilage extensions • 190 permissions granted involving residential extensions/works

EMPLOYMENT

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Indicator 69	Gain in new employment land by floor area and type.
Target	8ha to be allocated and developed by 2028.
Related Policy	DMB1 – Supporting business growth and the local economy
Result	<p>Over the monitoring period there has been an overall gain of 0.54 Ha. This is broken down as follows:</p> <p>B1a – N/A B1b – N/A B1c – +0.0827 Ha B2 – +0.19 Ha B8 – -0.11 Ha Mixed – +0.38 Ha</p> <p>The above figures represent new planning permissions granted within the monitoring period of land for future employment use (B class). Target has been met.</p>

Indicator 70	Loss of existing employment land by floor area and type.
Target	No net loss over plan period
Related Policy	DMB1 – Supporting business growth and the local economy
Result	<p>Over the monitoring period there has been an overall gain of 0.54 Ha. This is broken down as follows:</p> <p>B1a – N/A B1b – N/A B1c – +0.0827 Ha B2 – +0.19 Ha B8 – -0.11 Ha Mixed – +0.38 Ha</p>

Indicator 71	Number of firms relocating outside the Borough due to planning constraints set out in policy.
Target	zero
Related Policy	DMB1 – Supporting business growth and the local economy
Result	0 – target has been met

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

Indicator 72	Number of permissions involving conversion and net new floorspace created.
Target	Net gain
Related Policy	DMB2 – The conversion of barns and other rural buildings to employment uses
Result	Within the monitoring period there have been no permissions granted involving the conversion of barns and other rural buildings to employment uses.

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

Indicator 73	Number of planning permissions involving new or improved facilities
Target	Net gain
Related Policy	DMB3 – Recreation and Tourism Development
Result	There have been no applications approved within the monitoring period, in part due to the Covid-19 pandemic.

Indicator 75	Number of permissions involving loss of public open space (POS) and any alternative provision made.
Target	Net gain over plan period
Related Policy	DMB4 – Open Space Provision
Result	There have been no permissions granted which would result in a loss of public open space. The target has been met.

POLICY DMB4: OPEN SPACE PROVISION

Indicator 76	Number of permissions and area of gain in Public Open Space.
Target	Net gain over plan period
Related Policy	DMB4 – Open Space Provision
Result	Over the plan period a total of 6.2 Ha has been gained in Public Open Space. This is broken down as follows: Parks and Gardens – 0.2 Ha Natural and Semi-Natural Urban Green space – 3.5 Ha Green (Open Space) Corridors – 0.37 Ha Amenity Greenspace – 1.96 Ha Provision for Children and Young People – 0.13 Ha Allotments, Community Gardens and Urban Farms – 0.047 Ha

RETAIL

POLICY DMR1: RETAIL DEVELOPMENT IN CLITHEROE

Indicator 79	Permissions involving gains in retail area and type.
Target	Targets are set out in Policy EC2 relating to new retail provision by 2028.
Related Policy	Policy DMR1 – Retail development in Clitheroe
Result	Over the monitoring period there have been no permissions which involved a gain in retail area in Clitheroe.

Indicator 80	Loss of any retail outlets and in the main shopping frontages by area and type.
Target	Zero
Related Policy	Policy DMR1 – Retail development in Clitheroe
Result	There have been no retail outlets lost in the main shopping frontages over the monitoring period.

POLICY DMR2: SHOPPING IN LONGRIDGE AND WHALLEY

Indicator 81	Permissions involving gains in retail area and type.
Target	Targets are set out in Policy EC2 relating to new retail provision by 2028
Related Policy	Policy DMR2 – Shopping in Longridge and Whalley
Result	No Permissions involving gain in retail area and type within Longridge and Whalley settlements were granted within the monitoring period.

INDICATOR: MONITOR POLICY DMR2

Indicator 82	Loss of any retail outlets by area and type
Target	zero
Related Policy	Policy DMR2 – Shopping in Longridge and Whalley
Result	There has been no loss over the plan period

POLICY DMR3: RETAIL OUTSIDE THE MAIN SETTLEMENTS

Indicator 83	Loss of any retail outlets in the villages
Target	zero
Related Policy	Policy DMR3 – Retail outside the main settlements
Result	There has been no net loss over the monitoring or plan period

Indicator 84	Gain in shopping area in villages and wider rurality
Target	Net gain
Related Policy	Policy DMR3 – Retail outside the main settlements
Result	There has been no loss over the plan period

SECTION EIGHT: MONITORING CONSTRAINTS

This Authority Monitoring Report brings together information and data on as many of the monitoring indicators as it has been possible to collate. However, from ongoing monitoring since the adoption and implementation of the Core Strategy in December 2014 it is clear that data gaps remain. Even where monitoring has not been possible, what has become evident is that the Core Strategy is still performing well overall through observing the indicators where monitoring has been successful. The good performance of the Core Strategy is also evident in appeals and subsequent Inspector's decisions.

As part of the Local Plan review process, a new monitoring framework will be established which will allow systems to be put in place to ensure that the information to be collected is achievable and able to be effectively monitored.

A list of the Core Strategy indicators where monitoring has not been possible is presented in Appendix B.

SECTION NINE: PROGRESS ON THE LOCAL DEVELOPMENT SCHEME

The table on the following page displays the most recent Local Development Scheme (LDS) timetable which was published in April 2021. This timetable has been revised since original publication in November 2019 to reflect the current situation and the consequences of the COVID-19 pandemic.

The Council will keep the timetable and need for resources under review to enable it to meet its ambition as well as any implications that the governments intentions to change the plan making system as reflected in their White Paper on planning reforms published in August 2020.

The updated Local Development Scheme (LDS) can be viewed here:

https://www.ribblevalley.gov.uk/downloads/file/13314/local_development_scheme_2021

LDS Timetable
(PRINTS AT A3 size)

LDS Timetable	2021												2022												2023											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Replacement Local Plan																																				

Key:

- Production of briefs & obtaining quotes
- Appointment of consultants
- Evidence production
- Pre-Publication consultation (Reg 18)
- Publication period (Consultation- Reg 19)
- Submission to Secretary of State (Reg 22)
- Examination
- Anticipated receipt of Inspectors report
- Proposed Adoption

APPENDIX A

Table showing a breakdown of completions and permissions within the Ribble Valley, broken down by parish.

Parish (P), Town or Village	Total Completions 1.4.08 – 31.3.21	Extant Permissions as at 31.3.21	Total Completions and Ex't Permissions 1.4.08 – 31.3.21
Aighton, Bailey and Chaigley P	16	6	22
Hurst Green village	40	1	41
Balderstone P	4	5	9
Bashall Eaves P	7		7
Billington and Langho P * (ex-Brockhall village)	111	32	143
Billington village	62	16	78
Langho village	12	38	50
Brockhall village	42	2	44
Bolton by Bowland P	11	6	17
Bolton by Bowland village	1		1
Holden village	1		1
Bowland Forest Higher P	17		17
Dunsop Bridge village			0
Bowland Forest Lower P			0
Bowland with Leagram P	3		3
Chatburn P	4	2	6
Chatburn village	19	8	27
Chipping P	20	42	62
Chipping village	38	0	38
Clayton le Dale P	13	5	18
Clitheroe P	284	164	448
Clitheroe town	1053	1170	2223
Dinckley P	3	1	4
Downham P			0
Downham village			0
Dutton P	5	5	10
Easington P		5	5
Gisburn P	3	2	5
Gisburn village	37	2	39
Gisburn Forest P	3	1	4
Tosside village	1		1
Great Mitton P	6		6
Grindleton P	6	2	8
Grindleton village	4	2	6
Horton P	4		4
Hothersall P	3		3
Little Mitton P	1		1
Longridge P	156	362	518
Longridge settlement	433	330	763

Mearley P			0
Mellor P	5		5
Mellor village	21		21
Mellor Brook village	8	10	18
Middop P		1	1
Newsholme P			0
Newton P	1		1
Newton village	1		1
Osbaldeston P	2		2
Osbaldeston village			0
Paythorne P	3	3	6
Pendleton P	5		5
Pendleton village		1	1
Ramsgreave P		6	6
Read P	3	6	9
Read village	26	3	29
Ribchester P	29	6	35
Ribchester village	9		9
Rimington P	8	5	13
Rimington village	5	1	6
Sabden P	16	1	17
Sabden village	88	11	99
Salesbury P			0
Copster Green village	19		19
Sawley P	3	2	5
Sawley village	1		1
Simonstone P	4	1	5
Simonstone village	1		1
Slaidburn P	2	2	4
Slaidburn village			0
Thornley w Wheatley P	7	4	11
Tosside		1	1
Twiston P	1		1
Waddington P	2	7	9
Waddington village	9		9
West Bradford P	3	1	4
West Bradford village	3	1	4
Whalley P	50	1	51
Calderstones	85		85
Whalley settlement	256	275	531
Wilpshire P		2	2
Wilpshire town	28	14	42
Wiswell P	31	1	32
Wiswell village			0
Barrow Parish	43	85	128
Barrow V	393	275	668
Worston P			0
Worston village			
TOTALS	3594	2935	6529

APPENDIX B

Table of Core Strategy indicators where monitoring has not been possible.

No	Indicator	Related CS Policy
ENVIRONMENT		
Landscape		
5	Area of land (Ha or m2) within AONB granted permission	EN2
6	No of applications for development within the "Open Countryside" ie on sites outside established allocations or settlement boundaries.	EN2
7	Area of land (Ha or m2) within Open Countryside granted permission.	EN2
8	Proportion of the population that has full access to the requirements of the Accessible Natural Greenspace Standard.	EN2
Sustainable Development & Development Change		
9	No of all relevant applications granted that do not conform to the specified Codes and standards in the policy.	EN3 & DME5
BIODIVERSITY AND GEODIVERSITY		
12	Net gain to local biodiversity measured through biodiversity offsetting agreements	EN4
13	No of applications involving a potential effect on recognised sites of environmental or ecological importance (i.e. those categories of site listed in para 2 of the policy).	EN4
HOUSING		
20	Number of new dwellings approved/constructed which meet the Lifetime Homes standard	H3
ECONOMY		
33	Number of people claiming a key benefit Ribble Valley	EC1 – Business and Employment Development
DEVELOPMENT MANAGEMENT POLICIES		
39	No of permissions for development outside those settlements defined in the development strategy that do not meet at least one of the criteria mentioned in the policy	DS1 – Development Strategy
Transport and Mobility		
40	No of permissions granted within 400m of a public transport route.	DMI2,DMG3
41	No of major permissions granted that require a travel plan	DMG3
Protecting Trees and Woodlands		
43	Number of permissions involving the planting of new trees/woodlands and total net area	DME1 – Protecting Trees and Woodlands
45	Number of TPOs made	DME1 – Protecting Trees and Woodlands
46	Loss of any protected trees	
Landscape and Townscape Protection		
50	Permissions involving potential change to landscape elements within policy (DME2)	DME2
Sites and species protection and conservation		
51	No of permissions which adversely affect the various sites and species mentioned in the policy (DME3)	DME 3 – Sites and Species protection and conservation
52	Measurement of enhancement in ENV4.	ENV4 – Biodiversity and Geodiversity

	RENEWABLE ENERGY	
60	No of permissions granted fulfilling Renewable Energy requirements within policy and by type of	DME5 – Renewable Energy
61	No of permissions involving onsite RE generation and type of RE	DME5 – Renewable Energy
	Water Management	
63	Number of permissions for development granted contrary to EA advice	
	Dwellings in the open countryside	
66	No of permissions granted in accordance with the policy criteria.(DMH3)	DMH3 – Dwellings in the open countryside and Area of Outstanding Natural Beauty
	Recreation and Tourism Development	
74	Number of planning permissions involving loss and change of use of tourism and recreation facilities	DMB3
	Footpaths and Bridleways	
77	Loss of any PROW (Public Rights of Way) or alternative provision	DMB5 – Footpaths and Bridleways
78	Diversion of any PROW by No of incidents and total length of diversions	DMB5 – Footpaths and Bridleways