

RIBBLE VALLEY BOROUGH COUNCIL

**AUTHORITY MONITORING REPORT
(AMR)**

As at 31st March 2025

Published May 2026



**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 eighth Authority Monitoring Report (AMR) that has been published since the adoption of the Core Strategy in December 2014 and covers the period **1st April 2024 – 31st March 2025**.

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	64,469
Households	27,526
Housing Completions	332
New Dwellings Granted Permission	54
Affordable Homes	94
Development on previously developed land	7.2%
Total Employment Land	2.343 h/a

5 Year Housing Supply as at 31st March 2025¹	6.2 Years
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CONTENTS PAGE

Contents

INTRODUCTION 3

SECTION ONE: THE RIBBLE VALLEY 6

SECTION TWO: ENVIRONMENT 10

SECTION THREE: HOUSING 15

SECTION FOUR: ECONOMY 21

SECTION FIVE: DELIVERY MECHANISMS AND INFRASTRUCTURE 25

SECTION SIX: STRATEGIC SITE 28

SECTION SEVEN: DEVELOPMENT MANAGEMENT POLICIES 30

SECTION EIGHT: MONITORING CONSTRAINTS 36

SECTION NINE: PROGRESS ON THE LOCAL DEVELOPMENT SCHEME 37

APPENDIX A 39

APPENDIX B 41

INTRODUCTION

Monitoring period

This Authority Monitoring Report covers the period from 1st April 2024 - 31st March 2025. 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 Governments 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.

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 latest Statement of Community Involvement can be viewed here](#)

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.

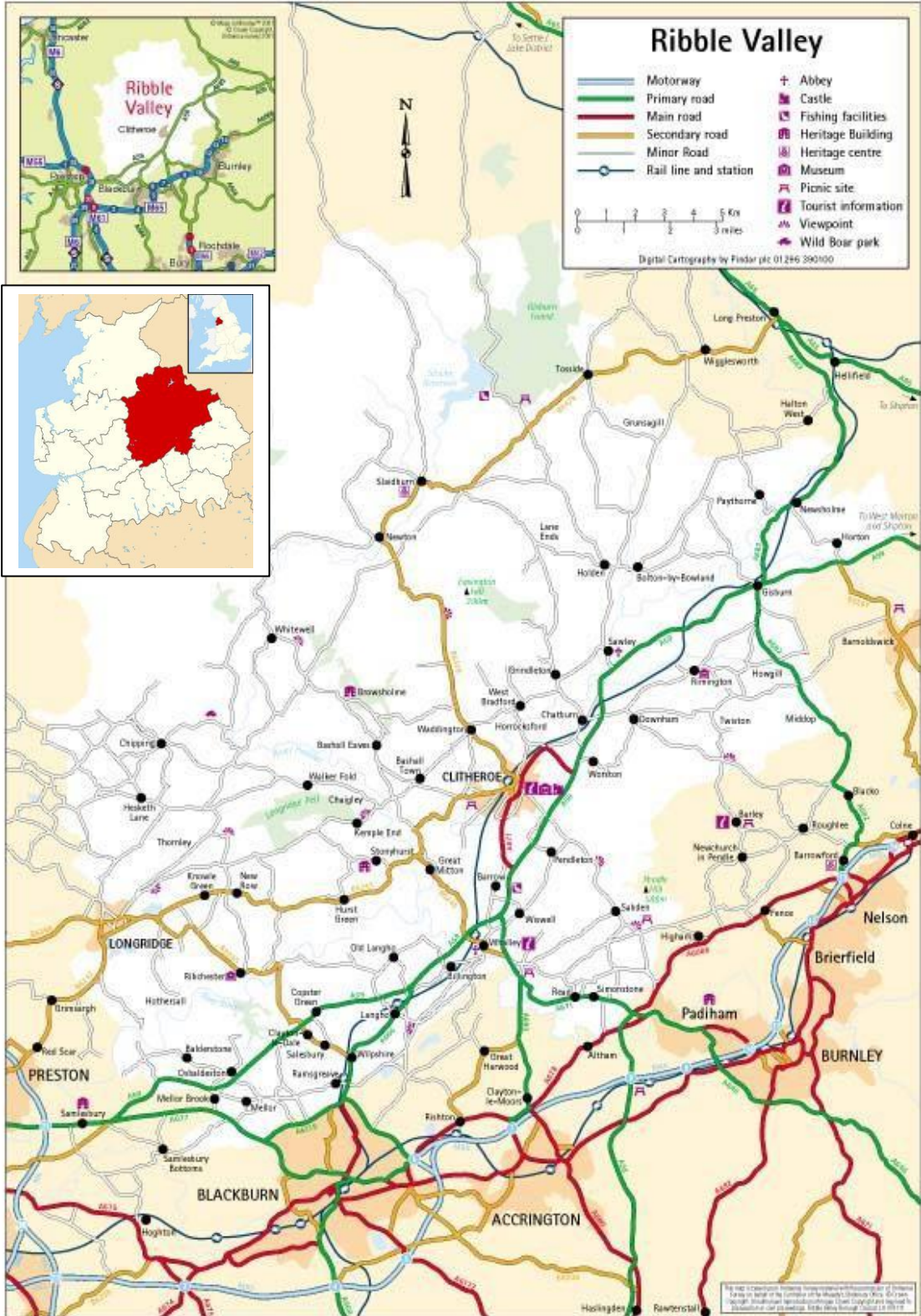
Local Development Scheme (LDS)

The Local Development Scheme is intended to guide the production of Development Plans within the Ribble Valley, and particularly a timetable to produce 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 March 2025 and can be viewed here: [LDS 2025](#)

SECTION ONE: THE RIBBLE VALLEY

The diagram below shows the Borough in its Regional context.



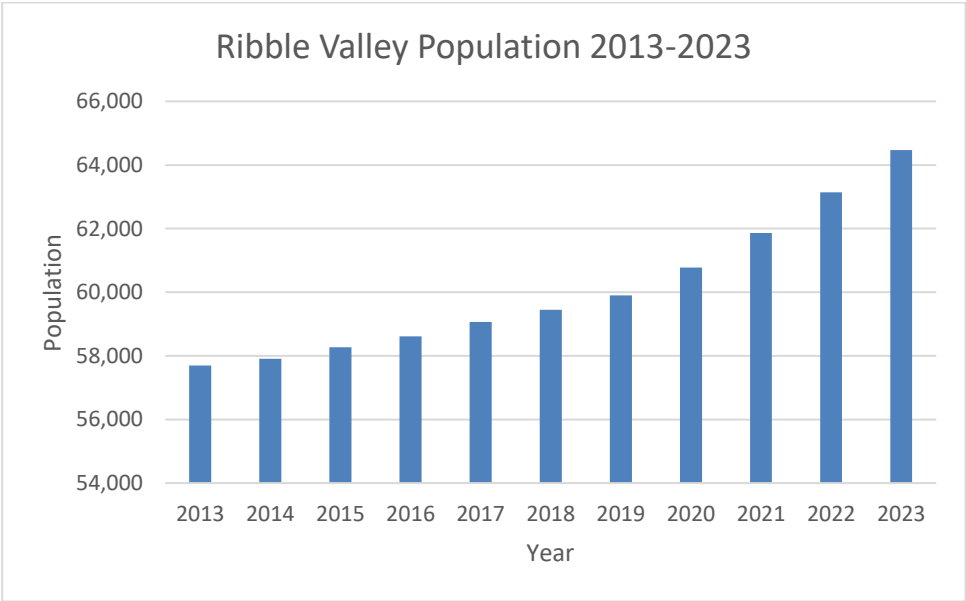
Borough Area

Ribble Valley Borough Council is situated in northeast Lancashire, and in geographical terms is the largest district in the county covering an area of 583 square kilometers (225 square miles). Despite its size, Ribble Valley has the lowest population in the county, being the least densely populated area with approximately 111 people per sq kilometer (287 per square mile).

Over 70% of the borough is within the Forest of Bowland National Landscape (Formerly known as Area of Outstanding Natural Beauty), a clear reflection of the landscape quality of the area.

Population

The Borough has a population of 64,469 as at 2023. This represents an increase of 1,329 on the 2022 figures and an increase of 6,777 since 2013. This equates to an 11.7% increase in population over 10 years which is the highest in the Lancashire-12 (The 12 Boroughs which make up Lancashire County Council) and the Lancashire-14 (including both Blackpool and Blackburn with Darwen Unitary Authorities). This demonstrates the Borough has had strong population growth over the past decade. The average population growth for the Lancashire-12 is 7.8% and the Lancashire-14 is 6.8%



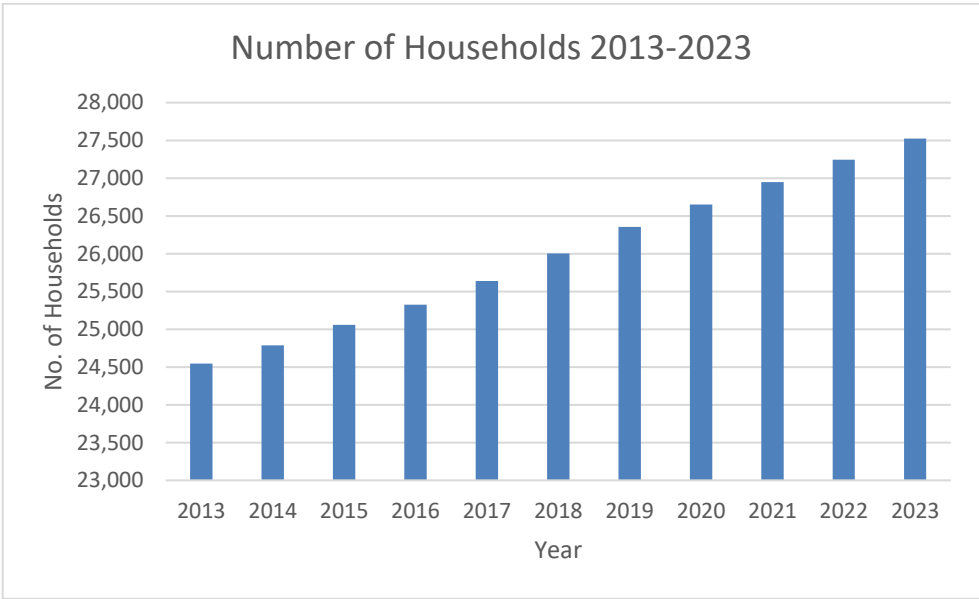
Source ONS Mid-Year estimates 2023

Clitheroe remains the main administrative centre having as at 2022 17,657² inhabitants. Longridge, the other main town, lies in the west and has a population of approximately 8,573². 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.

²[Parish Population estimates for mid-2022, based on best-fitting of output areas to parishes - Office for National Statistics](#)

Households

The current estimate of households in the borough stood at 27,526 in 2023³. This has been an increase of 2,981 since 2013. 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.



House Prices and Earnings

In 2022 the overall median house prices to earnings ratio in Ribble Valley was 7.22, which is the highest in both the Lancashire-12 and Lancashire-14. The Lancashire-12 figure being 5.61, and the ratio for England overall was 8.28

For people looking to enter the housing market, analysis of housing affordability for this market segment can be measured by looking at the ratio of lower quartile prices against the lower quartile earnings by local authority. For Ribble Valley this figure was 7.21 in 2022, which was the highest in both Lancashire-12 and Lancashire-14. The figure for the Lancashire-12 being 5.30, and for England overall 7.36. This suggests that Ribble Valley is the hardest place to enter the housing market in the Lancashire area.

³[Household projections for England - Office for National Statistics](#)

Indices of Multiple Deprivation

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 2024, there were 3,605 active enterprises in the Ribble Valley. The authority contains a number of well-established local employers, such as BAE. Also, average earnings in the Ribble Valley in 2024 were the 2nd highest in Lancashire when measured by place of residence of work.

The Ribble Valley has low levels of unemployment, in November 2024 only 4.7% of the population were claiming access to Universal Credit for the purposes of being unemployed. This compares to the figure of 11.1% for the Lancashire-12 as a whole.

The Natural Environment

In terms of the natural and built environment, the Forest of Bowland National Landscape covers over 70% of the borough. 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, 2025. House price to residence-based earnings ratio – Published March 2025
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

⁵ ONS, 2025. 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 National Landscape.

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 have been 43 applications involving sites within the green belt - of which 20 Approved with Conditions, 2 Approved No Conditions, 5 Refused, 2 Planning Permission Not required and 14 awaiting decision

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 have 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 have been no applications for major developments in the green belt All other minor or householder development, which did not conform to the policies set out within the Core Strategy, were 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 238 applications involving sites within the AONB (of which 115 were Approved with Conditions, 6 were approved without conditions, 36 applications were Refused and 20 other applications Permission Not Required and 57 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 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.

Below are a list of priority species and habitats within Ribble Valley

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

Sites of Special Scientific Interest (SSSI)

Ribble Valley has 16 Sites of Special Scientific Interest (SSSI). These are listed below along with their current status, Favourable, Unfavourable Recovering and Unfavourable Declining.

Barn Gill Meadow – An area of grassland close to Stocks Reservoir approximately 3km to the north east of the village of Slaidburn – 100% in a Favourable Condition

Bell Sykes Meadow – The site consists of six fields of unimproved, enclosed herb-rich grassland approximately 0.5km north-east of the village of Slaidburn – 100% Unfavourable Recovering

Bowland Fells – The site encompasses the main upland block within the area of Lancashire known as the Forest of Bowland – Unfavorable Recovering 29.41%, Unfavorable No Change 5.88%, Unfavorable Declining 17.65% and Not recorded 47.06%

Clitheroe Knoll Reefs – Geological site near Clitheroe comprising of a roadcutting and a series of small hills running east-west between the villages of Worston and Downham – 50% favourable and 50% Unfavorable, Declining

Cook Wood Gorge – Situated 2km south west of Whalley where Sabden Brook Cuts

down through the rock strata to join the River Calder – 100% favourable

Coplow Quarry – A limestone quarry situated just north of Clitheroe - 100% Unfavourable recovering

Field Head Meadow – The site consists of a single field of enclosed, moderately herb-rich hay meadow, typical of its type in northern England. Approximately 1.3KM east of the village of Slaidburn – 100% Favourable

Hodder River Section – Situated 4km South west of Clitheroe where the River Hodder has cut down through the rock strata – 100% favourable

Langcliff Cross Meadow – One of the best examples of the few remaining species-rich meadow grasslands in the county. Approximately 1km to the east of the village of Slaidburn – 100% favourable

Light Clough – Is a small stream on the valley side about 2km north east of Whalley which has cut through and revealed rock strata below – 100% favourable

Little Mearley Clough – The stream draining the clough has cut down through the rock strata to reveal feature of considerable geological interest. Lies on the steeply sloping Western side of Pendle Hill – 100% favourable

Myttons Meadows – Comprises a series of three fields below Myttons Farm and part of another field to the South, which together represent the largest and best surviving example of traditionally managed, species rich meadow grassland identified in Lancashire – 100% Favourable

New Ing Meadow – Represents an important example of one of the few remaining herb-rich hay meadows typical of this part of Lancashire. Approx 1.25km north of the Village of Bolton-by-Bowland – 100% Unfavourable recovery

Salthill and Bellman Park Quarries – The famous Carboniferous Limestone site is the type locality for the fossiliferous Salthill Bank Beds (Chadian) and the Salthill Cap Beds (Arundian) of the Clitheroe Limestone Complex – 100% favourable

Standridge Farm Pasture – Site consists of an unimproved enclosed herb-rich flushed pasture on a north-facing slope – 66.67% favourable, 33.33% Unfavourable -declining

White Moss – The best surviving example of a basin mire in Lancashire – 50% favourable, 50% Unfavourable No change

The below gives information on what each status refers to

- **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.

From the above condition reports three of the SSSIs within Ribble Valley are at least part in an Unfavourable -Declining condition. These being Bowland Fells, Clitheroe Knoll Reefs and Standridge Farm Pasture.

ADDITIONAL ENVIRONMENTAL 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.

⁶ All definitions of SSSI conditions taken from Natural England web

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 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	332 dwellings were completed in the period from 1 st April 2024 – 31 st March 2025.

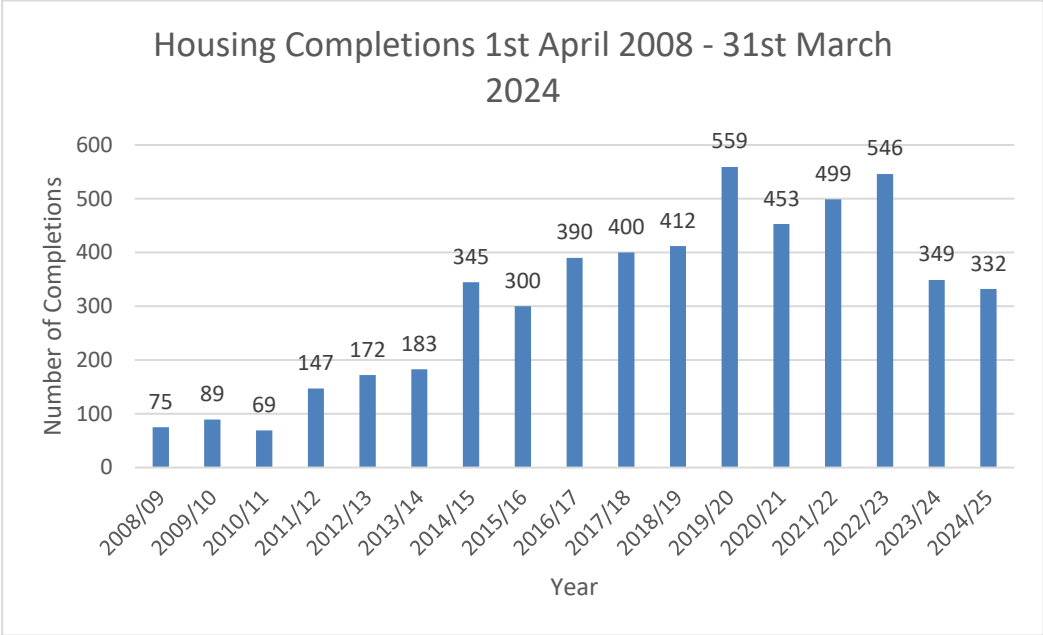
332 dwellings were completed in the monitoring period which is 52 units above the annualised requirement of 280 units per year.

The table below confirms that this is the eleventh 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
2021/22	499	4093
2022/23	546	4639
2023/24	349	4988
2024/25	332	5320
Total 2008 -2025	5320	-
No. of dwellings required 2025 – 2028 (5600-5320)	280	-

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 2025
Target	100%
Related Policy	Key Statement H1 – Housing Provision
Result	1579 dwellings in the supply as at the 31 st March 2025 (5 Year Supply). This equates to: 6.2 Year Supply using the new guidance from the NPPF and the requirement of 305 dwellings

The Standard Methodology

The Ribble Valley Core Strategy was adopted in December 2014 and is the principal document relating to the supply of housing in the Ribble Valley, requiring 5600 net additional dwellings for the full plan period from 2008-2028 (an average of 280 per year). However, given changes that have been made to the NPPF and subsequent guidance in relation to determining housing need through the ‘Standard Method’, those targets are now superseded, with an annual requirement now set at 311 homes

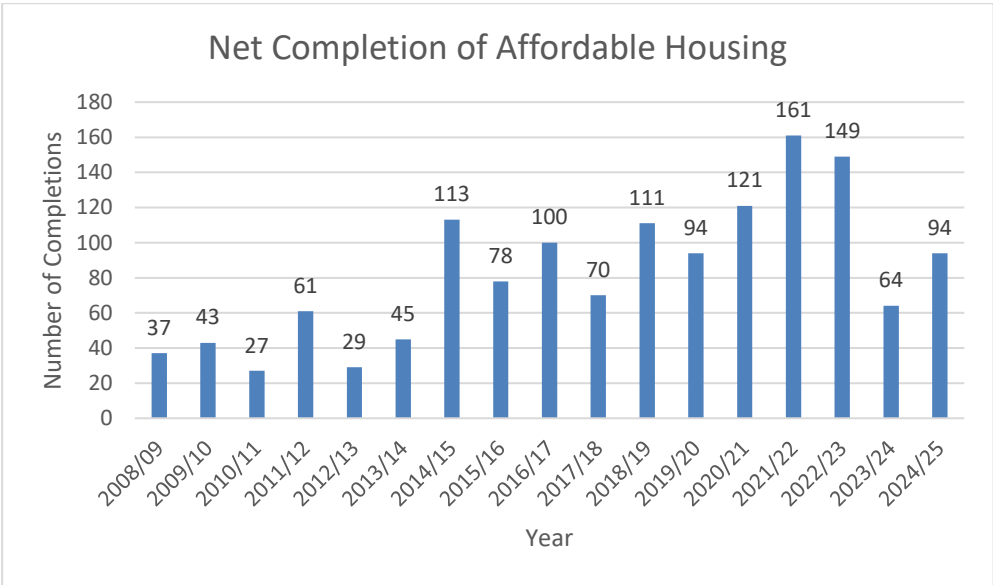
Appendix 2 of the Core Strategy (page 178) includes a housing trajectory which illustrates potential rates of delivery of market and affordable housing for the plan period based on information as at 31st March 2014. Actual delivery/completions from approved housing sites from this monitoring period can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

Housing Delivery 2024/25	
Market housing	238
Affordable housing	94
Total	332

The graph below illustrates the number of net affordable completions from 2008-2025. 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 [5-year-supply-statement-2025](#)

ADDITIONAL INDICATORS

Indicator 22	New and converted dwellings on previously developed land
Target	As many as can be developed on this type of land
Related Policy	Key Statement H1 – Housing Provision
Result	60 new dwellings completed on previously developed land out of a total of 332 completions (7.2%)

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	94 units. This was above the target

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 [housing-land-availability-survey-hlas-2025](#)

Over the monitoring period, 72 affordable dwellings have been completed.

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
2021/22	338	161	499	32.3
2022/23	397	149	546	27.3
2023/24	285	64	349	18.3
2024/25	238	94	332	28.3

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 23.0 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>)
Clitheroe	27.3
Barrow	24.4
Longridge	20.4
Billington	20.0
Whalley	18.3
Langho	13.7

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 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 November 2024, 1.6% of people within the Ribble Valley were unemployed compared to 4.4% in the North West, 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 October 2023-Sept 2024, 77% of those aged 16-64 were economically active within the Ribble Valley, compared to 76.2% in the Northwest and 78.4% in Great Britain.

Indicator 35	Weekly earnings in Ribble Valley
Target	Monitor only
Related Policy	Business and Employment Development
Result	The latest provisional figures from the ONS show that in April 2024 the Ribble Valley had an average residence based weekly earnings of £608.80 ¹⁰ , which is 0.8% lower than the figure for the previous year. Weekly earnings within the borough remain higher than the Northwest figure of £592.20, but lower than the figure for the UK as a whole of £613.30

⁹ [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

¹⁰ [Average earnings - Lancashire County Council](#)

MONITORING OF THE ECONOMIC POLICIES

KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

Indicator 23	Amount of New Employment land developer per annum
Target	Target is 1ha per annum
Related Policy	Key Statement EC1 – Business and Employment Development
Result	There has been a total 1.08 h/a of developed land for economic/employment land purposes over the monitoring period (Eg,i,ii,iii), B2 and 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

Business and Industrial Use	Land Supply (ha) 2014/1	Land Supply (ha) 2015/1	Land Supply (ha) 2016/1	Land Supply (ha) 2017/1	Land Supply (ha) 2018/1	Land Supply (ha) 2019/2	Land Supply (ha) 2020/2	Land Supply (ha) 2021/2	Land Supply (ha) 2022/2	Land Supply (ha) 2023/2	Land Supply (ha) 2024/2
Eg	5	6	7	8	9	0	1	2	3	4	5
- Eg(i) Offices other than defined in Class A2	3.719	3.153	4.453	2.836	2.759	1.300	1.222	0.532	0.474	0.212	1.380
- Eg(ii) Research and development	0.024	0.078	0.078	0	0	-0.01	0.015	0.025	0.025	0	0
- Eg(iii) Light Industry	2.611	2.875	1.309	1.083	0.813	0.5437	0.236	0.245	0.310	0.299	0.147
B2 General industry	1.419	1.997	2.131	2.045	1.366	1.025	1.28	1.418	1.419	0.457	0.678
B8 Storage or distribution centres including wholesale warehouses	0.375	0.418	0.036	0.603	1.197	0.951	0.951	0.532	0.532	0.18	0.138
Mixed	9.517	2.286	2.286	2.948	3.316	0.234	0.234	0.266	0.173	0.116	0
Total	17.665	10.807	10.293	9.515	9.451	4.045	3.542	3.019	2.932	1.267	2.343

Indicator 28	Number of Empty commercial properties.
Target	Net reduction

Related Policy	Key Statement EC1 – Business and Employment Development
Result	<p>A survey undertaken at the end of the monitoring period (March 25) highlighted a number of empty commercial properties within the Ribble Valley available for either rent or sale. These included:</p> <ul style="list-style-type: none"> • Time Technology Park (Office) • Whalley Industrial Park (Industrial) • Manor Court, Salesbury Hall, Ribchester (Office) • The Weaving Shed Business Centre, Holmes Mill, Clitheroe (Office) • Units 1A- 1C Mill Lane Industrial Estate (Industrial) • Twin Brook Industrial Estate, Clitheroe (industrial) • Deanfield Court, Link 59 Business Park (Industrial) • Upbrooks Industrial Estate, Clitheroe (industrial)

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 30 vacant units in the settlements, as set below.

Retail Centre	Vacancy rate
Clitheroe	20 units
Longridge	5 units
Whalley	5 units

The figure above relates to retail vacancies in the key centres of Clitheroe, Longridge, and Whalley during March 2025.

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 2 permissions granted involving the creation of new retail floorspace over the monitoring period.

LOCATION	PLANNING APP NO	DESCRIPTION	HA	SQM	USE CLASS
Macfarlane Dental Practice 33a King Street, Whalley BB7 9SP and maisonette 33b King Street, Whalley BB7 9SP and ground floor commercial unit 33 King Street, Whalley, BB7 9SP	3/2024/0540	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.	0.00434	43.4	A1 (Net tradeable area)
35 Moor Lane and 124 Lowergate, Clitheroe, BB7 1BE	3/2024/0899	Proposed change of use from drinking establishment (Sui Generis) to retail (use Class E (a))	0.0143	143	E(a)
Halsteads Farm, Grindleton Road, West Bradford, Clitheroe, BB7 4QH	3/2024/0896	Proposed erection of a building for the sale of items produced on the farm (use class E(a)) together with associated car parking and seating area	0.0014	14	E(a)

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 these delivery policies ensures that they are operating effectively.

MONITORING OF THE DELIVERY AND INFRASTRUCTURE POLICIES

KEY STATEMENT DMI1: PLANNING OBLIGATIONS

In February 2025 the authority published its Infrastructure Funding Statement (IFS) for the period 2023/24 which sets out how developer contributions have been and will be used to provide infrastructure within the Ribble Valley.

The 2023/24 Infrastructure Funding Statement can be viewed using the following link:

[Infrastructure Funding Statement 2023/24](#)

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 the latest IFS publication, 3 new legal agreements had been signed. 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 2023/24		
APP NO	LOCATION	DATE
3/2023/0100	Phase 3 Alston Grange, Longridge	22/12/2023
3/2021/0660	Haweswater Aqueduct Resilience Programme, Bowland Section	19/1/2024
3/2021/0661	Haweswater Aqueduct Resilience Programme, Marl Hill Section, Land off B6487 Slaidburn Road	19/1/2024

Education

The Ribble Valley has 33 Primary Schools and 6 Secondary's. Lancashire County Council have published a 'Schools Provision Strategy 2022 - 2025 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>

A new primary school has been constructed as part of the Strategic Site at Standen, this school started admitting pupils in September 2023.

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 table below illustrates planning applications affecting schools between April 2024 and 31st March 2025

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

School Planning Applications 2024/25		
APP No.	School	Planning Description
3/2024/0319	St Augustines RC High School, Elker Lane, Billington, BB7 9JA	Proposed new security fencing and gates.
3/2024/0397	St James C E Primary School, Greenacre Street, Clitheroe, BB7 1DE	Approval of details reserved by conditions 14 (foul and SW drainage), 16 (SW sustainable drainage strategy), 17 (construction SW management plan), 18 (operation and maintenance manual) and 20 (compensatory flood storage) from planning permission 3/2021/0731.
3/2024/0465	Barnacre Road Primary School, Barnacre Road, Longridge, Preston, PR3 2PD	Installation of 2.4m high wire mesh perimeter security fence and gates including electronically controlled sliding vehicular gate to Barnacre Road.
3/2024/0507	St Cecillias RC High School, Chapel Hill, Longridge, Preston, PR3 2XA	Approval of details reserved by conditions 5 (basketball and netball courts) and 6 (community use agreement) of planning permission 3/2022/1182.
3/2024/0583	St Marys RC Primary School, Longsight Road, Osbaldeston, BB2 7HZ	Planning permission for proposed security fence.

3/2024/0852	Longridge High School, Preston Road, Longridge, Preston, PR3 3AR	Consultation on LCC application LCC/2024/0029. Proposed retention of temporary car park on a permanent basis.
3/2024/0861	Thorneyholme RC Primary School, Trough Road, Dunsop Road, Dunsop Bridge, BB7 3BG	Proposed installation of new security weld mesh fencing to front of school.
3/2024/1044	Bolton by Bowland C E Primary School, Gisburn Road, Bolton by Bowland, Clitheroe, BB7 4NP	Prune oak tree near to front elevation of school, fell ash tree at Gisburn Road top end of school.
3/2025/0059	St James C E Primary School, Greenacre Street, Clitheroe, BB7 1DE	Approval of details reserved by conditions 5 (phasing) and 6 (construction management plan) of planning permission 3/2021/0731.
3/2024/1020	St Cecillias RC High School, Chapel Hill, Longridge, Preston, PR3 2XA	Proposed enlargement of Car Park B to create 15 additional designated parking bays; Remove planting bed adjacent to existing disabled parking bay to provide two side-by-side disabled parking bays; Provision of three new cycle shelters, providing space for 18 bicycles along the main school entrance walkway.

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 2025 there have been 360 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. Phase 1 of the development has now been completed.

A Reserved Matters application for 426 dwellings on Phases 2,3,4 was granted on the 16th of March 2020 (3/2019/0953). Development on these phases is well underway and there have been 136 completions.

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).

A Reserved Matters application for 300 dwellings on Phases 5 & 6 has been received and is waiting to be determined (3/2022/0317)

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 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 2025 is shown in the following table.

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

2025

PRINCIPAL SETTLEMENTS:

Principal Settlement	Total no. dwellings required 2008-2028	Commitments at March 2025	Residual no. dwellings at 31st March 2025	Amount in excess of residual requirement
Clitheroe (total)	2320	2864	-	544
<i>of which:</i>				
Standen Strategic Site	1040	1040	0	0
rest of Clitheroe	1280	1824	0	544
Longridge	1160	1299	0	139
Whalley	520	598	0	78

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 68 applications received involving works to listed buildings, of which 42 approved, 6 refused, 1 withdrawn and 19 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 859 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>The following are identified on the Historic England ‘Heritage at Risk’ Register which was published in October 2024¹⁴ :</p> <ol style="list-style-type: none"> 1. Woodfold Park, Mellor, Pleasington and Samlesbury – Registered Park and Garden . Condition – Generally satisfactory but with significant localised problems. Trend is declining 2. Bellman Park lime kilns and part of an associated tramway 180 metres northwest of Bellman Farm, Clitheroe – Scheduled Monument. Condition – Poor 3. The Old Lower Hodder Bridge, Great Mitton – Scheduled Monument. Condition – Very bad. 4. Whalley Abbey (west range), Whalley – Very bad. Condition – Very bad. Immediate risk of further rapid deterioration or loss of fabric, no solution agreed 5. Church of St Mary and All Saints, Church Lane, Whalley – Listed Place of Worship. Condition – Poor. Slow decay, no solution agreed 6. Peter of Chester’s Chapel, Whalley Cistercian Abbey, Whalley – Scheduled Monument and Listed Buildings. Condition – Generally unsatisfactory with major localized problems. Trend Declining <p>Fooden Hall, Bolton by Bowland has now been removed from the at risk register since the last AMR was published.</p>

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[The List Search Results | Historic England](#) .

¹⁴[Annual Heritage at Risk Registers and Maps | Historic England](#) .

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.

POLICY DME6: WATER MANAGEMENT

Indicator 62	Number of applications permitted against criteria set out in policy
Target	0
Related Policy	DME6 – Water Management 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: <ul style="list-style-type: none"> • Preventing pollution of surface and/ or groundwater • Reducing water consumption • Reducing the risk of surface water flooding The Authority will also seek the protection of the borough’s water courses for their biodiversity value
Result	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 9 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"> • 13 permissions granted involving curtilage extensions • 193 permissions granted involving residential extensions/works

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 March 2025.

The Council will keep the timetable and need for resources under review to enable it to meet its ambition as well as any implications.

The updated Local Development Scheme (LDS) can be viewed here: [Local Development Scheme \(LDS\) – Ribble Valley Borough Council](#)

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 – 31.3.25	Extant Permissions as at 31.3.25	Total Completions and Ex't Permissions 1.4.08 – 31.3.25
Aighton, Bailey and Chaigley P	18	1	19
Hurst Green village	44	-1	43
Balderstone P	4	0	4
Bashall Eaves P	11	3	14
Billington and Langho P * (ex-Brockhall village)	113	0	113
Billington village	84	33	117
Langho village	67	7	74
Brockhall village	44	12	56
Bolton by Bowland P	15	9	24
Holden village	1	0	1
Bowland Forest Higher P	17	-1	16
Dunsop Bridge village	0	0	0
Bowland Forest Lower P	0	0	0
Bowland with Leagram P	3	0	3
Chatburn P	23	42	65
Chipping P	74	18	92
Clayton le Dale P	13	4	17
Clitheroe	1932	932	2864
Dinckley P	3	0	3
Downham Village	0	0	0
Dutton P	5	0	5
Easington P	0	0	0
Gisburn	49	2	51
Gisburn Forest P	3	0	3
Great Mitton P	6	0	6
Grindleton P	10	2	12
Horton P	4	0	4
Hothersall P	3	2	5
Knowle Green	1	0	1
Little Mitton P	1	0	1
Longridge P	996	303	1299

Mearley P	0	0	0
Mellor P	30	6	36
Mellor Brook village	13	0	13
Middop P	0	0	0
Newsholme P	0	1	1
Newton P	2	0	2
Osbaldeston P	2	0	2
Paythorne P	5	0	5
Pendleton P	5	0	5
Ramsgreave P	1	0	1
Read P	30	0	30
Ribchester P	50	3	53
Rimington P	18	0	18
Sabden P	104	3	107
Salesbury P	0	0	0
Copster Green village	19	0	19
Sawley P	8	2	10
Simonstone P	6	2	8
Slaidburn P	3	4	7
Thornley w Wheatley P	7	4	11
Tosside	1	0	1
Twiston P	1	0	1
Waddington P	17	4	21
West Bradford P	6	1	7
Whalley	438	160	598
Calderstones	101	0	101
Wilpshire	30	9	39
Wiswell P	31	0	31
Barrow	848	12	860
Worston	0	0	0
TOTALS	5320	1579	6899

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
14	Number of sites granted permission against Natural England advice	EN4
48	No net loss of hedgerows	EN4
	HOUSING	
17	Housing mix and type (approved planning permission)	H2
20	Number of new dwellings approved/constructed which meet the Lifetime Homes standard	H3
	ECONOMY	
25	Number of farm diversification schemes permitted	EC1 – Business and Employment Development
26	Loss of employment land	EC1 – Business and Employment Development
27	Percentage of employment land permitted for development on previously development land (pdl)	EC1 – Business and Employment Development
31	Permissions involving the loss of community facilities.	EC2 – Development of retail, shops and community facilities
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	DME1 – Protecting Trees and Woodlands
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
Employment and Retail		
69	Gain in new employment land by floor area and type	DMB1 – Supporting Business Growth and Local Economy
70	Loss of existing employment land by floor area and type	DMB1 – Supporting Business Growth and Local Economy
71	Number of firms relocating outside the Borough due to planning constrains set out in policy	DMB1 – Supporting Business Growth and Local Economy
72	Number of permissions including conversions and net new floorspace created	DMB2 – The conversion of barns and other rural buildings to employment uses
73	Number of planning permissions involving new or improved facilities	DMB3 – Recreation and Tourism Development
75	Number of permissions involving loss of public open space (POS) and any alternative provision made	DMB4 – Open Space Provision

76	Number of permissions and area of gain in public open space	DMB4 – Open Space Provision
79	Permissions involving gains in retail area and type	DMR1 – Retail development in Clitheroe
80	Loss of any retail outlets and in the main shopping frontages by area and type	DMR1 – Retail development in Clitheroe
81	Permissions involving gains in retail area and type	DMR2 – Shopping in Longridge and Whalley
82	Loss of retail outlets by area and type	DMR2 – Shopping in Longridge and Whalley
83	Loss of any retail outlets in the villages	DMR3 – Retail outside the main settlements
84	Gain in shopping area in villages and wider rurality	DMR3 – Retail outside the main settlements