

**South Ribble Local
Development Framework
Annual Monitoring Report 2011**
Covering the period April 2010 – March 2011

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced the requirement to prepare Local Development Frameworks (LDFs) and supersedes the former requirement to produce a borough-wide local plan. In order to assess the effectiveness of the Local Development Framework policies, the Act also introduced the requirement to produce Annual Monitoring Reports. The purpose of the AMR is twofold. It will assess the implementation of the local development scheme (LDS) and the extent to which the policies in the local development documents are being successfully implemented.
- 1.2 In previous years, the council has been required to submit the AMR to the Government Office North West (GONW) before 31st December. However, GONW has now been abolished, and the AMR must only be published on the council's website before 31st December.
- 1.3 This is the seventh Annual Monitoring Report to be published by the council and it covers the period 1 April 2010 to 31 March 2011. However, none of the local development documents which will make up the council's Local Development Framework are in place yet and therefore it is not possible to comment on the effectiveness of the policies within them. This AMR is therefore not the "complete" item but will fulfil the following purposes:
 - Report progress on the local development scheme;
 - Report key contextual indicators for the Local Development Framework; and
 - Report on core output indicators (including an analysis of the saved policies of the South Ribble Local Plan).

2. Summary

- 2.1 This is the seventh Annual Monitoring Report (AMR) to be produced. It recognises that monitoring impacts and effects is a key part of the development planning process. At this stage in the Local Development Framework process, none of the Local Development Documents which will make up the Central Lancashire Local Development Framework are in place. Therefore this AMR cannot cover the full scope of matters as if a Local Development Framework were actually in place. Areas not covered are identified in the report and future AMRs will develop the required themes in more detail.
- 2.2 This AMR covers three important areas:
 - Reports progress on the South Ribble Local Development Scheme;
 - Identifies contextual indicators for the Central Lancashire Local Development Framework; and
 - Reports on core output indicators (including an analysis of the saved policies of the South Ribble Local Plan).
- 2.3 A revised Local Development Scheme (LDS) was approved in March 2009, and was in effect for the monitoring period covered by this AMR. A further revised LDS was approved in March 2011, which will be used to report progress in subsequent AMRs.
- 2.4 This AMR suggests a number of contextual indicators for the Local Development Framework. Their purpose is to provide a broad picture of the social, economic and environmental circumstances that exist in the borough against which the output and effects of the Local Development Framework policies can be measured. They effectively establish a baseline position from which change can be measured and are selected to reflect key characteristics and issues in South Ribble. In this respect, the AMR will be a key source document for the formulation of objectives, targets and indicators for the core strategy. The Local Development Framework is at the early stages of production and it is important to note that these indicators may need to be refined as the process continues. The indicators cover the following areas:

| | |
|-------------------------------|---|
| Demographic structure: | <i>population growth population profile Household composition Ethnicity</i> |
| Socio-cultural: | <i>socio- economic classification Unemployment Deprivation</i> |
| Economy: | <i>house price levels Income levels</i> |
| Environmental: | <i>designated protected areas Trees and hedgerows greenspace</i> |

| | |
|---|---|
| <i>Environmental:</i> | <i>designated protected areas Trees and hedgerows greenspace</i> |
| <i>Housing and built environment:</i> | <i>types of dwellings tenure of dwellings Provision of facilities Listed buildings Conservation areas</i> |
| <i>Transport and spatial connectivity:</i> | <i>mode of travel to work commuting Air Quality Management Areas Use of public transport</i> |

2.5 Many of the indicators cannot be updated on an annual basis. From those that can, the following can be reported:

- Average income levels in the borough have increased slightly in the 2010/11 financial year;
- Unemployment levels are consistently below both the Lancashire and National average;
- The population of the borough continues to rise;
- The average house prices in the borough have fluctuated considerably over the monitoring period, although still remain greater than the Lancashire average

2.6 In relation to the Core output indicators, some key findings for the monitoring period 1st April 2010 to 31st March 2011 are:

- 76% of new dwellings were built on previously developed land. This exceeds the national target of 60%;
- The number of housing completions increased from 171 dwellings in the previous financial year to 221 dwellings but is still below the target set in the RSS;
- There were 11 affordable dwellings built in 2010/11;
- There was over 100,000 square metres of employment floorspace completed in the monitoring period, at South Rings, the Waste Technology Park and North of Leyland Business Park, compared to no completions in 2009 and 2010;
- There is currently 67.61 hectares of land available for employment use on allocated or existing employment sites
- three of our four eligible parks have gained “green flag status”

- 2.7 Many of these findings flag up issues which will need to be addressed in developing the policies for the Local Development Framework. Further local indicators will be developed as the Local Development Framework policies emerge.

3. Progress on revised South Ribble Local Development Scheme (LDS)

- 3.1 One purpose of the AMR is to report on progress in the Local Development Scheme (LDS) in relation to the milestones within it and indicate whether any adjustment to the scheme is considered necessary.
- 3.2 The council's revised LDS was approved in March 2009 and was operative for the monitoring period covered by this AMR. It included the preparation of the following Local Development Documents:

- Core Strategy;
- Site Specific Allocations DPD;
- Proposals Map;
- Character and Setting of Places;
- Housing Design;
- Affordable Housing;
- Sport and Recreational Standards;
- Travel Planning;
- Streetscape;
- Developer Contributions;
- Householder Design Guidance;
- Leyland Town Centre Regeneration;
- Energy Efficiency and Sustainable Resources.

- 3.3 The full version of the revised LDS is available on the council's web site www.southribble.gov.uk/ldf
- 3.4 A further revised LDS, prepared jointly with Preston and Chorley Councils, was approved in March 2011. Whilst this LDS contains the timetable to which the council is now working to, it was not in place during the 2010/11 Monitoring year, and this AMR can therefore not report progress using its milestones. This AMR will therefore report on progress using the March 2009 LDS, with subsequent AMRs using the 2011 LDS.
- 3.5 The milestones for the preparation of these Development Plan Documents during the monitoring period 1st April 2010 to 31st March 2011 are shown in bold on the tables below:

| DEVELOPMENT PLAN DOCUMENTS | | | |
|--|---------------------------|----------------------------------|----------------------|
| Milestones | Commencement Date: | | |
| | Core Strategy | Site specific allocations | Proposals Map |
| Communities Survey | n/a | June 2009 | n/a |
| Public Participation on DPD Preferred Alternatives | June 2009 | January 2010 | January 2010 |
| Publication of DPD | January 2010 | September 2010 | September 2010 |
| Submission of DPD | April 2010 | December 2010 | December 2010 |
| Pre-examination Meeting | June 2010 | February 2011 | February 2011 |
| Public Examination | July 2010 | March 2011 | March 2011 |
| Adoption of DPD | December 2010 | September 2011 | September 2011 |

3.6 Progress in relation to each of the Local Development Documents is as follows:

Core Strategy

- 3.7 Production of the Core Strategy is well underway, with considerable background work having been undertaken. This work has been undertaken jointly with Chorley and Preston, following on from earlier joint working on regional and sub regional planning matters and the revised LDSs of the three authorities are aligned to allow for joint working in respect of the Core Strategy.
- 3.8 The Publication Version of the Core Strategy was issued on 8 December 2010, with the consultation period running until 31 January 2011. The council did not meet any of the milestones for the Core Strategy in the monitoring period, that were set in the 2009 LDS. The document was submitted in March 2011. This is later than the milestones set out in the 2009 LDS, however, a revised LDS was approved in March 2011 which is now the timetable the council is working to. This will be reported on in the 2012 AMR. The Examination into the Core Strategy took place in June 2011.
- 3.9 One of the main reasons for the delay in the production of the publication version of the Core Strategy is the change in Government and the proposed abolition of Regional Spatial Strategies and of housing targets. However, a recent High Court decision has found that the removal of housing targets is unlawful, resurrecting the RSS. The three councils attempted to set their own annual housing targets through Policy 4 of the Core Strategy. There was significant objection to this approach, and at the Examination the Inspector judged this approach to be unsound. The 3 authorities have been asked to amend the document, to bring the housing targets inline with those set in the RSS. This is currently underway, with consultation on the changes taking place in November and December 2011. This will result in a delay the adoption of the Core Strategy, and mean that the milestones set in the 2011 LDS will not be met.

3.10 The compilation of the evidence base to inform the Core Strategy and the Local Development Framework generally has continued through the monitoring period. This includes:

- A Joint Employment Land Review (commissioned jointly with Preston and Chorley) is now complete, with further work being done on some sites;
- A joint Strategic Flood Risk Assessment is complete;
- A sub-regional strategy (known as the Central Lancashire Sub Regional Strategy) was commissioned jointly with Preston and Chorley to inform the Core Strategy and to make an effective contribution to the RSS process;
- A transportation study has been undertaken by MVA Consultants for the council to inform the preparation of the Local Development Framework and input into the Local Transport Plan;
- An Open Space and Recreation study (including an audit and assessment of open space provision as required by PPG17) has been undertaken by PMP Consultants for the council. The study will inform the preparation of the Core Strategy, Sport and Recreation SPD and the council's Parks and Open Spaces Strategy. A further joint Open Space Study is partially complete, and a further study is now underway;
- The preparation of a Leyland Town Centre Masterplan to guide the regeneration of Leyland town centre. The Masterplan was completed in Summer 2007 and will underpin the spatial policies for the town centre;
- The Central Lancashire Housing Market Study 2004 provides a comprehensive and detailed survey of housing needs across the three boroughs of South Ribble, Preston and Chorley. In addition, further Housing Needs Studies for Leyland, Longton, Much Hoole and Little Hoole was undertaken in 2005. The three authorities have prepared a Strategic Housing Market Assessment as required by PPS3 to underpin the LDF, which was completed in August 2009;
- The second Strategic Housing Land Availability Assessment was completed in September 2010;
- A Water Cycle Study is being completed for the Central Lancashire Authorities, and is due for completion at the end of 2010;
- The Central Lancashire Retail and Leisure Review is now complete
- Viability work has been carried out by consultants to support the production of the Community Infrastructure Levy including an Infrastructure Delivery Plan and Tariff Schedule.

3.11 **Conclusion:** Work on the preparation of the Core Strategy is progressing, although it is behind schedule. Consultation on the Publication Version of the Core Strategy has taken place, with the document being submitted in March 2011. The Examination into the Core Strategy took place in July 2011. The findings of this Inquiry will result into further delays in the adoption of the document, as the Inspector has asked the councils to do further work on the housing targets, with a further consultation on these changes. Consultation on the changes is taking place in November/December 2011, with the Examination being reconvened in February 2012.

Development Control DPD

3.12 In previous LDS documents, the council stated that a Development Control DPD would be completed. However, the revised LDS now indicates that this will not be completed,

as the matters that the DPD would have covered can be successfully included in the Core Strategy, Site Allocations DPD and any Design SPDs that are produced.

Site Allocations DPD and Proposals Map

- 3.13 Several of the key milestones for production of the Site Allocations DPD and proposals map fell within the monitoring period covered by this report. The 2009 LDS indicated that the Publication Version of the document would have been available, the document submitted and that the public examination into the document would have taken place. As reported in the previous AMR, the production of this document is no longer within the timetable in the 2009 LDS, largely due to delays with the production of the Core Strategy. A revised timetable, to which the council is now working, has been published in the 2011 LDS.
- 3.14 The pre-production stage of preparing the SA DPD has commenced eg the Open Space Study (which includes an audit of local provision) is has commenced, and the Employment Land Review completed, and early engagement with communities. A Site Suggestions Consultation Exercise took place in July 2007 to illicit potential development sites from land owners and developers in order to assess potential development land supply.
- 3.15 A Community Survey was carried out in the summer of 2009. This survey was a continuation of the Site Suggestions exercise, with the specific aim of discovering sites for other uses, rather than just residential and employment.
- 3.16 A Strategic Housing Land Availability Assessment has been completed. The SHLAA was prepared jointly with Preston and Chorley Councils. The revised SHLAA, an updated version of the initial SHLAA which was produced in March 2009, was published in September 2010.
- 3.17 The Issues and Options consultation on the document took place from 8 December 2010 until 31st January 2011, following approval through the council's committee process. Approximately 700 responses were received to the consultation, which involved drop in events, public meetings, and events in local supermarkets. The council has been carefully analysing all of the responses received and preparing the Preferred Options Document. Consultation on the Preferred Options started on 1st November 2011, and will run until 22nd December 2011. These dates are not in line with the 2009 LDS, but are consistent with those in the 2011 LDS.
- 3.18 **Conclusion:** The previous AMR highlighted the need to review the timetable of the Site Specific Allocations DPD, as it was clear that the milestones would not be met. This has now been done in the revised LDS, published in March 2011, which introduces a new timetable for the production of this DPD. However, this revised document was not in place for the monitoring period that this AMR covers, which has resulted in none of the milestones in the LDS being met. The council is on track to meet the milestones in the current 2011 LDS, and as such there is not considered to be any need at present to amend the LDS further.

Supplementary Planning Documents

- 3.19 The LDS that was adopted in April 2009 shows a range of new SPDs that are to be produced. These are:

- Character and Setting of Places
- Housing Design
- Affordable Housing
- Sport and Recreation Standards
- Travel Planning
- Streetscape
- Developer Contributions
- Householder Design Guidance
- Leyland Town Centre Regeneration
- Energy Efficiency and Sustainable Resources

However, since the adoption of the revised LDS in April 2009, it has been decided to change the planned SPDs. The 2011 LDS indicates that there will be 9 SPDs, produced jointly with Chorley and Preston Councils, however, only 6 of these will be relevant to South Ribble. The timetable for production of these SPDs is shown in the 2011 LDS. The six SPDs that the council now intends to produce are:

- Affordable Housing
- Design
- Open Space, Sport and Recreation
- Controlling re-use of Employment Premises
- Rural Development
- Access to Healthy Food

Work has commenced on several of these documents. The 2009 LDS does not have a timetable for these documents, as the SPDs that are now to be produced have changed since the 2009 LDS was approved. The timetable for the production of these documents is within the 2011 LDS, however, the milestones within this document will not be met. A revised timetable for the SPDs is likely to be approved by the 3 authorities Joint Advisory Committee in early 2012, with a first stage consultation taking place in spring 2012.

In addition to the SPD's above, the Development Control team at the Council is preparing a Residential Design Guide SPD. The timetable for production and adoption is the same as the other SPDs.

Interim Planning Policies

3.22 In the interim period, the council has adopted three Interim Planning Policies relating to Open Space Provision, Affordable Housing, and Housing Supply in order to provide guidance to developers until the relevant policies/DPDs of the Local Development Framework are in place. The policies were formally adopted by the council in September 2008. These interim policies do not form part of the development plan and are not part of the Local Development Framework.

Overall Conclusion on Progress

- 3.23 Progress in relation to the Core Strategy has slipped considerably, and is no longer in line with the timetable shown in the LDS that was in affect during this monitoring period. The 2011 LDS will also need to be revised to take into account the delays caused by the further work requested by the Inspector on the housing targets.
- 3.24 Subsequent timescales for further DPDs and SPDs have also been slipped, largely due to the delays in the production of the Core Strategy. A revised timetable for these documents has been produced in the March 2011 LDS. At present, the council is on target to meet the milestones for the Site Allocations DPD, however, the milestones for the SPDs will need to be amended.
- 3.25 Significant background work and evidence base work has taken place. It is anticipated that further work on Open Space and Recreation will take place during 2011/12, and this will be reported on in the 2012 AMR.
- 3.26 In the interim period until the Local Development Framework documents are adopted, the council has “saved” a suite of policies from the South Ribble Local Plan to provide a planning policy framework to guide development. The schedule of saved policies is included at appendix 1. This ‘saving’ took effect in September 2007.

4. Key contextual indicators for the Local Development Framework

- 4.1 The purpose of contextual indicators is to provide a broad picture of the social, economic and environmental circumstances that exist in the borough against which the output and effects of the LDF policies can be measured. They effectively establish a baseline position from which change can be measured. They are selected to reflect key characteristics and issues in South Ribble. In this respect, the AMR will be a key source document for the formulation of objectives, targets and indicators for the core strategy. The LDF is at the early stages of production and it is important to note that these indicators may need to be refined as the process continues e.g. as the spatial objectives become more well defined. The indicators may also need to be reviewed and refined following adoption of the DPDs as part of the ongoing monitoring process.

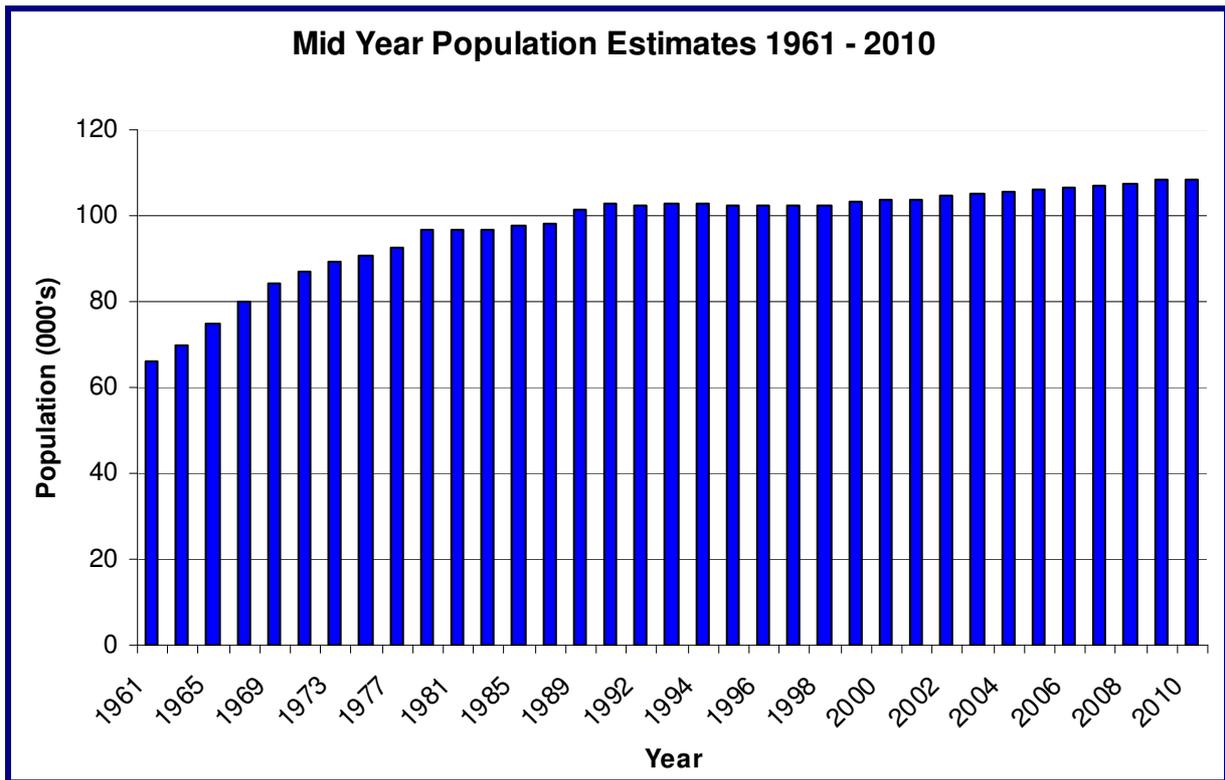
Spatial Portrait

- 4.2 The borough of South Ribble is situated in the centre of Lancashire, and is immediately to the south of the River Ribble. It has excellent communication from its location astride the north/south M6 motorway, River Ribble. It has excellent communication from its location astride the north/south M6 motorway, and the main London to Glasgow railway. Connections are available to the M55, M61 and M65 motorways as well as the A6, A49 and A59 roads. Rail links are also available to East Lancashire, the Fylde, Greater Manchester and Merseyside. The borough is less than an hour's drive from the airports at Manchester and Liverpool. The borough has an area of 44 square miles, with approx. 7,730 hectares of greenbelt, 68.4% of the total area.
- 4.3 At this stage in the Local Development Framework process, the following contextual indicators are considered appropriate to South Ribble:

Demographic Structure

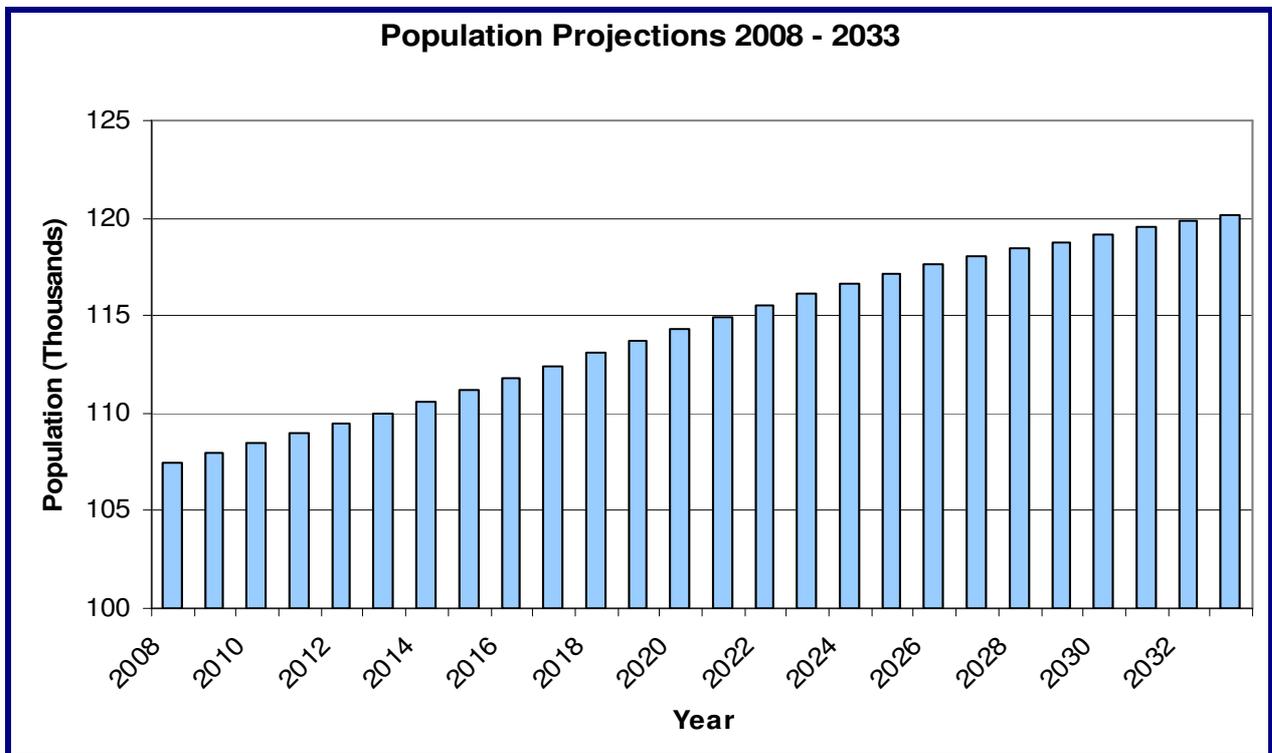
Population

- 4.4 The latest population of the borough is 108,300 (source: 2010 mid year estimate). The total population has been rising steadily over the previous 49 years as shown below.



(Source: mid year estimates - ONS)

4.5 It is projected to continue growing as shown below, although the projections are trend based and do not take into account the effects of strategic policy. When the results of the 2011 Census emerge, it will be possible to get an accurate picture of population change in the borough.

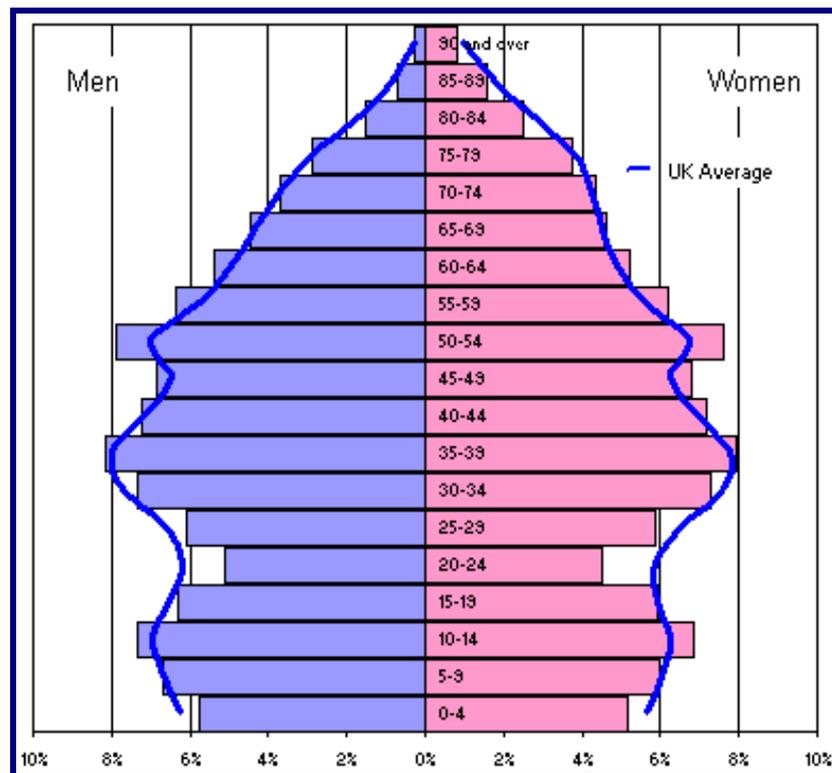


(Source: ONS: Subnational Population Projections)

- 4.6 Comparison with the annual mid year estimates and the next census will show what the actual growth is against the projected growth. A key issue for the RSS and LDF is to what extent spatial planning policies will impact upon population growth.

Population profile

- 4.7 At the time of the 2001 Census, the usual resident population of the borough was about 103,900 broken down into the following age groups:

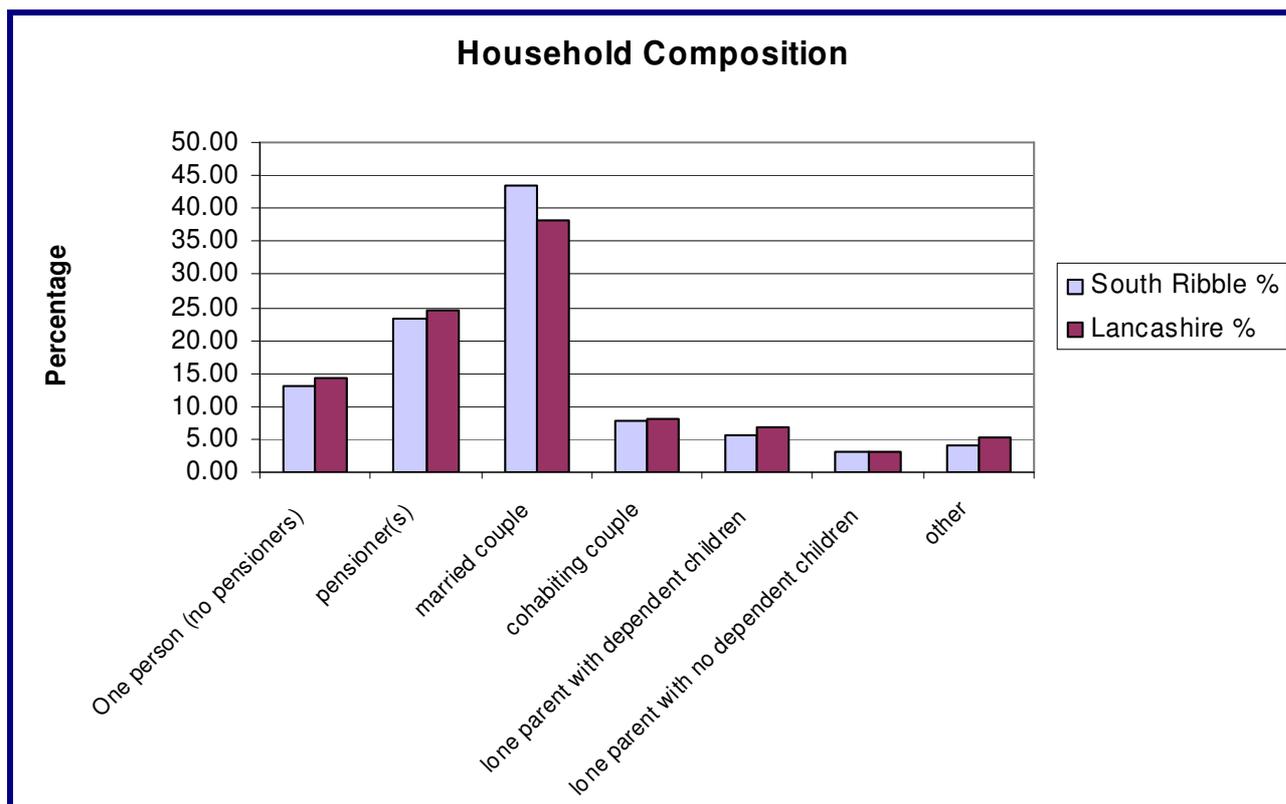


(Source: 2001 census ONS - Crown copyright)

- 4.8 The most noticeable variations in the borough's population from the national average are: more young teenagers in the 10-14 age group; fewer young adults in the 20-29 age groups and more middle age/pre-retired people in the 45-64 age groups. The borough has had a younger than average population over the last 20 years, largely related to in-migration of young people in the new town era. Twenty years on this could account for higher proportions of pre-retired people i.e. those who came here in the 1970's and 80's, have settled and are growing older. The lower proportion of 20 - 25 year olds may indicate that younger adults are moving out of the borough in search of work, education or housing.

Household composition

- 4.9 The 2001 Census shows that the borough has proportionally fewer single people, pensioner, co-habiting couple and lone parent households than the county average. Correspondingly, there are proportionally more married couple households, as shown below:



(Source: 2001 census ONS - Crown copyright)

Ethnicity

4.10 The borough has a predominantly white population, with lower proportions of people in different ethnic groups than for the county as a whole as shown below:

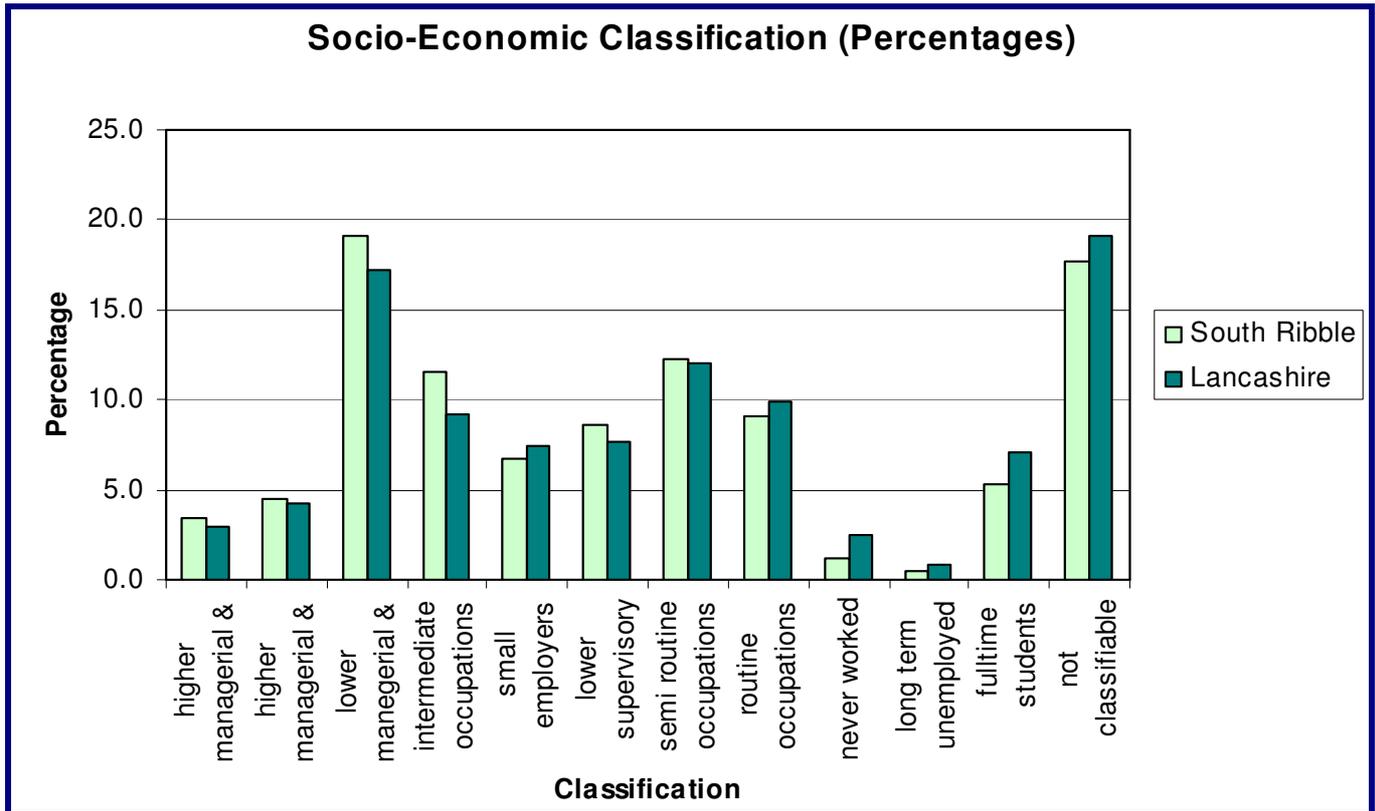
| ethnic group | % South Ribble | % Lancashire |
|--------------|----------------|--------------|
| White | 98.0 | 94.6 |
| Mixed | 0.6 | 0.7 |
| Asian | 0.8 | 4.1 |
| Black | 0.2 | 0.2 |
| Chinese | 0.4 | 0.4 |

(Source: 2001 census ONS - Crown copyright)

Socio-cultural issues

Socio economic classification

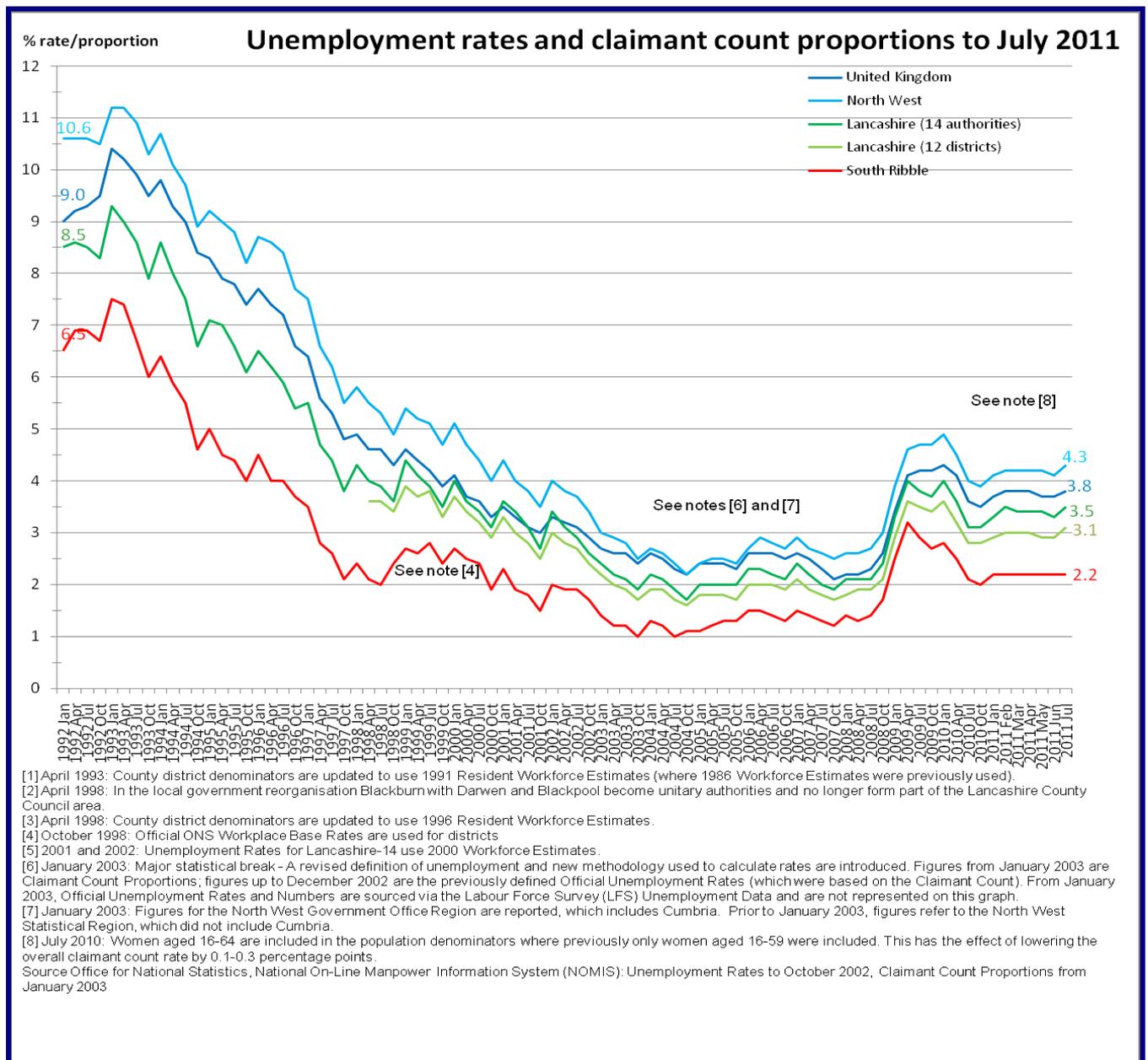
4.11 The 2001 census shows that proportionally more of the borough's working population are in higher order managerial and professional occupations than for the county as a whole as shown below. It has fewer people in routine occupations and fewer full time students.



(Source: 2001 census ONS - Crown copyright)

Unemployment

4.12 The chart below shows the current and historical unemployment rates in the borough, with comparisons for Lancashire, the North West and the United Kingdom.



Source: Lancashire profile (www.lancashire.gov.uk)

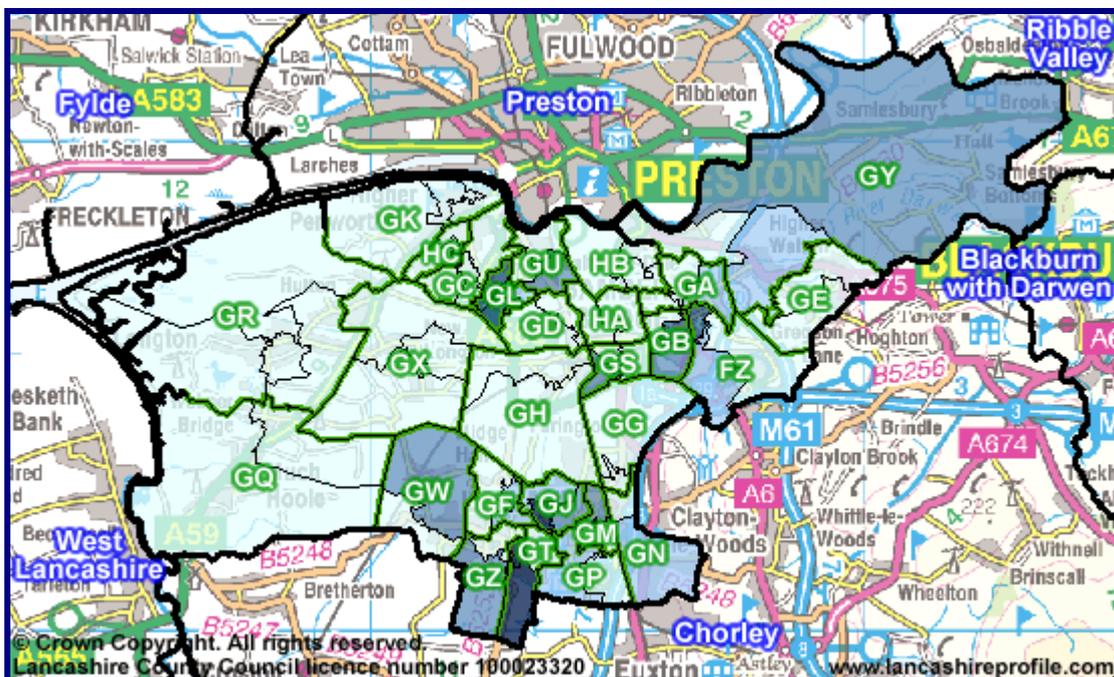
4.13 The borough has a lower percentage of unemployment benefit claimants than the county as a whole. The overall percentage has decreased since January 2002 in both the borough and the county as illustrated above, although the unemployment rate in the Borough increased in 2008/2009, during 2009/10 the unemployment rate in the Borough decreased at a steady rate. The rate fluctuated considerably throughout 2010, although the level has been static for 2011. The Borough has a lower unemployment rate than the County average, the North West region, and the United Kingdom.

Deprivation

4.14 The English Indices of Deprivation 2007 rank South Ribble 233 out of 354 local authority areas in England (a rank of 1 being the most deprived and a rank of 354 being the least deprived). This indicates that the borough does not suffer from high levels of deprivation. Nonetheless, at a more detailed level, the indices show that there are smaller areas with problems related to deprivation. A small area (known as a *super*

output area) of Golden Hill ward, and 2 super output areas in Lowerhouse ward are the most deprived areas in South Ribble, falling within the top 20% of most deprived areas in England. The council, in conjunction with its partners across many agencies is working to address the deprivation issues in these areas. In previous years, the area of Golden Hill has fallen in the top 10% of most deprived areas nationally, but this has now improved slightly. The map below shows deprivation levels across the Borough.

| Decile | Ranks in England | Deprivation | |
|---|------------------|------------------|--|
|  | 1 | 1 to 3,248 | the <u>most</u> deprived 10% of LSOAs in England |
|  | 2 | 3,249 to 6,496 | the second most deprived 10% |
|  | 3 | 6,497 to 9,745 | the third most deprived 10% |
|  | 4 | 9,746 to 12,993 | the fourth most deprived 10% |
|  | 5 | 12,994 to 16,241 | the fifth most deprived 10% |
|  | 6 to 10 | 16,242 to 32,482 | the <u>least</u> deprived 50% of LSOAs in England |

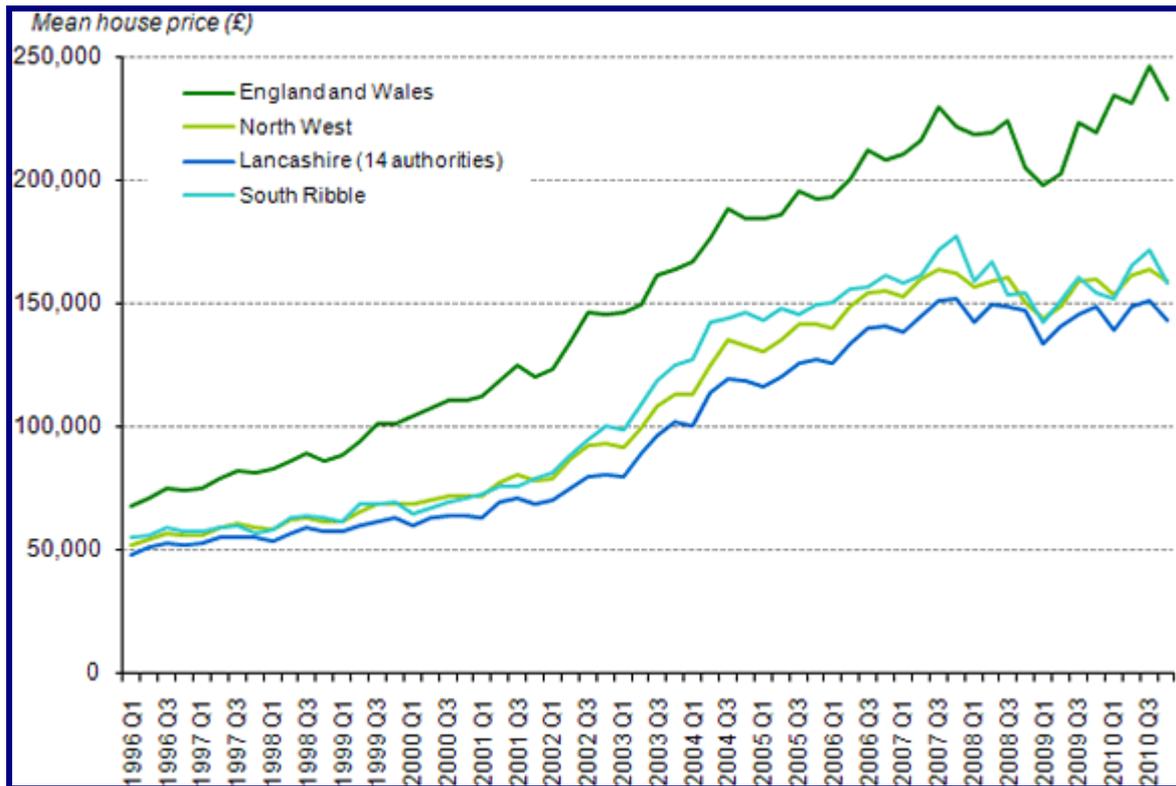


Source Indices of Deprivation 2007

Economy

House price levels

4.15 House price levels in South Ribble are consistently higher than across the county in general as illustrated below. In recent years, house prices in the borough seem to have dropped at a higher rate than the county average, meaning the difference between the borough average and County average was considerably less than in previous years. However, whilst house prices have fluctuated throughout 2010, the price increases have been higher than the county average, meaning the gap between the borough and county average is widening once again. House prices in the borough remain similar to the North West average, but significantly less than the national (England and Wales) average.

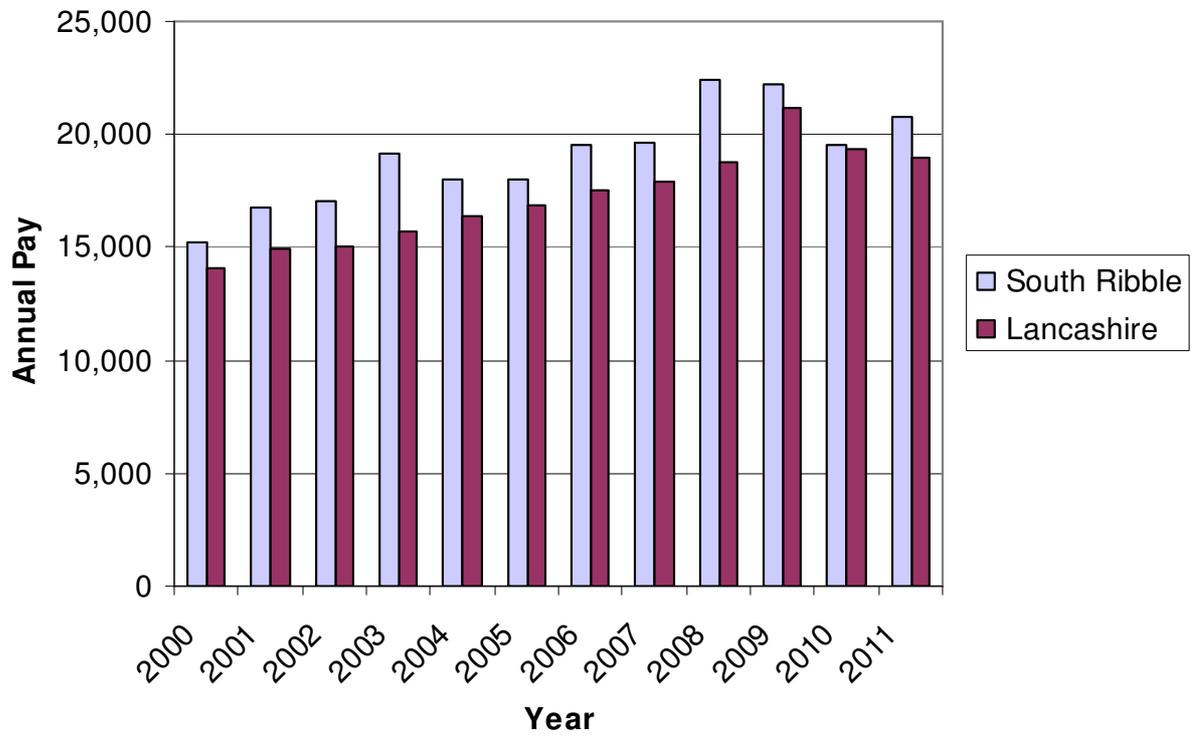


Source: Lancashire County Council – Lancashire Profile

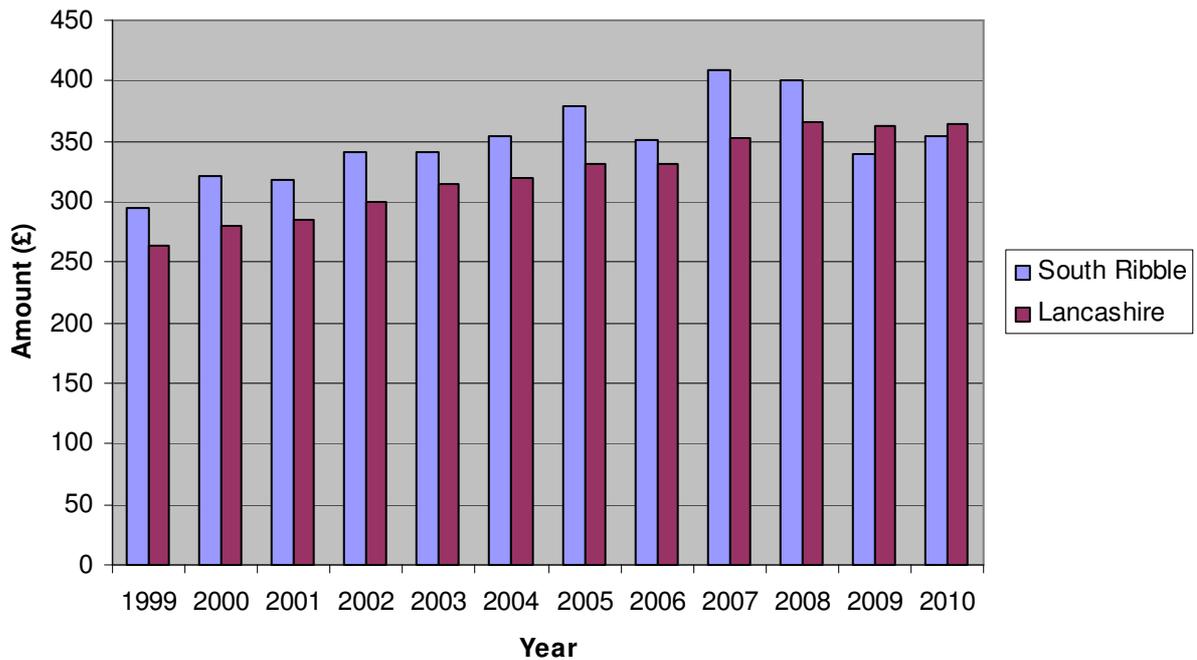
Income levels

4.16 The charts below show the median gross annual and weekly pay for South Ribble borough and for the Lancashire County (12 districts) area as a whole, from 1999 to 2010.

Median Gross Annual Pay - South Ribble and Lancs



Median Weekly Earnings



Source: Lancashire profile (www.lancashire.gov.uk)

- 4.17 The charts show that the median weekly pay is higher across Lancashire County than in the borough. The median weekly pay is starting to slowly rise again, after dropping significantly in 2009. Median annual pay in the borough remains higher than the County average as a whole. The figure dropped a considerable amount in 2009, probably due to market conditions, but has started to increase again. It has not, however, reached the level from 2008 yet. It is expected that both the median annual and weekly pay will continue to increase as market conditions regionally and nationally improve.

Environmental

Designated protected sites

- 4.18 478.5 hectares or 4.1% of the borough is protected as Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve. An objective of the Local Development Framework would be to ensure that development does not harm protected sites and habitats. Work is underway on a Habitats Regulations Assessment to ensure protection of these important sites. This will be published alongside the Site Allocations Preferred Options document in October 2011.

Trees and hedgerows

- 4.19 Twenty seven areas or a total area of 231.6 hectares is protected as ancient woodland. There are currently 411 Tree Preservation orders in force in the borough, as of September 2011, protecting individual or groups of trees and woodlands. The number of Tree preservation orders in place in the borough is likely to increase as new designations are made each year.

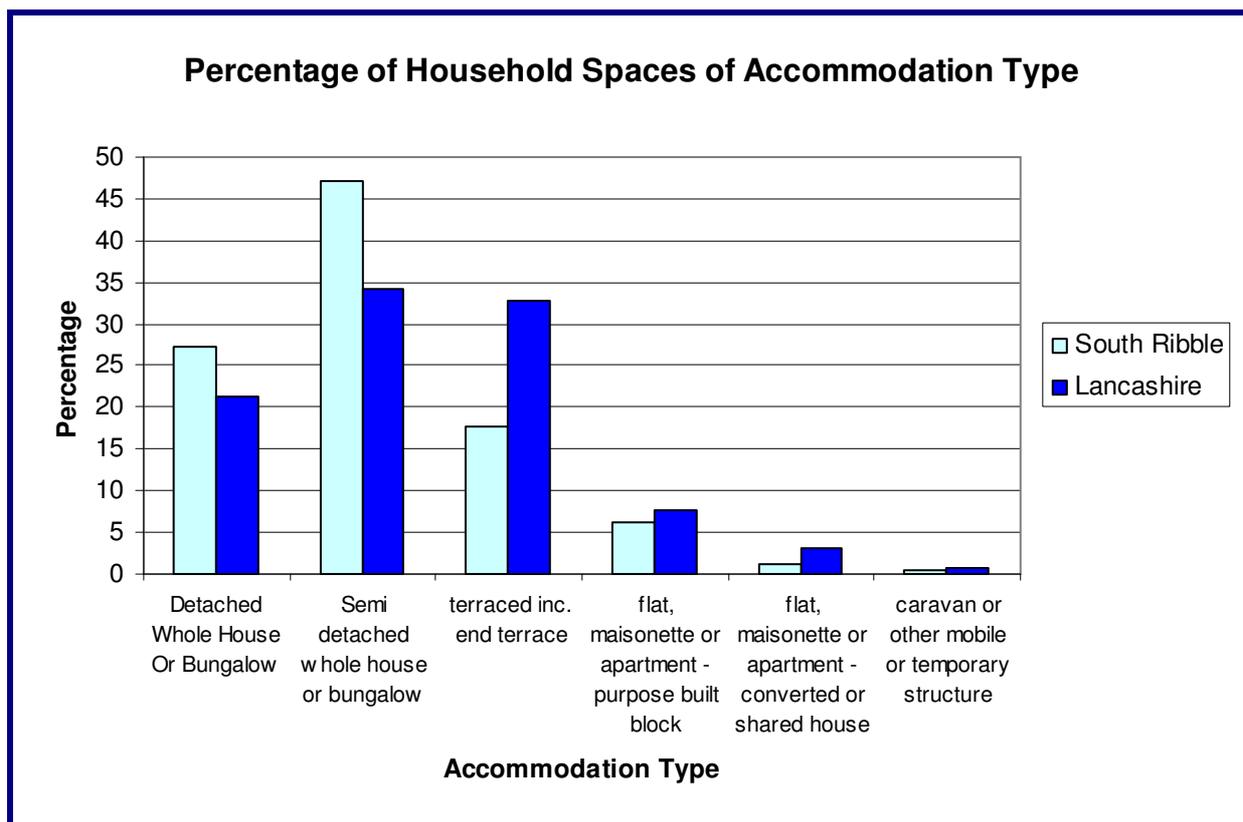
Greenspace

- 4.20 The borough has nearly 844 hectares of open space. This includes land in public and private ownership and land which has active or passive uses. The Open Space and Recreation study was completed in May 2006 and includes an up to date audit of open space provision in the borough and provides a baseline for monitoring changes to the overall amount. An update of this study is partially complete, although now abandoned. The council, along with Chorley and Preston Councils is currently undertaking a tendering process to complete an up-to-date Open Space Study to inform the LDF process.

Housing and built environment

Types of dwellings

- 4.21 The chart below shows the percentage of dwellings of different types across the borough, taken from the 2001 Census.

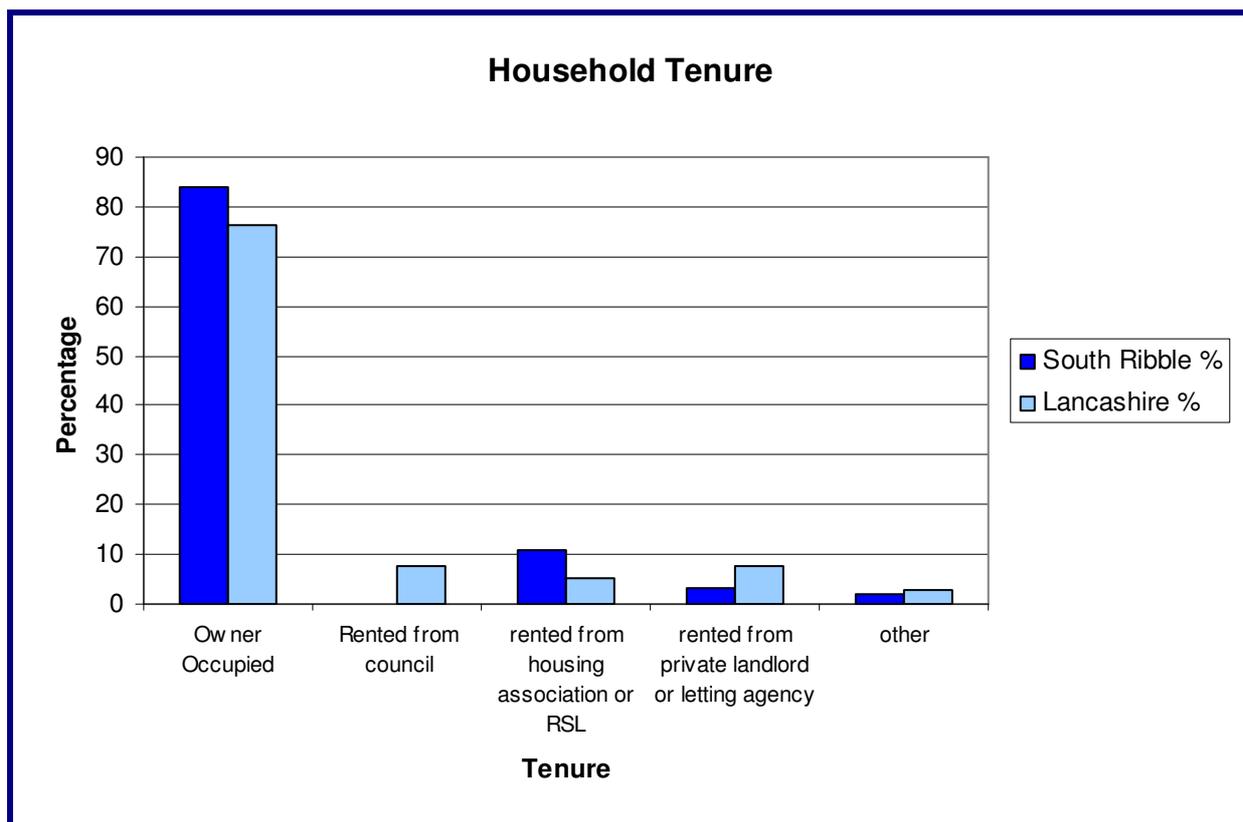


Source: 2001 census (crown copyright)

4.22 The borough has proportionally more detached and semi detached dwellings than the county as a whole. Correspondingly, it has fewer terraced properties and flats. The latter point may have an impact on house prices and affordability as set out in 3.1 above. The accommodation types across the borough may have changed since the economic climate worsened, with developers changing the types of homes that they build. This is something that will emerge as the 2011 Census results are released.

Tenure of dwellings

4.23 The table below shows the household tenure across the borough, taken from the 2001 Census.

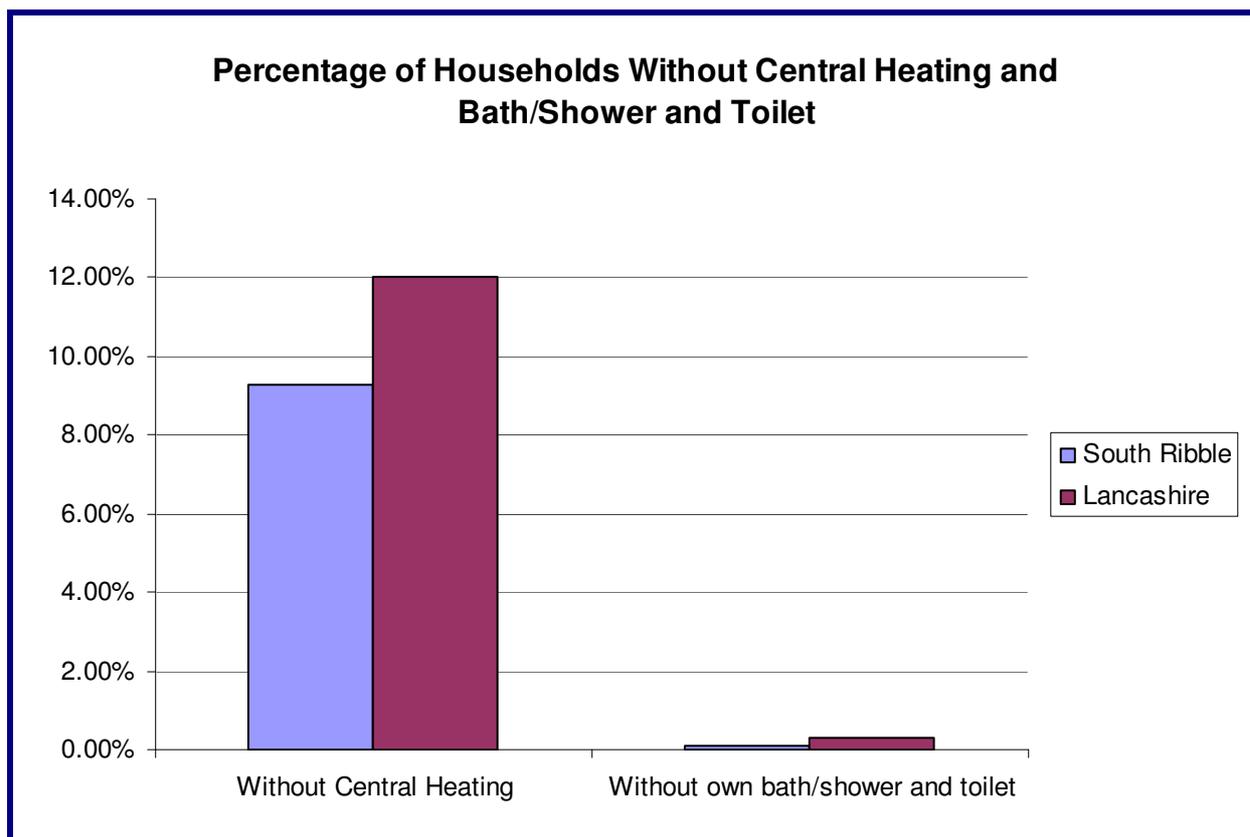


Source: 2001 census (crown copyright)

4.24 The borough has a high level of owner occupation and correspondingly fewer rented properties than for the county as a whole. No properties are rented from the council since it transferred its housing stock to New Progress Housing Association in 1994 under the Large Scale Voluntary Transfer arrangements (known as LSVT). The tenure of households may have altered somewhat given the economic situation of the last few years. This is something that will be assessed as the 2011 Census figures emerge.

Provision of facilities

4.25 Housing standards in the borough are generally good with relatively few lacking basic modern facilities. Proportionally fewer households lack central heating and a bath or shower and toilet than for the county as a whole. At the time of the 2001 census, the borough ranked 367th out of 376 authorities in England and Wales lacking bath or shower and toilet and 94th out of 376 re lacking central heating. The respective figures for regional ranking were 43/43 and 23/43.



Source: 2001 census (crown copyright)

4.26 In terms of overcrowding, the 2001 census ascribed an overcrowding indicator¹ of 1112 to the borough. On this basis the borough ranks 366th out of 376 authorities in England and Wales and 43rd out of 43 in the region. Overcrowding is therefore not considered an issue in the borough. However, it is uncertain how this indicator will have been affected by the market and economic conditions. As people have been forced out of their own homes, it is possible that they may have moved in with friends and relatives, causing an increase in overcrowding in the borough. This is something that will be monitored as the 2011 Census figures emerge.

Listed Buildings

4.27 The borough has 147 entries on the listed buildings register for South Ribble as being of special architectural or historic importance. Two are grade one buildings of national interest, ten are grade II* buildings and the remainder are grade II. Work has started on the production of a Local List, which will list buildings that have historical importance locally.

Conservation Areas

4.28 The borough has eight conservation areas. All have an up to date appraisal and management plan. It is intended that these appraisals and management plans will be regularly reviewed and kept up to date. New Conservation Areas will be designated

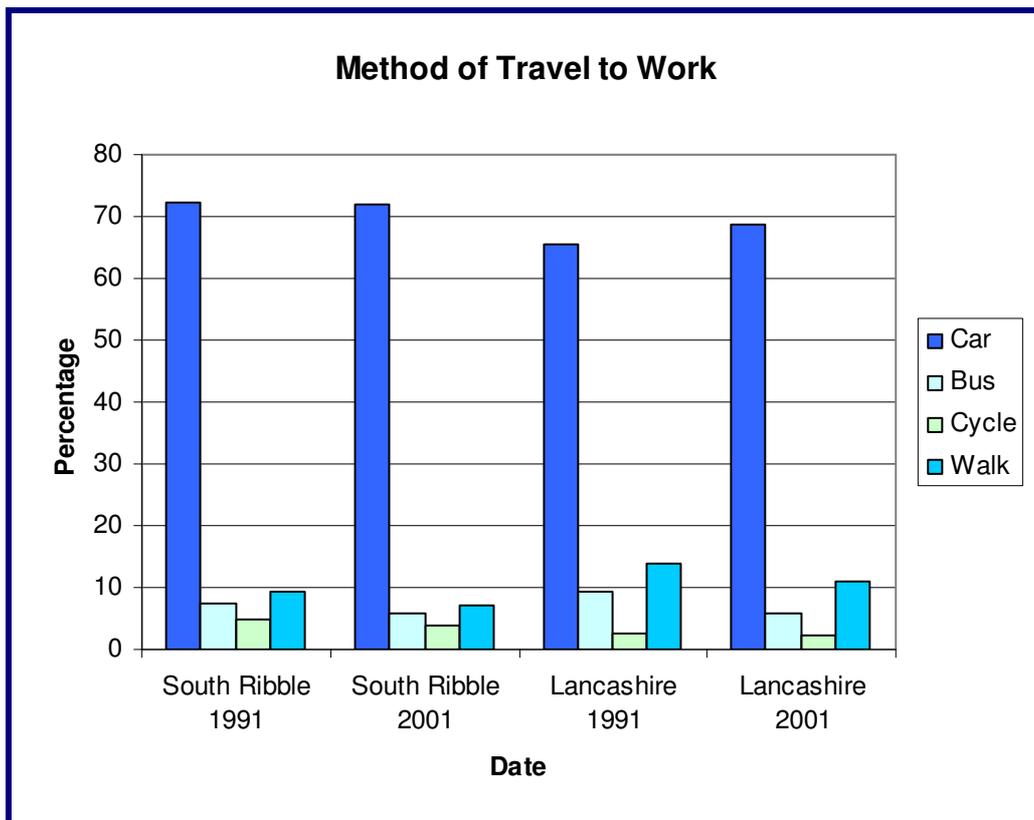
¹ The overcrowded indicator provides a measure of under-occupancy and overcrowding. For example, a value of -1 implies there is one room too few and that there is overcrowding in the household. The occupancy rating assumes that every household, including one person households, requires a minimum of two common rooms (excluding bathrooms). Source: ONS

where it is thought necessary, on areas that are considered to merit such a designation.

Transport and spatial connectivity

Mode of travel to work

4.29 There is a higher level of car usage for journeys to work by the borough's residents than for the county as a whole but this level remained almost constant between 1991 and 2001. However, levels rose in the county as a whole in the same period. Walking and bus decreased in usage in the same period. See graph below.



Source: 2001 census (crown copyright)

Commuting

4.30 The figures below from the two most recent censuses show number of employees travelling into/out of the borough to work (from/to Lancashire only).

| | 1991 | 1991 (%) | 2001 | 2001 (%) |
|--------|--------|----------|--------|----------|
| Into | 13,460 | 34.1 | 14,747 | 33.9 |
| Out of | 22,130 | 45.7 | 22,560 | 43.9 |

Source: 2001 census (crown copyright)

4.31 They show that more people travel out of the borough to work than travel into the borough. The borough is therefore a net exporter of employees. The figures refer to movements within Lancashire only but on a wider basis it is estimated that 55% of the borough's workforce travel beyond the borough boundary to work. A large percentage of those that travel outside of the borough to work do so to Preston.

Air Quality Management Areas

4.32 There are currently 4 designated Air Quality Management Areas (AQMAs) in the borough. Following a survey to establish whether government national air quality objectives could be met, it was found that there were 4 areas where pollutant objectives for Nitrogen Dioxide were exceeded. These were all transport related due to standing traffic at traffic lights at four major junctions. The council has a duty to produce action plans with options and measure to improve air quality.

Use of public transport

4.33 This indicator will be developed through the Local Development Framework process as no data exists at present.

5. Core output indicators and the saved policies of South Ribble Local Plan

- 5.1 The South Ribble Local Plan was adopted in February 2000 and covers the period up to 2006. In the interim period until the Local Development Framework document are adopted, the council has “saved” a suite of policies from the South Ribble Local Plan to provide a planning policy framework to guide development. This took effect in September 2007 and the saved policies are set out in Appendix 1. “Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008” sets out local development framework core output indicators that local authorities are required to monitor. The main purpose of these is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. The indicators will be measured annually to ensure meaningful comparison and analysis over time. At this stage in the new Local Development Framework process following commencement of the Act, there are no LDF policies in place to measure such outputs. Whilst targets must be set for each policy of the Local Development Framework to enable its direct effects to be measured, this was not a requirement when preparing the saved policies of the adopted local plan. Many of the “saved” policies have no direct measure of output or outcome. However, in some cases it is possible to use targets which have been introduced since the plan was adopted eg as BVPIs. Where relevant these are explained at the relevant indicator. Any targets will be reviewed as part of the Local Development Framework preparation. However, as part of the monitoring processes that are in place for the adopted local plan, much of the information required for Core Output Indicators is already gathered and where these link to the saved policies, those policies are listed under the relevant core output indicator. The indicators below cover the year 1st April 2010 to 31st March 2011.

Business Development and Town Centres

BD1 Total Amount of Additional Floorspace – By Type

The following saved policies of the South Ribble Local Plan link to this indicator: EMP1; EMP2; EMP3; EMP4; EMP5; EMP7; EMP8.

| Year | B1a | B1b | B1c | B2 | B8 | Total Completions |
|------|-------|-----|-----|-------|-------|-------------------|
| 2006 | 6819 | 0 | 358 | 5801 | 6830 | 19808 |
| 2007 | 6068 | 0 | 0 | 10294 | 2950 | 19312 |
| 2008 | 10327 | 0 | 0 | 0 | 0 | 10327 |
| 2009 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2010 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2011 | 60159 | 0 | 0 | 37000 | 15000 | 112159 |

BD2 Total Amount of Employment Floorspace on Previously Developed Land – By Type

The following saved policies of the South Ribble Local Plan link to this indicator: D2; EMP1; EMP3; EMP4; ENV9; ENV10.

97,159 Square metres or 86.6%

BD3 Employment Land Available by Type

The following saved policies of the South Ribble Local Plan link to this indicator: EMP1; EMP2; EMP7.

67.61 Ha available for B1/B2/B8 use (*the local plan does not differentiate between the uses*).

BD4 Total Amount of Floorspace for ‘Town Centre Uses’

There are no saved policies of the South Ribble Local Plan which link to this indicator.

0 sqm

Housing Core Output Indicators

Indicators H1 and H2

- 5.2 This AMR will report on progress against the Regional Spatial Strategy housing targets, as this is what was in place during the monitoring period. Whilst the RSS targets were recently abolished, a High Court decision has found this to be unlawful. The council introduced, through the Core Strategy, revised housing targets which it was intending would be used once the document is out for consultation from 8 December 2010. However, the Inquiry into the Core Strategy found this approach to be unsound. It is therefore likely that the council will go back to using the figures set out in the RSS as its annual housing requirement. This AMR therefore reports on progress using the RSS figures as a baseline.
- 5.3 The table and chart following show the current housing situation in the borough, and also show the expected future situation.

Please type in the total
RSS preferred option
target for the period
2003-21

7,506

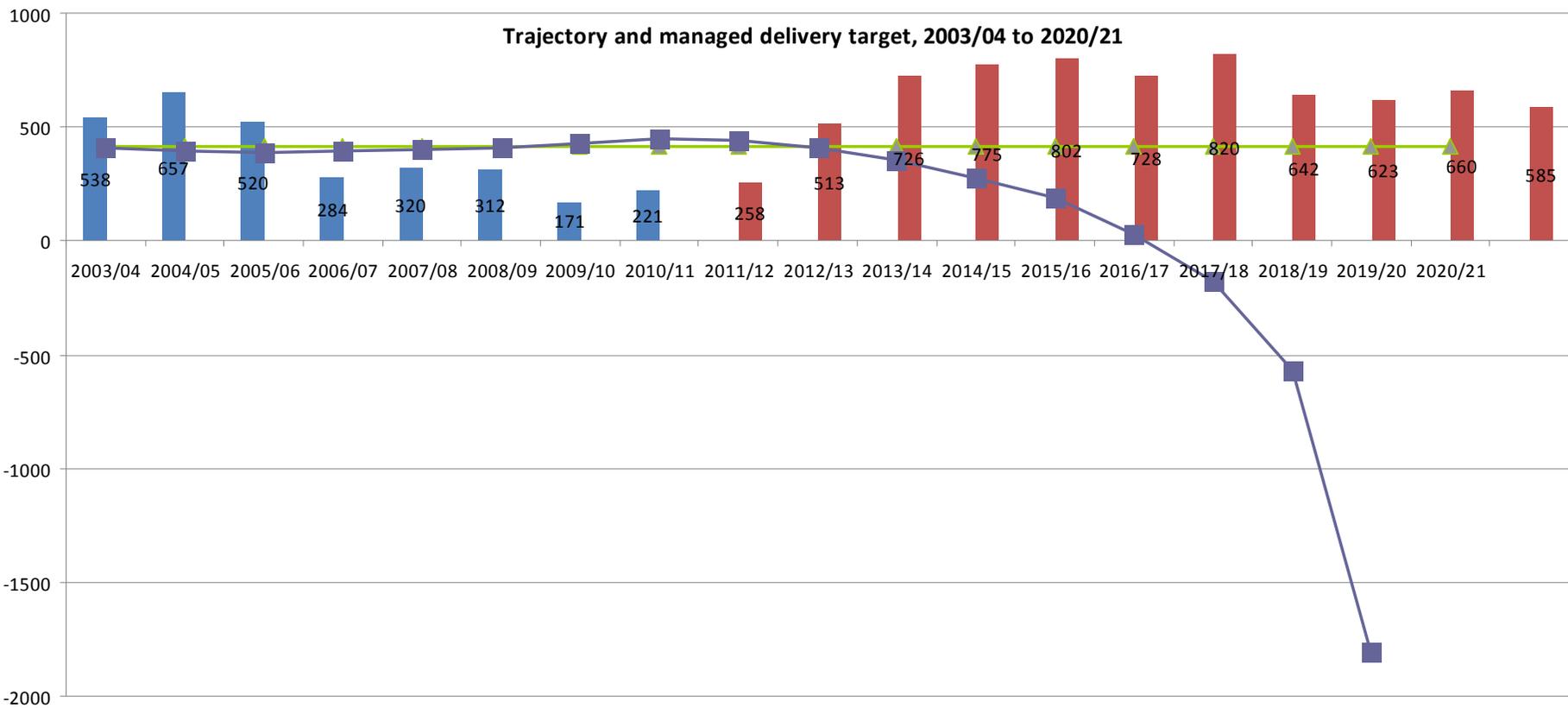
| | Y1 | Y2 | Y3 | Y4 | Y5 | Y6 | Y7 | Y8 | Y9 | Y10 | Y11 | Y12 | Y13 | Y14 | Y15 | Y16 | Y17 | Y18 | Y19 | Y20 | Y21 | Y22 | Y23 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| H2(a) Net Additional Dwellings in Previous Years | | | | | | | | | | | | | | | | | | | | | | | |
| H2(b) Net Additional Dwellings for the Reporting Year | 538 | 657 | 520 | 284 | 320 | 312 | 171 | 221 | | | | | | | | | | | | | | | |
| H2 (c) Net Additional Dwellings in Future Years | | | | | | | | | 258 | 513 | 726 | 775 | 802 | 728 | 820 | 642 | 623 | 660 | 585 | 488 | 450 | 450 | 450 |
| H2(c i) Total Area (Ha of 5 year supply sites) | | | | | | | | | | 14.66 | 20.74 | 22.14 | 22.91 | 20.80 | | | | | | | | | |
| H2 (cii) Annualised Plan Target - 5 Year Supply | | | | | | | | | | 428 | 428 | 428 | 428 | 428 | | | | | | | | | |
| Cumulative completions | 538 | 1,195 | 1,715 | 1,999 | 2,319 | 2,631 | 2,802 | 3,023 | 3,536 | 4,262 | 5,037 | 5,839 | 6,567 | 7,387 | 8,029 | 8,652 | 9,312 | 9,897 | 10,385 | 10,835 | 11,285 | 11,735 | 11,735 |
| Target | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 |
| Cumulative target | 417 | 834 | 1,251 | 1,668 | 2,085 | 2,502 | 2,919 | 3,336 | 3,753 | 4,170 | 4,587 | 5,004 | 5,421 | 5,838 | 6,255 | 6,672 | 7,089 | 7,506 | 7,923 | 8,340 | 8,757 | 9,174 | 9,591 |
| Monitor - difference between cumulative completions and cumulative target to date | 121 | 361 | 464 | 331 | 234 | 129 | -117 | -313 | -217 | 92 | 450 | 835 | 1,146 | 1,549 | 1,774 | 1,980 | 2,223 | 2,391 | 2,462 | 2,495 | 2,528 | 2,561 | 2,144 |
| Managed Delivery Target - What remains to be completed to achieve the overall RSS target annually for each of the number of the years of the plan period remaining | 410 | 394 | 386 | 393 | 399 | 406 | 428 | 448 | 441 | 406 | 353 | 278 | 188 | 30 | -174 | -573 | -1,806 | | | | | | |
| Number of years left in plan | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | 0 | | | | | |

Reporting Year

Current Monitoring Year

5 Year Supply Period

Beyond RSS



- H2(a) Net Additional Dwellings in Previous Years
- H2(b) Net Additional Dwellings for the Reporting Year
- H2 © Net Additional Dwellings in Future Years
- ▲ Target
- Managed Delivery Target - What remains to be completed to achieve the overall RSS target annually for each of the number of the years of the plan period remaining

H3 New and Converted Dwellings on Previously Developed Land

The following saved policies of the South Ribble Local Plan link to this indicator: D3

76% or 168 dwellings

H4 Net Additional Pitches (Gypsy and Traveller)

There are no saved policies of the South Ribble Local Plan which link to this indicator.

No new pitches were provided in the monitoring year. Furthermore, there are no existing pitches for Gypsies and Travellers in the borough.

H5 Gross Affordable Housing Completions

There are no saved policies of the South Ribble Local Plan which link to this indicator.

There were 11 affordable dwellings constructed in the monitoring period

H6 Housing Quality – Building for Life Assessments

There are no saved policies of the South Ribble Local Plan which link to this indicator.

The Council is no longer required to report on this indicator.

Environmental Quality Core Output Indicators

E1 Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding and Water Quality Grounds

The following saved policies of the South Ribble Local Plan link to this indicator: ENV19, ENV20, ENV21, ENV22; ENV23.

Zero

E2 Changes in Areas of Biodiversity Importance

The following saved policies of the South Ribble Local Plan link to this indicator: ENV1, ENV2, ENV3, ENV4, ENV5, ENV6

There have been no changes in areas designated for their environmental value during the year. The council would be informed of any changes by the County Council (Local Sites) and English Nature (Regional, National and International sites).

E3 Renewable Energy Generation

The following saved policies of the South Ribble Local Plan link to this indicator: ENV26

None, furthermore, no renewable energy schemes submitted for approval in the last financial year. There was however, an application for 4 wind turbines submitted during the Summer of 2010. The application is yet to be decided. The progress of this application will be reported on during the 2012 Annual Monitoring Report.

In order to supply data for this indicator, the Planning applications register will be monitored for applications for renewable energy schemes in the borough.

6. Monitoring Framework

- 6.1 The council recognises that monitoring and review are crucial in producing an effective Local Development Framework. Monitoring helps measure the outputs and outcomes of policies but it also helps to establish a sound evidence base upon which policies are developed. The monitoring process is ongoing and integral to the Local Development Document process.
- 6.2 The Forward Planning team already has good monitoring systems in place and gathers information such as:

- sophisticated housing and business land monitoring systems;
- regular town centre health checks;
- we are developing sustainability baseline information;
- we work with colleagues across the professions to gather information e.g. with housing colleagues to assess housing need;
- we work with others in the South Ribble Partnership e.g. we have recently compiled the “working together for South Ribble” document which brings together information on the borough from all partners;
- we work across boundaries with other districts to understand the characteristics of the wider central Lancashire area e.g. the Core Central Lancashire sub regional strategy commissioned jointly with Preston CC and Chorley BC;
- we gather evidence from “one off” commissioned studies e.g. the South Ribble Retail Study (2004), the Open Space and Recreation Study (2006);
- We maximise the use of published data e.g. from the ONS website, the Lancashire Profile website etc.
- we use and will further develop the Corporate Land and Property system (including GIS) to store and analyse spatial data;
- we analyse and utilise relevant information from LDD consultations; and
- We work with Lancashire County Council to develop our monitoring information.
- Developing the evidence base for the LDF, jointly with Preston and Chorley Councils, e.g. the Joint Employment Land Review and the Strategic Flood Risk Assessment.

- 6.3 The council will build on these established systems to develop a robust monitoring framework for the Local Development Framework. Inevitably there are gaps in the monitoring framework such as the public transport contextual indicator. The framework will ultimately capture this information and that required to measure policies as they emerge in the Local Development Framework process.

7. Local Output Indicators

- 7.1 In preparing the Local Development Framework the council may also develop local output indicators. These will reflect particular local circumstances and issues and will supplement the core output indicators in understanding the performance of the LDF policies. The “*Local Development Framework Monitoring: a Good Practice Guide*” advises that such indicators should be developed on an incremental basis over time. It is currently too early in the LDF process to determine what these indicators will be. As they emerge they will be measured and monitored in future annual monitoring reports.

8. Significant Effects Indicators

- 8.1 These indicators assess the significant social, environmental and economic effects of policies and inform monitoring of the impact of policies on sustainability. They are developed through the sustainability appraisal process and are closely linked to the sustainability objectives and indicators. Together with core and local output indicators they will enable a robust assessment of policy implementation. At this stage in the Local Development Framework process, no such indicators have been developed. As they emerge they will be measures and monitored in future annual monitoring reports.

Appendix One

Saved Policies of the South Ribble Local Plan

1. Policies D1, D3, D4, D5, D7, D8, D9, D10, D11 AND D12 within the chapter **DEVELOPMENT POLICIES**

2. Policies HP1, HP3, HP5, HP7, HP8 AND HP9 within the chapter **HOUSING POLICIES**

3. Policies EMP1, EMP2, EMP3, EMP4, EMP5, EMP6, EMP7, EMP8 AND EMP9 within the chapter **EMPLOYMENT POLICIES**

4. Policies LTC1, LTC3, LTC4, LTC5, LTC6, LTC7, FR1, FR2, FR3, FR4 AND FR5 within the chapter **RETAIL POLICIES**

5. Policies ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, ENV13, ENV14, ENV15, ENV16, ENV17, ENV18, ENV19, ENV20, ENV21, ENV22, ENV23, ENV24, ENV25 AND ENV26 within the chapter **ENVIRONMENT POLICIES**

6. Policies OSR3, OSR4, OSR5, OSR6, OSR7, OSR8, OSR9, OSR10, OSR11, OSR12, OSR13, OSR14, OSR15, OSR16 AND OSR17 within the chapter **OPEN SPACE AND RECREATION POLICIES**

7. Policies T1, T3, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14 AND T15 within the chapter **TRANSPORT POLICIES**

8. Policies QD1, QD2, QD3, QD4, QD5, QD6, QD7, QD8, QD9, QD10, QD11 AND QD12 within the chapter **QUALITY OF DEVELOPMENT POLICIES**

9. Policies C1, C2, C3 AND C5 within the chapter **COMMUNITY SERVICES POLICIES**

10. Policy IMP1 within the chapter **IMPLEMENTATION POLICIES**