

**South Ribble Local
Development Framework
Annual Monitoring Report 2012**
Covering the period April 2011 – March 2012

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 The AMR must only be published on the council's website before 31 December.
- 1.3 This is the eighth Annual Monitoring Report to be published by the council and it covers the period 1 April 2011 to 31 March 2012. Although the Central Lancashire Core Strategy was adopted on 18 July 2012 for the period this report covers none of the local development documents which will make up the council's Local Development Framework were in place 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 eighth 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 however the Central Lancashire Core strategy was adopted on 18 July 2012. Therefore this AMR cannot cover the full scope of matters as if a complete 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. This has again been updated with progress in October 2012.
- 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 has been 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 green space designated protected areas Trees and hedgerows Green space</i>
Housing and built environment:	<i>types of dwellings tenure of dwellings Provision of facilities Listed buildings Conservation areas</i>
Transport and spatial connectivity:	<i>mode of travel to work commuting Air Quality Management Areas Use of public transport</i>

PLEASE NOTE:

A number of indicators rely on detailed results of the Census. At the time of publication, detailed results were only available for a limited number of categories from the 2011 Census. Where the 2011 results are known, these have been quoted.

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

- The gross weekly pay for all full time workers in April 2011 (latest available figure) fell to £478.56 from £492.30 in the previous year. (Source: [Annual Survey of Hours and Earnings](#));
- 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 1 April 2011 to 31 March 2012 are:

- 75% of new dwellings were built on previously developed land. This exceeds the national target of 60%;
- The number of housing completions dropped from 221 dwellings in 2010/11 to 170 dwellings in 2011/12 which is below the target of 417 set in the RSS;
- There were 11 affordable dwellings built in 2011/12;
- There were over 59,000 square metres of employment floorspace completed in the monitoring period, at Matrix Park due to the development of the Waitrose distribution centre.
- There is currently 50 hectares of land available for employment use on allocated or existing employment sites, identified in the Local Plan 2000.
- Our three parks with Green Flag status have retained the award.

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 may 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 2011 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

3.4 The milestones for the preparation of these Development Plan Documents during the monitoring period 1 April 2011 to 31 March 2012 are shown in bold on the tables below:

DEVELOPMENT PLAN DOCUMENTS			
<i>Milestones</i>	<i>Commencement Date:</i>		
	Core Strategy	Site specific allocations	Policy Map
Public Participation on DPD Preferred Alternatives	June 2009	December 2011	December 2011
Publication of DPD	December 2010	July 2012	July 2012
Submission of DPD	March 2011	October 2012	October 2012
Pre-examination Meeting	May 2011	January 2013	January 2013
Public Examination	March 2012	February 2012	February 2012
Adoption of DPD	July 2012	May 2013	May 2013

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

Core Strategy

3.6 Production of the Core Strategy is now completed and, following examination in June/July 2011 and March 2012, was formally adopted by South Ribble Borough Council on 18 July 2012.

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

- An Open Space and Recreation study was completed in July 2012 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 to inform the LDF process.
- The second Strategic Housing Land Availability Assessment was completed in September 2010, and updated in January 2012;
- Viability work has been carried out by consultants to support the production of the Community Infrastructure Levy including an Infrastructure Delivery Plan and Charging Schedule.

Development Control DPD

- 3.8 In previous LDS documents, the council stated that a Development Control DPD would be completed. However, the revised LDS now indicates that this is not being prepared, as the matters that the DPD would have covered have been successfully included in the Core Strategy, Site Allocations DPD and the Design SPDs that are being produced.

Site Allocations DPD and Policy Map

- 3.9 Several of the key milestones for production of the Site Allocations DPD and policy map fell within the monitoring period covered by this report. A revised timetable, to which the council is now working, has been published in the 2012 LDS.
- 3.10 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, was produced in January 2012.
- 3.11 The Issues and Options consultation on the document took place from 8 December 2010 until 31 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 carefully analysed all of the responses received and prepared the Preferred Options Document. Consultation on the Preferred Options starting in November 2011, and ran until the end of December 2011.
- 3.12 Representations were invited during a six week period ending 15 August 2012 on the Publication Version of the Site Allocations DPD. This, together with all associated documents, were submitted to the Secretary of State for independent examination on 29 October 2012.
- 3.13 **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 done in the revised LDS, published in October 2012, and shows the new timetable for the adoption of this DPD. The council is on track to meet the milestones in the current 2012 LDS.

Supplementary Planning Documents

- 3.14 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

3.15 However, since the adoption of the revised LDS in April 2009, it has been decided to change the planned SPDs. The 2011 LDS indicated that there will be nine SPDs, produced jointly with Chorley and Preston Councils; however, only six of these will be relevant to South Ribble. 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

3.16 The timetable for the production of these documents is within the 2011 LDS, however, the original milestones within this document were not met. A revised timetable for the SPDs was approved by the three authorities Joint Advisory Committee in early 2012, with a first stage consultation taking place in spring 2012. Work on five of these documents was concluded in 2012 with adoption in October 2012 with only the Open Space, Sport and Recreation SPD outstanding.

3.17 In addition to the above, the team are preparing two additional SPDs to support the DPD and Core Strategy, a Residential Design Guide SPD and Renewable and Low Carbon energy SPD. The timetable for production and adoption is slightly behind the other SPDs.

Overall Conclusion on Progress

3.18 During this reporting period progress in relation to the Core Strategy slipped to take into account the delays caused by the further work requested by the Inspector on the housing targets, and is no longer in line with the timetable shown in the 2011 LDS.

3.19 Subsequent timescales for the DPD and SPDs have also been slipped, largely due to the delays in the production of the Core Strategy. A revised timetable for these documents was produced in the March 2011 LDS. At present, the council is on target to meet the milestones for the Site Allocations DPD; the milestones for the SPDs were amended to reflect the delays.

3.20 In the interim period until the Local Development Framework documents are all 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 has been a key source document for the formulation of objectives, targets and indicators for the core strategy. The LDF is now at advanced stages of production and it is important to note that these indicators may need to be refined following adoption of the DPDs as part of the ongoing monitoring process.

Spatial Portrait

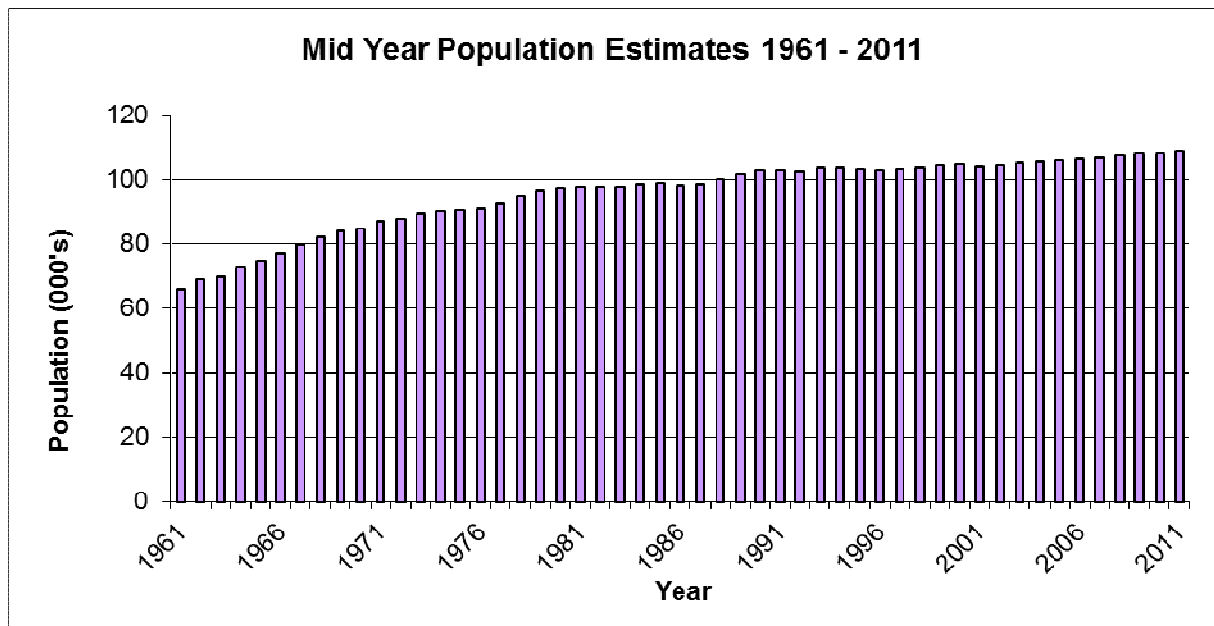
4.2 The borough of South Ribble is situated in the centre of Lancashire, and is immediately to the south of the River Ribble. It has excellent communication from its location astride the north/south M6 motorway, River Ribble. It has excellent communication from its location astride the north/south M6 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

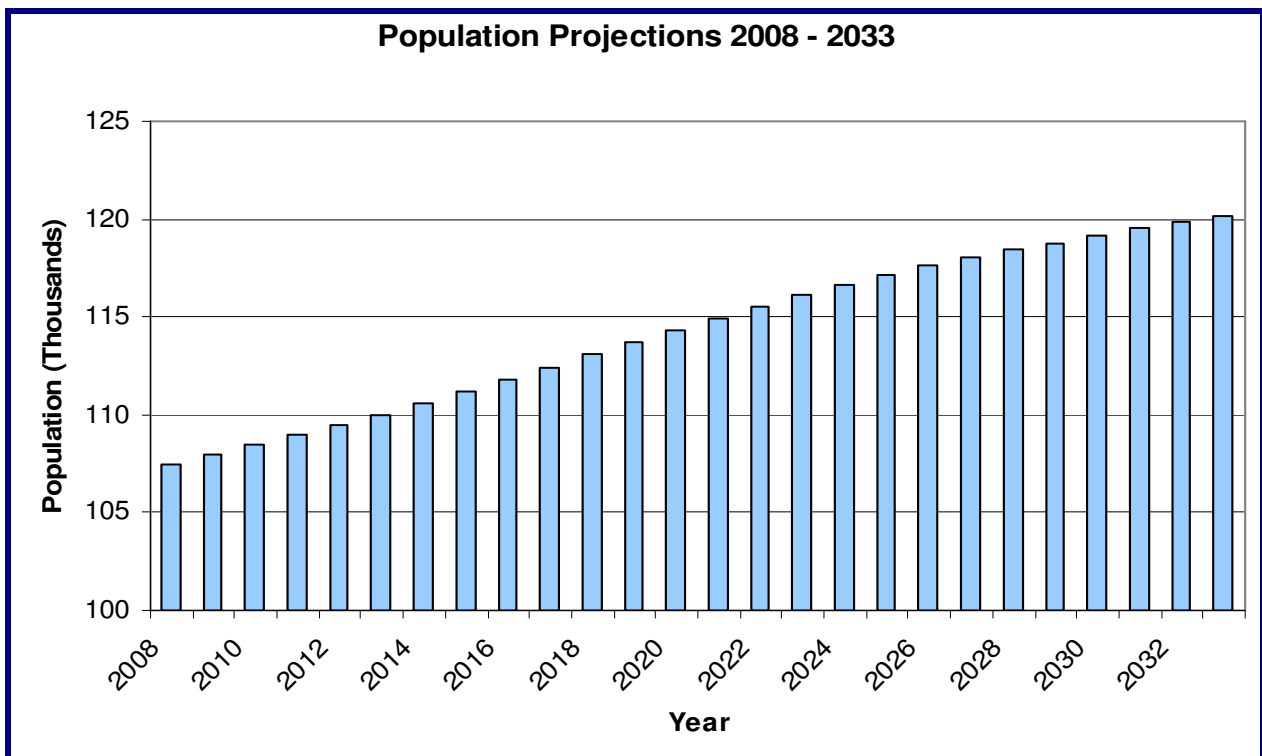
Population

4.4 The latest population of the borough is 109,200 (Source ONS: Mid-Year Population Estimates 2011). The total population has been rising steadily over the previous 50 years as shown in the following chart.



(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 detailed results of the 2011 Census emerge, it will be possible to get an accurate picture of population change in the borough.



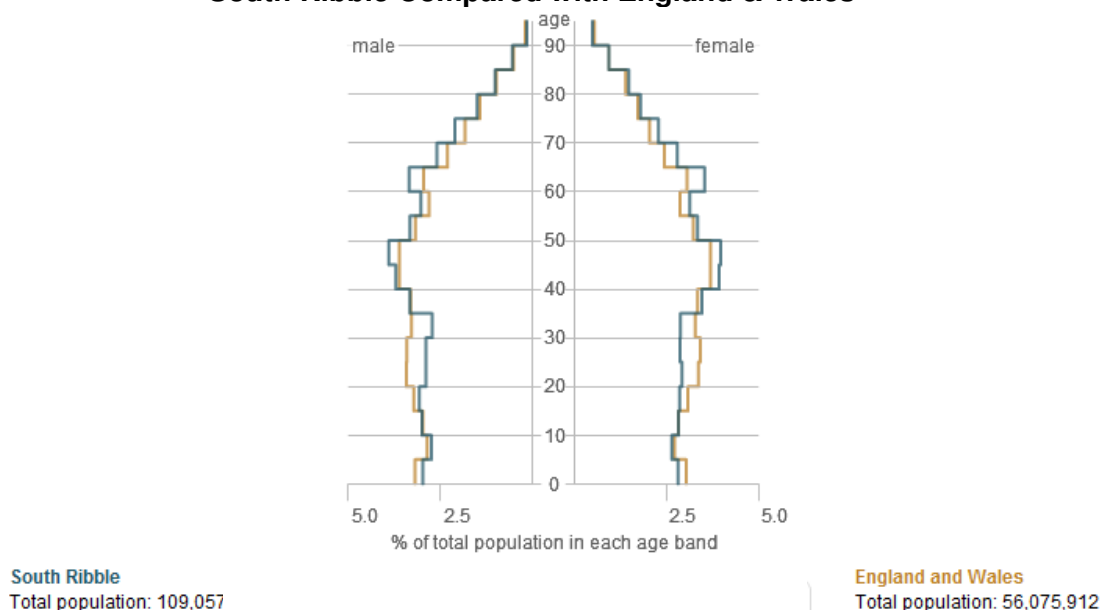
(Source: ONS: Subnational Population Projections)

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

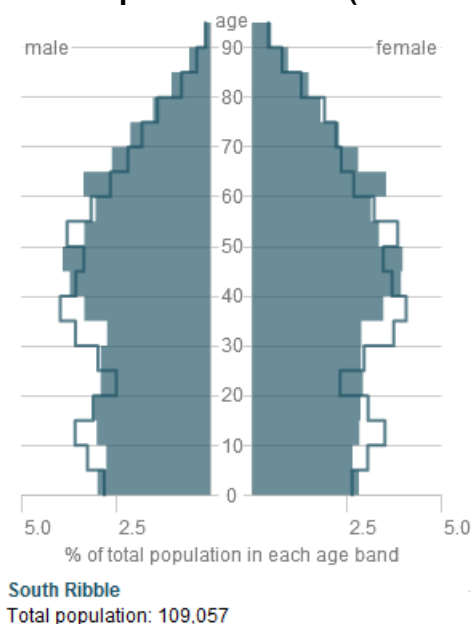
- 4.7 At the time of the 2011 Census, the usual resident population of the borough was about 109,100 broken down into the following age groups:

South Ribble Compared with England & Wales



(Source: [2011 Census ONS - Crown copyright](#))

South Ribble – 2001 Compared with 2011 (outline shows 2001)

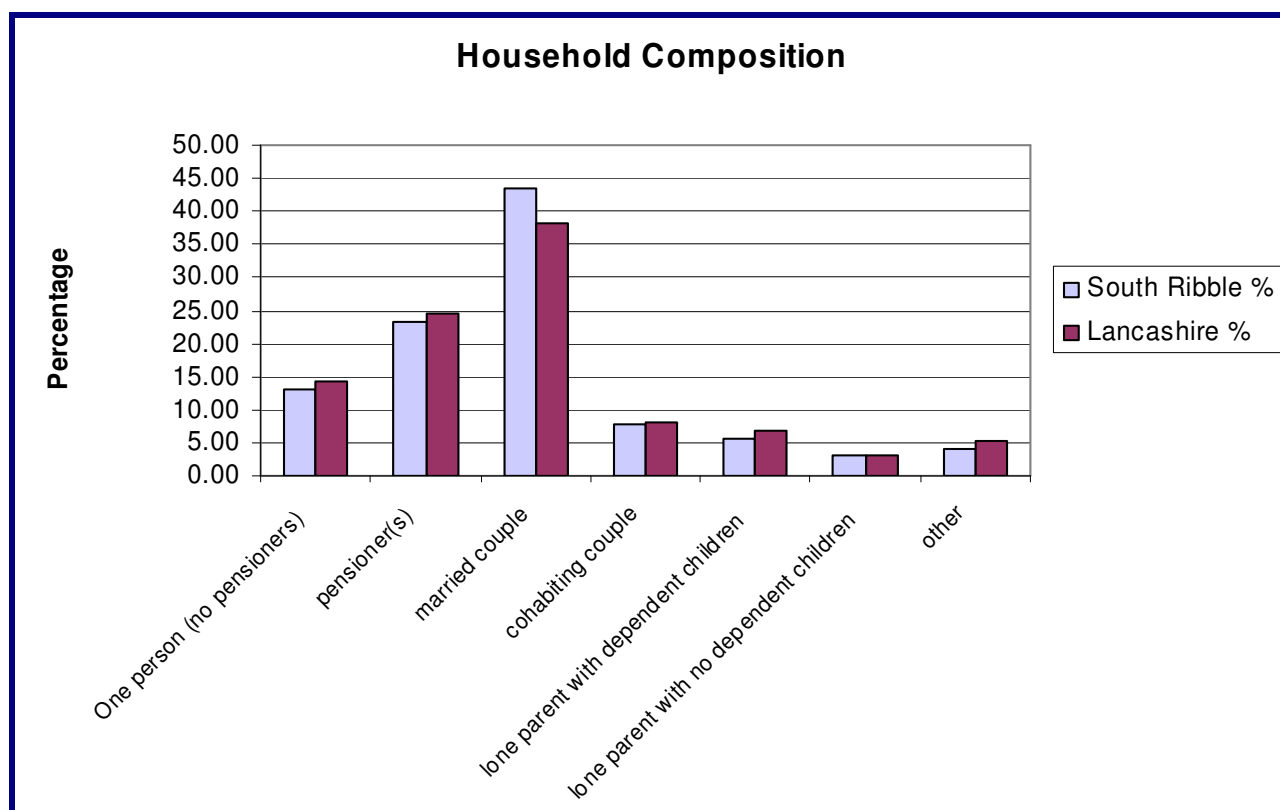


(Source: [2011 Census ONS - Crown copyright](#))

- 4.8 The most noticeable variations in the borough's population from the national average are: fewer adults in the 20-34 age groups and more people in the 60-64 age group. The borough has had a younger than average population over the last 20 years, largely related to immigration of young people in the new town era. Twenty years on this could account for higher proportions of pre-retired people ie those who came here in the 1970s and 1980s, have settled and are growing older. The lower proportion of 20 - 34 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:

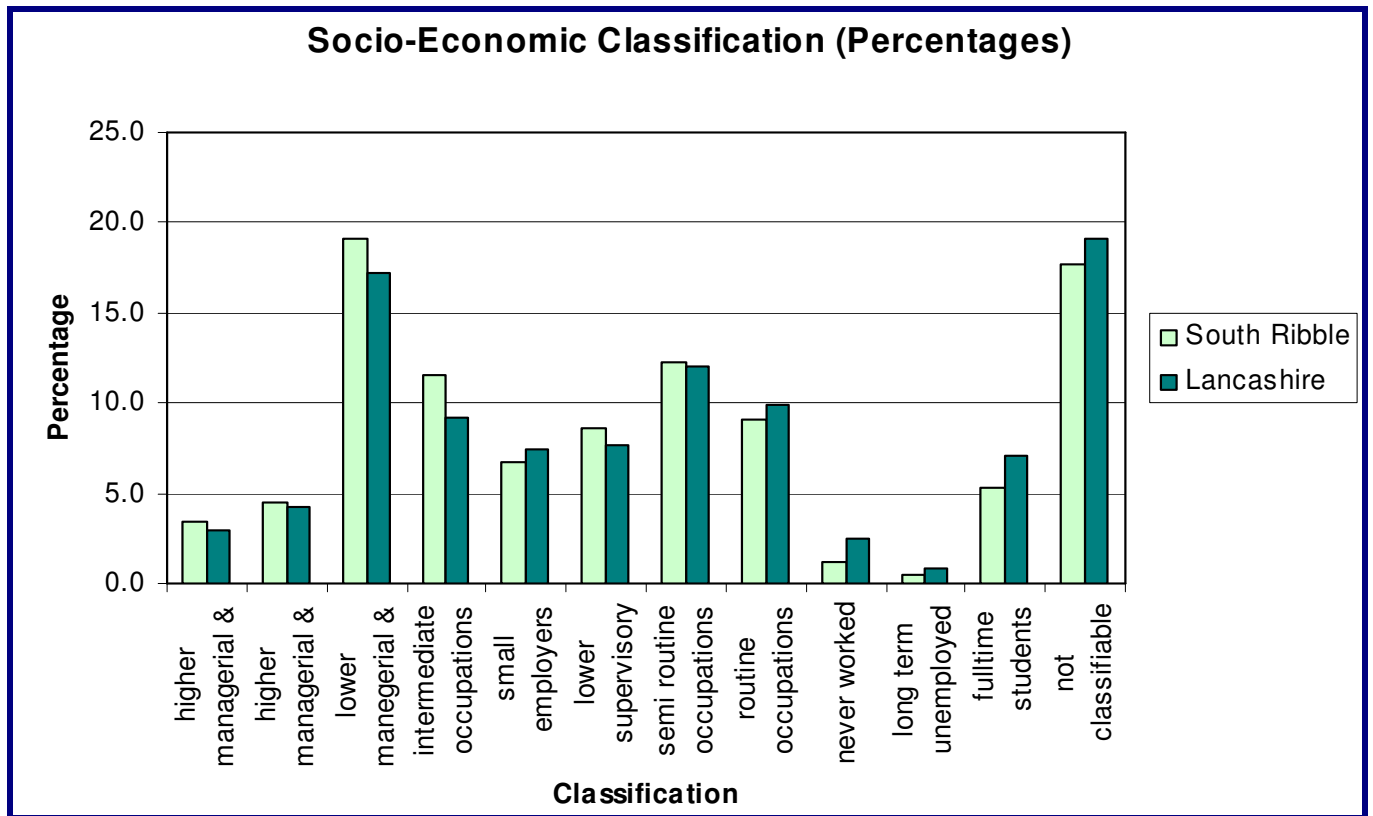
ethnic group	% South Ribble	% Lancashire
White	98.0	94.6
Mixed	0.6	0.7
Asian	0.8	4.1
Black	0.2	0.2
Chinese	0.4	0.4

(Source: 2001 census ONS - Crown copyright)

Socio-cultural issues

Socio economic classification

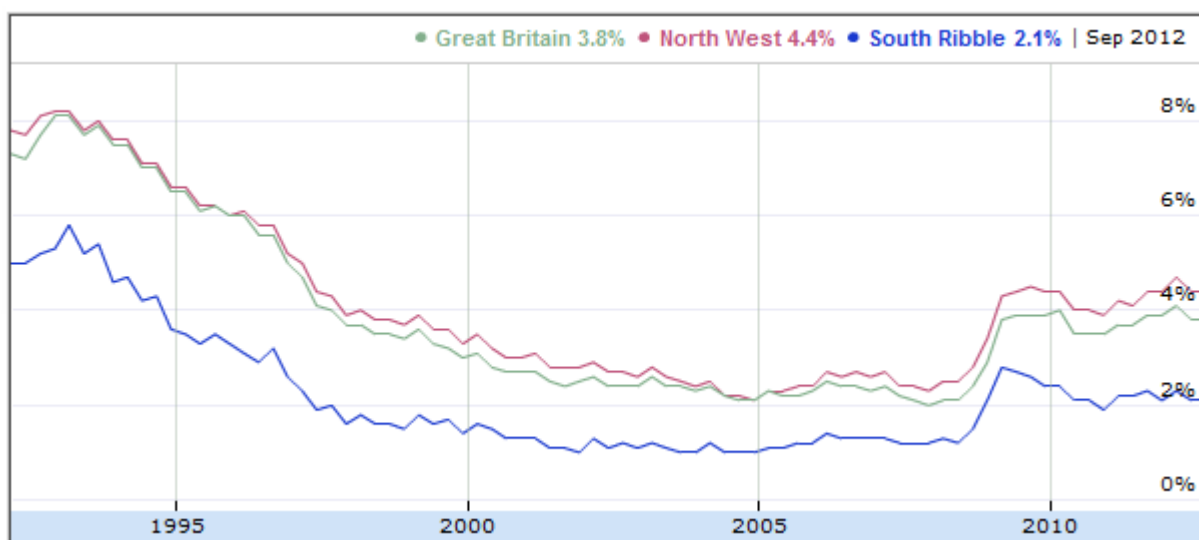
4.11 The 2001 census shows that proportionally more of the borough's working population are in higher order managerial and professional occupations than for the county as a whole as shown below. It has fewer people in routine occupations and fewer full time students.



(Source: 2001 census ONS - Crown copyright)

Unemployment

4.12 The following chart shows the current and historical unemployment rates (based on count of Job Seekers Allowance claimants) in the borough, with comparisons for the North West and the Great Britain.



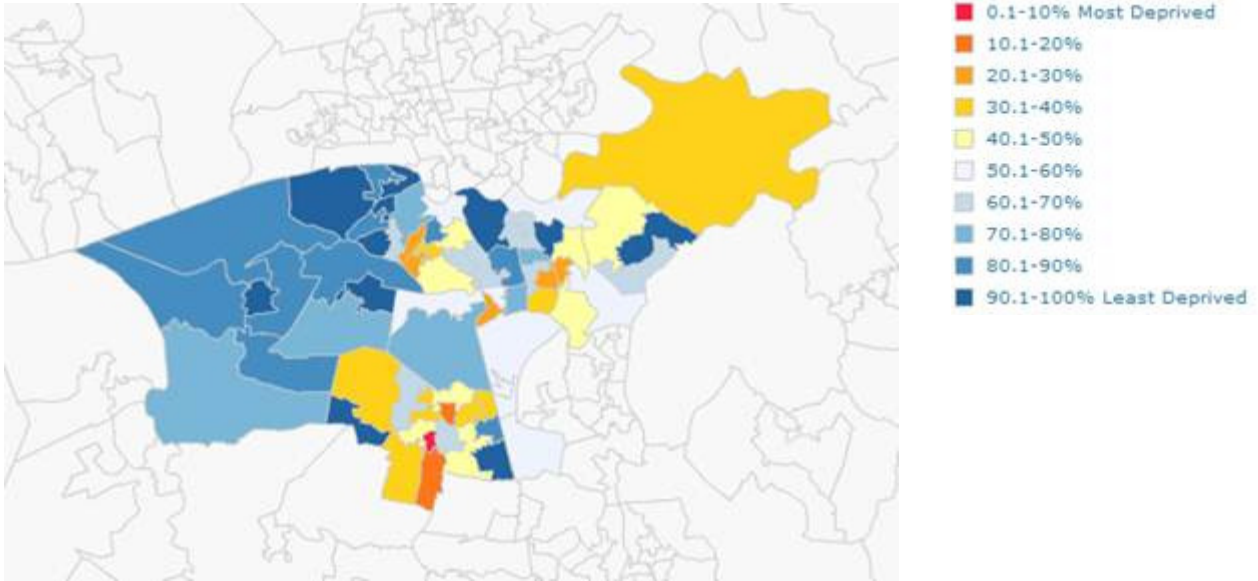
Source: [Office for National Statistics](#)

4.13 Since 1992, the borough has seen a high of 5.4% JSA claimants in 1993 and a low of 1.0% in 2003/04. The borough generally reflects the of the north west and Great Britain as illustrated above. The borough claimant rate was between 2.1% and 2.3% throughout 2011/12 although the level has been static for 2011 and, at September 2012, was at 2.1%. The Borough has a consistently lower unemployment rate than the County average, the North West region, and the United Kingdom.

Deprivation

4.14 The Indices of Multiple Deprivation (IMD) measure seven different aspects (or domains) of deprivation for lower level super output areas across England: Income, Employment, Health and Disability, Education, Skills and Training, Barriers to Housing Services, Living Environment and Crime. These are weighted and combined to create the overall IMD. Deprivation is reported down to Lower Super Output Areas (LSOAs), these are subdivisions of wards and contain a minimum of 1,000 people and 400 households. The Indices of Deprivation 2010 identifies concentrations of deprivation and it is important to note that not all deprived people live in deprived areas and, conversely, not everyone living in a deprived area is deprived. It is not a measure of affluence. The indicators have been chosen because they represent different aspects of deprivation. A lack of deprivation does not necessarily equate to affluence. Therefore, the LSOAs with the highest ranks are not necessarily affluent, just less deprived. The English Indices of Deprivation 2010 rank South Ribble 207 out of 326 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. (Source: [LCC](#)) Nonetheless, at a more detailed level, the indices show that there are small areas within the borough with problems related to deprivation. One LSOA within Lowerhouse ward falls within the worst 10% most deprived areas of England. By comparison, South Ribble has eleven LSOAs in the best 10% (the highest number among Lancashire districts). The council, in conjunction with its partners across many agencies continues to work to address the deprivation issues. The map below shows deprivation levels across the Borough according to the Indices of Deprivation 2010.

Deprivation Levels by Lower Super Output Area



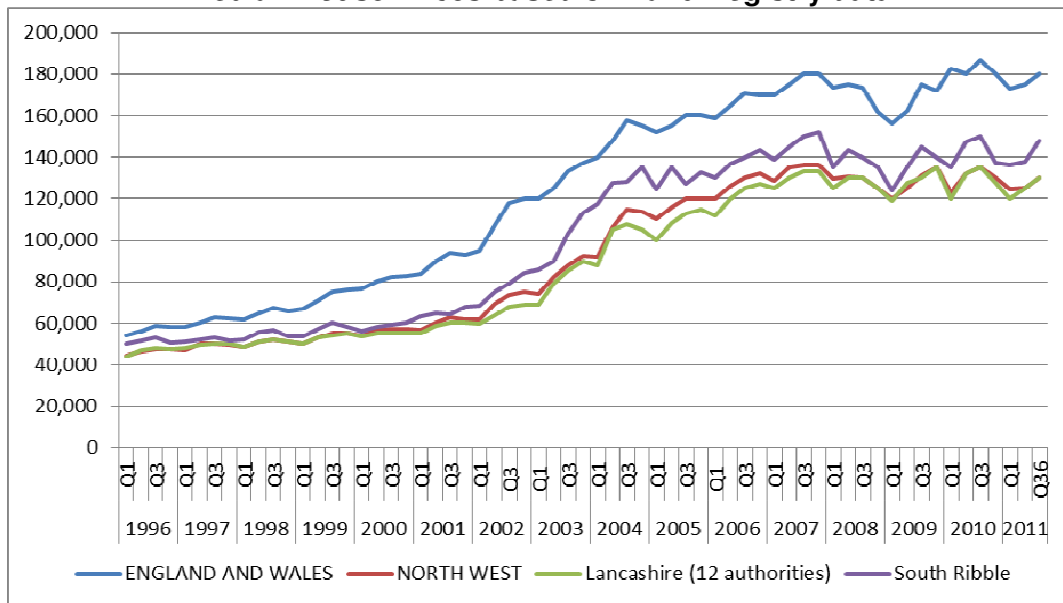
Source: [Lancashire County Council](#)

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 2008, house prices in the borough dropped at a higher rate than the county average, meaning the difference between the borough average and County average was reduced. However, more recently the price increases have been higher than the county average, widening the gap between the borough and county average. House prices in the borough remain similar to the North West average, but significantly less than the national (England and Wales) average.

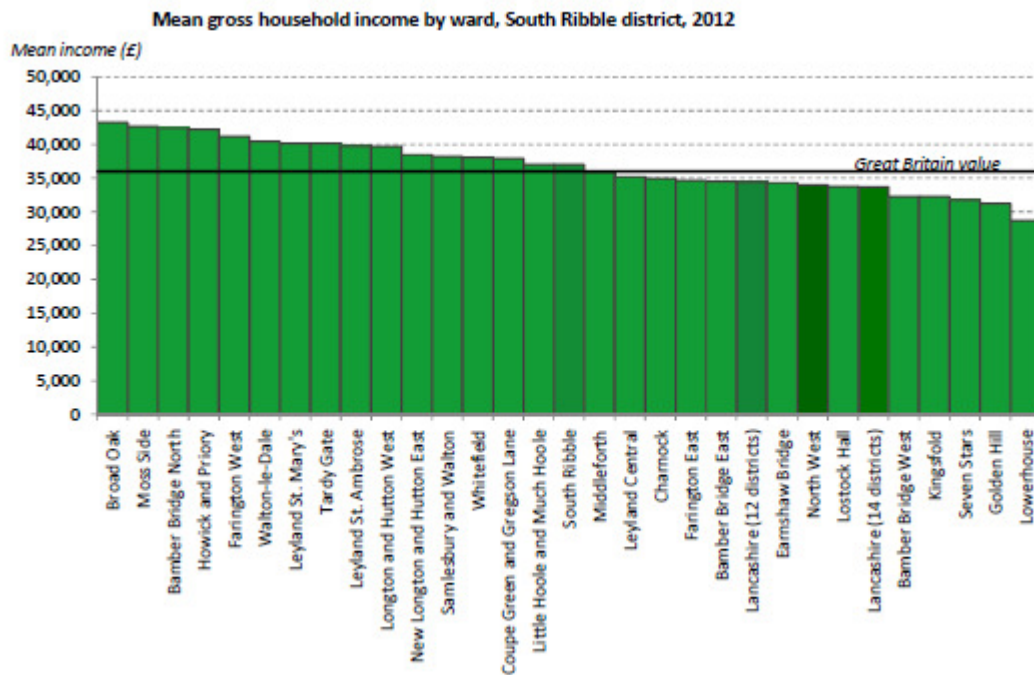
Median House Prices based on Land Registry data



Source: [DCLG](#)

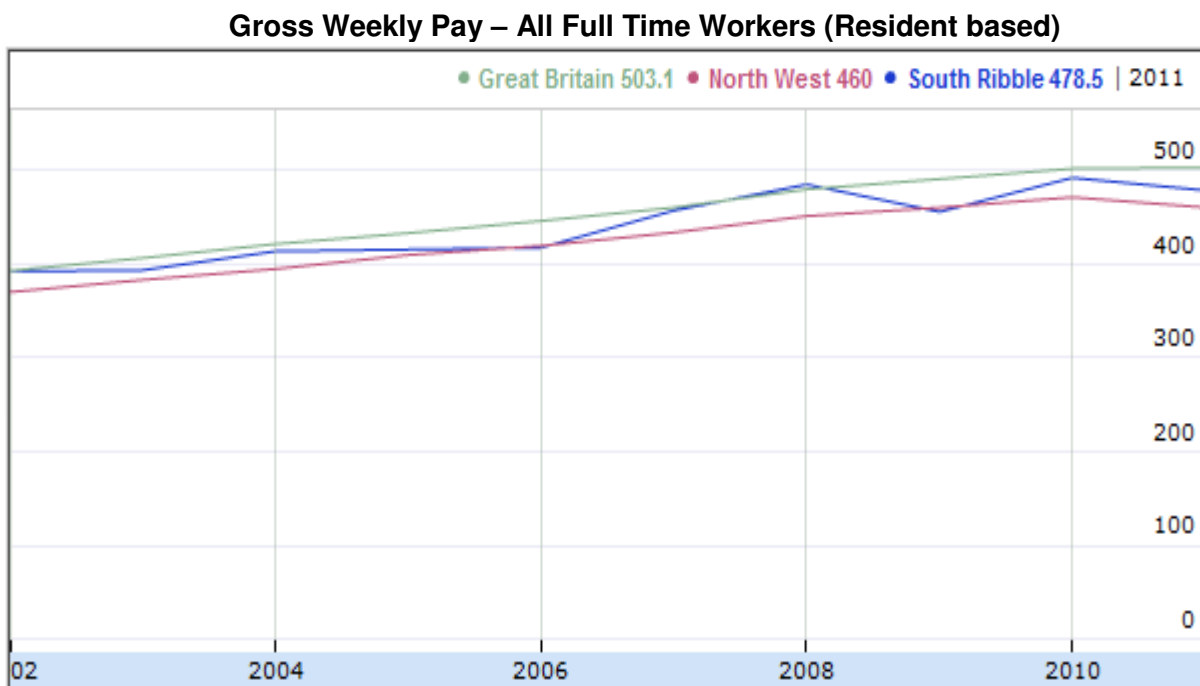
Income levels

4.16 At the ward level, variations in income levels between the most and least affluent wards in the district are not as pronounced as in other Lancashire authorities in 2012. Only five South Ribble wards have average income levels that are below the Lancashire average.



Source: [Lancashire Profile](#)

The chart below shows the gross weekly pay for South Ribble borough compared with the gross weekly pay for the North West and Great Britain.



(Source: [ONS](#))

4.17 The chart shows that the gross weekly pay in South Ribble falls consistently between that of the North West and Great Britain. The figure has dropped from an all-time high of £492 in 2010 to £479 in 2011. It is anticipated 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 completed on a Habitats Regulations Assessment to ensure protection of these important sites. This was published alongside the Central Lancashire Core Strategy and South Ribble Site Allocations Preferred Options document in November 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 420 Tree Preservation orders in force in the borough, as of October 2012, 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.

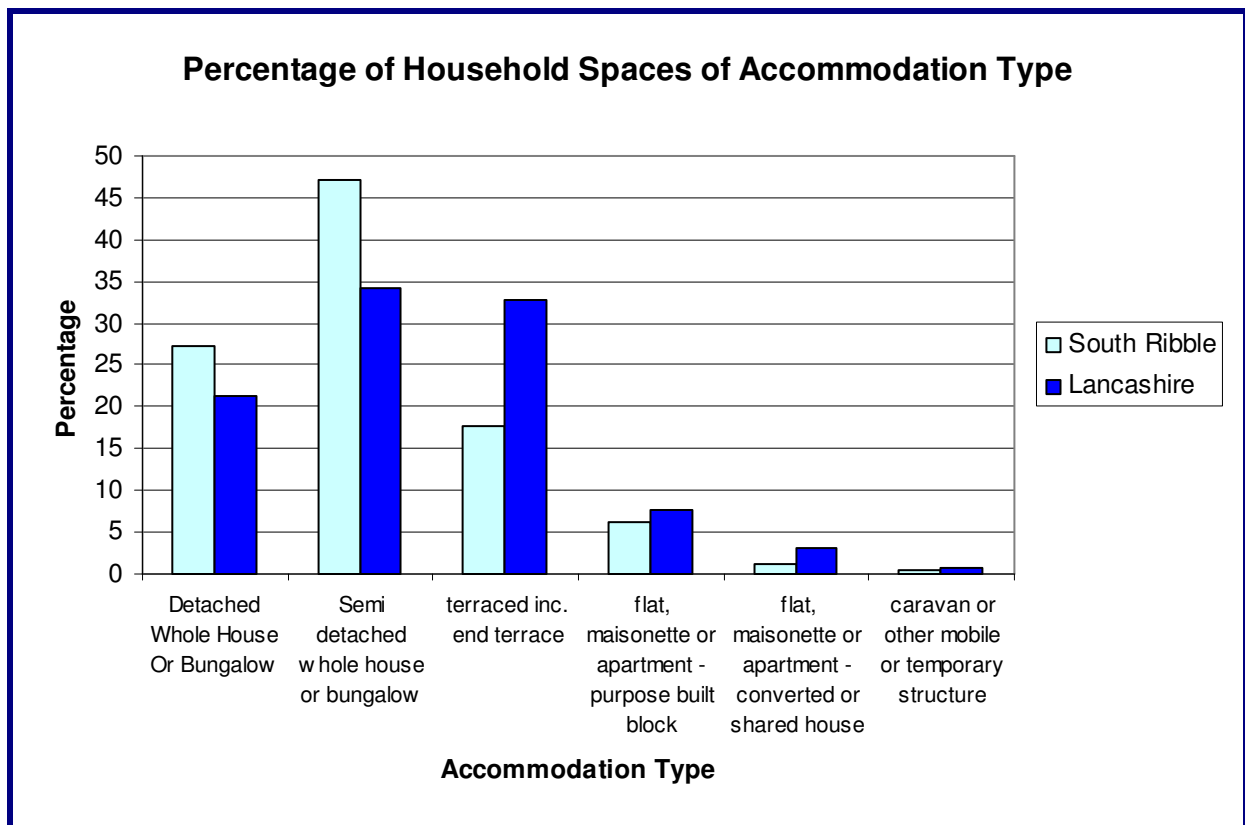
Green space

4.20 An Open Space and Recreation study was completed in July 2012 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 to inform the LDF process. The study identifies almost 730 hectares of open space in the borough. (Source: Open Space Study database 2012) This includes land in public and private ownership and land which has active or passive uses.

Housing and built environment

Types of dwellings

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

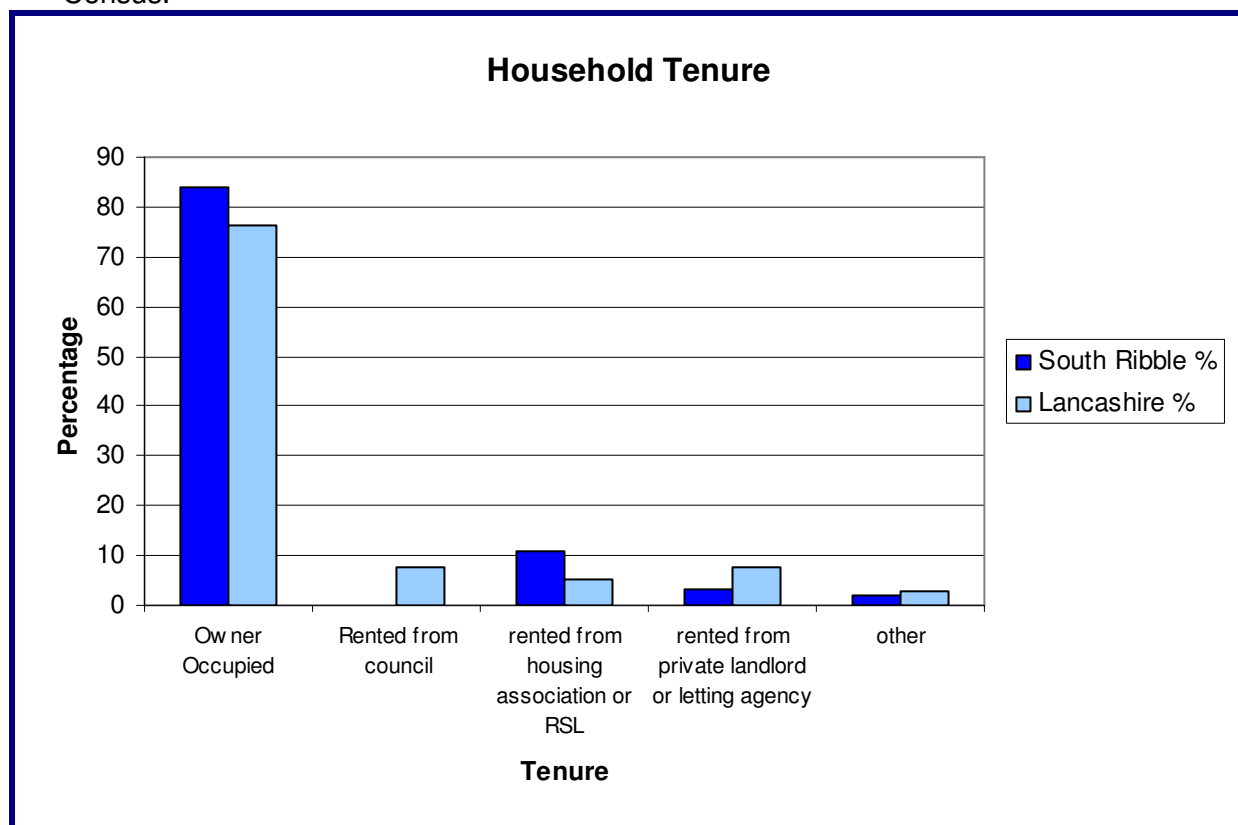


Source: 2001 Census (crown copyright)

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 during the period of the next AMR.

Tenure of dwellings

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

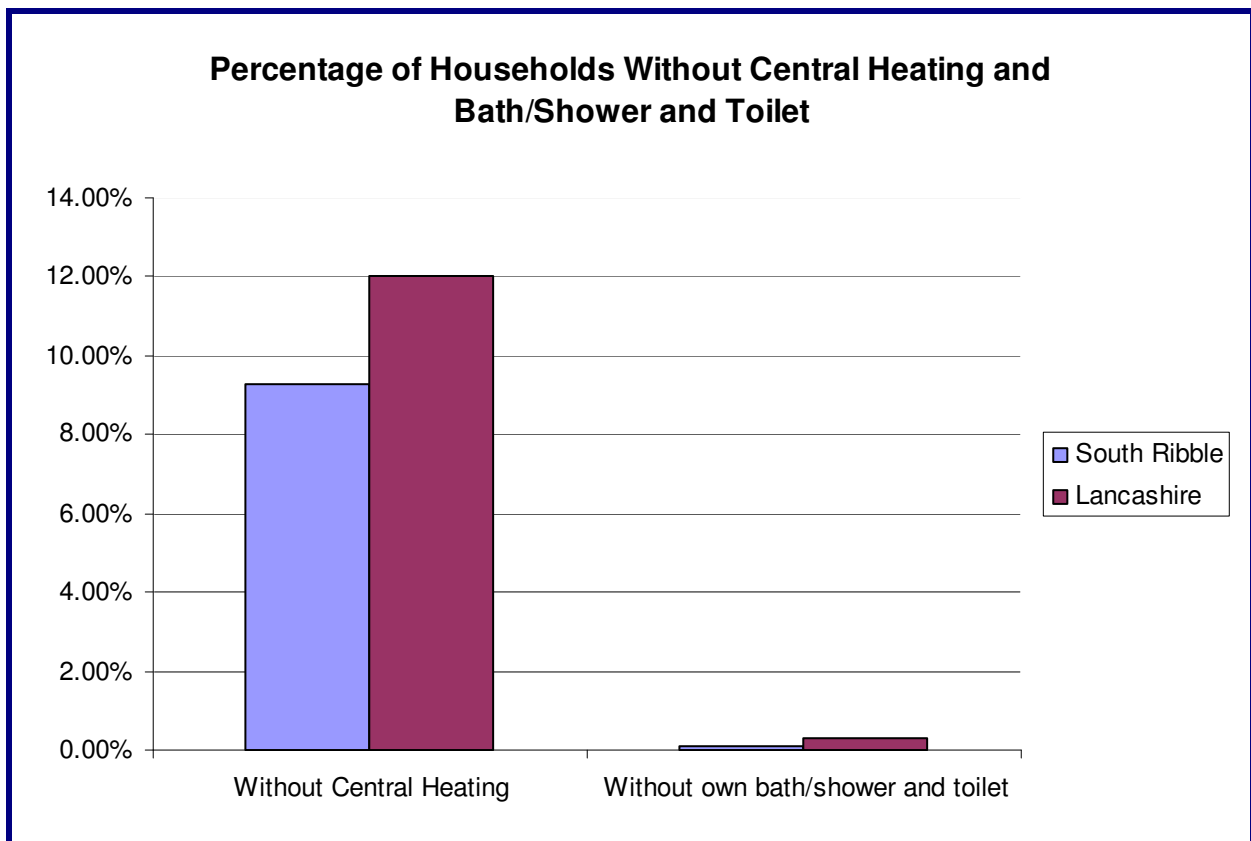


Source: 2001 census (crown copyright)

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 when the 2011 Census figures become available.

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 during the period of the next AMR.

Listed Buildings

4.27 The borough has 145 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.

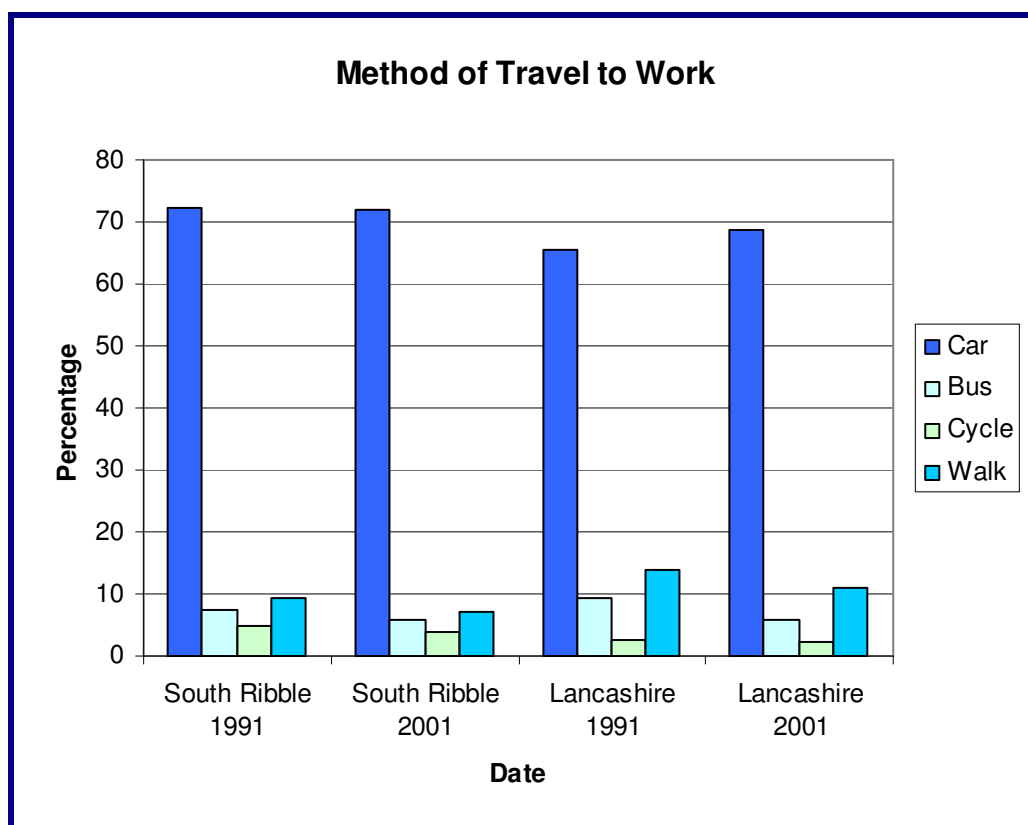
Conservation Areas

4.28 The borough has eight conservation areas. It is intended that these appraisals and management plans will be regularly reviewed and kept up to date. New Conservation Areas will be designated in the future 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 four designated Air Quality management areas (AQMA's) within the borough. These were declared in 2005 following a survey to establish whether national and international air quality objectives were being met. The four areas were all declared for exceeding of the Nitrogen Dioxide objective ($40\mu\text{g}/\text{m}^3$). These exceeding were all related to transport due to heavy slow moving traffic within close proximity to relevant receptors. The Council has a duty to produce action plans in conjunction with partners to improve the air quality within the declared areas.

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 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. This took effect in September 2007 and the saved policies are set out in Appendix 1. 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 such as local performance indicators. 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 2011 to 31st March 2012.

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
2012	1742	0	0	0	57600	59342

(Source: Employment Land Database)

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.

59,342 square metres or 100%

BD3 Employment Land Available by Type

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

49.9 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 reports on progress against the Regional Spatial Strategy (RSS) housing targets. The RSS is still in place although the government intends to abolish it. This AMR therefore continues to report on progress using the RSS figures as a baseline.

- 5.3 South Ribble Council can identify a supply of 2,150 dwellings from 2012/13 up to and including 2016/17. The current RSS requirement is 417 dwellings per annum or 2,085 dwellings over the five year period. The borough therefore has an undersupply for the next five years of the SHLAA period of 86 dwellings.

In the nine years since the RSS base date of 2003, completions rates in the Borough were as follows:

	Dwellings
April 2003 – March 2004	538
April 2004 – March 2005	657
April 2005 – March 2006	520
April 2006 – March 2007	284
April 2007 – March 2008	320
April 2008 – March 2009	312
April 2009 – March 2010	171
April 2010 – March 2011	221
April 2011 – March 2012	170
Total	3193

- 5.4 The strategic requirement for this period was 3,753 (nine years at 417 dwellings). This has resulted in South Ribble having an undersupply in this period of 560 dwellings. This undersupply will therefore have to be spread over later years in the SHLAA timeframe (15 years, 2011/12 to 2025/26 inclusive), to ensure that the borough meets its strategic requirement set out in the RSS. However, given current market conditions and the low build out rates over the last few years, it is unrealistic to expect that this undersupply can be met within the five year supply. The undersupply will therefore need to be spread between the remaining years until the end of the SHLAA forecasts in 2026. Therefore, from 2012/13 the Council will need enough land to accommodate an additional 40 dwellings per year, meaning the strategic requirement will be 457 dwellings per annum. This will result in the borough having a five year supply requirement of 2,285 dwellings.

H3 New and Converted Dwellings on Previously Developed Land

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

75% or 128 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 2011/12.

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 not 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

During the period April 2011 to March 2012 there have been ten planning applications for renewable energy generation (eight for solar panels, two for wind turbines). Of these applications all ten have been decided upon with eight approved. To support the LDF and Site Allocations DPD the council is developing an SPD on renewable and low carbon energy.

6. Monitoring Framework

- 6.1 The council recognises that monitoring and review are crucial in producing an effective Local Development Framework. Monitoring helps measures 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:

- housing and business land;
- town centre health checks;
- sustainability baseline information;
- gathering information e.g. with housing colleagues to assess housing need;
- working 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;
- evidence from “one off” commissioned studies e.g. the South Ribble Retail Study (2004), the Open Space and Recreation Study (2012);
- maximise the use of published data e.g. from the ONS website, the Lancashire Profile website etc.
- developing the Corporate Land and Property system (including GIS) to store and analyse spatial data;
- analysing and utilising relevant information from LDD consultations; and
- working with Lancashire County Council to develop our monitoring information.
- Develop the evidence bases 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 establish 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 exactly 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 measured and monitored in future annual monitoring reports.

Appendix One

Saved Policies of the South Ribble Local Plan – 2001/12

The Annual Monitoring Report for 2012/13 will be updated to reflect the policies in the recently adopted Central Lancashire Core Strategy and the emerging South Ribble Site Allocations Development Plan Document.

The following policies are those which were applicable throughout 2001/12.

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**