

South Ribble Local Plan
Monitoring Report
Covering the period April 2015 – March 2016

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1. Introduction

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 updated the requirement to prepare Local Development Frameworks (LDFs), which were first introduced in the Planning and Compulsory Purchase Act 2004. In order to assess the effectiveness of the Local Development Framework policies, the regulations also require authorities to produce a Monitoring Report, (MR) which is to be done annually. The purpose of the MR 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 This is the thirteenth Monitoring Report to be published by the council and it covers the period 1 April 2015 to 31 March 2016. The Central Lancashire Core Strategy was adopted in July 2012, and a separate monitoring report will be produced to report on its monitoring framework and will be the fourth such report. The Local Plan was adopted in July 2015. This MR will report on the Indicators within the Local Plan. This MR will fulfil the following purposes:
 - Report progress on the Local Development Scheme;
 - Report key contextual indicators for the South Ribble Local Plan 2015;
 - Report on core output indicators;
 - Report on the South Ribble Local Plan Monitoring Framework 2015

2. Summary

- 2.1 The Monitoring Report recognises that monitoring impact and effect is a key part of the development planning process.
- 2.2 This MR covers five important areas:
 - Reports progress on the South Ribble Local Development Scheme;
 - Identifies contextual indicators for the South Ribble Local Development Framework;
 - Reports on core output indicators;
 - Reports on the Monitoring Framework of the South Ribble Local Plan (2015) and
 - Reports on the Monitoring Framework of the Central Lancashire Core Strategy (in a joint separate document).
- 2.3 The Local Development Scheme which covered this monitoring period was published in April 2015.
- 2.4 This report suggests a number of contextual indicators for the Local Plan (2015) Monitoring 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 Plan 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.

Demographic structure:

**Population growth
Population profile**

Socio-cultural:

Deprivation

Environmental:

**Designated protected areas
Trees and hedgerows
Green space**

Housing and built environment:

**Listed buildings
Conservation areas**

Transport and spatial connectivity:

**Air Quality Management Areas
Location
Demography**

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

- Unemployment levels are consistently below both the Lancashire and National average, and are decreasing;
- The population of the borough continues to rise;

2.6 In relation to the Core output indicators, some key findings for the monitoring period 1 April 2015 – 31 March 2016 are;

- 71% of new dwellings were built on previously developed land. This exceeds the national target of 60%;
- The number of housing completions was 371 dwellings in 2015/16, This is a little below the annual housing requirement, however last year's figure was higher which means the average figure is still above the annual housing requirement set out in the Central Lancashire Core Strategy;
- There were 150 affordable dwellings built in 2015/16, which is more than a 50% increase on 2014/15 and significantly more than the target of 30 set out in the Central Lancashire Core Strategy;
- Our three parks with Green Flag status have retained the award.

2.7 The Central Lancashire Core Strategy indicators are reported on in a separate document.

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

3.1 One purpose of the MR 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 LDS included the preparation of the following Local Development Documents:

- Core Strategy (Partial Review)
- Site Allocations DPD and Proposals Map
- Gypsies, Travellers and Travelling Showpeople DPD
- Neighbourhood Development Plan

3.4 The full version of the revised LDS is available on the council's web site www.southribble.gov.uk

3.5 The milestones for the preparation of these Development Plan Documents during the monitoring period 1 April 2015 to 31 March 2016 are shown in bold in the table below.

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

	Central Lancashire Core Strategy – Partial Review	Site Allocations DPD	Gypsies, Travellers and Travelling Show people DPD	Penwortham Neighbourhood Development Plan
Apr-15				
May-15		Inspectors Report		Consultation* by Town Council on pre-submission Plan
Jun-15			Six week consultation* on Issues and Options and call for sites process at same time	
Jul-15		Adoption	Review Issues and Options stage and prepare responses to representations/preferred options stage	Town Council consider Responses Town Council submit Plan to Borough Council
Aug-15				
Sep-15			Six week consultation* on Preferred Options	Consultation* by Borough Council on Plan submitted by Town Council
Oct-15				Borough Council Consider Responses
Nov-15			Review preferred options consultation stage and prepare responses to	Examination

	Central Lancashire Core Strategy – Partial Review	Site Allocations DPD	Gypsies, Travellers and Travelling Show people DPD	Penwortham Neighbourhood Development Plan
Dec-15	Consider the need for a Partial Review based on appropriate evidence		representations/publication stage	
Jan-16				Inspector's Report
Feb-16			Six week consultation* on Publication Stage	Publication of Notice of Referendum
Mar-16				Referendum
				Adoption
Apr-16			Review publication stage and prepare responses to representations/prepare for submission	
May-16				
Jun-16				
Jul-16			Submission to SoS	
Aug-16				
Sep-16				
Oct-16			Examination	
Nov-16				
Dec-16			Inspector's Report	
Jan-17			Adoption	

Local Plan 2015 and Policy Map (Previously Site Allocations DPD)

- 3.7 Several of the key milestones for production of the Local Plan and policy map fell within the monitoring period covered by this report.
- 3.8 Following on from the successful conclusion of the Modifications to Policy C4: Cuerden Strategic Site, the Inspector's Final Report was received in May 2015. The Local Plan and Policy Map was formally adopted at a Full Council meeting on 22nd July 2015.

Conclusion

- 3.9 The milestones within this LDS have been met in relation to the DPD. The Local Plan is now formally adopted.

Neighbourhood Plans

- 3.10 Several of the milestones for the production of the Penwortham Neighbourhood Plan fell in the monitoring period covered by this MR. Consultation on the pre-submission plan, and submission of the plan by Penwortham Town Council to the Borough Council should have taken place. However, this was delayed due to preparation of the Plan taking longer than anticipated. Consultation on the pre-submission draft commenced in September 2015.
- 3.11 Consultation on the Plan by the Borough Council was actually carried out in January/February 2016, and it is expected that the examination on the Plan will take place in autumn 2016. A further LDS has been produced updating the milestones on the production of the document. These milestones will be reported on in the 2016/17 MR.

Gypsies, Travellers and Travelling Showpeople DPD

- 3.12 The production of the Gypsies, Travellers and Travelling Show people DPD has been delayed. The additional work on the GTAA has been carried out, and the results received. However, following receipt of this report, it was decided by the 3 Councils that further work was needed to ascertain when the government's revised guidance on Travellers is likely to be issued and to further explore the issue of 'local circumstances' that may apply in Central Lancashire authorities.
- 3.13 As a result, the milestones for production of this DPD have not been met. The Issues and Options/Call for Sites consultation commenced in May 2015. Subsequent timescales will follow on from this. The LDS has been amended to update the timescales for the production of this DPD.

Supplementary Planning Documents

- 3.14 The LDS reported that there are 8 Supplementary Planning Documents which are currently adopted, 6 of these are Central Lancashire SPDs with 2 being South Ribble documents.

- Affordable Housing
- Design
- Controlling re-use of Employment Premises
- Rural Development
- Access to Healthy Food (currently under review)
- Open Space and Playing Pitch
- Residential Extensions (South Ribble)
- Renewable and Low Carbon Energy (South Ribble).

- 3.15 In addition to the adopted SPD's, the LDS indicates that a further joint SPD is to be produced, on the subject of Biodiversity and Nature Conservation SPD. The timetable for the production of this SPD is shown below:

	Central Lancashire Biodiversity & Nature Conservation SPD
March/April 2015	Consider Responses
April/May 2015	Publish Responses Report
June/July 2015	Adoption

- 3.16 A consultation on the draft SPD was carried out in November/December 2014. There were delays with receiving the appropriate technical information and maps needed to allow for full adoption of the SPD, so the Responses Report was not published until outside of the monitoring period, in July 2015. Adoption of the SPD was therefore delayed, until 20 September 2015.

Overall Conclusion on Progress

- 3.17 Timescales for the production of the Local Plan have been met, and was formally adopted by the Council on 22 July 2015.
- 3.18 The first stages of work in relation to the production of the Gypsies, Travellers and Travelling Showpeople DPD has commenced, although the timetable shown in the LDS which covers this monitoring period has not been met. The timescales have been updated in a revised LDS, which will be reported on in the 2016/17 MR.

4. Key contextual indicators for the Local Plan 2015 Performance Monitoring Framework

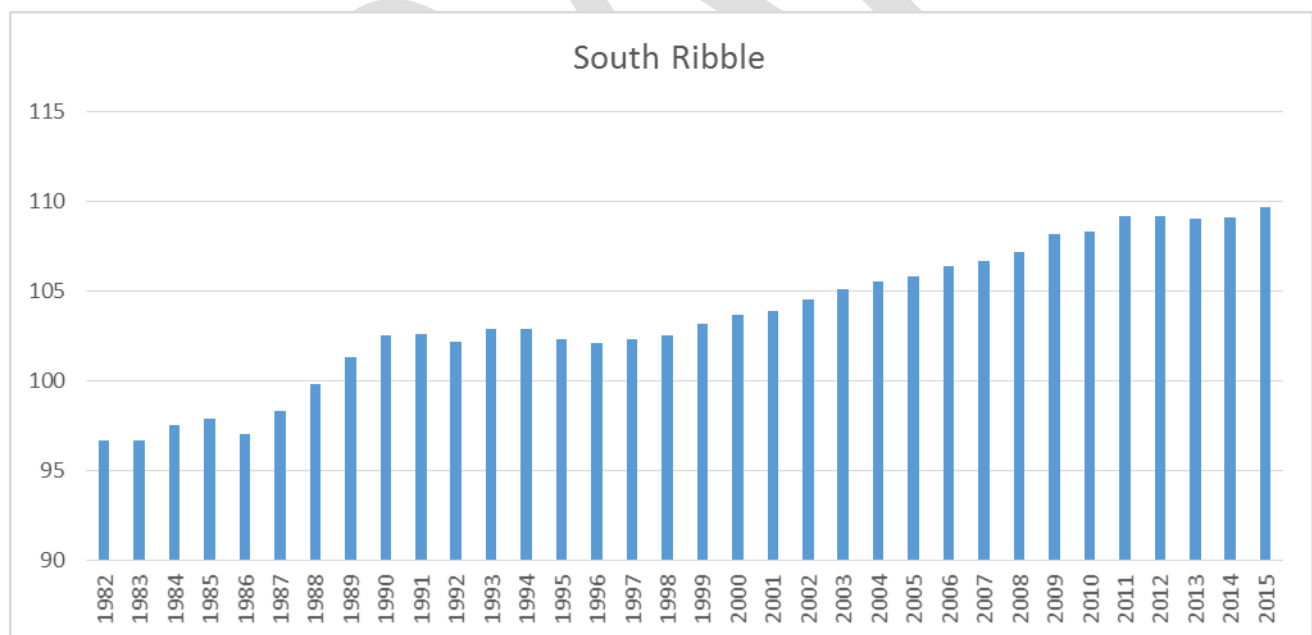
Spatial Portrait

4.1 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 links 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.

Demographic Structure

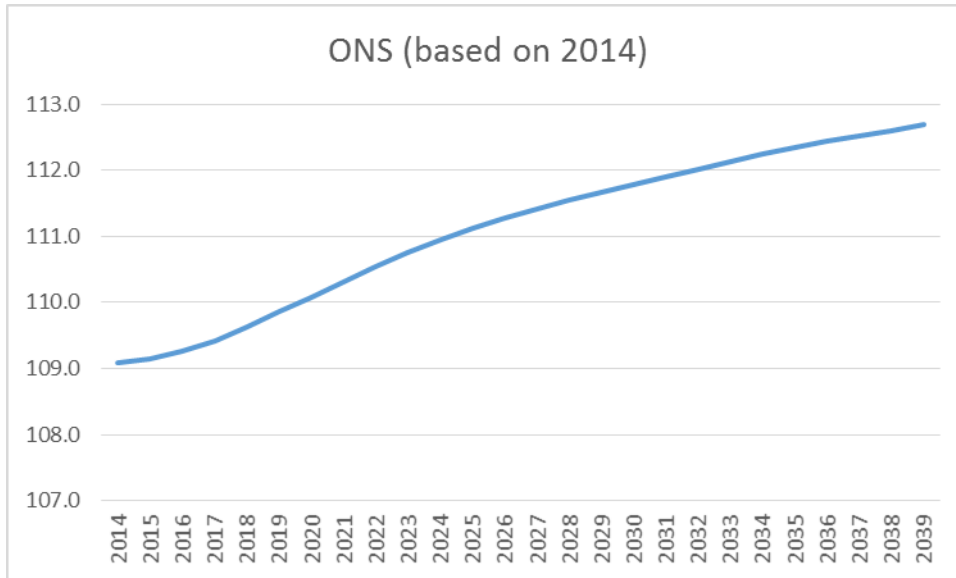
Population

4.2 The latest population of the borough is 109,651 (Source ONS: Mid-Year Population Estimates 2015). The total population has been rising steadily over the previous 30 years as shown in the following chart.



(Source: mid-year estimates - ONS)

4.3 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.



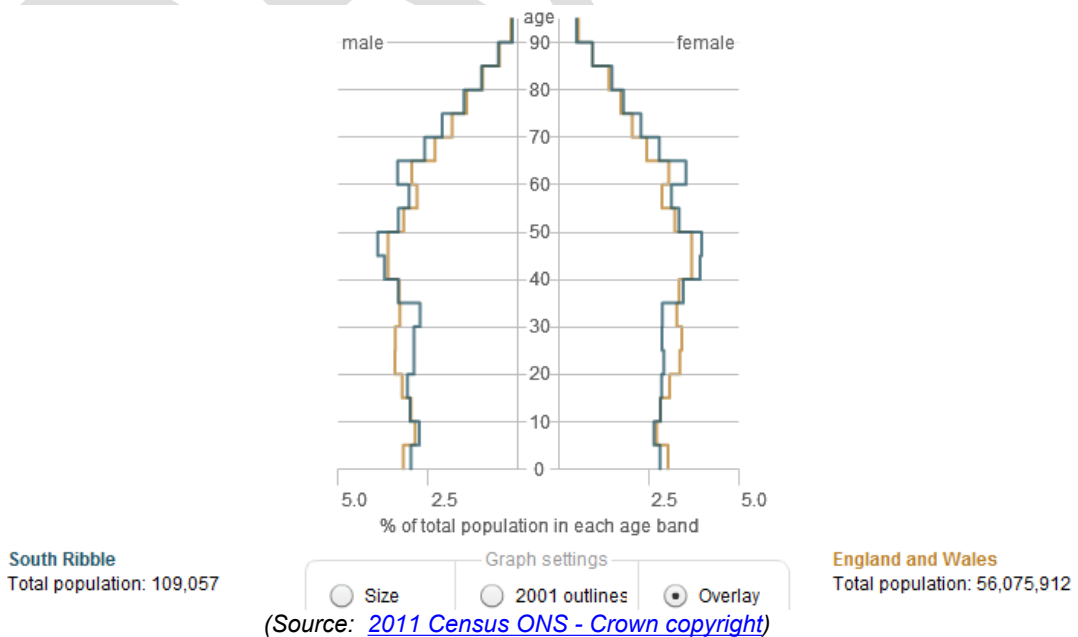
(Source: *ONS: Subnational Population Projections*)

4.4 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 Local Plan is to what extent spatial planning policies will impact upon population growth.

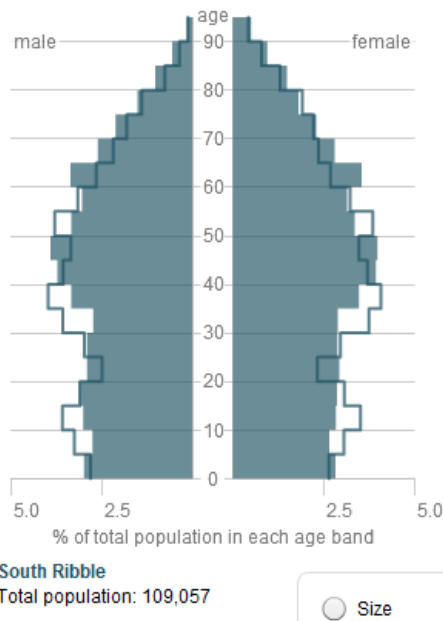
Population profile

4.5 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



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

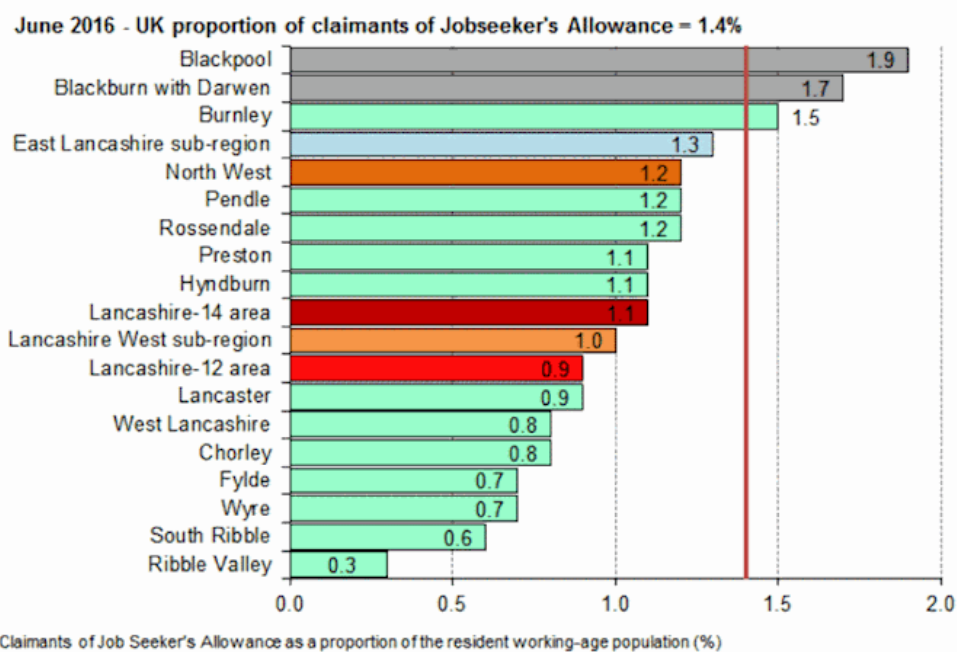


(Source: [2011 Census ONS - Crown copyright](#))

4.6 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 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 1970s and 1980s.

Unemployment

4.7 The following chart shows the current and historical unemployment rates (based on count of Job Seekers Allowance claimants) in the borough, with other Lancashire authorities.



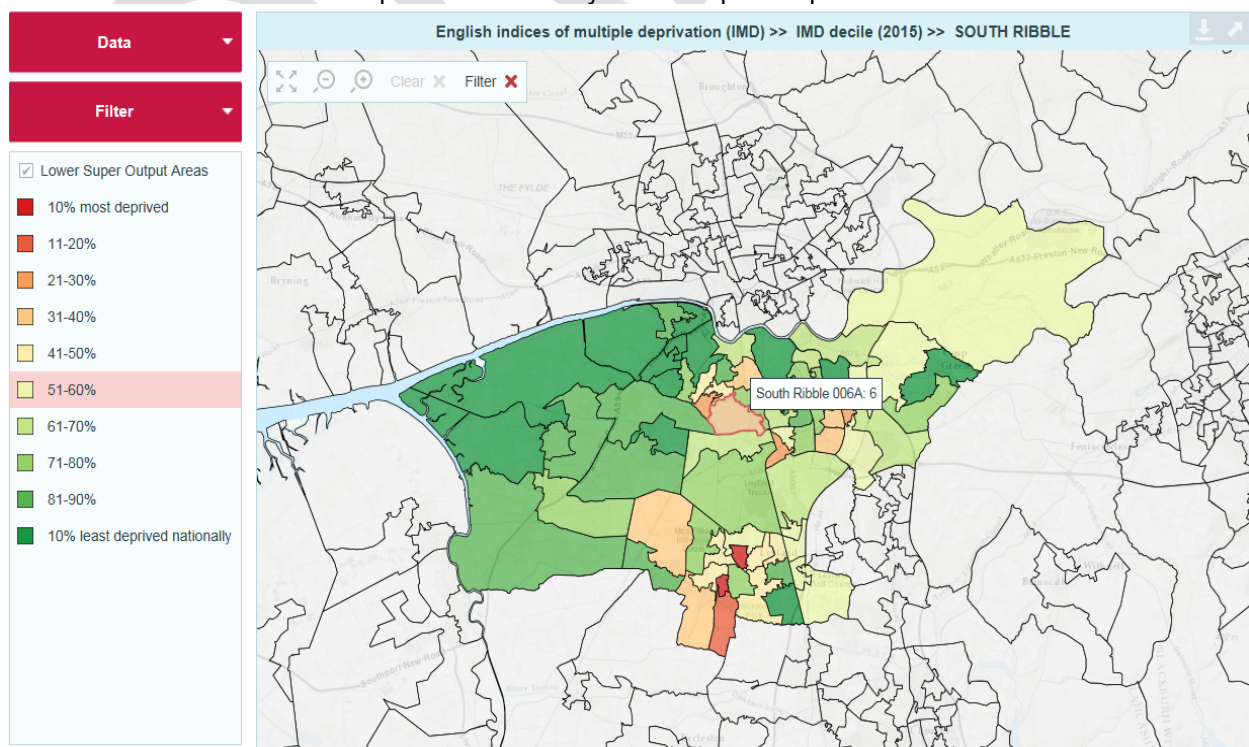
Source: [Lancashire County Council](#)

4.8 The current (June 2016) claimant rate is 0.6%, the second lowest in the County. This is also significantly below the England and Wales average of 1.4% (June 2016).

Deprivation

- 4.9 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 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.
- 4.10 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 2015 rank South Ribble 229 out of 326 local authority areas in England. 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 small areas within the borough with problems related to deprivation. Two LSOA's fall within the worst 10% most deprived areas of England. By comparison, South Ribble has twelve LSOAs in the best 10%.
- 4.11 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 2015.

Deprivation Levels by Lower Super Output Area



Source: [Lancashire County Council](#)

Environmental

Designated protected sites

4.12 478.5 hectares or 4.1% of the borough is protected as Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve etc. An objective of the Local Development Framework is 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 the South Ribble Site Allocations Partial Version document in November 2013.

Trees and hedgerows

4.13 Twenty seven areas or a total area of 231.6 hectares is protected as ancient woodland. 372 tree preservation orders (TPOs) were in force in the borough as of March 2016, protecting individual or groups of trees and woodlands. The figure at March 2015 was 390 so there has been a slight decrease in the number of TPOs over the monitoring period. This figure does fluctuate as trees can be felled by storms or become unsafe or new designations can be put in place.

Green space

4.14 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 passives use.

Housing and Built Environment

Listed Buildings

4.15 The borough has 145 entries on the listed buildings register 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.

Conservation Areas

4.16 There are eight conservation areas in the borough and each has an appraisal and management plan. It is intended that these appraisals and management plans will be regularly reviewed and kept up to date. The Conservation Area Appraisals for each of the 8 Conservation Areas were published early in 2014. New Conservation Areas will be designated in the future where it is thought necessary, in areas that are considered to merit such a designation.

Transport and spatial connectivity

- 4.17 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.

5. Performance Monitoring Framework of the South Ribble Local Plan 2015

- 5.1 The Local Plan (2015) Indicators within the Performance Monitoring Framework are monitored. These indicators are below and are considered necessary to accurately measure the policies within the Local Plan (2015). The saved policies of the Local Plan 2000 are no longer monitored as the Local Plan (2015) was fully adopted for most of the 2015/2016 monitoring period.

Level of Nitrogen Dioxide at the Air Quality Management Areas (AQMA)

<i>Policy/Policies this contributes to - A1, A2, A3</i>

- 5.2 The four AQMA's were declared in 2005 following evidence that the annual mean objective level of 40µg/m was likely to be exceeded. The four current AQMA areas are; AQMA 1 in Penwortham, AQMA 2 in Walton-le-Dale going into Preston, AQMA 3 in Lostock Hall and AQMA 4 is Station Road in Bamber Bridge. All of the four AQMA areas are currently below the objective level of 40µg/m, however the areas in Lostock Hall and Penwortham are only just below this level.
- 5.3 The Council has recently launched its Air Quality Action Plan (AQAP) detailing the measures to be taken to tackle poor air quality within the borough. The AQAP includes among other measures actions that will be taken via the development control process to enable a reduction in emissions and promotion of alternative forms of travel around the borough.
- 5.4 The borough wide AQAP has been produced due the existence of four Air Quality Management Areas (AQMA) within the borough and concerns over other busy areas.

Changes to Road Traffic Congestion (Core Strategy Policy 3)

Policy/Policies this contributes to - A1, A2, A3

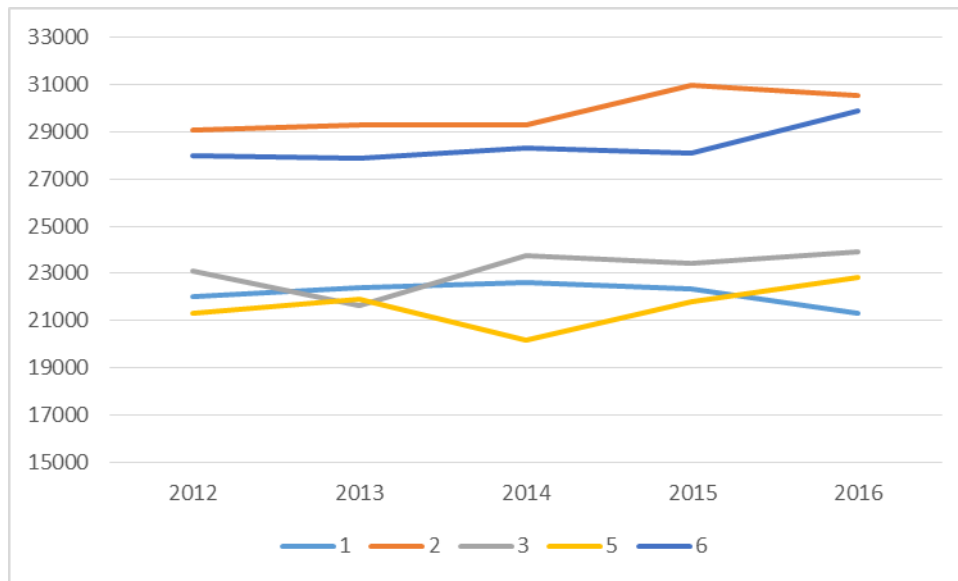
- 5.5 Lancashire County Council carry out traffic counts in the Lancashire Area. These are either continuous automatic or manual counts. In order to be able to produce trend data over time, only the continuous counts will be used in the Monitoring Report. The table below shows the 7 day average figures for each of the 5 locations currently counted in South Ribble (*this location is no longer counted by LCC as they no longer have the funding available), for one week during each year. The remaining monitoring sites are expected to be in place in the long term and are in locations known to experience significant volumes of traffic.

1	A582 Penwortham Way, South of Lodge Lane, Farington Moss
2	A6 London Way, South of B5257 Browndedge Road, Bamber Bridge
3	A59 Liverpool Road, West of Lindle Lane, Hutton
4	*A6 South Ribble Way, South of A582 Lostock Lane, Bamber Bridge
5	A6 Lostock Lane, West of M6 J29a, Bamber Bridge
6	A59 Preston New Road, West of B6230 Cuerdale Lane, Samlesbury

- 5.6 The table and chart below show the 7 day average figures for each of the 5 locations around the Borough for one week during each year. As location 4 no longer monitored, it will no longer be displayed on the chart.

Year	Location					
	1	2	3	4	5	6
2012	22022	29061	23126	33156	21284	27985
2013	22372	29308	21656	33978	21930	27889
2014	22585	29301	23758	32380	20152	28298
2015	22322	30996	23421	*	21816	28120
2016	21282	30541	23934	*	22832	29881

*This location is no longer monitored by LCC.



Source: Lancashire County Council

- 5.7 For most of the locations across South Ribble, the traffic levels have shown a small increase overall during the periods recorded. However locations 1 and 2 have shown a slight decrease, it is thought that the reason for this is that road works have been carried out at these locations and an element of avoidance has occurred. It is expected that traffic levels will rise as new development occurs throughout the borough. It is important that appropriate infrastructure is put in place to cope with the extra traffic associated with this development. It is also necessary to ensure that appropriate sustainable transport infrastructure is put in place as part of development, to try and reduce the number of cars on the road. We will continue to monitor traffic volumes/trends within South Ribble in future years.
- 5.8 The Central Lancashire Highways and Transport Masterplan (March 2013) represents Lancashire County Council's priorities for future investment in highways and transport across Central Lancashire and a delivery programme to 2026 which will see new road space built, public transport prioritised across key corridors into Preston and between Leyland and Chorley, and public realm improvements in city, town and local centres

Gross Affordable Dwellings Constructed (Core Strategy Policy 7)

Policy/Policies this contributes to - A1, B2, C1, C2, C3, D1, D2

- 5.9 There have been 150 affordable dwellings constructed in the 2015/16 monitoring year. This is an increase on the 2014/2015 figure of over 50% which is an indicator of the effort that the council is making to ensure more affordable homes are provided in the borough and of a general upturn in the housing market over the previous few years.
- 5.10 For more details please refer to the latest Housing Land Position Statement.

Value of Developer Contributions Collected (and spent on infrastructure priorities) (Core Strategy – Policy 2)

Policy/Policies this contributes to - A1, C1, C2, C3, C4, C5, D1, D2, G9, G10, G11, H1

Local Authority	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on 123 List	CIL transferred to Parish Councils
South Ribble	£2,761,043.81	£81,988.74	£275,214.23	£0	£41,077.23

5.11 The table above shows that during this monitoring period £2,761,043.80 S106 monies were collected and the capital expenditure funded from S106 monies was £81,988.74. The amount of CIL contributions collected during the monitoring year was £275,214.23 with nothing having been spent on the current infrastructure priorities list (Regulation 123 list). However, £41,077.23 has been paid over to the relevant Parish Councils in accordance with the CIL regulations.

Net amount of sport, recreation and informal open spaces lost to other uses (Core Strategy Policy 18).

Policy/Policies this contributes to - A1, G1, G3, G4, G5, G6, G7, G8, G9, G10, G12, G13, H1

5.12 The aim is to avoid unmitigated loss of sport, recreation and informal open space. During this monitoring period there has been no loss of this type of land to other uses.

5.13 However to enable the Enterprise Zone to be delivered at BAE Systems Samlesbury the Green Belt boundary has been amended in accordance with policy 'C5–BAE Systems, Samlesbury in the South Ribble Local Plan.

Quality rating of public open spaces

Policy/Policies this contributes to - A1, G7, G8, G9, G11, G12

5.14 75% of the public open spaces that have been assessed within the borough are rated as high quality.

No reduction in range of uses within the boundary of the Capitol Centre

Policy/Policies this contributes to - B5

5.15 There has not been a reduction in the range of uses within the boundary of the Capitol Centre, however one unit has become vacant, this was an A1 use, another unit that has been vacant for a long period has had planning permission and was in the process of being occupied as an A1 use during the period that this monitoring report covers. At the end of this monitoring period the Capitol Centre has one vacant unit that was an A1 use when last occupied.

Higher quality building design (Core Strategy Policy 17)

Policy/Policies this contributes to - C1, C2, C3, G17

- 5.16 All housing developments in South Ribble have been considered against the criteria set out in Policy 17 of the Core Strategy and the Adopted Central Lancashire Design SPD, which uses the principles set out in the original Building for Life (BfL) standard. As well as this, developments are also considered against policy G17 of the South Ribble Local Plan (adopted July 2015) and together ensure that a high quality of design is achieved. South Ribble has not used Building for Life for any schemes for several years.

% of JSA claimants (age 16 to 64) below the Lancashire average

Policy/Policies this contributes to - B3, B4, C4, C5, E1, E2

- 5.17 Official statistics show that 0.6% of the working age population in South Ribble were claiming JSA. Which is well below the Lancashire figure of 1.8%.

Source: ONS. Note: % is the number of claimants as a proportion of resident population of area aged 16-64.

Net loss of employment to other use (ha)

Policy/Policies this contributes to - B3, B4, C4, C5, E1, E2

- 5.18 There has been no loss of employment to other uses in this monitoring period.

Planning to adapt to climate change (Core Strategy Policy 27)

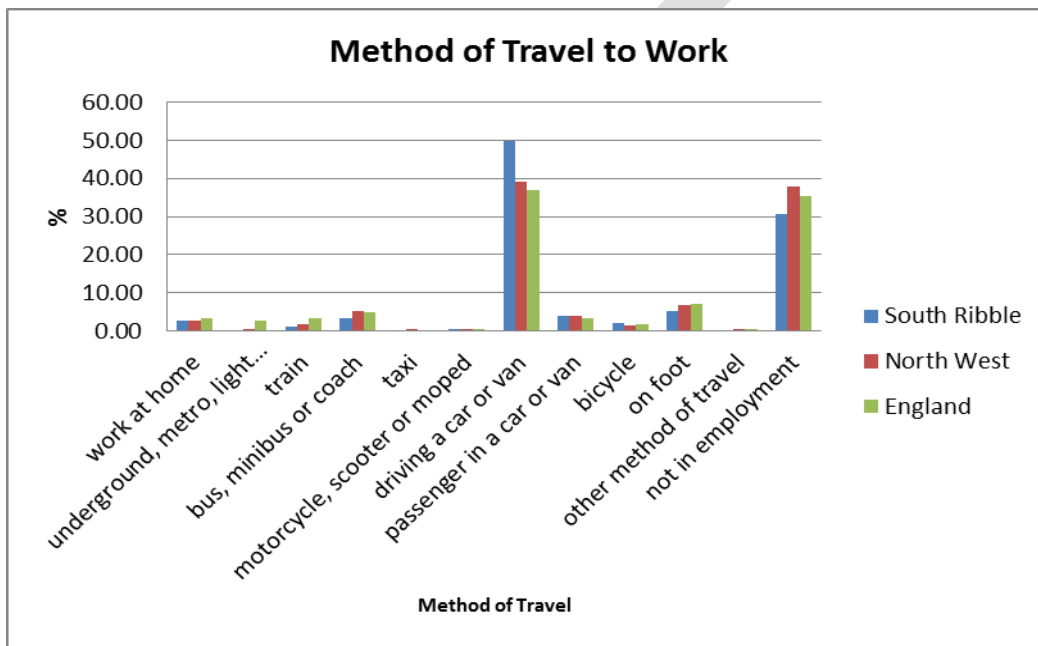
Policy/Policies this contributes to - B3, B4, C1, C2, C3, C4, C5, E1, E2, G17

- 5.19 In March 2015 the Deregulation Act received Royal Assent which proposed that all energy efficiency standards will be included in Building Regulations. As a result the Code for Sustainable Homes was withdrawn. The Code for the Sustainable Homes requirement in Policy 27 of the Core Strategy is therefore no longer relevant. The Government set out transitional arrangements until energy efficiency standards are included in Building Regulations which allow local authorities to continue to apply policies in their Local Plans that require compliance with energy efficiency standards that exceed Building Regulations. In accordance with the transitional arrangements, South Ribble is requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes are no longer required.

Increase in public transport/bicycle/walking as method of travel to work

Policy/Policies this contributes to - B1, D1

5.20 The table below shows that over half of the working age population travel to work as either a driver or a passenger in a car or van. This is higher than both the regional and the national average. Less people than the regional and national average travel to work on foot, or via train or bus, however, the percentage of people that travel to work on a bicycle is slightly higher than both the regional and national average. This indicator will next be reported on when the next census information is available in 2021.



Completed development complying with car parking standards (residential and non-residential)

Policy/Policies this contributes to - B1, F1

5.21 All completed development complied with parking standards.

Meet South Ribble annual housing requirement

Policy/Policies this contributes to - D1, D2

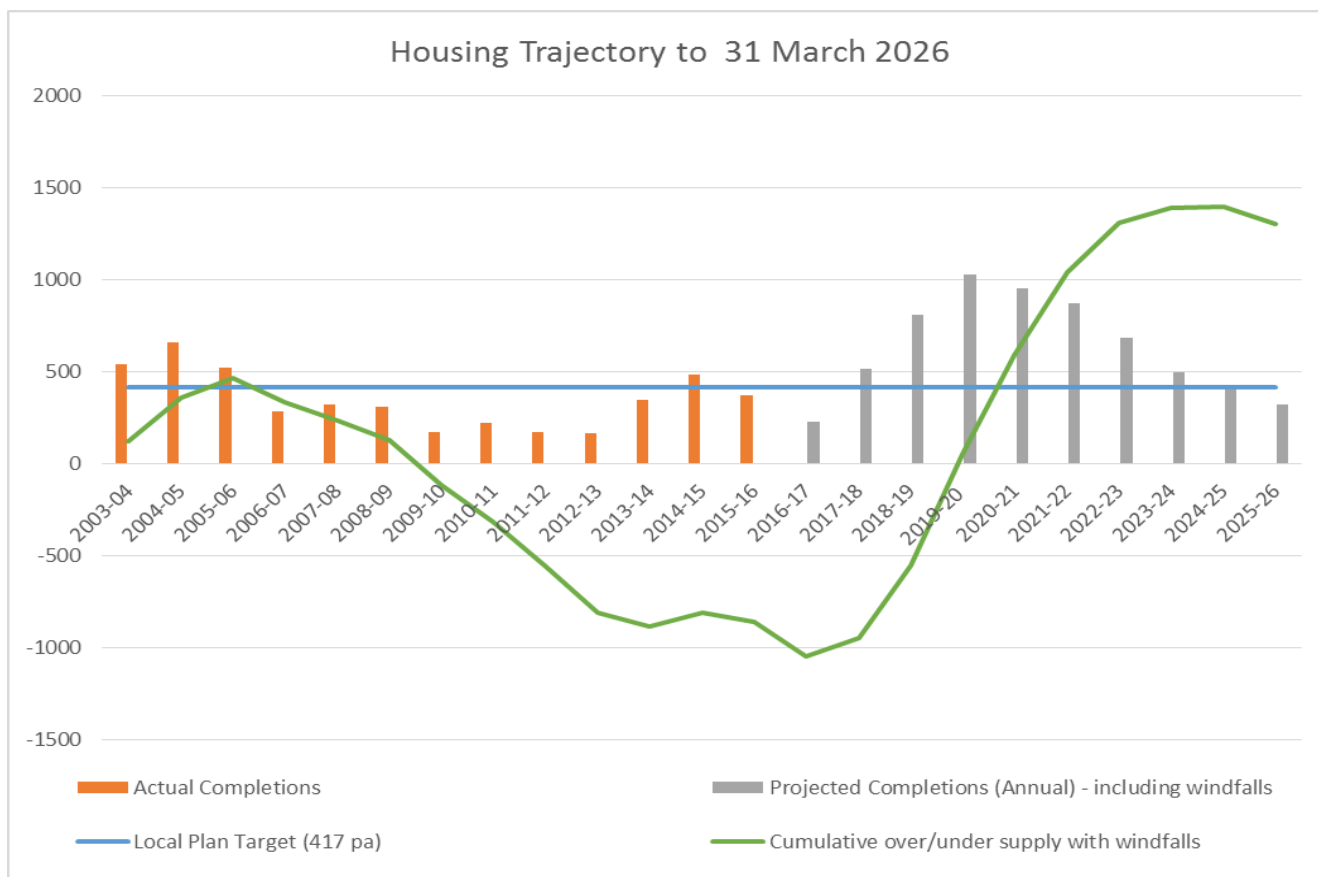
- 5.22 During the 2015/16 monitoring year there were 371 dwelling completions in the Borough. This is a little below the annual housing requirement, however last year's figure was higher which means the average figure is still above the annual housing requirement. It is expected the annual number of completions will rise, as the sites from the Site Allocations DPD are brought forward for development.
- 5.23 The strategic requirement for the period 2003/04 to 2015/16 was 5,421 (thirteen years at 417 dwellings). This has resulted in South Ribble having an undersupply in this period of 857 dwellings (5,421 less 4,564).
- 5.24 Given market conditions which prevailed until recently, it is unrealistic to expect this undersupply to be met within the five year supply and it will therefore be spread over later years in the Local Plan timeframe (10 years, 2016/17 to 2025/26 inclusive), to ensure that the borough meets its strategic requirement set out in the Core Strategy. Therefore, from 2016/17 the borough will need enough land to accommodate an additional 86 dwellings per year (shortfall of 857 divided by 10 years), meaning the strategic requirement will be 503 dwellings per annum.
- 5.25 This will result in the borough having a five year supply requirement of 2,515 dwellings (five years at 503 dwellings per annum).
- 5.26 At 31 March 2016, the dwellings on small sites (less than 0.4 ha) with permission total 177, some of which were not included in the SHLAA because they had not been granted/applied for planning permission when the SHLAA was produced. We have assumed that 10% of these dwellings will not be built, meaning that there is a realistic capacity for 159 dwellings on these small sites. These form part of the five year supply in the borough, meaning the borough has a gross five year supply of 3,377 dwellings, 862 dwellings above the requirement. This equates to a 6.7 year land supply (five years, plus an additional 34%).
- 5.27 For more details please refer to the latest Housing Land Position Statement.

Net additional housing expected to come forward each year over the remaining plan period to meet the overall housing requirement. (This should take into account the previous delivery of dwellings since the start of the plan period).

Policy/Policies this contributes to – D2

- 5.28 It should be noted that inclusion of sites in the trajectory does not mean development will come forward on a site nor does it guarantee planning permission will be granted. It means, to the best of current knowledge, sites are able to deliver housing subject to other factors such as funding, the release of land and/or the provision of additional infrastructure. Any site without valid planning permission will be subject to the normal planning process.

5.29 The following housing trajectory relates to the current strategic requirement.



Source: SR Housing Land Position Statement

5.30 For more details please refer to the latest Housing Land Position Statement

Proportion of agricultural dwellings approved

Policy/Policies this contributes to - D3

5.31 Two agricultural dwellings have been approved within this monitoring period, which is 100% of those meeting the policy requirements.

Proportion of A1, A3 and A4 uses in Leyland Town Centre

Policy/Policies this contributes to - E3

	A1	A3	A4
Leyland Town Centre	39%	5%	2%
Within Primary Retail Frontage	49%	4%	4%

5.32 Policy E3 of Local Plan 2015 sets a target of a minimum of 60% A1 units in the primary retail frontage. This indicator reports on the amount of A1, A3 and A4 uses, which currently is below the 60% target for set in the Indicator, and the target of 60% or more A1 uses set in the policy, in both the town centre and the primary retail frontage.

- 5.33 The proportion of A1 units is currently below the target set in the policy, applications for non-A1 uses should therefore not currently be supported unless there are exceptional circumstances. Please see the latest Retail Position Statement for more detail.

Proportion of A1, A3 and A4 uses in district centres

Policy/Policies this contributes to - E4

District Centre	A1	A3	A4
Penwortham	41%	7%	1%
Bamber Bridge	33%	3%	3%
Tardy Gate	60%	4%	2%
Longton	49%	5%	0%

- 5.34 Policy E4 of the Local Plan 2015 sets a target of a minimum of 60% A1 uses in the district centres. The Indicator in the Monitoring Framework has a target of the proportion of A1/A3 and A4 uses combined being more than 60%. For centres where the 60% target for A1 uses has not been met, no further applications for non-A1 uses should be permitted, unless there are exceptional circumstances.
- 5.35 Only one of the district centres currently meet this target within the Monitoring Framework, with some centres being significantly below. Please see the latest Retail Position Statement for more detail.

Proportion of A1, A3 and A4 uses in local centres

Policy/Policies this contributes to - E5

Local Centre	A1	A3	A4
Kingsfold	31%	2%	2%
Earnshaw Bridge	50%	0%	0%
Farington	50%	0%	5%
Higher Walton	25%	5%	5%
Seven Stars	62%	0%	5%
Walton Le Dale	17%	0%	4%
Gregson Lane	46%	0%	0%
New Longton	80%	10%	0%
Walmer Bridge	40%	0%	13%

- 5.36 Policy E5 of the Local Plan 2015 sets a target of a minimum of 60% A1 uses in the local centres. The Indicator in the Monitoring Framework has a target of the proportion of A1/A3 and A4 uses combined being more than 60%.

- 5.37 For centres where the 60% target for A1 uses has not been met, no further applications for non-A1 uses should be permitted, unless there are exceptional circumstances.
- 5.38 Only two of the local centres currently meet this target within the Monitoring Framework, with some centres being significantly below. Please see the latest Retail Position Statement for more detail.

Vacant units in town/district/local centres

Policy/Policies this contributes to – B4, B5, E3, E4, E5

Retail Centres	% Vacant
Leyland Town Centre	8%
Penwortham District Centre	4%
Bamber Bridge District Centre	3%
Tardy Gate District Centre	6%
Longton District	0%
Kingsfold Local Centre	5%
Earnshaw Bridge Local Centre	0%
Farington Local Centre	5%
Gregson Lane Local Centre	31%
Higher Walton Local Centre	5%
New Longton Local Centre	0%
Seven Stars Local Centre	8%
Walmer Bridge Local Centre	7%
Walton-le-Dale Local Centre	9%

- 5.39 The table above shows that three of the centres in the Borough have a 0% vacancy rate, these are; Longton, New Longton and Earnshaw Bridge. Gregson Lane has the highest rate. All of the centres (with the exception of Leyland which has seen a slight increase).
- 5.40 Tardy Gate and Penwortham have seen a decrease in vacancy rates on last year.
- 5.41 There is no target for the maximum number of vacancies within the centres in the Local Plan 2015; however, vacancy rates will need to be monitored in order to ensure the effectiveness of the policies. Please see the latest Retail Position Statement for more details.

Percentage of Buildings in Greenbelt approved for re-use

Policy/Policies this contributes to - G2

- 5.42 100% of applications that met policy requirements were approved for re-use in the green belt.

Loss of trees/woodland protected by TPOs

Policy/Policies this contributes to – G13

- 5.43 There were 17 applications approved during 2015/16 for the removal of 53 trees protected by a TPO for various reasons i.e. being structurally unsound or leaning etc. However there are currently 372 tree preservation orders (TPOs) in force in the borough as of March 2016, protecting individual or groups of trees and woodlands. The figure at March 2015 was 390 so there has been a slight decrease in the number of TPOs over the last year. This figure does fluctuate as trees can be felled by storms or become unsafe etc. or new designations can be put in place.

Number of Green Flag awards for parks/green spaces in the Borough

Policy/Policies this contributes to - G7

- 5.44 Three of the Boroughs Parks/Green Spaces have been awarded the Green Flag award for 2015/16. This is the same as previous years so there has been no loss of any Green Flag Awards.

Worden Park to maintain Green Flag status

Policy/Policies this contributes to - G9

- 5.45 Worden Park has maintained its Green Flag status for the 2015/16 monitoring period.

Development on unstable or contaminated land contrary to policy

Policy/Policies this contributes to - G14

- 5.46 There was no development on contaminated land contrary to policy in this monitoring period.

Development on derelict land contrary to policy

Policy/Policies this contributes to - G15

- 5.47 No development took place on derelict land contrary to policy in this monitoring period. Close working between the Planning Policy and Development Management teams will ensure that any future schemes on such sites are in accordance with Policy G15.

6. Monitoring Framework

- 6.1 The council recognises that monitoring and review are crucial in producing an effective Local Plan. 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 Planning Policy team already has good monitoring systems in place and gathers information such as:

- Housing and employment land;
- Town/district/Local centre health checks;
- Data on housing need with housing colleagues
- 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 and the Lancashire Profile website etc.
- Developing the Corporate Land and Property system (including GIS) to store and analyse spatial data;
- 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.