



Ribble Valley  
Borough Council

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# Housing Land Availability Schedule

As at 31<sup>st</sup> March 2018

Published July 2018



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## Disclaimer

The factual information within this document is believed to be correct at the time of survey. Each site has been identified from approved planning applications. Whilst every effort is made to give accurate information no responsibility can be accepted for matters arising due to the information in this document being incorrect in any detail whatsoever. Marshal Scott – Chief Executive

## **1. INTRODUCTION**

- 1.1 In line with Government priorities to help boost the supply of housing The National Planning Policy Framework (NPPF) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a five years' worth of housing against their housing requirements. It is expected that local planning authorities should have an identified five-year housing supply at all points during the plan period.
- 1.2 The Councils Housing Land Availability Schedule is updated every 6 months. This current assessment updates the previous Oct 2017 position and runs up to the 31<sup>st</sup> March 2018. It provides an assessment of housing land supply against the requirements in the Ribble Valley Core Strategy (adopted December 2014) and also assesses the 5-year housing land supply position.
- 1.3 Following an assessment of the Council's Housing Land Supply the Authority can demonstrate a 5.3 Year Supply with a 5% buffer and a 4.6 Year supply with a 20% buffer as outlined on pages 2 and 3.
- 1.4 The remainder of this schedule outlines the means by which the assessments are made to calculate the Housing Land Supply with a base date of 31<sup>st</sup> March 2018.
- 1.5 It should be noted that this document represents a specific position in time (as of the 31<sup>st</sup> of March 2018). The situation changes constantly as permissions are implemented, new permissions are granted and schemes amended.

## 5 YEAR SUPPLY AS OF 31<sup>ST</sup> March 2018 WITH A 5% BUFFER:

ALL SITES NOT STARTED	No. of Units
Sites approved but subject to Section 106 Agreements <sup>1</sup>	63
Sites with Planning Permission:	
Full Permission (market units only)	536
Outline Permission (market units only)	1240
Conversions – Not Started (market units only)	65
Affordable Units	696
<b>SUBTOTAL</b>	<b>2600<sup>2</sup></b>
10% SLIPPAGE CALCULATION	No. of Units
Less total number of dwellings (large sites not started) <sup>3</sup>	-1824
<b>SUBTOTAL</b>	<b>776</b>
Less 10% slippage	-78
Plus total number of dwellings deliverable in 5 years <sup>3</sup>	+ 362
<b>TOTAL</b>	<b>1060</b> <b>A</b>

ALL SITES UNDER CONSTRUCTION	No. of Units
Sites whereby development has commenced, but part of the site has not started	840
Sites whereby development has commenced and dwellings are under construction	413
Conversions – Development Commenced	92
<b>SUBTOTAL</b>	<b>1345<sup>2</sup></b>
Less sites not currently active and unlikely to complete in the next 5 years <sup>4</sup>	-11
Less number of dwellings deliverable beyond 5 year period on large sites which have started <sup>5</sup>	-299
<b>SUBTOTAL</b>	<b>1035</b> <b>B</b>

ADDITIONAL CONTRIBUTIONS	
Sites Allocated in Reg. 19 HED DPD	50 <b>C</b>
Windfall Allowance <sup>6</sup>	130 <b>D</b>
<b>TOTAL SUPPLY ( A+B+C+D)</b>	<b>2275</b>

FIVE YEAR POSITION	
Total Supply ÷ Annualised Requirement <sup>7</sup> (2275 ÷ 426)	5.3 Year Supply with a 5% Buffer

<sup>1</sup> Refer to page 6 for full list of applications

<sup>3</sup> Refer to Appendix A

<sup>5</sup> Refer to Appendix B

<sup>7</sup> Refer to page 5 for method of calculation

<sup>2</sup> Refer to page 13 for the full list

<sup>4</sup> Refer to page 7 for full list of sites

<sup>6</sup> Refer to page 8 for method of calculation

## 5 YEAR SUPPLY AS OF 31<sup>ST</sup> March 2018 WITH A 20% BUFFER:

<b>ALL SITES NOT STARTED</b>	<b>No. of Units</b>	
Sites approved but subject to Section 106 Agreements <sup>1</sup>	63	
Sites with Planning Permission:		
Full Permission (market units only)	536	
Outline Permission (market units only)	1240	
Conversions – Not Started (market units only)	65	
Affordable Units	696	
<b>SUBTOTAL</b>	<b>2600<sup>2</sup></b>	
<b>10% SLIPPAGE CALCULATION</b>		
Less total number of dwellings (large sites not started) <sup>3</sup>	-1824	
<b>SUBTOTAL</b>	<b>776</b>	
Less 10% slippage	-78	
Plus total number of dwellings deliverable in 5 years <sup>3</sup>	+362	
<b>TOTAL</b>	<b>1060</b>	<b>A</b>

<b>ALL SITES UNDER CONSTRUCTION</b>	<b>No. of Units</b>	
Sites whereby development has commenced, but part of the site has not started	840	
Sites whereby development has commenced and dwellings are under construction	413	
Conversions – Development Commenced	92	
<b>SUBTOTAL</b>	<b>1345<sup>2</sup></b>	
Less sites not currently active and unlikely to complete in the next 5 years <sup>4</sup>	-11	
Less number of dwellings deliverable beyond 5 year period on large sites which have started <sup>5</sup>	-299	
<b>SUBTOTAL</b>	<b>1035</b>	<b>B</b>

<b>ADDITIONAL CONTRIBUTIONS</b>		
Sites Allocated in Reg. 19 HED DPD	50	<b>C</b>
Windfall Allowance <sup>6</sup>	130	<b>D</b>
<b>TOTAL SUPPLY ( A+B+C+D)</b>	<b>2275</b>	

<b>FIVE YEAR POSITION</b>	
<b>Total Supply ÷ Annualised Requirement<sup>7</sup> (2275 ÷ 487)</b>	<b>4.6 Year Supply with a 20% Buffer</b>

<sup>1</sup> Refer to page 6 for full list of applications

<sup>3</sup> Refer to Appendix A

<sup>5</sup> Refer to Appendix B

<sup>7</sup> Refer to page 5 for method of calculation

<sup>2</sup> Refer to page 13 for the full list

<sup>4</sup> Refer to page 7 for full list of sites

<sup>6</sup> Refer to page 8 for method of calculation

## 2. FIVE YEAR HOUSING REQUIREMENT

### Annualised Requirement

- 2.1 Policy H1 of the Ribble Valley Core Strategy sets an overall requirement of 5600 dwellings for the full plan period from 2008 – 2028 which equates to 280 dwellings per year. 2170 dwellings have been completed in the plan period to date (pg. 9); a ten year period. This gives rise to a shortfall of 630 ( $(10 \times 280) - 2170$ ).

### Buffer

- 2.2 Paragraph 47 of the National Planning Policy Framework states that there should be an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Furthermore, where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply. This schedule includes both a 5% and 20% buffer for comparison to establish the Annualised Requirement as follows:

<b>Annualised Requirement with a 5% buffer</b>		
<b>A</b>	Planned Provision 2008-2028	5600
<b>B</b>	Annual Equivalent	280
<b>C</b>	Five year requirement (Bx5)	1400
<b>D</b>	Completions in the plan period 1 <sup>st</sup> April 2008 – 31 <sup>st</sup> March 2018	2170
<b>E</b>	Shortfall ( $(10 \text{ years} \times 280) - 2170$ )	630
<b>F</b>	Plus 5% Buffer (5% of C + E)	102
<b>G</b>	Total 5 Year Requirement (C+E+F)	2132
<b>H</b>	<b>Annualised Requirement (G ÷ 5)</b>	<b>426</b>

<b>Annualised Requirement with a 20% buffer</b>		
<b>A</b>	Planned Provision 2008-2028	5600
<b>B</b>	Annual Equivalent	280
<b>C</b>	Five year requirement (Bx5)	1400
<b>D</b>	Completions in the plan period 1 <sup>st</sup> April 2008 – 31 <sup>st</sup> March 2018	2170
<b>E</b>	Shortfall ( $(10 \text{ years} \times 280) - 2170$ )	630
<b>F</b>	Plus 20% Buffer (20% of C + E)	406
<b>G</b>	Total 5 Year Requirement (C+E+F)	2436
<b>H</b>	<b>Annualised Requirement (G ÷ 5)</b>	<b>487</b>

### Summary

- 2.3 After adding the 5% buffer, the total housing requirement for the five year period 1<sup>st</sup> April 2017 – 31<sup>st</sup> March 2022 when deducting the number of completions is **2,132 dwellings**.

When adding the 20% buffer, the total housing requirement for the five year period 1<sup>st</sup> April – 31<sup>st</sup> March 2022 when deducting the number of completions is **2,436 dwellings**

### 3. ASSESSMENT OF HOUSING LAND POSITION

- 3.1 The monitoring of housing delivery requires the Council to record and update the progress of development on all sites with planning permission.
- 3.2 This aspect of the schedule takes into consideration housing sites granted planning permission, development progress on sites and the deliverability of sites in relation to the 5-year housing land supply requirement. In addition, pre-commencement conditions are considered as well as landowners and developers' intentions which have been established via contact by e-mail, phone or post in order to ascertain the most up-to-date position.

#### Sites with S.106 Agreements

- 3.3 The Council has agreed in principle to grant planning permission for residential development once a Section 106 agreement is completed on three sites. These sites have in turn been added to the 5 year supply as follows:

Address	Application No.	No. of Dwellings
Land off Union Street, Clitheroe	3/2017/0573	36
Land at Henthorn Road, Clitheroe	3/2017/0433	24
Plot 8 The Whins, Whins Lane, Read	3/2017/0931	3
<b>Total</b>		<b>63</b>

#### Sites with planning permission

- 3.4 Sites identified within the 5 year supply must be deliverable. For a site to be considered deliverable it must comply with paragraph 47 and footnote 11 of the NPPF:

*“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years” (para. 47 of the NPPF).*

- 3.5 Those sites that have planning permission and are considered deliverable are included within the five year supply.

#### Large Sites

- 3.6 Large sites with planning permission are considered in terms of their contribution to housing delivery in the five year period. The Councils assessment as to the amount of contribution from each site towards the housing land supply is based upon various

sources of information. The main one being the detail of the initial planning application whether at Outline or Reserved Matters stage, e-mails and telephone conversations directly with developers and recent Appeal Decisions.

- 3.7 In light of a recent Appeal Decision on land at Higher Road, Longridge for the erection of up to 123 dwellings (Appeal Ref. APP/T2350/W/17/3186969) the Council has reviewed the deliverability of the majority of large sites. The Council has therefore taken into account the Inspectors comments for each site, current applications that have been submitted and the status of each site i.e. completions and current sales. It is prudent to note that the base date for the Appeal was Oct 2017 therefore 9 months have elapsed since this decision.
- 3.8 Appendix A and B provides a list of all the large sites (started, or not started) within the Borough and a breakdown of the number of dwellings that the Authority consider will be delivered within the 5 year period.
- 3.9 The number of dwellings on large sites not started that are only considered deliverable beyond the five year period is **1462**. The number of dwellings on large sites that are under construction and only considered deliverable beyond the five year period is **299**.

Sites under Construction not currently active:

- 3.10 A number of small sites are currently not active and so are deducted from the five year supply. Letters were sent and phone calls made to establish the status of sites in which a large number have responded providing current updates.
- 3.11 However in some cases it was not possible to contact the applicant or they did not reply to letters and phone calls. In these cases those applications that have been determined and commenced more than 5 years ago but have not yet been completed have been taken out of the supply as follows:

<b>New Build Under Construction (small sites)</b>		
<b>Address</b>	<b>Application No.</b>	<b>No. of Dwellings</b>
Land adj. Alderleigh, Henthorn Road, Clitheroe	3/1994/0128	1
17 & 19 Waverleyn Road, Ramsgreave (Plot 3 & 4)	3/2009/0307	2
<b>Conversions/change of use</b>		
Trough House Farm, Lambing Clough Lane, Hurst Green	3/1995/0474	1
16,18,18A Well Terrace, Clitheroe	3/2008/0775	3
44-46 Berry Lane, Longridge	3/2012/0577	1
Hothersall Hall Farm, Hothersall Lane, Ribchester	3/2011/0324	1
<b>Application with Full Planning Permission</b>		
55 Pendle Road, Clitheroe	3/2012/1010	2
<b>Total</b>		<b>-11</b>



### Allocated sites in Regulation 19 HED DPD

3.12 The Housing and Economic Development DPD is at submission stage and it is expected that the examination will take place later in the year. The Regulation 19 Plan allocates two sites to meet residual housing requirements. The first is on land at Mellor Lane, Mellor (HAL1), and the second is on land at Wilpshire (HAL2), equating to around 50 dwellings in total.

### Small Sites Allowance

3.13 A small site allowance of 130 dwellings per annum is included as a future supply of housing land.

3.14 The NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if there is compelling evidence that such sites have consistently become available in the local area and that they will continue to provide a reliable source of supply.

3.15 The allowance is based upon an assessment of past development rates over a period of the last 10 years (31<sup>st</sup> March 2008 – 31<sup>st</sup> March 2018) and in accordance with definitions in the NPPF para. 48 with regards to windfall allowance. In this respect new build developments and conversions to dwellings were only considered when permission had been granted since 2008, and when they fell into the categories below:

- The dwellings were constructed or under construction at 31<sup>st</sup> March 2014 (i.e. the permission had been implemented. Lapsed permissions and permissions not started are excluded);
- The sites were within the settlement boundaries (as defined on the former Districtwide local plan);
- The site was a brownfield site; and
- The site is not allocated
- The site is not a residential garden.
- The site is within one of the Principal Settlements of Clitheroe; Longridge and Whalley where the Core Strategy seeks to direct the majority of housing development; and the Tier 1 settlements of Barrow, Billington, Chatburn, Gisburn, Langho, Mellor, Mellor Brook, Read and Simonstone (taken as a single settlement) and Wilpshire where a limited amount of development might be allowed in accordance with the Core Strategy.

3.16 The remaining 23 Tier 2 settlements and locations outside any settlement were not considered as the Core Strategy does not anticipate that a significant number of dwellings will come forward in these locations unless certain criteria are met.

3.17 Thresholds were also applied to ensure large sites did not skew trends as follows:

Clitheroe, Whalley and Longridge:	10 dwellings
Tier One Settlements:	5 dwellings

- 3.18 Monitoring a period of 10 years showed that a total of 259 dwellings were built or under construction in a 10 year period which met the above criteria. This amounts to an average of 26 per year. A five year requirement would be **130**.
- 3.19 It must be stressed that the total amount of 259 dwellings over the past ten years relates to those developments which meet the above criteria and have been completed or under construction. The number does not represent the total number of windfall sites that the Authority has permitted over the last ten years.
- 3.20 The windfall calculation will continue to be monitored, to show if it needs to be modified in the light of up to date trends. For the avoidance of doubt, the inclusion of a windfall allowance does not imply that planning permission will be forthcoming for a particular development.

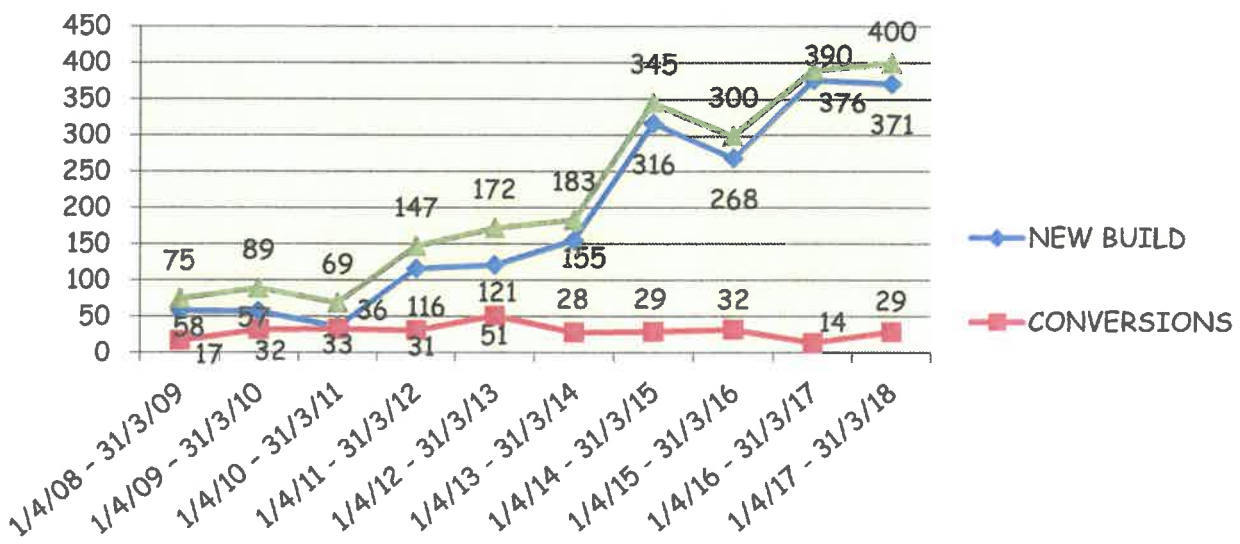
**No. Dwellings completed or under construction on windfall sites 2008 – 2018:**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Clitheroe	9	12	3	4	19	14	18	5	13	11	
Longridge	8	13	6	6	6	8	3	16	22	8	
Whalley	6	3	0	0	0	0	0	5	6	0	
Barrow	0	0	0	1	0	0	1	5	0	0	
Billington	1	0	0	0	0	0	2	0	0	0	
Chatburn	2	1	0	0	4	0	0	0	1	0	
Gisburn	0	1	0	0	1	0	0	0	0	0	
Langho	0	1	0	0	0	0	1	0	1	0	
Mellor	0	0	0	0	0	0	1	0	0	0	
Mellor Brook	0	0	0	0	0	0	0	0	0	0	
Read and Simonstone	1	0	2	0	0	0	0	0	0	0	
Wilpshire	1	2	0	2	0	0	0	0	1	2	
<b>Total</b>	<b>28</b>	<b>33</b>	<b>11</b>	<b>13</b>	<b>30</b>	<b>22</b>	<b>26</b>	<b>31</b>	<b>44</b>	<b>21</b>	

<b>Total Over 10 Year Period</b>	<b>259</b>
<b>Average Per Year</b>	<b>26</b>
<b>Amount Over a 5 Year Period</b>	<b>130</b>

1. This table and graph show the recent build rates from 1 April 2008 to 31 March 2018 and are split between new build and conversions.

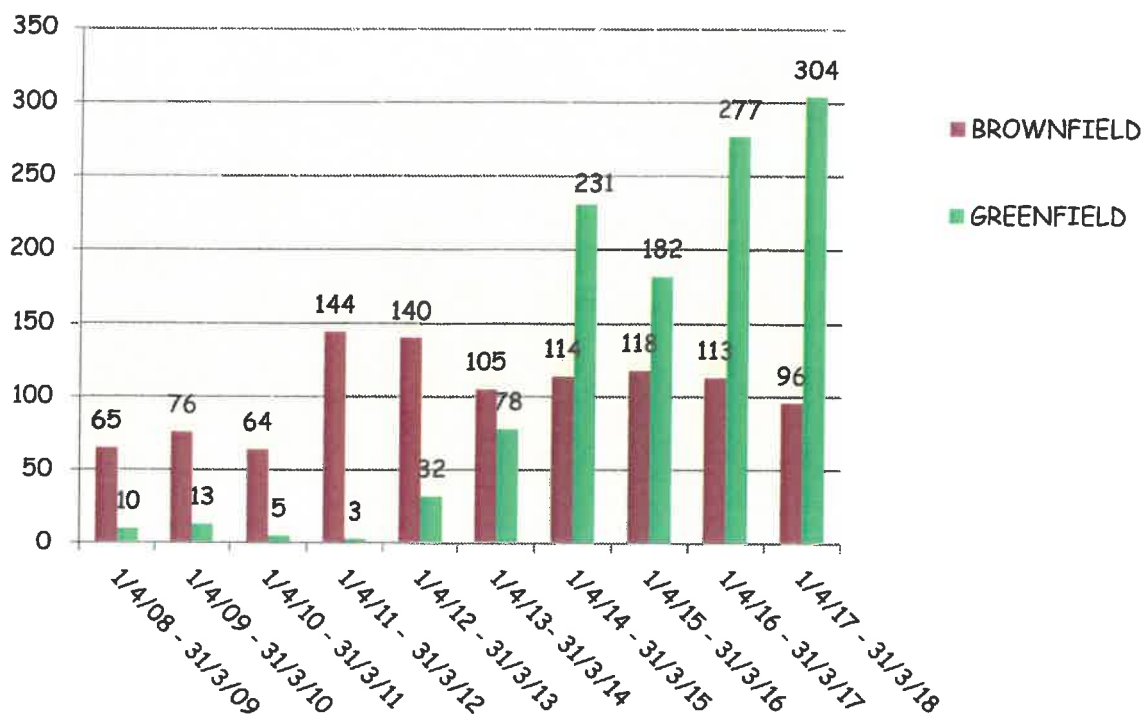
COMPLETIONS	NEW BUILD	CONVERSIONS CHANGE OF USE	TOTAL COMPLETIONS
1 April 2008 - 31 March 2009	58	17	75
1 April 2009 - 31 March 2010	57	32	89
1 April 2010 - 31 March 2011	36	33	69
1 April 2011 - 31 March 2012	116	31	147
1 April 2012 - 31 March 2013	121	51	172
1 April 2013 - 31 March 2014	155	28	183
1 April 2014 - 31 March 2015	316	29	345
1 April 2015 - 31 March 2016	268	32	300
1 April 2016 - 31 March 2017	376	14	390
1 April 2017 - 31 March 2018	371	29	400



2. This table and graph show the number of completions since 1 April 2008 to 31 March 2018 on brownfield and greenfield sites

BROWNFIELD/GREENFIELD COMPLETIONS			
YEAR	BROWNFIELD	GREENFIELD	TOTAL
1/4/08 - 31/3/09	65	10	75
1/4/09 - 31/3/10	76	13	89
1/4/10 - 31/3/11	64	5	69
1/4/11 - 30/3/12	144	3	147
1/4/12 - 31/3/13	140	32	172
1/4/13 - 31/3/14	105	78	183
1/4/14 - 31/3/15	114	231	345
1/4/15 - 31/3/16	118	182	300
1/4/16 - 31/3/17	113	277	390
1/4/17 - 31/3/18	96	304	400

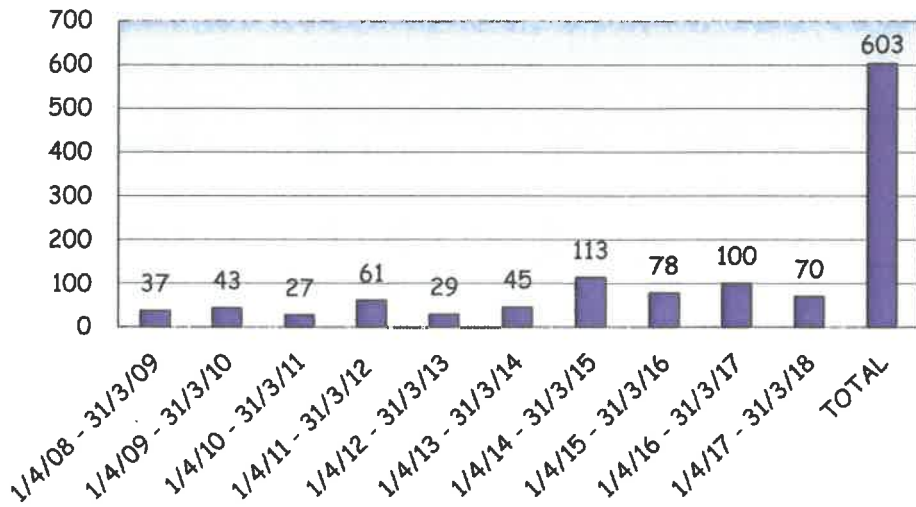
### BROWNFIELD/GREENFIELD COMPLETIONS



3. This table and graph show the number of completions since 1 April 2008 to 31 March 2018 of Affordable completions.

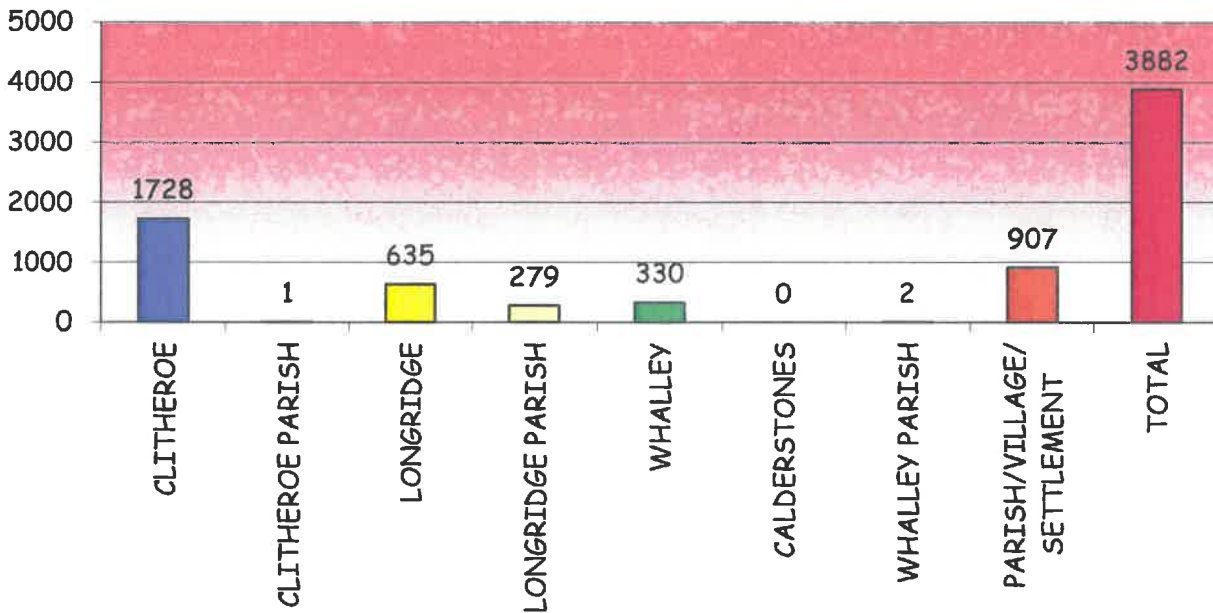
AFFORDABLE COMPLETIONS	
YEAR	NUMBER DWELLINGS
1/4/08 - 31/3/09	37
1/4/09 - 31/3/10	43
1/4/10 - 31/3/11	27
1/4/11 - 30/3/12	61
1/4/12 - 31/3/13	29
1/4/13 - 31/3/14	45
1/4/14 - 31/3/15	113
1/4/15 - 31/3/16	78
1/4/16 - 31/3/17	100
1/4/17 - 31/3/18	70
<b>TOTAL</b>	<b>603</b>

### AFFORDABLE COMPLETIONS



4. In the current housing land there are 3882 dwellings currently with planning permission and they are situated within Clitheroe, Longridge, Whalley and other parishes.

### LOCATION OF CONSENTS



5. The Core Strategy was formally adopted at a meeting of the Full Council on 16 December 2014. Land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028. In terms of the calculation of housing supply, the Council adopt the Sedgefield approach.
6. Since 2008 a total of 2170 dwellings have been completed.

# HOUSING LAND AVAILABILITY 31 MARCH 2018

All known sites	No of Dwellings	No Sites	Area Ha
1. Sites with full planning permission#	536	46	21.83
2. Sites outline planning permission#	1240	20	62.18
3. Sites on which development has commenced part of site not started	840	5	35.92
4. Sites on which development has started, units under construction	413	53	17.96
5. Conversions to dwellings (not started)	65	39	3.55
6. Conversions to dwellings, development commenced	92	52	5.04
7. Affordable housing sites (not started)*	696	1	31.23
<b>TOTAL</b>	<b>3882</b>	<b>216</b>	<b>177.71</b>

## NOTE

Net total of dwellings

See pages 5 and 6 for breakdown of this table

\*16 sites not included in sites over 0.4ha

\*1 site all affordable units are included in affordable housing sites - not started

#Affordable dwellings on sites not started & outline are all included in affordable housing.

Pages 80 & 81

<b>1. SITES WITH FULL PLANNING PERMISSION</b>			
<b>NO DWLS</b>	<b>NO SITES</b>	<b>HA</b>	<b>LOCATION</b>
82	36	4.35	Small Sites
157	1	4.21	Land SW Barrow & West of Whalley Road, Barrow - Parcel B
32	1	1.45	Mills Way & Wolf Fell Close, Chipping
45	1	1.51	Coplow View & Guardians Close, Clitheroe
3	1	0.54	Land off Mill Lane, Gisburn
24	1	1.27	Spout Farm, Preston Road, Longridge
17	1	0.63	Land r/o Pendle Street East, Sabden
4	1	0.73	The Moorcock Inn, Slaidburn Road, Waddington
54	1	2.08	Land at Accrington Road, Whalley
112	1	4.06	Land East of Clitheroe Road (Lawsonsteads), Whalley
6	1	1.00	Oakhill College, Wiswell Lane, Whalley
<b>536</b>	<b>46</b>	<b>21.83</b>	

<b>2. SITE WITH OUTLINE PERMISSION</b>			
<b>NO DWLS</b>	<b>NO SITES</b>	<b>HA</b>	<b>LOCATION</b>
9	8	0.89	Small Sites
16	1	0.67	Old Row, Whalley Road, Barrow
29	1	0.95	Land off Dale View, Billington
4	1	0.81	Land Malt Kiln Brow, Chipping
16	1	1.27	Land at Chatburn Road, Clitheroe
568	1	25.69	Higher Standen Farm & Part Littlemoor Farm, Clitheroe
13	1	0.52	Land off Pimlico Link Road, Clitheroe
192	1	6.42	Land off Waddington Road, Clitheroe
13	1	3.90	Land off Longsight Road, Langho
172	1	13.66	Land East of Chipping Lane, Longridge
193	1	6.32	Land West of Preston Road, Longridge
5	1	0.79	Land Whalley Road, Mellor Brook
10	1	0.29	Land Worthalls Farm, Westfield Avenue, Read
<b>1240</b>	<b>20</b>	<b>62.18</b>	

<b>3. SITES DEVELOPMENT COMMENCED, PART OF SITE NOT STARTED</b>			
<b>NO DWLS</b>	<b>NO SITES</b>	<b>HA</b>	<b>LOCATION</b>
2	2	0.10	Small Sites
7		0.57	Land off Clitheroe Road, Barrow
167		7.76	Land SW Barrow & West Whalley Road, Barrow - Parcel A
27		1.19	Elbow Wood Drive, Barrow (Hansons)
15	1	0.66	Dale View, Billington
1		0.07	Hare Hill Croft, Chatburn
50		1.91	Appleby Square (Henthorn Road), Clitheroe
183		6.85	Audley Clough, Clitheroe (Pendle Road)
25		0.77	Berkeley Square, Clitheroe (Milton Avenue)
9		0.40	Sycamore Walk, Clitheroe
35		1.07	Alexandra Close, Clitheroe (Primrose)
27		2.20	Fox Fall Drive, Hurst Green (Land Whalley Road)
35		2.25	Land at Chapel Hill, Longridge
100		4.53	Bluebell Crescent, Longridge
124		3.99	Broomfield Road, Longridge (Dilworth Lane)
1	1	0.08	Cherry Drive, Brockhall Village
1	1	0.14	Hillside, Brockhall Village
31		1.38	Mitton Road, Whalley
<b>840</b>	<b>5</b>	<b>35.92</b>	

<b>4. SITES DEVELOPMENT STARTED, UNDER CONSTRUCTION</b>			
<b>NO DWLS</b>	<b>NO SITES</b>	<b>HA</b>	<b>LOCATION</b>
71	34	3.30	Small Sites
6	1	0.23	Middle Lodge Road, Barrow
4	1	0.40	1-7 Whitethorne Fold, Barrow
2	1	0.16	Land off Clitheroe Road, Barrow
16	1	0.74	Land SW Barrow & Whalley Road, Barrow - Parcel A
16	1	0.71	Elbow Wood Drive, Barrow (Hansons)
9	1	0.61	Hare Hill Croft, Chatburn
37	1	1.41	Appleby Square (Henthorn Road), Clitheroe
45	1	1.68	Audley Clough, Clitheroe (Pendle Road)
11	1	0.43	Primula Crescent, Clitheroe
15	1	0.46	Berkeley Square, Clitheroe (Milton Avenue)
8	1	0.35	Sycamore Walk, Clitheroe
46	1	1.41	Alexandra Close, Clitheroe (Primrose)
3	1	0.24	Fox Fall Drive, Hurst Green (Land Whalley Road)
18	1	1.15	Land at Chapel Hill, Longridge
18	1	0.82	Bluebell Crescent, Longridge
27	1	0.87	Broomfield Road, Longridge (Dilworth Lane)
4	1	0.31	Eden Gardens, Brockhall Village
5	1	0.36	Meadow View, Whins Lane, Read
52	1	2.32	Mitton Road, Whalley
<b>413</b>	<b>53</b>	<b>17.96</b>	

<b>5. CONVERSIONS NOT STARTED</b>			
<b>NO DWLS</b>	<b>NO SITES</b>	<b>HA</b>	<b>LOCATION</b>
63	38	2.97	Small Sites
2	1	0.58	Little Dudlands Farm, Rimington
<b>65</b>	<b>39</b>	<b>3.55</b>	

<b>6. CONVERSIONS STARTED</b>			
<b>NO DWLS</b>	<b>NO SITES</b>	<b>HA</b>	<b>LOCATION</b>
92	52	5.04	Small Sites
<b>92</b>	<b>52</b>	<b>5.04</b>	

<b>7. AFFORDABLE NOT STARTED</b>			
<b>NO DWLS</b>	<b>NO SITES</b>	<b>HA</b>	<b>LOCATION</b>
696	1	31.23	
<b>696</b>	<b>1</b>	<b>31.23</b>	



PARISH OR TOWN/VILLAGE	TOTAL COMPLETIONS 1.4.08 - 31.3.18	EXTANT PERMISSIONS AS AT 31.3.18	TOTAL COMPLETIONS & EXTANT PERMISSIONS 1.4.08 - 31.3.18
ABC PARISH	9	15	24
HURST GREEN	6	34	40
BALDERSTONE PARISH	4	8	12
BASHALL EAVES PARISH	6	1	7
BILLINGTON & LANGHO PARISH	110	3	113
BILLINGTON	57	58	115
BROCKHALL VILLAGE	37	7	44
LANGHO	2	23	25
BOLTON-BY-BOWLAND	1		1
BOLTON-BY-BOWLAND PARISH	9	5	14
HOLDEN			
BOWLAND FOREST HIGH PARISH	17		17
DUNSOP BRIDGE			
BOWLAND FOREST LOW PARISH			
BOWLAND WITH LEAGRAM PARISH	3		3
CHATBURN PARISH	1	4	5
CHATBURN	7	19	26
CHIPPING PARISH	10	50	60
CHIPPING	17	7	24
CLAYTON-LE-DALE PARISH	12	3	15
CLITHEROE PARISH	284	1	285
CLITHEROE	433	1728	2161
DINCKLEY PARISH	3	1	4
DOWNHAM PARISH			
DOWNHAM			
DUTTON PARISH	3	2	5
EASINGTON PARISH		5	5
GISBURN PARISH		6	6
GISBURN	36	5	41
GISBURN FOREST PARISH	2	1	3
TOSSIDE	1		1
GREAT MITTON PARISH	6	1	7
GRINDLETON PARISH	6	2	8
GRINDLETON	4	1	5
HORTON PARISH	1	3	4
HOTHERSALL PARISH	1	1	2
LITTLE MITTON PARISH	1		1
LONGRIDGE PARISH	131	279	410
LONGRIDGE	173	635	808
MEARLEY PARISH			
MELLOR PARISH	5		5
MELLOR	19	2	21
MELLOR BROOK	2	17	19
MIDDOP PARISH			
NEWSHOLME PARISH			
NEWTON PARISH	1		1
NEWTON	1		1
OSBALDESTON PARISH	1	1	2
OSBALDESTON			
PAYTHORNE PARISH	2	2	4
PENDLETON PARISH	5		5
PENDLETON			
RAMSGREAVE PARISH		2	2
READ PARISH	2	4	6
READ	17	23	40
RIBCHESTER PARISH	22	16	38
RIBCHESTER	3	5	8
RIMINGTON PARISH	5	6	11
RIMINGTON	5	1	6
SABDEN PARISH	16	1	17
SABDEN	52	25	77
SALESBURY PARISH			
SALESBURY			

PARISH OR TOWN/VILLAGE	TOTAL COMPLETIONS 1.4.08 - 31.3.18	EXTANT PERMISSIONS AS AT 31.3.18	TOTAL COMPLETIONS & EXTANT PERMISSIONS 1.4.08 - 31.3.18
COPSTER GREEN	19		19
SAWLEY PARISH	2	3	5
SAWLEY	1		1
SIMONSTONE PARISH	3	2	5
SIMONSTONE		1	1
SLAIDBURN PARISH	2	2	4
SLAIDBURN			
THORNLEY-WITH-WHEATLEY PARISH	6	5	11
TOSSIDE		1	1
TWISTON PARISH	1		1
WADDINGTON PARISH	2	4	6
WADDINGTON	8	1	9
WEST BRADFORD PARISH	3	1	4
WEST BRADFORD	3		3
WHALLEY PARISH	49	2	51
WHALLEY	170	330	500
CALDERSTONES	85		85
WILPSHIRE PARISH		4	4
WILPSHIRE	19	18	37
WISWELL PARISH	31		31
WISWELL			
BARROW PARISH		43	43
BARROW	215	452	667
WORSTON PARISH			
WORSTON			
<b>TOTALS</b>	<b>2170</b>	<b>3882</b>	<b>6052</b>

SITES OVER 0.4HA

**MIDDLE LODGE ROAD, WATERSIDE REACH, SHEEPFOLD  
CRESCENT, NORTHACRE DRIVE, HAZELNUT COURT, BARROW**

**OS Grid Reference:** 373979 438040 **Site Size ha:** 4.35ha **No Dwellings:** 113

**Planning Status:** Full 3/2015/1017; 3/2013/0771; 3/2014/0944; 3/2015/0101  
Outline 3/2012/0158

**Applicant or Agent:**  
*Bloor Homes (North West) Ltd*  
*2-4 Whiteside Business Park*  
*Station Road*  
*Holmes Chapel*  
*Cheshire CW4 8AA*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

*Erection of 85 open market dwellings & 20 affordable dwellings*  
*Substitution of 29 house types & additional 8 dwellings of which 2 are affordable*

**Development Stage**

**Started?** *yes*

**Completions:** *107dw*

**Under Construction:** *6dw / 0.23ha*

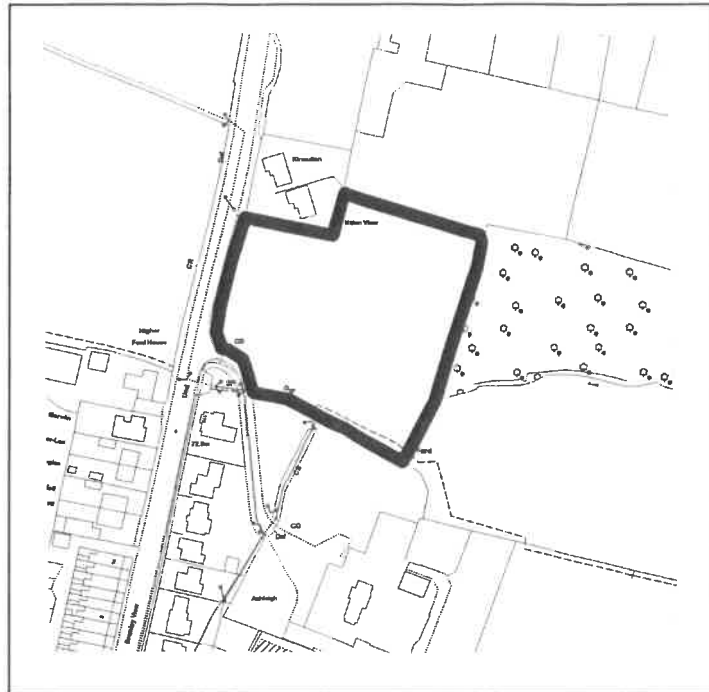
**Remaining area to be developed:** *0dw*

## ***LAND OFF CLITHEROE ROAD, BARROW***

OS Grid Reference: 373634 437794 Site Size ha: 0.73ha No Dwellings: 9

Planning Status: Full 3/2017/0603; 3/2016/0374; Outline 3/2013/0511

**Applicant or Agent:**  
*Reilly Developments Ltd*  
*c/o Agent*



*Erection of 9 dwellings*

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### **Development Stage**

**Started?**      *yes*

**Completions:**      *n/a*

**Under Construction:**      *2dw / 0.16ha*

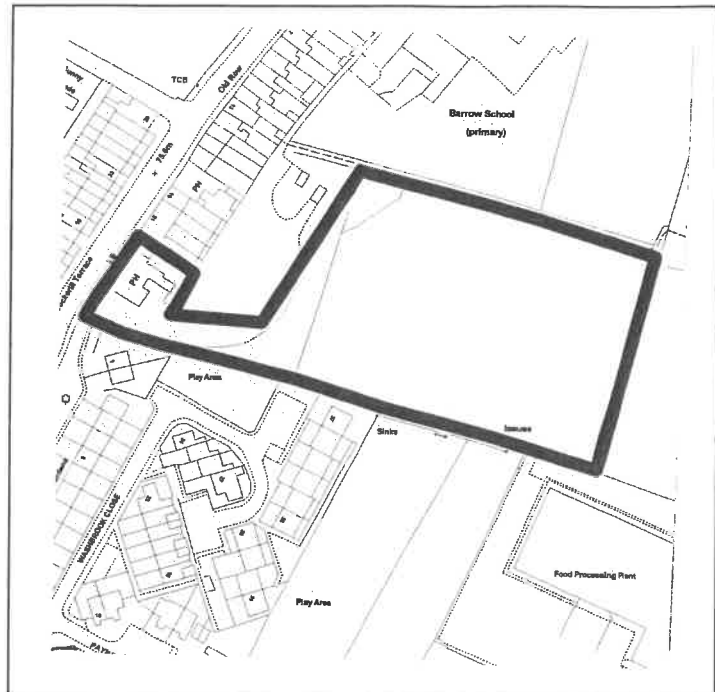
**Remaining area to be developed:**      *7dw / 0.57ha*

## ***OLD ROW, WHALLEY ROAD, BARROW***

**OS Grid Reference:** 373876 438431 **Site Size ha:** 0.96ha **No Dwellings:** 23

**Planning Status:** *Outline 3/2016/0146; 3/2012/0623*

**Applicant or Agent:**  
*Admiral Taverns Ltd*  
*C/o Agent*



*Erection of 23 dwellings of which  
7 are affordable*

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### **Development Stage**

**Started?** *no*

**Completions:** *n/a*

**Under Construction:** *n/a*

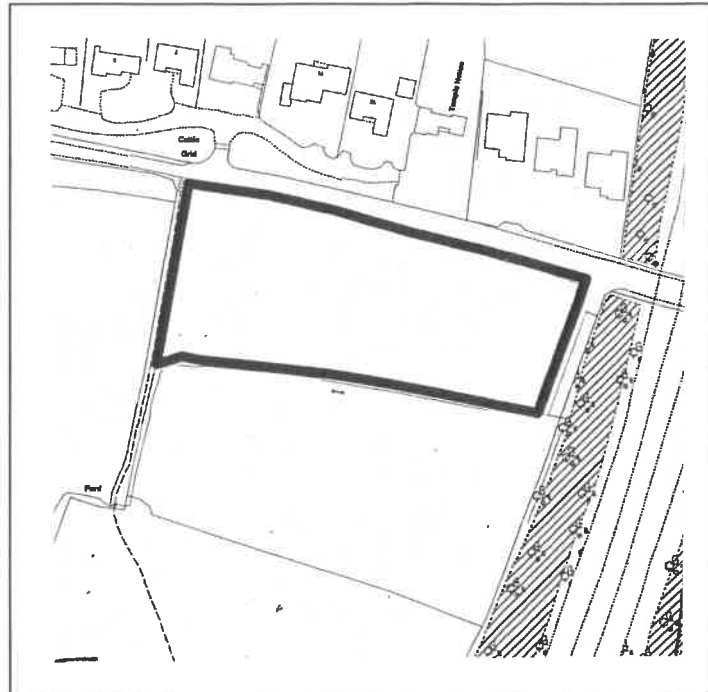
**Remaining area to be developed:** *16dw / 0.67ha*

## 1-7 WHITETHORNE FOLD, BARROW

OS Grid Reference: 374072 437851 Site Size ha: 0.70ha No Dwellings: 7

Planning Status: *Reserved Matters 3/2015/0612; Outline 3/2011/0776; 3/2015/0664  
Variation of Condition; 30/2017/0909*

**Applicant or Agent:**  
*Millbrook Developments Ltd  
All Hallows House  
Clitheroe Road  
Great Mitton  
Clitheroe BB7 9PH*



*Erection of 7 dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

### Development Stage

Started? *yes*

Completions: *3dw*

Under Construction: *4dw / 0.40ha*

Remaining area to be developed: *0dw*

***ACORN PLACE, ALDER PROSPECT, ASPEN CRESCENT,  
BLACKTHORN DRIVE, CHERRY TREE SQUARE, IVY BANK,  
POPLAR WAY, ROMAN WAY, BARROW - PARCEL A***

**OS Grid Reference: 373465 438166 Site Size ha: 8.50ha No Dwellings: 183**

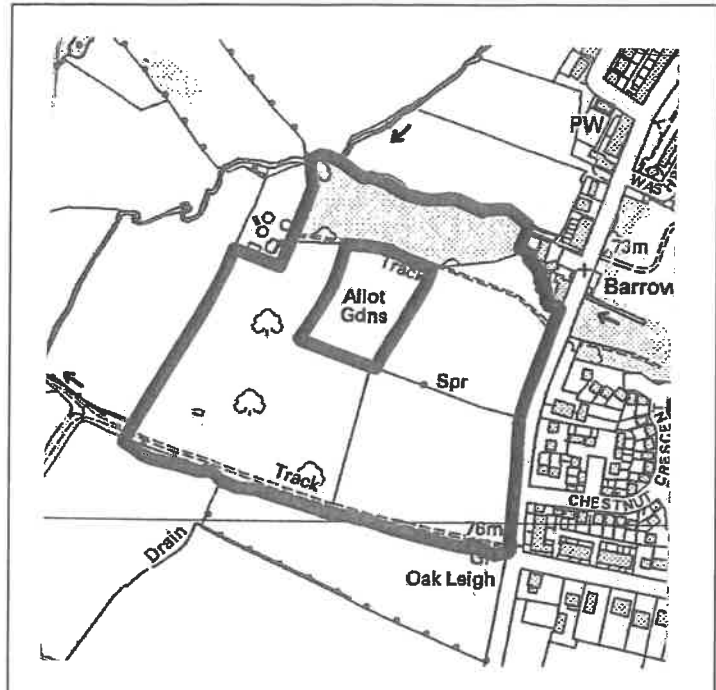
**Planning Status: *Reserved Matters 3/2017/0064; 3/2017/0140; 3/2015/0675  
Removal of Condition 3/2016/0820  
Outline 3/2012/0630; 3/2013/0099***

**Applicant or Agent:**

*Redrow  
c/o Agent  
Hourigan Connolly  
7 Swan Square  
15 Swan Street  
Manchester M4 5JJ*

*Reserved Matters for Parcel A for  
the erection of 128 market & 55  
affordable dwellings*

*3/2012/0630 - Outline for 504  
dwellings*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?**      *yes*

**Completions:**      *n/a*

**Under Construction:**      *16dw / 0.74ha*

**Remaining area to be developed:**      *167dw / 7.76ha*



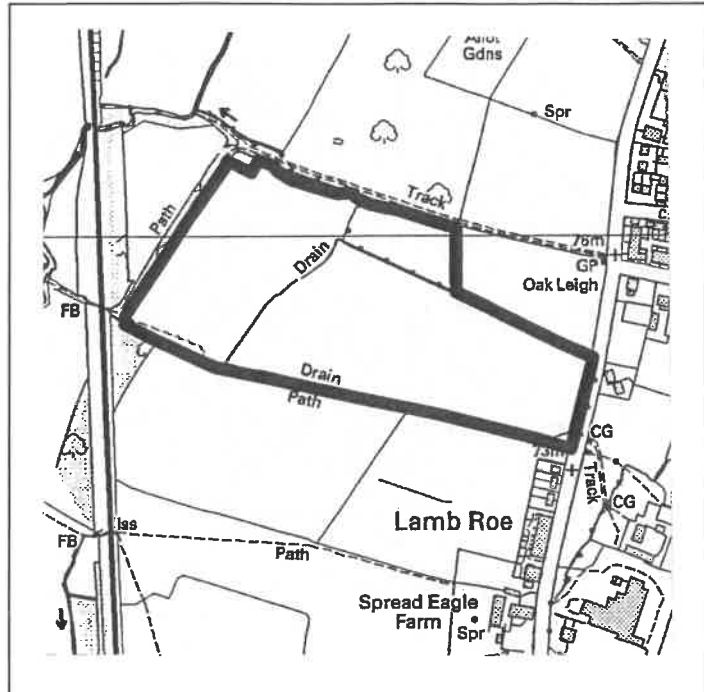
## **LAND TO SOUTH-WEST OF BARROW & WEST OF WHALLEY ROAD, BARROW - PARCEL B**

**OS Grid Reference:** 373349 437926 **Site Size ha:** 6.03ha **No Dwellings:** 225

**Planning Status:** *Reserved Matters: 3/2017/0050; Removal of Condition 3/2016/0820;  
Outline 3/2012/0630*

**Applicant or Agent:**  
*The Barrow Lands Company Ltd  
C/o Boodle Hatfield  
240 Blackfriars Road  
London SE1 8NW*

*Reserved Matters for Parcel B for  
157 market & 68 affordable  
dwellings*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?** *no*

**Completions:** *n/a*

**Under Construction:** *n/a*

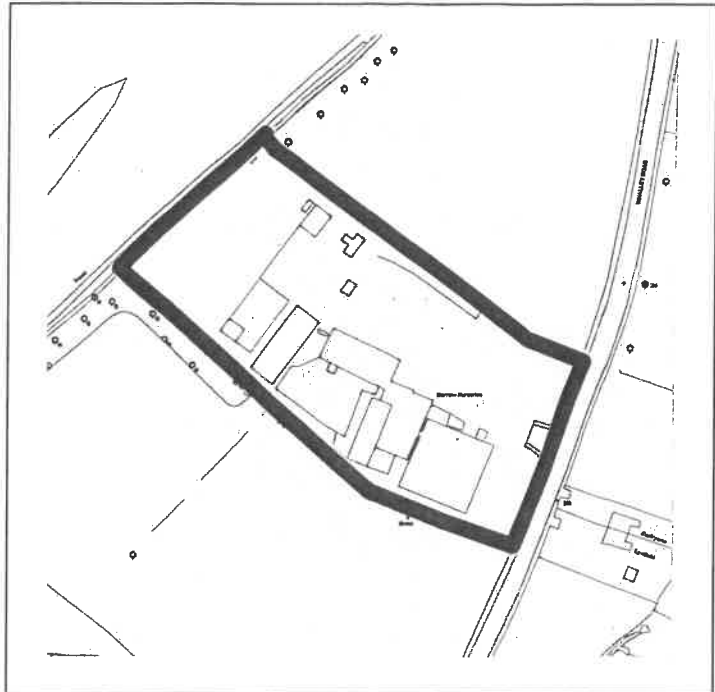
**Remaining area to be developed:** *157dw / 4.21ha*

***ELBOW WOOD DRIVE, HEATH CLOSE, LINKS CLOSE,  
PARK FARM VIEW, BARROW***

OS Grid Reference: 373884 438858 Site Size ha: 1.90 No Dwellings: 43

Planning Status: *Reserved Matters 3/2016/0735; Outline 3/2013/0737*

Applicant or Agent:  
*Morris Homes Ltd  
Morland House  
Altrincham Road  
Wilmslow  
Cheshire SK9 5NW*



*Reserved Matter for erection of  
43 dwellings including 30%  
affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

**Development Stage**

Started? *yes*

Completions: *n/a*

Under Construction: *16dw / 0.71ha*

Remaining area to be developed: *27dw / 1.19ha*

## LAND OFF DALE VIEW, BILLINGTON

OS Grid Reference: 372596 435860 Site Size ha: 2.14 No Dwellings: 49

Planning Status: Full 3/2017/1119; 3/2016/0725; 3/2016/0054; 3/03/0048;  
3/00/0307; 3/00/0550; 3/97/0379  
Reserved Matters 3/99/0834; 3/97/0070;

**Applicant or Agent:**  
Darren Hamer Homes Ltd  
C/o Agent

49 dwellings comprising detached dwellings of either 3 or 4 bedrooms plus 3 blocks of terraced units

3/2016/0054 & 3/2016/0725  
Change of house type of 8 units

3/2017/1119  
Erection of detached bungalow



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### Development Stage

Started? *yes*

Completions: *34dw*

Under Construction: *0dw*

Remaining area to be developed: *15dw / 0.66ha*

## LAND OFF DALE VIEW, BILLINGTON

OS Grid Reference: 372514 436922    Site Size ha: 1.35    No Dwellings: 41

Planning Status: Full 3/2017/0133; Outline 3/2014/0779

### Applicant or Agent:

H & H Homes Ltd

c/o Agent

Mr K Geldard

c/o Agent

Gary Hoerty Associates

9 Grindleton Business Centre

The Spinney

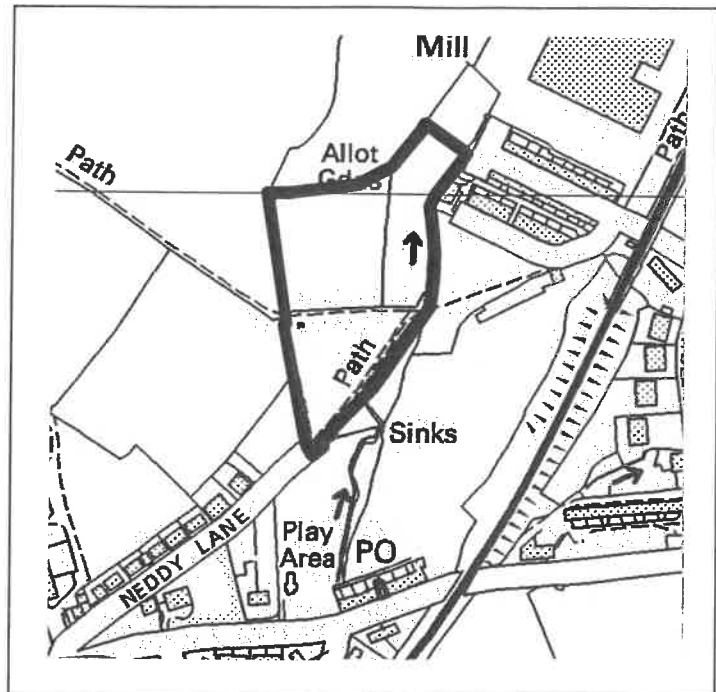
Grindleton BB7 4DH

3/2017/0133

Erection of 29 market & 12  
affordable dwellings

3/2014/0779

Erection of 13 market & 5  
affordable dwellings



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

### Development Stage

Started?    *no*

Completions:    *n/a*

Under Construction:    *n/a*

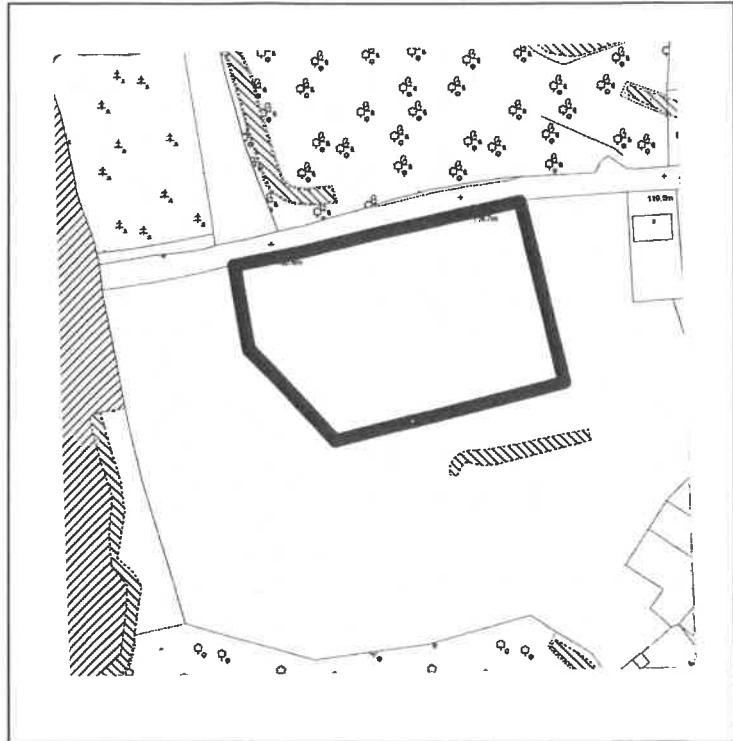
Remaining area to be developed:    *29dw / 0.95ha*

## **1-10 HARE HILL CROFT, CHATBURN**

**OS Grid Reference:** 373685 444024    **Site Size ha:** 0.68    **No Dwellings:** 10

**Planning Status:** Full 3/2014/0618; 3/2016/0748; 3/2016/1019; 3/2017/0830;  
Outline 3/2011/0025

**Applicant or Agent:**  
*J-J Holmes (NW) LLP*  
*C/o Agent*



*Erection of 10 detached dwellings*

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### **Development Stage**

**Started?**            *yes*

**Completions:**            *n/a*

**Under Construction:**            *9dw / 0.61ha*

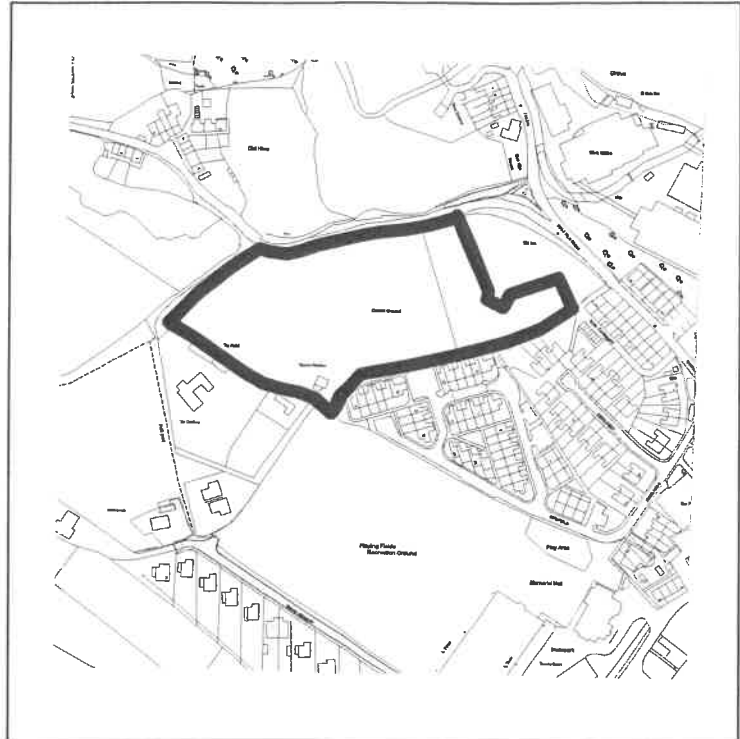
**Remaining area to be developed:**            *1dw / 0.07ha*

## ***MILLS WAY & WOLF FELL CLOSE, CHIPPING***

**OS Grid Reference:** 361900 443432    **Site Size ha:** 1.77    **No Dwellings:** 39

**Planning Status:** *Reserved Matters; 3/2017/0183; Variation of Unilateral Undertaking 3/2017/0903; Outline: 3/2014/0183*

**Applicant or Agent:**  
*Chipping Homes Ltd*  
*C/o Agent*



*Erection of 32 market dwellings and 7 affordable dwellings with an off site contribution for 2 affordable units*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?**            *no*

**Completions:**            *n/a*

**Under Construction:**            *n/a*

**Remaining area to be developed:**            *32dw / 1.45ha*

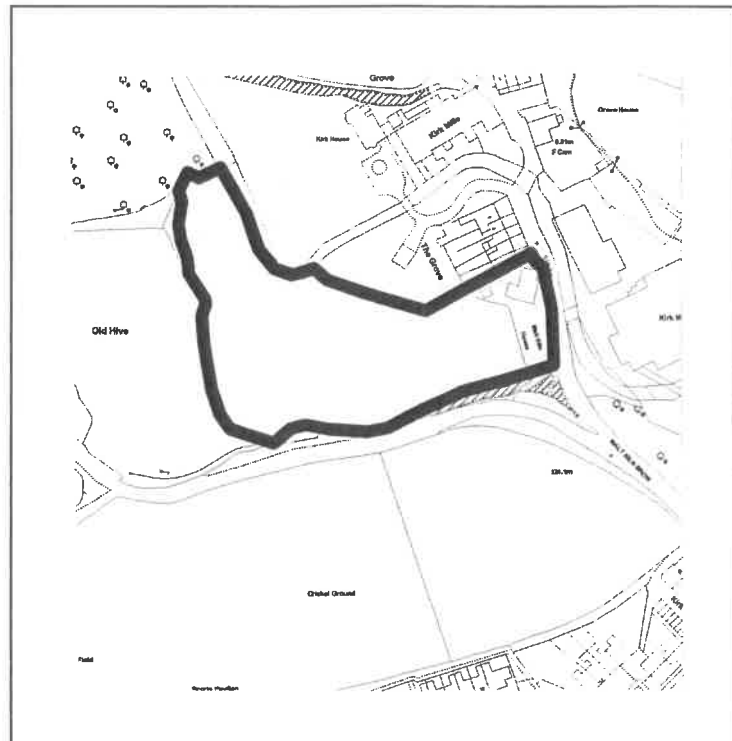
## **LAND MALT KILN BROW, CHIPPING**

**OS Grid Reference:** 361938 443519    **Site Size ha:** 0.81    **No Dwellings:** 4

**Planning Status:** *Outline 3/2014/0183; Variation of Unilateral Undertaking 3/2017/0903*

**Applicant or Agent:**

*SCPi Bowland Ltd  
C/o Agent  
HOW Planning LLP  
40 Peter Street  
Manchester  
M2 5GP*



*Erection of 4 detached dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?**            *no*

**Completions:**            *n/a*

**Under Construction:**            *n/a*

**Remaining area to be developed:**            *4dw / 0.81ha*

## LAND AT CHATBURN ROAD, CLITHEROE

OS Grid Reference: 375229 443021 Site Size ha: 1.82 No Dwellings: 23

Planning Status: *Outline 3/2013/0981*

**Applicant or Agent:**

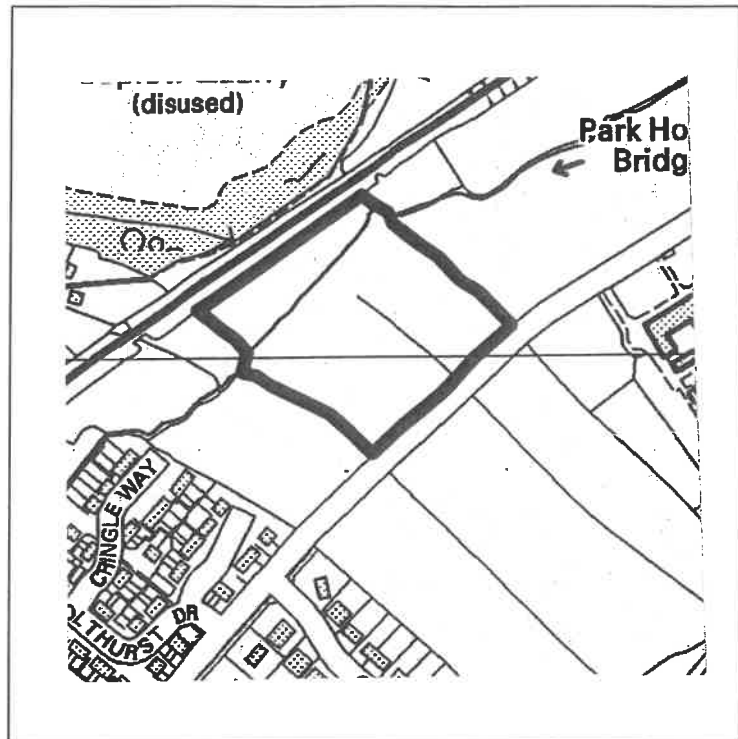
*Oakmere Homes Ltd*

*Helm Bank*

*Natland*

*Kendal*

*Cumbria LA9 7PS*



*Erection of 20 dwellings  
(including 6 units of social  
housing), 3 close care apartments  
and a 60 bed care home*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *16dw / 1.27ha*

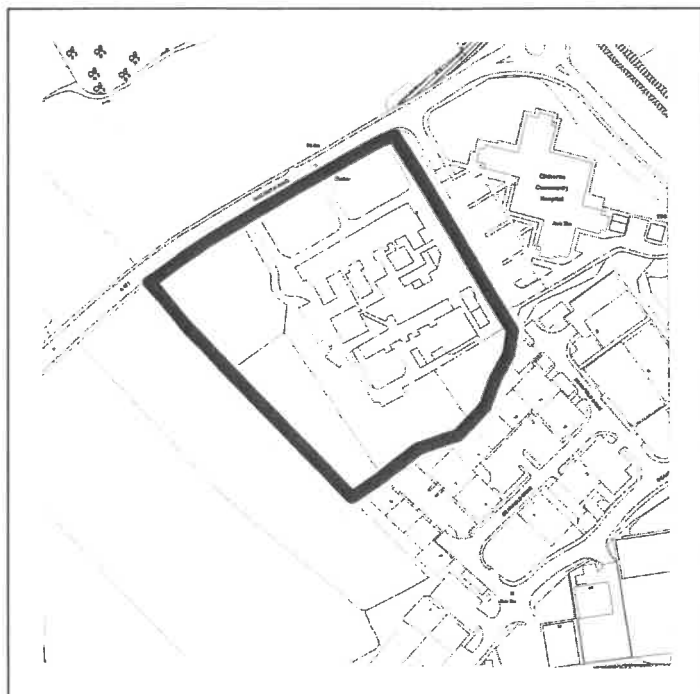


## ***COPLOW VIEW & GUARDIANS CLOSE, CLITHEROE***

**OS Grid Reference:** 375446 442997    **Site Size ha:** 2.01    **No Dwellings:** 60

**Planning Status:** Full 3/2017/0616

**Applicant or Agent:**  
*McDermott Developments Ltd/  
 NHS Property Services  
 C/o Agent*



*Demolition of former hospital  
 building and erection of 45 market  
 and 15 affordable dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?**            *no*

**Completions:**        *n/a*

**Under Construction:**    *n/a*

**Remaining area to be developed:**    *45dw / 1.51ha*

***APPLEBY SQUARE, BARNARD CLOSE, BEESTON GROVE, DOVER SQUARE,  
LANCASTER PLACE, LUDLOW ROAD, PORTCHESTER ROAD,  
RAGLAN CLOSE, TINTAGEL WAY, CLITHEROE***

**OS Grid Reference:** 373184 440758    **Site Size ha:** 4.97    **No Dwellings:** 130

**Planning Status:** *Reserved Matters 3/2015/0446; Outline 3/2013/0711*

**Applicant or Agent:**

*Story Homes Ltd & Strategic  
Land Group Ltd  
C/o Story House  
Lords Way  
Kingmoor Business Park  
Carlisle CA6 4SL*



*Reserved Matters for erection of  
130 dwellings which includes 39  
affordable units*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

**Development Stage**

**Started?**    *yes*

**Completions:**    *43dw*

**Under Construction:**    *37dw / 1.41ha*

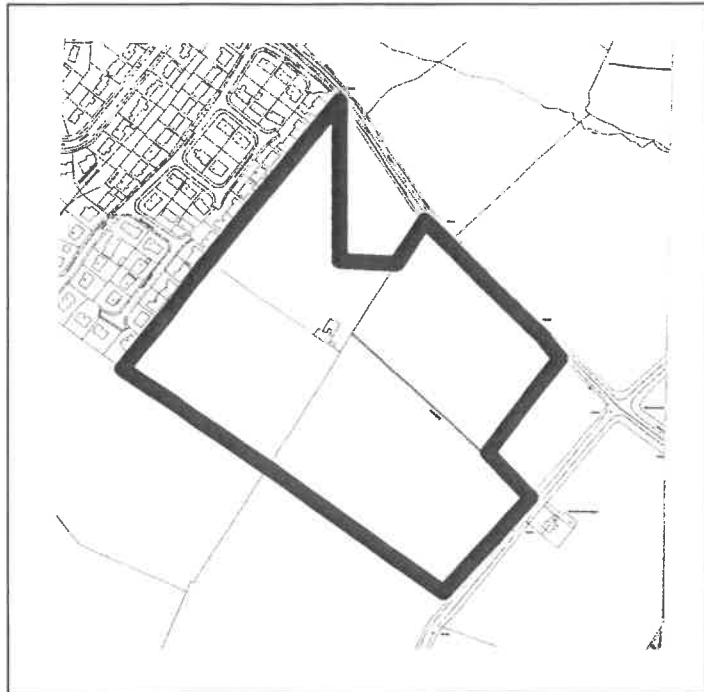
**Remaining area to be developed:**    *50dw / 1.91ha*

**AUDLEY CLOUGH, BROWNHILL GROVE, CENTURION WAY,  
COTTAGE CLOSE, HIGHER STANDEN DRIVE, HILLSIDE VIEW,  
LEGION CLOSE, NORTH GATE, PENDLETON AVENUE,  
ROMAN ROAD CRESCENT, CLITHEROE**

**OS Grid Reference:** 375206 440884 **Site Size ha:** 8.53 **No Dwellings:** 228

**Planning Status:** *Reserved Matters 3/2016/0324; Outline 3/2012/0942;  
Variation of Condition: 3/2015/0895*

**Applicant or Agent:**  
*Taylor Wimpey Manchester  
1 Lumsdale Road  
Stretford  
Manchester M32 0UT*



*Reserved Matters for Phase 01  
for the erection of 160 market  
dwellings & 68 are affordable  
dwellings*

*3/2012/0942 - Outline for 1040  
dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?** *yes*

**Completions:** *n/a*

**Under Construction:** *45dw / 1.68ha*

**Remaining area to be developed:** *183w / 6.85ha*

## **LAND AT HIGHER STANDEN FARM & PART LITTLEMOOR FARM, CLITHEROE**

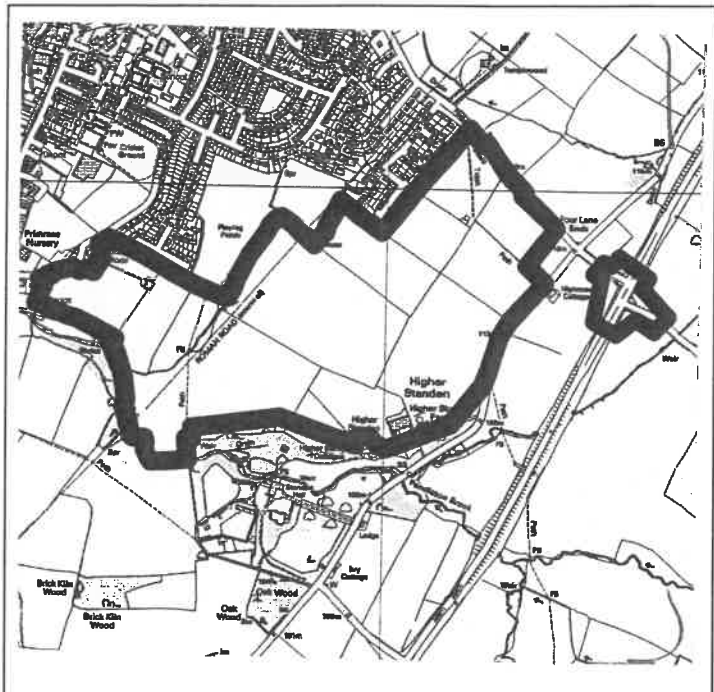
**OS Grid Reference:** 375069 440720    **Site Size ha:** 36.72    **No Dwellings:** 812

**Planning Status:** *Outline 3/2012/0942; Variation of Condition: 3/2015/0895*

**Applicant or Agent:**  
*The Trustees of the Standen  
 Estate  
 c/o Ingham & Yorke  
 Littlemoor  
 Clitheroe BB7 1HG*

*3/2012/0942 - Outline*  
*Erection of 728 market & 312  
 affordable dwellings. Also local retail,  
 service & community facilities,  
 employment. Land for a primary school  
 & public open space*

*PHASE 01 - 3/2016/0324*  
*Reserved Matters for erection 160  
 market & 68 affordable dwellings*



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### **Development Stage**

**Started?**                    *no*

**Completions:**                *n/a*

**Under Construction:**        *0dw*

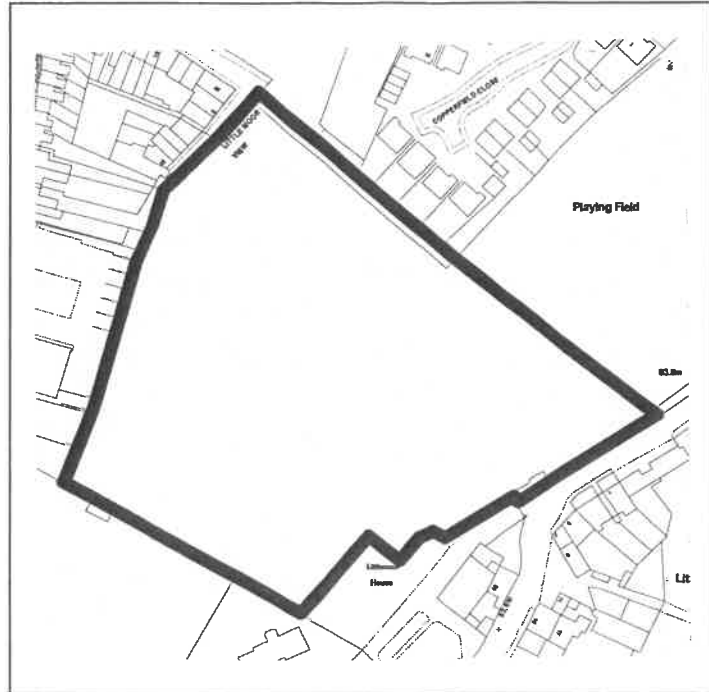
**Remaining area to be developed:**        *568dw / 25.69ha*

***PRIMULA CRESCENT, SUNDROP CLOSE, CLITHEROE***

**OS Grid Reference:** 374205 440887 **Site Size ha:** 1.76 **No Dwellings:** 45

**Planning Status:** Full 3/2015/0879; Outline 3/2012/0420

**Applicant or Agent:**  
*Jones Homes (Lancashire) Ltd*  
*C/o Agent*



*Reserved Matters for erection of 45 dwellings of which 13 are affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?**            *yes*

**Completions:**        *34dw*

**Under Construction:**    *11dw / 0.43ha*

**Remaining area to be developed:**    *0dw*

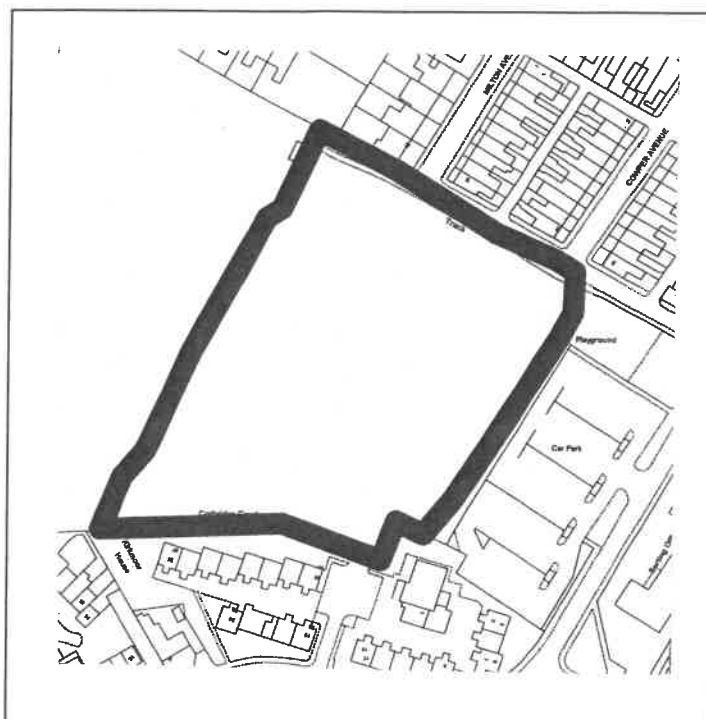
## ***BERKELEY SQUARE, MAYFAIR CLOSE, PICCADILLY CLOSE, CLITHEROE***

OS Grid Reference: 374089 442171 Site Size ha: 1.23 No Dwellings: 40

Planning Status: *Reserved Matters: 3/2015/0903; Outline 3/2011/0892*

### **Applicant or Agent:**

*Morris Homes Ltd  
Morland House  
Althrincham Road  
Wilmslow SK9 5NW*



*Reserved Matters for erection of  
40 dwellings which includes 12  
affordable units*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

### **Development Stage**

Started? *yes*

Completions: *n/a*

Under Construction: *15dw / 0.46ha*

Remaining area to be developed: *25dw / 0.77ha*

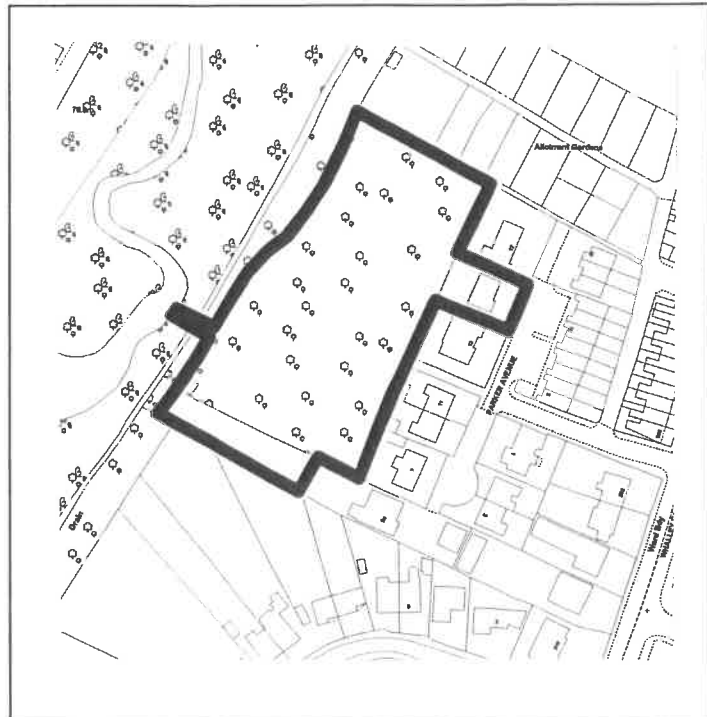
## ***SYCAMORE WALK, CLITHEROE***

**OS Grid Reference:** 373965 440931    **Site Size ha:** 0.75    **No Dwellings:** 17

**Planning Status:** Full 3/2016/0328; 3/2014/0666

**Applicant or Agent:**

*Beck Homes (UK) Ltd  
Challenge House  
Challenge Way  
Blackburn BB1 5QB*



*Demolition of 15 Parker Avenue  
and erection of 18 dwellings of  
which 5 are affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

**Development Stage**

**Started?**    *yes*

**Completions:**    *n/a*

**Under Construction:**    *8dw / 0.35ha*

**Remaining area to be developed:**    *9dw / 0.40ha*

## ***LAND OFF PIMLICO LINK ROAD, CLITHEROE***

**OS Grid Reference:** 374958 443258    **Site Size ha:** 0.76    **No Dwellings:** 19

**Planning Status:** *Outline 3/2014/0742*

**Applicant or Agent:**

*Mr & Mrs Stone*

*C/o Agent*



*Erection of up to 19 dwelling, which includes  
6 affordable dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

### **Development Stage**

**Started?**    *no*

**Completions:**    *n/a*

**Under Construction:**    *n/a*

**Remaining area to be developed:**    *13dw / 0.52ha*

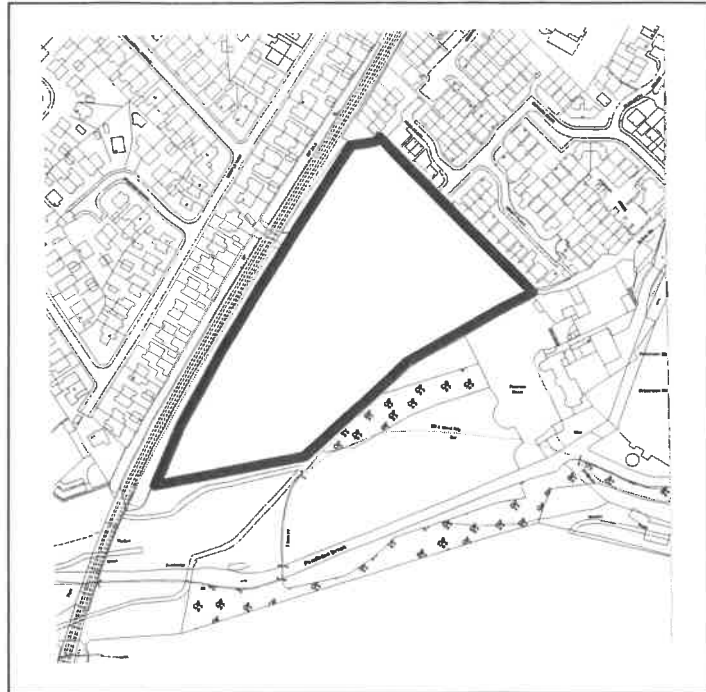


**ALEXANDRA CLOSE, CHARLES ROAD, EDWARD DRIVE,  
MARY WAY, PHILIP CRESCENT, WILLIAM PLACE,  
CLITHEROE**

**OS Grid Reference:** 373531 440737 **Site Size ha:** 2.48 **No Dwellings:** 81

**Planning Status:** *Reserved Matters 3/2015/0652; Variation Condition 3/2016/1140;  
Outline 3/2011/1064*

**Applicant or Agent:**  
*Beck Developments Ltd  
C/O Agent  
JWPC Ltd*



*Erection of 81 dwelling of which  
24 are affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?** *yes*

**Completions:** *n/a*

**Under Construction:** *46dw / 1.41ha*

**Remaining area to be developed:** *35dw / 1.07ha*

## ***LAND OFF WADDINGTON ROAD, CLITHEROE***

**OS Grid Reference:** 373869 442205    **Site Size ha:** 9.20    **No Dwellings:** 275

**Planning Status:** *Outline 3/2014/0597*

**Applicant or Agent:**  
*The Huntroyde Estate, Clitheroe*  
*Auction Mart Co Ltd,*  
*C/o Agent*  
*Dickman Associates Ltd*



*Outline development for up to 275 dwellings with 30% affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

### **Development Stage**

**Started?**    *no*

**Completions:**    *n/a*

**Under Construction:**    *n/a*

**Remaining area to be developed:**    *192dw / 6.42ha*

## ***LAND OFF MILL LANE, GISBURN***

**OS Grid Reference:** 382453 448943    **Site Size ha:** 0.54    **No Dwellings:** 3

**Planning Status:** Full 3/2017/0750; 3/2015/0759; 3/2015/0167

**Applicant or Agent:**  
*Gisburne Park Estate  
 The Estate Office  
 Gisburne Park  
 Mill Lane  
 Gisburn BB7 4UN*



*Erection of 3 detached dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?**            *no*

**Completions:**            *n/a*

**Under Construction:**            *n/a*

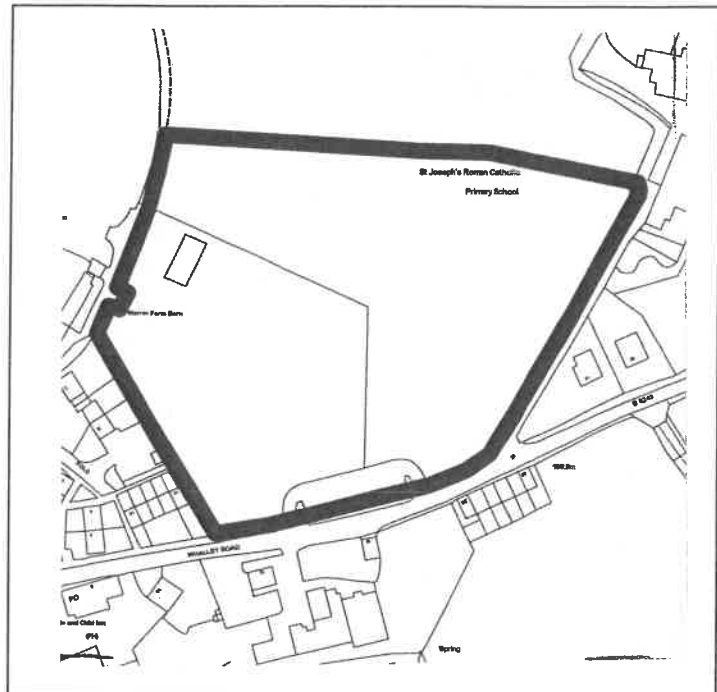
**Remaining area to be developed:**            *3dw / 0.54ha*

***FOX FALL DRIVE, JUMBLES VIEW,  
LOACH FIELD CLOSE, WHALLEY ROAD, HURST GREEN***

OS Grid Reference: 368708 438077 Site Size ha: 2.44 No Dwellings: 30

Planning Status: Full 3/2012/0964; Non Material Amendment 3/2017/1165

**Applicant or Agent:**  
*Stonyhurst College  
Stonyhurst  
Clitheroe BB7 9PZ*



*Erection of 21 market & 9  
affordable dwellings*

**Note:**

*See number of affordable houses  
on separate affordable sheet*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

Started? *yes*

Completions: *n/a*

Under Construction: *3dw / 0.24ha*

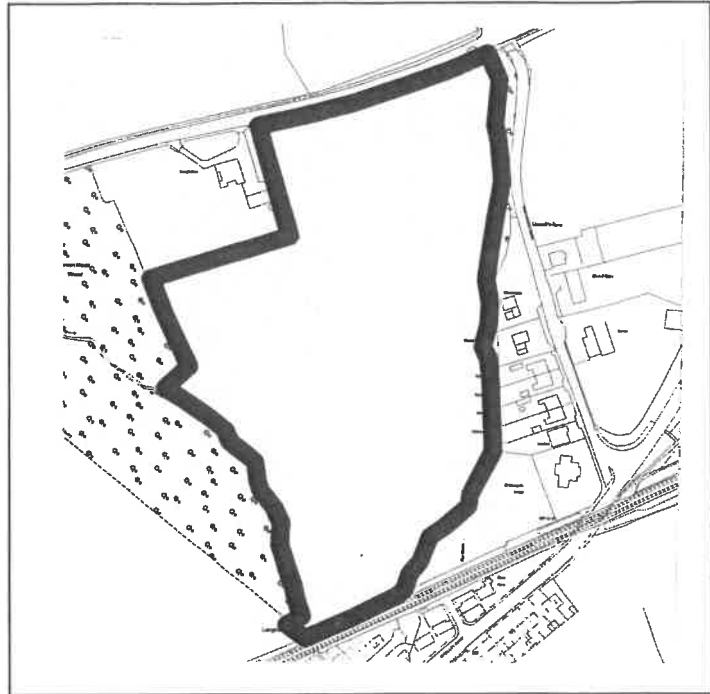
Remaining area to be developed: *27dw / 2.20ha*

# LAND OFF LONGSIGHT ROAD, LANGHO

OS Grid Reference: 370561 434585 Site Size ha: 5.40 No Dwellings: 18

Planning Status: Outline 3/2015/0010

Ownership:  
Hallam Land Management  
C/o Agent



Erection of 18 dwellings, including  
5 affordable dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

## Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 13dw / 3.90ha

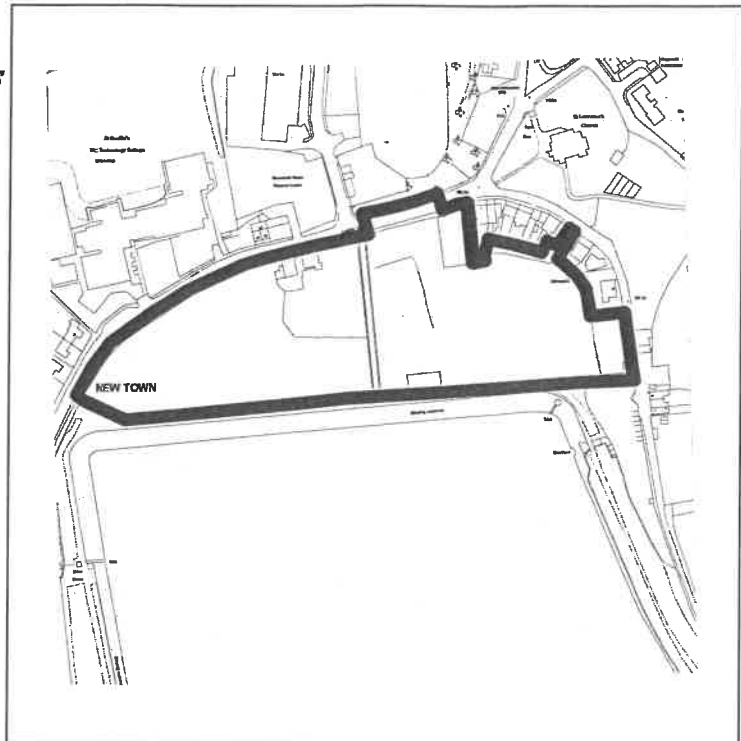
## ***CHAPEL HILL, HALL BARN DRIVE, MEADOW HEAD, LONGRIDGE***

**OS Grid Reference:** 360401 436623    **Site Size ha:** 3.40    **No Dwellings:** 53

**Planning Status:** Full 3/2011/1071; 3/2016/1164

**Applicant or Agent:**

*United Utilities Property Services  
1<sup>st</sup> Floor Grasmere House  
Lingley Mere Business Park  
Lingley Green Avenue  
Great Sankey  
Warrington WA5 3LP*



*Erection of 52 dwellings of which  
16 are affordable units and  
conversion of former barn to one  
dwelling and refurbishment of  
existing residential unit (53  
Chapel Hill)*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?**            *yes*

**Completions:**            *n/a*

**Under Construction:**            *18dw / 1.15ha*

**Remaining area to be developed:**            *35dw / 2.25ha*

## **LAND EAST OF CHIPPING LANE, LONGRIDGE**

**OS Grid Reference:** 360351 438050    **Site Size ha:** 19.45    **No Dwellings:** 245

**Planning Status:** *Outline 3/2014/0764; Reserved Matters 3/2016/0193*

**Applicant or Agent:**

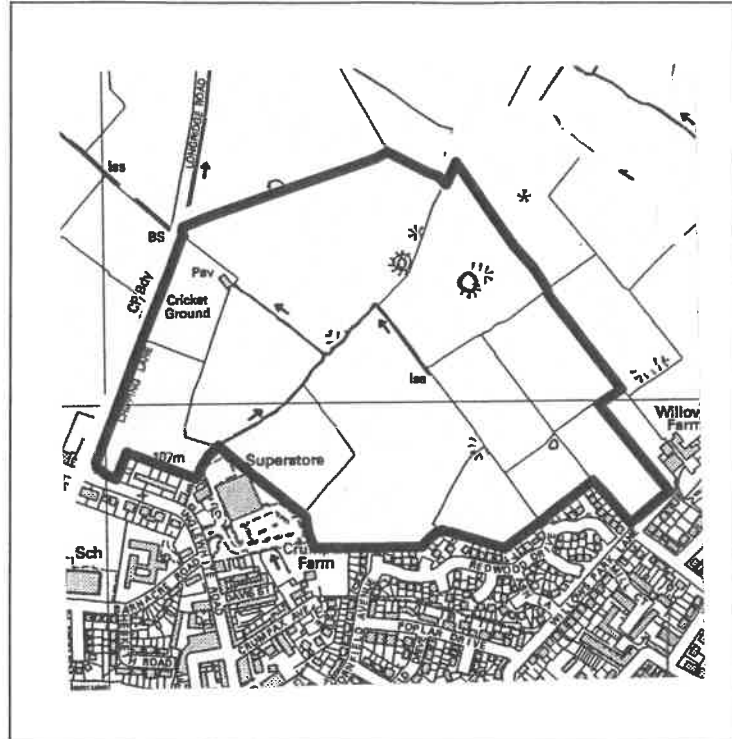
*BDW Trading Ltd  
4 Brindley Road  
City Park  
Manchester M16 9HQ*

**3/2014/0764 - Outline**

*Development of up to 363 dwellings including 109 affordable dwellings, relocation of Longridge Cricket Club to provide a new cricket ground & new primary school*

**PHASE I**

*3/2016/0193 - Reserved Matters  
Erection of 118 dwellings of which 36 are affordable*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?**                    *no*

**Completions:**                    *n/a*

**Under Construction:**                    *n/a*

**Remaining area to be developed:**                    *172dw / 13.66ha*

**BLUEBELL CRESCENT, BRAMALL WAY, CHICORY BANK,  
FOXGLOVE DRIVE, IVY PARADE, PRIMROSE ROAD, SNOWDROP REACH  
TEASEL GROVE, THRIFT CLOSE, LONGRIDGE**

OS Grid Reference: 360351 438050 Site Size ha: 5.35 No Dwellings: 118

Planning Status: *Reserved Matters: 3/2016/0193; Outline 3/2014/0764*

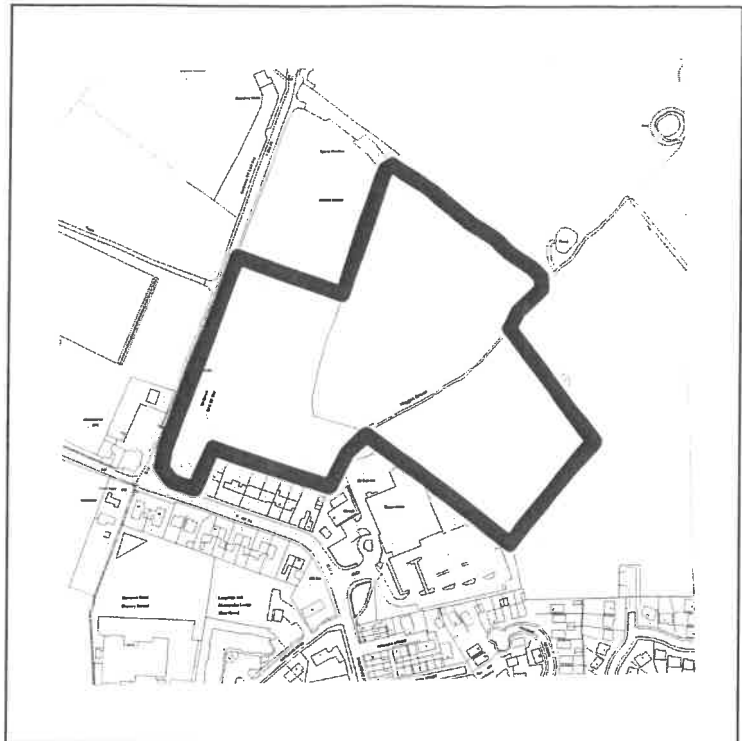
**Applicant or Agent:**

*BDW Trading Ltd  
4 Brindley Road  
City Park  
Manchester M16 9HQ*

**PHASE I**

*Reserved Matters 3/2016/0193  
for 118 dwellings consisting  
of 36 affordable dwellings & 82  
market dwellings.*

*3/2014/0764 - Outline for 363  
dwellings*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

Started? *yes*

Completions: *n/a*

Under Construction: *18dw / 0.82ha*

Remaining area to be developed: *100dw / 4.53ha*

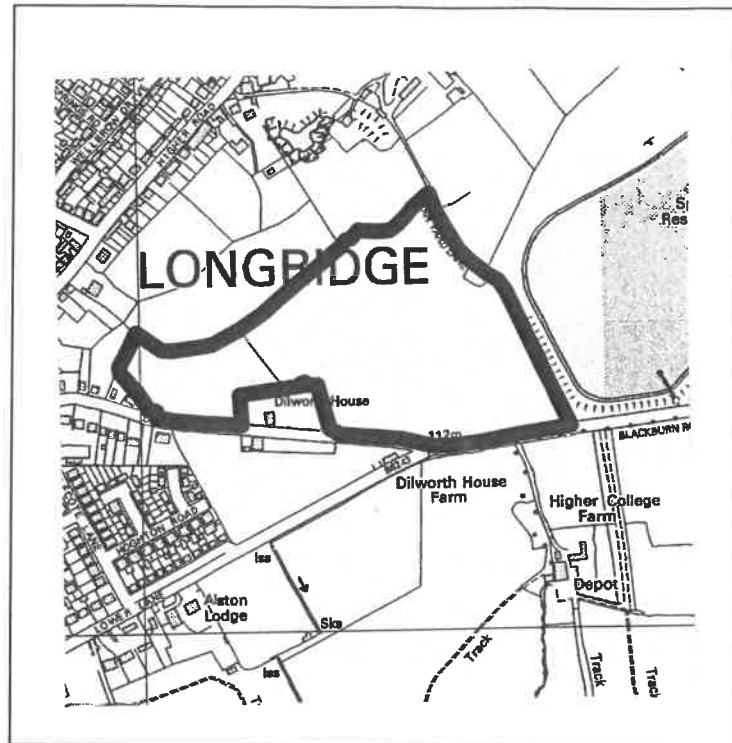


**BROOMFIELD ROAD, CHAPEL RISE, COLLEGE WOOD MEWS, HOLLIN HALL DRIVE, IVY FARM CLOSE, RADCLIFFE FARM CLOSE, SCHOOL CLOSE, SPADE MILL PLACE, STONE CROSS WAY, TAN YARD COURT, TOPPING RISE, TOOTLE DRIVE, WHITE LION PARADE, LONGRIDGE**

**OS Grid Reference: 361324 437385 Site Size ha: 6.28 No Dwellings: 195**

**Planning Status: Reserved Matters 3/2015/0688; Outline 3/2015/0065**

**Applicant or Agent:**  
 Taylor Wimpey UK Ltd  
 1 Lumsdale Road  
 Stretford  
 Manchester  
 Greater Manchester  
 M32 0UT



*Erection of up to 195 dwellings of which 26 are affordable & a commuted sum to facilitate delivery of 33 new affordable dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?**            *yes*

**Completions:**            *44dw*

**Under Construction:**            *27dw / 0.87ha*

**Remaining area to be developed:**            *124dw / 3.99ha*

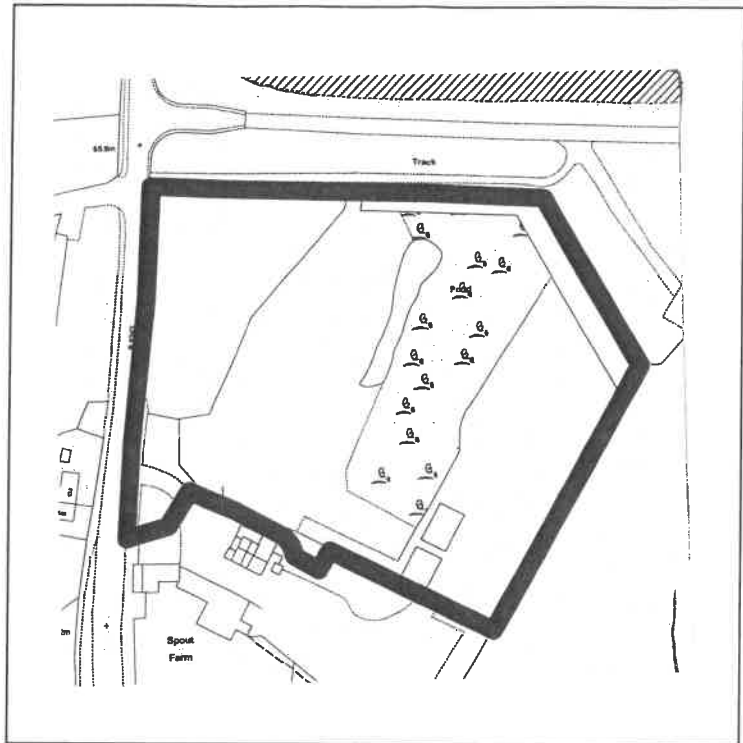
## ***SPOUT FARM, PRESTON ROAD, LONGRIDGE***

**OS Grid Reference:** 360285 436036    **Size ha:** 1.80    **No Dwellings:** 34

**Planning Status:** Full 3/2016/0580; Outline 3/2013/0782

**Applicant or Agent:**

*Mr D Lambert  
C/o Agent  
PWA Planning  
Ribble Saw Mill  
Paley Road  
Preston PR1 8LT*



*Erection of 34 dwellings of which 24 are market & 10 affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?**                    *no*

**Completions:**                    *n/a*

**Under Construction:**                    *n/a*

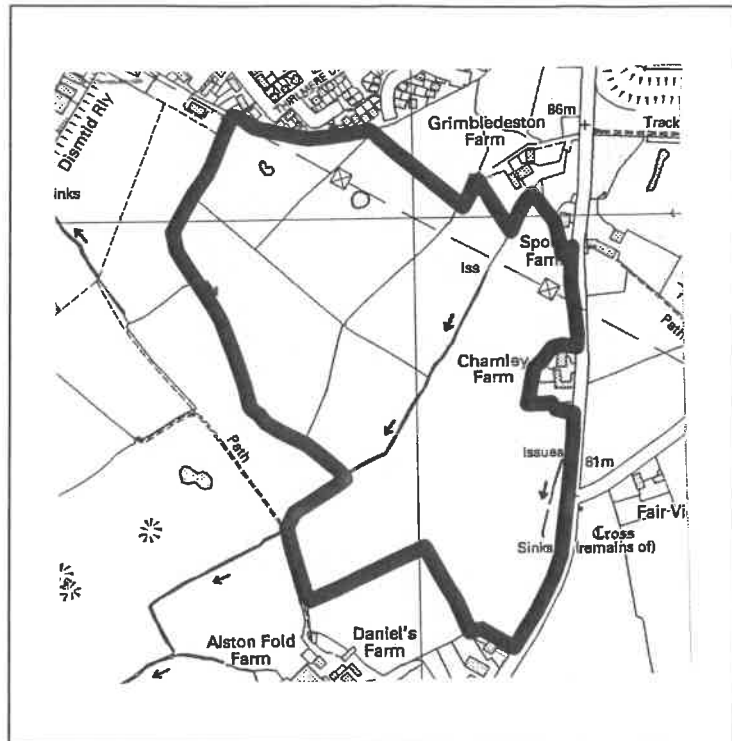
**Remaining area to be developed:**                    *24dw / 1.27ha*

## **LAND WEST OF PRESTON ROAD, LONGRIDGE**

**OS Grid Reference:** 359945 435869    **Size ha:** 9.00    **No Dwellings:** 275

**Planning Status:** Outline 3/2016/0974

**Applicant or Agent:**  
*Grimbaldeston Farm Trustees*  
*C/o Agent*  
*JWPC Ltd*



*Erection of 193 & 82 affordable dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?**            *no*

**Completions:**        *n/a*

**Under Construction:**    *n/a*

**Remaining area to be developed:**    *193dw / 6.32ha*

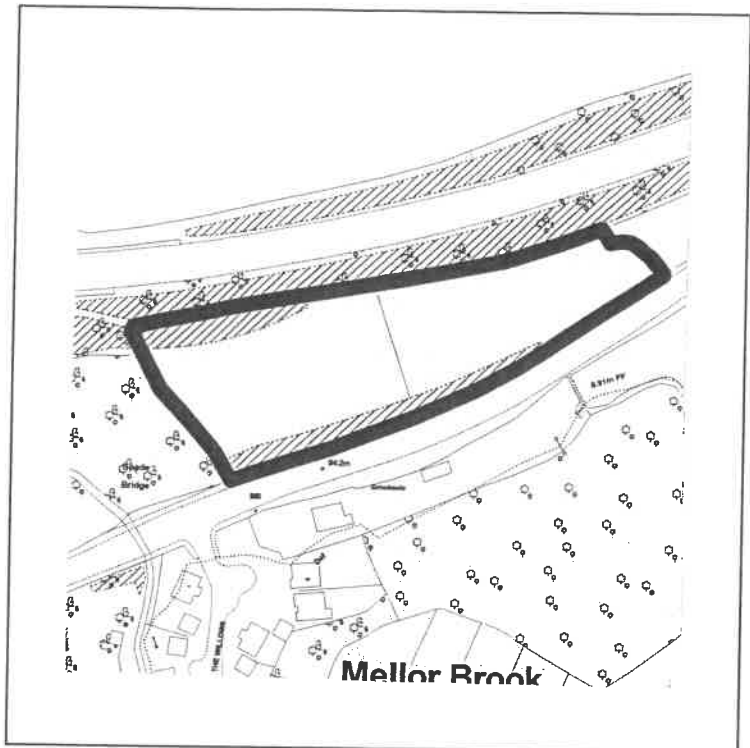
## LAND WHALLEY ROAD, MELLOR BROOK

OS Grid Reference: 364234 431312 Site Size ha: 0.79 No Dwellings: 5

Planning Status: Outline 3/2015/0313; 3/2016/0843

**Applicant or Agent:**  
*c/o Agent*  
*Gary Hoerty Associates*  
*Suite 9*  
*Grindleton Business Park*  
*The Spinney*  
*Grindleton*

*3/2015/0313*  
*Erection of 4 dwellings*  
*3/2016/0843*  
*Erection of 1 dwelling*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

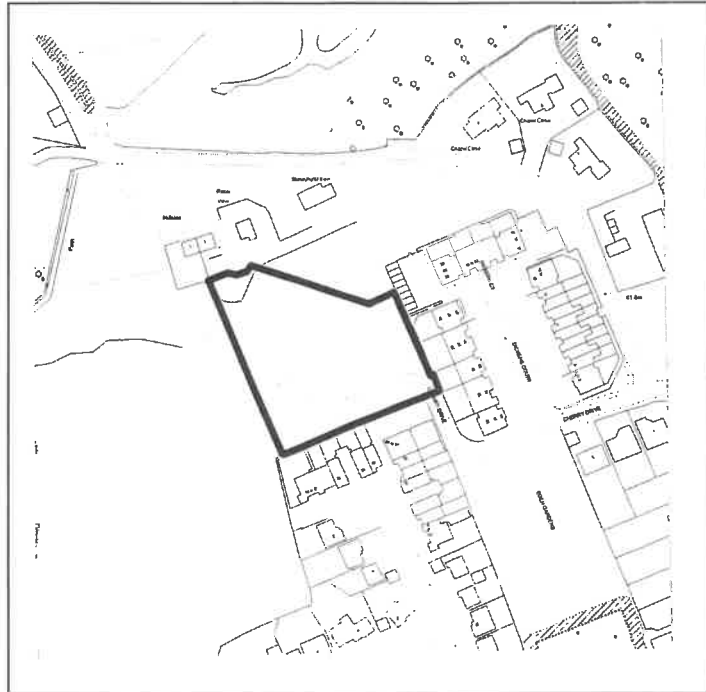
Remaining area to be developed: *5dw / 0.79ha*

## CHERRY DRIVE, BROCKHALL VILLAGE, OLD LANGHO

OS Grid Reference: 369936 436638 Site Size ha: 0.56 No Dwellings: 7

Planning Status: 3/2007/1071; 3/2008/0567; 3/2010/0419; 3/2010/0706;  
 3/2011/0096; 3/2011/0330; 3/2011/0336; 3/2011/0749;  
 3/2015/0792; 3/2016/0926

**Applicant or Agent:**  
*Individual Owners*



- Plot 1 - No 2 - detached dwelling*
- Plot 2 - No 4 - detached dwelling*
- Plot 3 - No 6 - detached dwelling*
- Plot 4 - No 8 - detached dwelling*
- Plot 5 - No 10 - detached dwelling*
- Plot 6 - No 9 - detached dwelling*
- Plot 7 - No 7 - detached dwelling*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### Development Stage

Started? *yes*

Completions: *6dw*

Under Construction: *0dw*

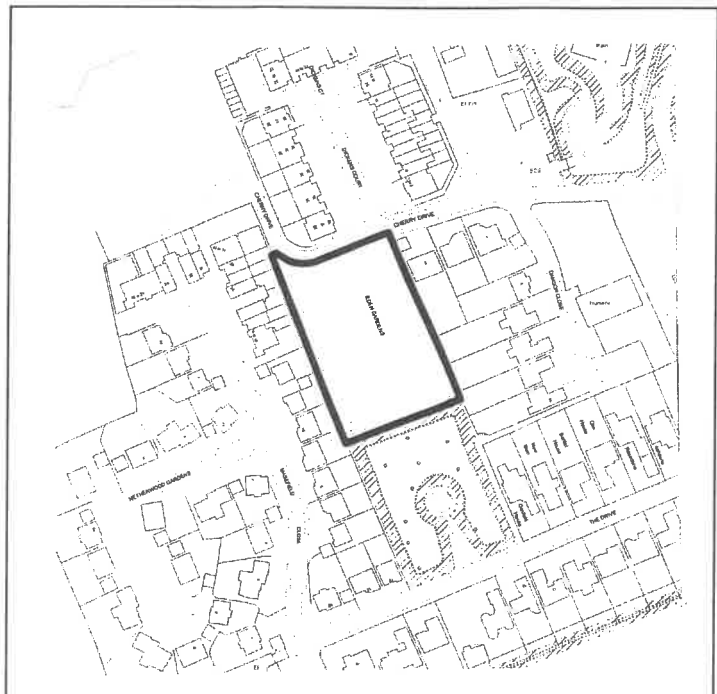
Remaining area to be developed: *1dw / 0.08ha*

## ***EDEN GARDENS, BROCKHALL VILLAGE, OLD LANGHO***

**OS Grid Reference:** 3700014 436548    **Site Size ha:** 0.47    **No Dwellings:** 6

**Planning Status:** Full 3/16/0719; 3/2016/0428; 3/2015/0912; 3/2006/0830;  
3/2010/0103; Substitution House Type 3/2017/1169

**Applicant or Agent:**  
*LTW Developments Ltd*  
*3 Chapeltown Road*  
*Bromley Cross*  
*Bolton BL7 9AD*



*Substitution of house types on  
Plots 3 4, 5 and 6*

*Erection of 6 detached dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?**    *yes*

**Completions:**    *2dw*

**Under Construction:**    *4dw / 0.31ha*

**Remaining area to be developed:**    *0dw*

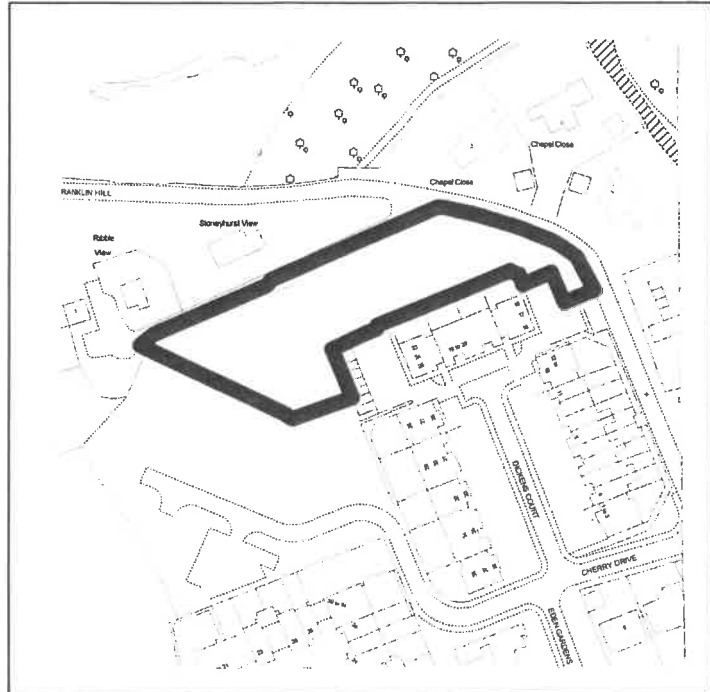
## **LAND AT HILLSIDE, BROCKHALL VILLAGE, OLD LANGHO**

**OS Grid Reference:** 369945 436694    **Site Size ha:** 0.41    **No Dwellings:** 3

**Planning Status:** Full 3/2010/0387

**Applicant or Agent:**

*Mr M Gaffey  
Cedar House  
Bosburn Drive  
Mellor Brook BB2 7PA*



*Erection of 2 six bed and 1 four  
bedroomed detached houses*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?**    *yes*

**Completions:**    *2dw*

**Under Construction:**    *0dw*

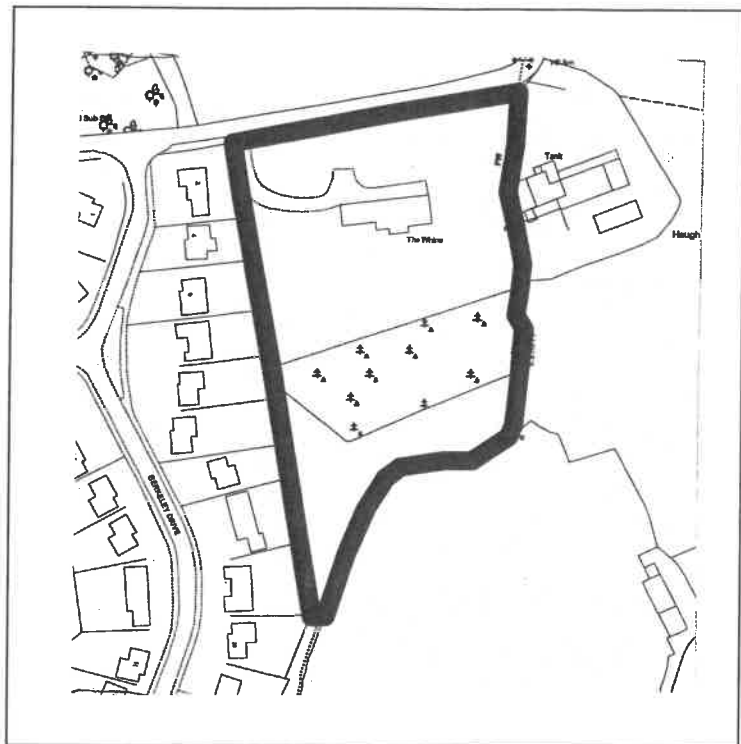
**Remaining area to be developed:**    *1dw / 0.14ha*

## ***MEADOW VIEW & WHINS HOUSE, WHINS LANE, READ***

**OS Grid Reference:** 377126 434994    **Site Size ha:** 1.07    **No Dwellings:** 15

**Planning Status:** Full 3/2013/0851; 3/2012/1101

**Applicant or Agent:**  
*Westby Homes & Bowsall Ltd*  
*c/o Agent*



*Full consent for the demolition of the existing dwelling and erection of 16 dwellings which includes 5 affordable units*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?**            *yes*

**Completions:**            *10dw*

**Under Construction:**            *5dw / 0.36ha*

**Remaining area to be developed:**            *0dw*



# LAND WORTHALLS FARM, WESTFIELD AVENUE, READ

OS Grid Reference: 376598 434416 Site Size ha: 0.43 No Dwellings: 15

Planning Status: Outline 3/2015/0495

**Applicant or Agent:**

*Agent*

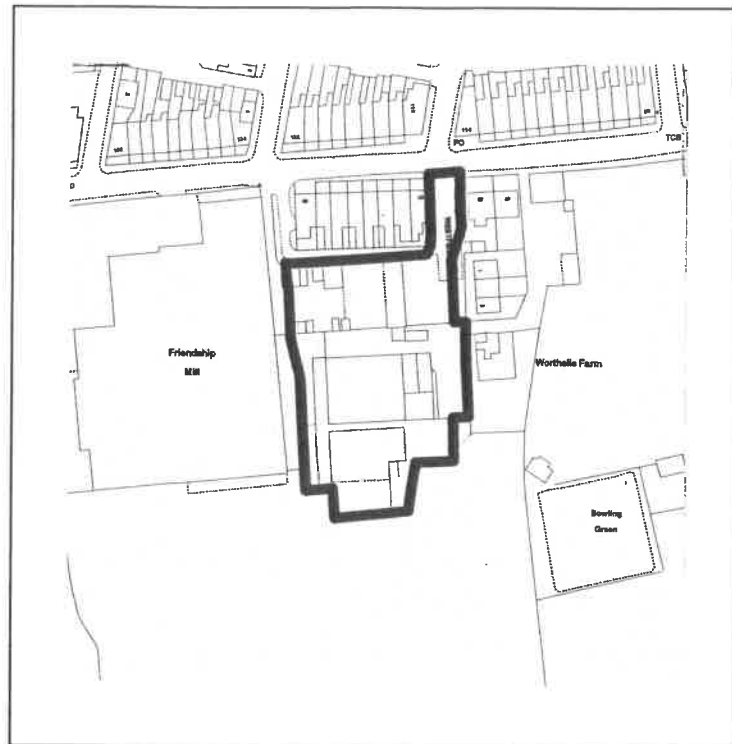
*Gary Hoety Associates*

*Suite 9*

*Grindleton Business Centre*

*The Spinney*

*Grindleton BB7 4DH*



*Outline for erection of 15 Dwellings of which 5 are affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?** *no*

**Completions:** *n/a*

**Under Construction:** *n/a*

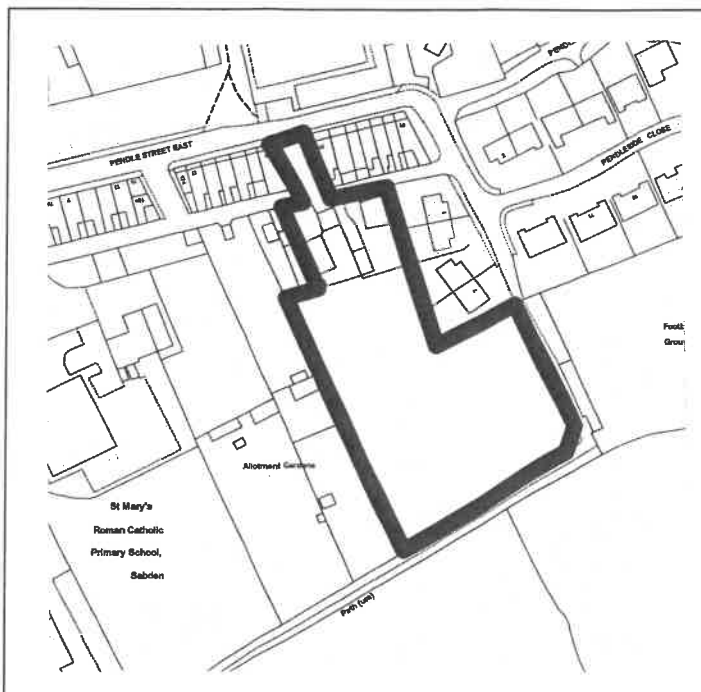
**Remaining area to be developed:** *10dw / 0.29ha*

## ***LAND R/O PENDLE STREET EAST, SABDEN***

**OS Grid Reference:** 377861 437165    **Site Size ha:** 0.63    **No Dwellings:** 17

**Planning Status:** *Reserved Matters 3/2017/0351; Outline 3/2013/0440*

**Applicant or Agent:**  
*P & D Developments Ltd*  
*3 Riddings Avenue*  
*Worsthorne*  
*Burnley*



***Erection of 14 houses & 3 bungalows***

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

### **Development Stage**

**Started?** *no*

**Completions:** *n/a*

**Under Construction:** *n/a*

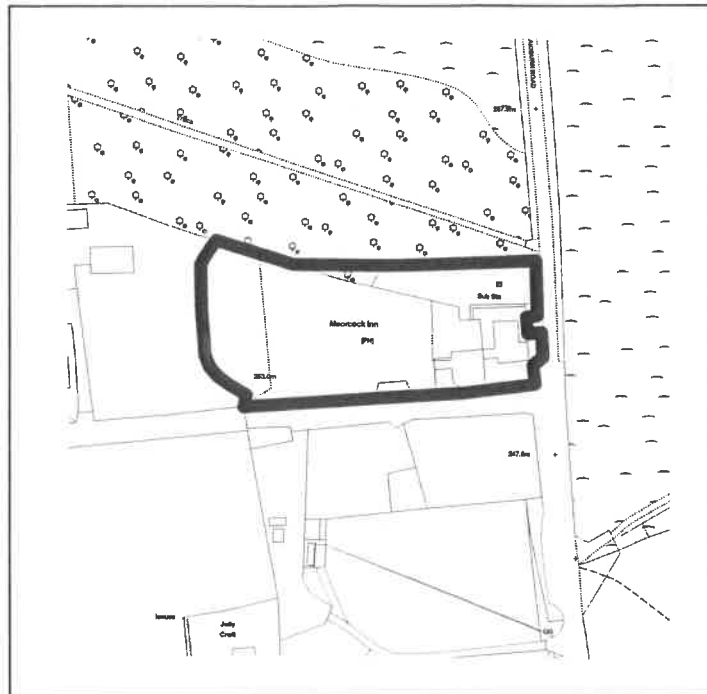
**Remaining area to be developed:** *17dw / 0.63ha*

## ***THE MOORCOCK INN, SLAIDBURN ROAD, WADDINGTON***

**OS Grid Reference:** 371913 466632    **Site Size ha:** 0.73    **No Dwellings:** 4

**Planning Status:** Full 3/2017/0674; 3/2014/1119

**Applicant or Agent:**  
*Messrs S & A Thornber*  
*C/o Agent*



*Demolition of Inn building and  
erection of dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

### **Development Stage**

**Started?**    *no*

**Completions:**    *n/a*

**Under Construction:**    *n/a*

**Remaining area to be developed:**    *4dw / 0.73ha*

## LAND AT ACCRINGTON ROAD, WHALLEY

OS Grid Reference: 373587 436021 Site Size ha: 2.97 No Dwellings: 77

Planning Status: *Reserved Matters 3/2016/0344; Outline 3/2012/0179*

**Applicant or Agent:**

*Oakmere Homes*

*Helm Bank*

*Natland*

*Kendal LA9 7PS*



*Erection of 37 bungalows & 40 retirement apartments. This includes 23 affordable units*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *54dw / 2.08ha*

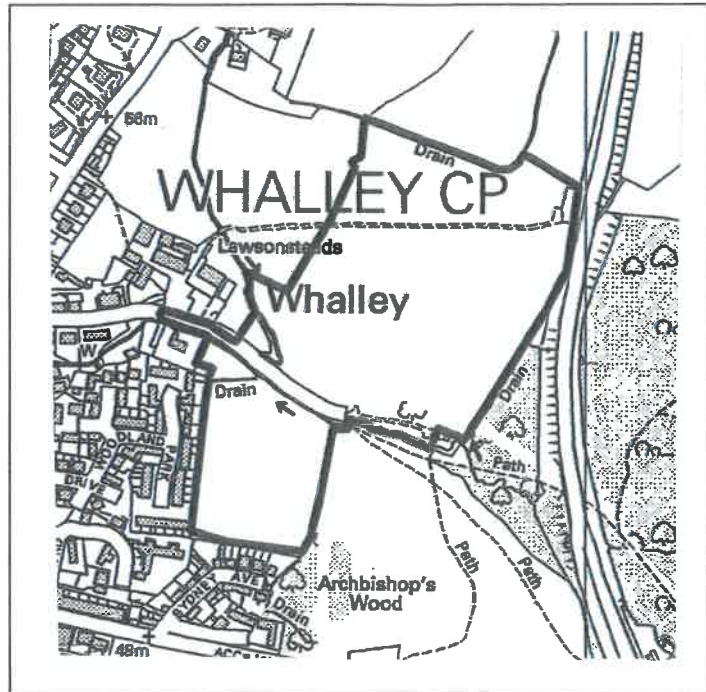
## **LAND EAST OF CLITHEROE ROAD (LAWSONSTEADS), WHALLEY**

**OS Grid Reference:** 373822 436492    **Site Size ha:** 5.80    **No Dwellings:** 160

**Planning Status:** *Reserved Matters: 3/2015/0489; 3/2015/0385; Outline 3/2013/0137*

**Applicant or Agent:**

*Bloor Homes (NW) Ltd  
2-4 Whiteside Business Park  
Station Road  
Holmes Chapel  
Cheshire CW4 8AA  
And  
CEG Strategic Land Ltd  
c/o Commerical Estates Group  
1<sup>st</sup> Floor  
The Exchange  
Station Parade  
Harrogate HG1 1TD*



*Erection of 160 dwellings including the provision of 48 affordable dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

**Started?**        *no*

**Completions:**        *n/a*

**Under Construction:**        *n/a*

**Remaining area to be developed:**        *112dw / 4.06ha*

**MITTON ROAD, ABBEY FARM VIEW, NAB VIEW,  
CHERRY TREE ROAD, RIVER CLOSE, CHEW MILL WAY,  
JUBILEE DRIVE, MONKS CLOSE, WHALLEY**

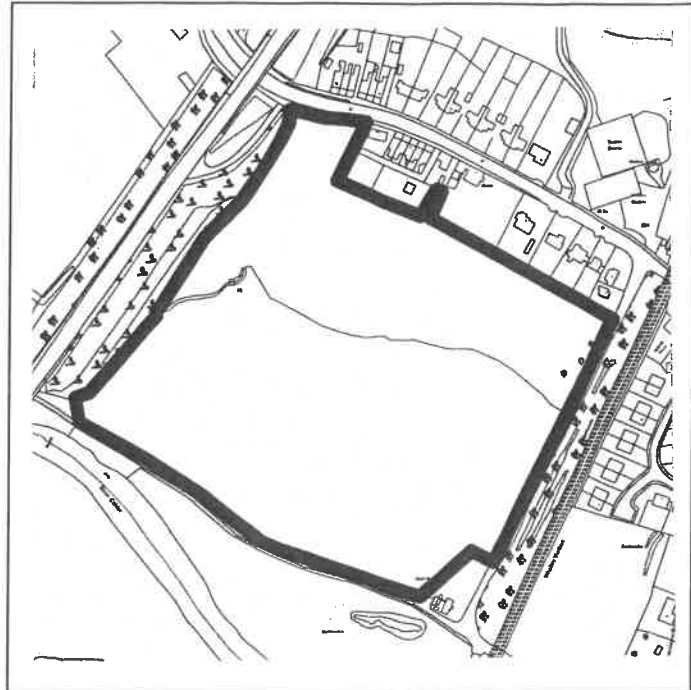
OS Grid Reference: 372734 436416 Site Size ha: 6.20 No Dwellings: 139

Planning Status: Full 3/2017/0628; 3/2016/1044; 3/2016/0226; 3/2012/0637

**Applicant or Agent:**

David Wilson Homes  
2nd Floor  
303 Bridgwater Place  
Birchwood Park  
Warrington WA3 6XF

Full consent for 137 dwellings which  
includes 41 affordable units  
3/2016/1044 - Revision of 3/2016/0226  
to replace warden's office with 1  
bungalow  
3/2017/0628 replacement of warden's  
office with 1 affordable bungalow



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

**Development Stage**

Started? *yes*

Completions: *56dw*

Under Construction: *52dw / 2.32ha*

Remaining area to be developed: *31dw / 1.38ha*

## ***OAKHILL COLLEGE, WISWELL LANE, WHALLEY***

**OS Grid Reference:** 373770 436714    **Site Size ha:** 1.00    **No Dwellings:** 6

**Planning Status:** *Reserved Matters: 3/2016/1148; Outline 3/2015/0715; Non Material Amendment 3/2018/0016*

**Applicant or Agent:**

*Oakhill Investments*

*Oakhill College*

*Whalley*

*BB7 9AF*



*Erection of detached dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

### **Development Stage**

**Started?**        *no*

**Completions:**        *n/a*

**Under Construction:**        *n/a*

**Remaining area to be developed:**        *6dw / 1.00ha*

**LITTLE DUDLANDS FARM,  
RIMINGTON LANE, RIMINGTON**

**OS Grid Reference: 380831 446583**

**Site Size ha: 0.58**

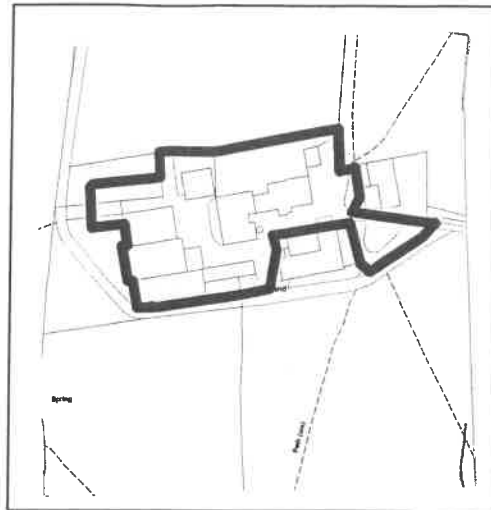
**No Dwellings: 2**

**Planning Status: Full 3/2016/0216**

**Works: Conversion of barns to 2 dwellings with  
Garages & creation of garden areas**

**Completions: n/a**

**Development Commenced: no**



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**SITES WITH FULL  
PLANNING PERMISSION**

## SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2014/1089	Land off Clough Bank Lane Chatburn	0.21	2	Proposed erection of 2 new dwellings & detached garage	14/7/15	1	376896 444033	*
3/2012/1010	55 Pendle Road Clitheroe	0.12	2	Erection of detached dwellings - 1 complete	27/2/13	2	375027 441369	
3/2016/0092	Land off Victoria Terrace Mellor Brook	0.32	3	Erection of dwellings	10/6/16	3	364145 431065	
3/2013/0333	Brook Farm Longsight Road Clayton-le-Dale	0.06	1	Erection of dwelling. (See Conversions 2 dwellings)	7/10/13	4	366771 433345	
3/2012/0488	Land adj Radley Ribblesdale Avenue Clitheroe	0.06	1	Erection of 2 detached dwelling, 1 completed	24/10/12	5	374182 442547	
3/2017/0320 3/2016/0368	52A Fairfield Drive Clitheroe	0.04	1	Erection of dwelling within curtilage of existing dwelling (Revision of house type)	25/5/17 24/10/16	6	373061 441236	
3/2015/0187	58 Bushburn Drive Langho	0.03	1	Erection of dwelling in garden	20/4/15	7	370092 434131	
3/2014/0961	Skirden Hall Farm Tosside	0.08	1	Erection of bungalow & garage	10/11/15	8	376493 455938	*
3/2016/0718	Oakleigh Whalley Road Barrow	0.26	1	Erection of detached dwelling with detached garage	19/6/17	9	373625 437898	
3/2015/0183	Land at 78 Riverside Low Moor Clitheroe	0.05	2	Erection of pair of semi-detached 2 storey dwellings	18/12/15	10	372974 441998	
3/2015/0649	Land adj 97 Woone Lane Clitheroe	0.25	9	Erection of dwellings & creation of new access	13/1/16	11	373967 441110	
3/2015/0931	Longsight House Longsight Road Langho	0.19	2	Reserved Matters for erection of dwellings	12/2/16	12	369186 434344	
3/2015/0523	The Old Farmhouse Crumpax Avenue Longridge	0.03	1	Erection of dwelling	2/3/16	13	360241 437733	

## SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2016/0044	Little Middop Farm Burnley Road Gisburn	0.04	1	Erection of agricultural worker's dwelling	15/3/16	14	384181 445763	
3/2016/0183	34 Green Lane Longridge	0.02	1	Erection of dwelling	19/4/16	15	360916 437534	
3/2016/0293	12 Knowsley Road Wilpshire	0.11	3	Demolition of cottage/commercial building & garages & erection of 4 terraced cottages	12/5/16	16	368641 431997	*
3/2016/0309	Land adj 2 Harewood Avenue Simonstone	0.02	1	Erection of dwelling	8/6/16	17	377106 434574	
3/2016/0367	Land at Bentlea Road Gisburn	0.34	2	Erection of detached dwellings	1/7/16	18	383080 448742	
3/2015/0615	Land adj 17 Brookes Lane Whalley	0.24	2	Erection of detached dwellings	1/7/16	19	373508 436558	
3/2016/0278	Plot 3 26 Whalley Road Wilpshire	0.13	1	Erection of detached dwelling with integral garage	28/10/16	20	368793 432033	
3/2016/0711	9 Downham Road Chatburn	0.14	2	Demolition of existing building and erection of dwellings	24/11/16	21	376966 444074	*
3/2016/0764	Primrose Works Primrose Road Clitheroe	0.06	4	Demolition of buildings & erection of apartments. (See Conversion to apartments)	11/11/16	22	373719 440751	*
3/2016/0577	Land off Ribblesdale View Chatburn	0.12	4	Demolition of garages & erection of dwellings	2/12/16	23	377026 444191	*
3/2016/0771	17 Brookes Lane Whalley	0.07	1	Erection of detached dwelling	6/12/16	24	373539 436547	
3/2016/0988	Land adj Manor Barn Rimington Lane Rimington	0.19	1	Reserved Matters for erection of dwelling	7/12/16	25	380750 445946	*
3/2016/0882	Land adj Park Street Play Area Park Street Clitheroe	0.05	2	Erection of detached dwellings	16/12/16	26	374218 440976	

**SITES WITH OUTLINE  
PLANNING PERMISSION**

## SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2016/1128	Former LCC Depot Dixon Road Longridge	0.15	6	Erection of dwellings	18/1/17	27	360629 437336	*
3/2016/1201	41 Dilworth Lane Longridge	0.07	1	Erection of dwelling	18/4/17	28	361232 437244	
3/2016/0346	30 Barker Lane Mellor	0.19	1	Demolition of existing house & erection of 2 detached dwellings	5/5/17	29	367147 430547	*
3/2017/0355	Former Filling Station 10 & 12 Sawley Road Chatburn	0.02	1	Demolition of buildings & erection of detached dwelling	31/5/17	30	377006 444204	*
3/2017/0118	The Coach House 26 Whalley Road Wilpshire	0.30	3	Erection of dwellings on site of former tennis court	31/7/17	31	368893 432066	*
3/2017/0774	Adj 12 Manor Road Clitheroe	0.03	1	Erection of detached dwelling	27/10/17	32	373717 441356	
3/2017/0920	Back St Pauls Street Low Moor Clitheroe	0.14	5	Erection of town houses	1/12/17	33	373071 441629	*
3/2017/0184	Wilkin Square Clitheroe	0.13	10	Erection of apartments	1/12/17	34	374358 441579	*
3/2017/1134	Land between 46-48 Branch Road Mellor	0.02	1	Erection of dwelling	26/1/18	35	364023 430737	
3/2017/0937	Land Entrance to Whalley Industrial Park Clitheroe Road Barrow	0.07	1	Erection of dwelling	29/3/18	36	373554 437630	
No of Sites 36	<b>TOTAL</b>	<b>4.35</b>	<b>82</b>					

## SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2014/1089	Land off Clough Bank Lane Chatburn	0.21	2	Proposed erection of 2 new dwellings & detached garage	14/7/15	1	376896 444033	*
3/2012/1010	55 Pendle Road Clitheroe	0.12	2	Erection of detached dwellings - 1 complete	27/2/13	2	375027 441369	
3/2016/0092	Land off Victoria Terrace Mellor Brook	0.32	3	Erection of dwellings	10/6/16	3	364145 431065	
3/2013/0333	Brook Farm Longsight Road Clayton-le-Dale	0.06	1	Erection of dwelling. (See Conversions 2 dwellings)	7/10/13	4	366771 433345	
3/2012/0488	Land adj Radley Ribblesdale Avenue Clitheroe	0.06	1	Erection of 2 detached dwelling, 1 completed	24/10/12	5	374182 442547	
3/2017/0320 3/2016/0368	52A Fairfield Drive Clitheroe	0.04	1	Erection of dwelling within curtilage of existing dwelling (Revision of house type)	25/5/17 24/10/16	6	373061 441236	
3/2015/0187	58 Bushburn Drive Langho	0.03	1	Erection of dwelling in garden	20/4/15	7	370092 434131	
3/2014/0961	Skirden Hall Farm Tosside	0.08	1	Erection of bungalow & garage	10/11/15	8	376493 455938	*
3/2016/0718	Oakleigh Whalley Road Barrow	0.26	1	Erection of detached dwelling with detached garage	19/6/17	9	373625 437898	
3/2015/0183	Land at 78 Riverside Low Moor Clitheroe	0.05	2	Erection of pair of semi-detached 2 storey dwellings	18/12/15	10	372974 441998	
3/2015/0649	Land adj 97 Woone Lane Clitheroe	0.25	9	Erection of dwellings & creation of new access	13/1/16	11	373967 441110	
3/2015/0931	Longsight House Longsight Road Langho	0.19	2	Reserved Matters for erection of dwellings	12/2/16	12	369186 434344	
3/2015/0523	The Old Farmhouse Crumpax Avenue Langridge	0.03	1	Erection of dwelling	2/3/16	13	360241 437733	

**SITES ON WHICH DEVELOPMENT HAS COMMENCED  
PART OF SITE NOT STARTED**

**SITES ON WHICH DEVELOPMENT HAS COMMENCED, PART OF SITE NOT STARTED**

APPLICATION NO	SITE LOCATION	WHOLE SITE		REMAINDER		MAP NO	NGR	BROWNFIELD SITE
		AREA	DWELLINGS	AREA	DWELLINGS			
6/9/2236*	144 Whalley Road Wilpshire	0.19	3	0.07	1	45	369422 432991	*
3/91/0071#	Weavers Croft Billington	0.65	23	0.03	1	46	372179 435649	*
<b>No of Sites</b> <b>2</b>	<b>TOTAL</b>	<b>0.84</b>	<b>26</b>	<b>0.10</b>	<b>2</b>			

\*Consent for 3 detached houses. 2 houses completed. Only 1 extra dwelling will be added to the housing supply  
 #Consent for 23 houses. 22 houses are complete. 1 house is outstanding therefore only 1 dwelling will be added to the housing supply



**SITES ON WHICH DEVELOPMENT HAS  
COMMENCED, UNITS UNDER CONSTRUCTION**

## SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION

APPLICATION NO	SITE LOCATION	PART OF SITE UNDER CONSTRUCTION	MAP NO	NGR	BROWNFIELD SITE
3/2005/0429	Land at Padiham Road Sabden	0.07	47	377987 437353	*
3/1994/0128	Land adj Alderleigh Henthorn Road Clitheroe	0.05	48	373233 440972	*
3/2007/0246	Hesketh End Judd Holmes Lane Chipping	0.10	49	361261 441140	
3/2006/0586	Land at Higher Highfield Farm Tinklers Lane Slaidburn	0.05	50	372695 452516	
3/2011/0599	Walter Carefoot Blackpool Road Longridge	0.04	51	359950 437271	*
3/2009/0307	17 & 19 Waverley Road Ramsgreave	0.12	52	368434 431656	
3/2017/0399 3/2009/0765	26, 26a, 28 Bosburn Drive Mellor Brook	0.11	53	364063 430816	
3/2011/0169	Black Horse Inn Pimlico Road Clitheroe	0.14	54	374881 443202	
3/2010/1014	11 Stubbins Lane Sabden	0.07	55	378058 437440	*
3/2010/0424	Clayton Manor Ribchester Road Wilpshire	0.09	56	368492 432549	
3/2011/0695	Smithyfield House 1 Mount Pleasant Sabden	0.07	57	378117 437271	

# SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION

APPLICATION NO	SITE LOCATION	PART OF SITE UNDER CONSTRUCTION	MAP NO	NGR	BROWNFIELD SITE
3/2014/0107	The Courtyard 249 Preston Road Alston	0.05	58	360094	
				435392	
3/2013/0568	Aintree House 12 Whalley Road Mellor Brook	0.06	59	364142	
					431223
3/2016/0663 3/2012/0789	Rock Bottom Whins Lane Simonstone	0.13	60	377486	*
					435316
3/2013/0571	Croft House, Low Orchard House & High Orchard House Broad Meadow Chipping	0.18	61	361809	
					443288
3/2013/0306	Pack Horse Garage Mellor Brow Mellor Brook	0.26	62	364159	
					431103
3/2013/1070	Cherry Hall Main Street Grindleton	0.05	63	375791	
					445889
3/2013/0513	8 Hammond Drive Read	0.27	64	376059	
					434854
3/2016/0480	New England Tan Yard Hollin Hall Longridge	0.16	65	361264	
					437730
3/2015/0772	1-4 Grimbledeston Close Longridge	0.17	66	360103	
					436023
3/2015/0809	Land r/o 116 St Paul's Low Moor Clitheroe	0.02	67	373027	
					441740

## SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION

APPLICATION NO	SITE LOCATION	PART OF SITE UNDER CONSTRUCTION	MAP NO	NGR	BROWNFIELD SITE
3/2016/0290	44,46,48,50 Chapel Hill Longridge	0.28	68	360344 436704	*
3/2015/0366	61A Mitton Road Whalley	0.03	69	372601 436738	
3/2014/0240	1-5 The Close 48A & 48B Blackburn Road Ribchester	0.16	70	364998 435346	*
3/2017/0207	The Stable Yard Davis Street Longridge	0.08	71	360187 437716	*
3/2014/0703	Site of Ten Garages Hambledon View Simonstone	0.04	72	376803 434450	*
3/2017/0128	29 Calder Avenue Billington	0.03	73	372410 435605	
3/2017/0406	Northlands Ribblesdale Avenue Clitheroe	0.07	74	374226 442539	
3/2017/0760	Land adj Moorfield Avenue Ramsgreave	0.05	75	368379 431334	*
3/2015/0756	Heywood House Whalley Road Read	0.10	76	375957 434047	
3/2017/1183 3/2014/0751	10 Hammond Drive Read	0.05	77	376089 434838	
3/2014/0776	9 Fox Street Clitheroe	0.03	78	374438 442375	
3/2017/0764	Mason House Farm Clitheroe Road Bashall Eaves	0.10	79	369051 443759	

# SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION

APPLICATION NO	SITE LOCATION	PART OF SITE UNDER CONSTRUCTION	MAP NO	NGR	BROWNFIELD SITE
3/2016/0619	Public Conveniences Mellor Lane Mellor	0.02	80	365190 430919	*
<b>No of Sites</b> 34		<b>3.30</b>			
		<b>71</b>			

**CONVERSIONS AND CHANGE OF USE  
SITES ON WHICH DEVELOPMENT  
HAS NOT COMMENCED**

## CONVERSION CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS NOT COMMENCED

SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
17 Dilworth Lane Longridge	0.02	1	Conversion of barn to 2 bed dwelling	29/6/15	3/2015/0149	360806 437293	
The Longridge Restaurant 104 Higher Road Longridge	0.07	2	Conversion of restaurant to 2 dwellings	20/5/15	3/2014/1088	361147 437725	*
1,2,3 The Old Garage Back Brennand Street Clitheroe	0.03	3	Change of use to apartments	22/4/16	3/2015/1020	374310 442062	*
Dewhurst Farm Longsight Road Langho	0.01	1	Change of use of agricultural building to dwelling - Prior Notification Class Q(a)	15/9/15	3/2015/0632	368776 434022	
Barn at Higher House Farm Settle Lane Paythorne	0.04	1	Change of use of agricultural building to dwelling - Prior Notification Class Q(a)	29/9/15	3/2015/0661	382901 452199	
Land off New Lane Withgill	0.02	1	Change of use of agricultural building to dwelling - Prior Notification Class Q(a)	11/1/16	3/2015/0937	371710 440728	
Higher Ghylls Wigglesworth Road Slaidburn	0.10	2	Conversion of barn to dwelling	15/1/16	3/2015/0748	376477 455083	
Hougher Fall Farm Old Clitheroe Road Dutton	0.14	2	Conversion of barn & outbuildings to dwellings	22/3/16	3/2014/0200 3/2014/0201	365184 439332	
Primrose Works Primrose Road Clitheroe	0.23	14	Conversion of workshop to apartments. (See Full Planning erection of apartments)	11/11/16	3/2016/0764	373719 440751	*
Sheepfold Farm Balderstone Hall Lane Balderstone	0.14	2	Conversion of farm buildings to dwellings	1/8/16	3/2016/0197	361313 432902	

## CONVERSION CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS NOT COMMENCED

SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
Long Holme Row Gisburn Road Sawley	0.03	1	Conversion of barn to dwelling	23/9/16	3/2016/0570	380322 448171	
Lily Cottage 2/4 Bawlands Clitheroe	0.01	1	Change of use from 1 dwelling to 2 separate dwellings	24/11/16	3/2016/0941	374004 441695	*
Barn North Phillips Farm Stoneygate Lane Ribchester	0.01	1	Change of use of agricultural building to dwelling - Prior Notification Class Q(a)	14/12/16	3/2016/0986	364871 436975	
Annex & Beauty & Massage Facility 15 The Drive Brockhall Village	0.06	1	Change of use of annex & beauty & massage facility to dwelling	16/12/16	3/2016/1025	370058 436406	*
Dewhurst Farm Longsight Road Langho	0.06	1	Subdivision of existing barn conversion from 1 dwelling to 2 dwellings - 3/2013/0713P	14/12/16	3/2016/0662	368777 433969	
Fish House Farm Fish House Lane Chipping	0.15	3	Conversion of 2 barns to dwellings	19/12/16	3/2016/1027	361022 444068	
Ribble View Barn Alston Lane Longridge	0.06	1	Change of use from agricultural building to dwelling - Prior Notification Class Q(a)	22/12/16	3/2016/1042	361817 434202	
Cowley Brook Farm Higher Road Longridge	0.06	1	Conversion of barn to dwelling	22/12/16	3/2016/0959	364162 439150	
Lower Cockhill Barn Hothersall Lane Hothersall	0.01	1	Conversion of agricultural building to dwelling - Prior Notification Class Q(a) & Q(b)	27/1/17	3/2016/1104	362162 436366	



## CONVERSION CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS NOT COMMENCED

SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
Fletcher Fold Farm Osbaldeston Lane Osbaldeston	0.16	1	Conversion of redundant barn to dwelling	10/2/17	3/2016/0905	364595 432703	
Stanley House Lowergate Clitheroe	0.11	2	Change of use of B1 office to dwellings	17/2/17	3/2016/0928	374660 441777	*
Higher Boyce Farm Stoneygate Lane Ribchester	0.09	2	Conversion of agricultural building into dwellings	22/2/17	3/2017/0012	364922 435969	
Loft Shay Farm Clitheroe Road Ribchester	0.05	1	Conversion of agricultural storage building to dwelling	10/4/17	3/2016/0955	364093 438234	
Lyme House Farm Chipping Road Thornley with Wheatley	0.09	2	Conversion of barns to dwellings	12/7/17	3/2017/0489	362341 440554	
Wheatley Barn Four Acre Lane Thornley	0.07	1	Conversion of barn to dwelling	27/7/17	3/2017/0293	362036 439854	
The Old Dairy Four Acre Lane Thornley	0.05	1	Conversion of barn to dwelling	19/9/17	3/2017/0712	362036 439868	
Wittons Farm Anna Lane Bolton-by-Bowland	0.11	1	Conversion of barn to dwelling	18/9/17	3/2017/0649	377713 452248	
Eatoughs Farm Fleet Street Lane Ribchester	0.21	1	Change of use of barn to dwelling	28/9/17	3/2017/0765 3/2017/0021 3/2015/0850	362853 435787	

## CONVERSION CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS NOT COMMENCED

SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
Morton House Birdy Brow Clitheroe	0.27	1	Conversion of barn to dwelling	17/10/17	3/2017/0816	368859 440248	
New Barn Holden lane Slaidburn	0.08	1	Change of use of redundant building into a live/work unit & café & bunk house	27/10/17	3/2017/0822	375713 452241	
1A East View Terrace Langho	0.01	2	Change of use of existing building to one-bedroom flats	19/12/17	3/2017/0726	370515 434270	*
21 King Street Whalley	0.01	1	Creation of 1st floor flat	9/1/18	3/2017/0986	373317 436047	*
The Dog & Partridge Tosside	0.09	1	Change of use of 2 storey extension from bed & breakfast guest rooms & café to dwelling	12/1/18	3/2017/0171	376894 456073	*
Cunliffe House Farm Longsight Road Langho	0.02	1	Change of use of barn to dwelling	17/1/18	3/2017/1089	369243 434194	
54 Berry Lane Longridge	0.01	1	Change of use of 1st floor office to flat	22/1/18	3/2017/1123	360319 437497	*
Cherry Tree Farm Chipping Road Chaigley	0.09	1	Conversion of barn to dwelling	12/2/18	3/2017/1223	365462 442469	
Manor House Howgill Lane Rimington	0.19	1	Conversion of former barn to dwelling	19/3/18	3/2018/0036	382520 446023	*
Jersey Croft Knowsley Road Wilpshire	0.01	1	Conversion & extension of attached outbuilding to dwelling	19/3/18	3/2018/0053	368464 431961	
<b>No of Sites 38</b>	<b>2.97</b>	<b>63</b>					

**CONVERSIONS AND CHANGE OF USE  
SITES ON WHICH DEVELOPMENT  
HAS COMMENCED**

# CONVERSIONS AND CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS COMMENCED

SITE LOCATION	AREA HA	DW	COMMENCED	BUILDING REGS NO	PLANNING APP NO	NGR	BROWNFIELD
Trough House Farm Lambing Clough Lane Hurst Green	0.04	1	13/5/97	3/1997/0095	3/1995/0474	368675 436779	
9 & 11 Woodfields Stonyhurst	0.10	2	14/2/18	3/2018/0114 3/2016/0777 3/2007/1166	3/2016/1004 3/2013/0626 3/2007/0504	369582 439412	
New Barn Whalley Road Stonyhurst	0.13	3	1/9/16 2/8/07	3/2016/0776 3/2007/1127	3/2016/1011 3/2014/0417 3/2013/0625 3/2007/0505	369713 438566	
16,18,18A Well Terrace Clitheroe	0.01	3	7/5/09	3/2009/0983	3/2008/0775	374575 442180	*
Carlinghurst Farm Huntingdon Hall Lane Dutton	0.02	2	31/8/11	3/2011/2216	3/2010/0627	366303 438241	
Flats 1,2,3 Pendle House Clitheroe Road Chatburn	0.14	3	18/10/16 12/3/12	3/2016/0849 3/2011/1831	3/2012/0317	376553 443672	*
Aspinalls Farm/ The Old Barn Kenyon Lane Dinckley	0.04	1	20/4/12	3/2011/3215	3/2011/0675	369420 436111	
2 Chapel School St Nicholas Avenue Sabden	0.09	1	9/12	3/2011/2968	3/2011/0284	377979 437565	*
44-46 Berry Lane Longridge	0.01	1	24/7/12	3/2012/1434	3/2012/0577	360418 437428	*
Carr House Farm & Carr Cottage Longsight Road Clayton-le-Dale	0.24	2	13/3/14	3/2012/0764	3/2011/0008	365443 432633	

# CONVERSIONS AND CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS COMMENCED

SITE LOCATION	AREA HA	DW	COMMENCED	BUILDING REGS NO	PLANNING APP NO	NGR	BROWNFIELD
Wycongill Farm Holden Lane Bolton-by-Bowland	0.06	1	6/13	3/2011/1010	3/2011/0633	377295 450459	
Out Lane Head Farm Out Lane Chipping	0.06	2	5/3/14	3/2014/0514	3/2011/0004	360376 443711	
Hothersall Hall Farm Hothersall Lane Ribchester	0.05	1	4/14	3/2012/209IIN	3/2011/0324	363138 434671	
Clough Farm Carters Lane Paythorne	0.33	1	27/5/14	3/2014/0562	3/2011/0278	381130 451286	
Lower Cote Barn Higher Greenhead Farm Gisburn Road Sawley	0.01	1	17/7/14	3/2013/1208	3/2013/0013	378918 446406	
Hubbersty Fold Farm Commons Lane Balderstone	0.06	1	3/2/15		3/2011/0625	362953 432149	
1 & 2 Fairclough Cottage Loud Bridge Chipping	0.06	2	18/12/14	3/2014/1585IIN	3/2011/0702	359061 441126	*
Brockthorn Tosside	0.02	2	1/15	3/2014/1225	3/2011/1058 3/2010/0693	375853 45514	
6A Church Lane Mellor	0.01	1	15/12/15	3/2013/157IIN	3/2013/1030	365116 430750	*
Fell View Barn Dewhurst Farm Longsight Road Langho	0.32	1	29/6/16	3/2017/0658IIN	3/2017/0203 3/2016/0722 3/2013/0713	368769 433973	

# CONVERSIONS AND CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS COMMENCED

SITE LOCATION	AREA HA	DW	COMMENCED	BUILDING REGS NO	PLANNING APP NO	NGR	BROWNFIELD
Lawson House Farm Bolton-by-Bowland Road Sawley	0.30	1	1/16	3/2013/1185	3/2011/0729 3/2010/0750	377186 447138	
1 & 2 What Close Barn Burnley Road Gisburn	0.29	2	23/3/16	3/2016/0802IN 3/2012/1396IN	3/2015/0204	383234 447186	
Quarry House Tosside	0.04	1	30/4/16	3/2013/0517IN	3/2012/1110	375076 454098	*
Former Garage Branch Road Waddington	0.01	1	30/4/16	3/2015/1729IN	3/2013/0064	372869 443932	*
Kelleys Farm Green Moor Lane Knowle Green	0.03	1	4/1/16		3/2012/0777	363965 437396	
Billingtons Farm Mile Lane Longridge	0.03	1	4/8/16		3/2012/0778	361125 438285	
1-7 White Bull Mews Higher Road Longridge	0.04	7	1/8/16	3/2016/0644	3/2015/0491	360777 437324	*
Flats 1-4 9a York Street Clitheroe	0.02	4	13/9/16	3/2016/0812	3/2015/0928	374449 441975	*
Meadow View Barn Bailey Hall Barn Longridge Road Hurst Green	0.20	2	31/8/16	3/2016/0788	3/2013/0154	367780 437324	
Groom's Farm Stirk House Gisburn	0.06	1	20/7/16	3/2016/0158	3/2012/1102	381063 448145	

**CONVERSIONS AND CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS COMMENCED**

SITE LOCATION	AREA HA	DW	COMMENCED	BUILDING REGS NO	PLANNING APP NO	NGR	BROWNFIELD
Pendle Lodge Clitheroe Road Chatburn	0.05	1	7/11/16	3/2016/0516IN	3/2015/1019	376558 443679	*
Greengore Farm Hill Lane Hurst Green	0.15	2	11/16	3/2016/0918IN	3/2013/0215	367391 438876	
Bay Gate Barn Bolton-by-Bowland	0.15	1	3/1/17	3/2016/0830IN	3/2013/0887	375789 449792	
Shuttleworth Hall Burnley Road Gisburn	0.02	1	8/3/17	3/2016/0896	3/2016/0540 3/2014/0811	382855 448356	
Whins Barn Sabden	0.12	1	20/1/17		3/2017/0078 3/2013/0842	377075 437471	
Barn adj Shays Cottage Tosside	0.12	2	10/16	3/2015/0570IN	3/2012/0070 3/2013/0757	375363 453851	
Coach House Trapp Lane Simonstone	0.07	1	10/16	3/2015/1177IN	3/2013/0796	377647 435644	*
Alston Hall Alston Lane Longridge	0.36	1	2/17		3/2016/1028	360851 433934	*
Mill House Farm Chipping Road Chaigley	0.07	1	22/11/17	3/2016/0519IN	3/2013/0840	369085 441394	
Elmridge Barn Elmridge Granary Elmridge Dairy Elmridge Lane Chipping	0.27	3	5/5/17	3/2017/0465IN 3/2017/0466IN	3/2017/0608 3/20170336 3/2013/0691	359564 440599	

# CONVERSIONS AND CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS COMMENCED

SITE LOCATION	AREA HA	DW	COMMENCED	BUILDING REGS NO	PLANNING APP NO	NGR	BROWNFIELD
Shepherds View Skipton Road Horton	0.02	1	30/6/17	3/2017/0218IN	3/2015/0346 3/2015/0725	387106 450204	
Greengates Farm Skipton Road Gisburn	0.03	1	27/6/17	3/2017/0175	3/2015/0338	383957 449156	
Twinbrook Barn Up Brooks Clitheroe	0.21	1	7/8/17	3/2017/0659IN 3/2017/0260IN	3/2016/0698	375385 442277	
Woodland Barn Longsight Road Langho	0.02	1	11/8/17	3/2017/0395	3/2017/0100 3/2016/0103	368787 433939	
1-5 Clough Cottages 8 Whalley Road Hurst Green	0.18	4	1/9/17	3/2017/0257IN	3/2016/0815	368596 437916	*
1 to 3 Pimlico Road Clitheroe	0.01	1	18/10/17	3/2017/0452IN	3/2017/0260	374467 442174	*
Flats 1-4 28 Whittle Close Clitheroe	0.06	3	25/10/17	3/2017/0236	3/2016/1014	374772 442095	*
Dewhurst Barn Longsight Road Langho	0.06	1	13/11/17	3/2016/0594IN	3/2016/0662 3/2016/0722 3/2013/0713	368777 433969	
Flats 1-6 32 Asturian Gate Ribchester	0.05	6	30/1/18	3/2017/0657IN	3/2017/0637	362746 436584	*
Ash Tree Barn & Ash Tree Cottage West Marton	0.02	2	31/1/18	3/2017/0666IN	3/2015/0633	387470 450767	



# CONVERSIONS AND CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS COMMENCED

SITE LOCATION	AREA HA	DW	COMMENCED	BUILDING REGS NO	PLANNING APP NO	NGR	BROWNFIELD
7B Isle of Man Ramsgreave	0.05	1	6/3/18	3/2016/0183	3/2014/0626	368265 431566	*
Greengates Farm Skipton Road Gisburn	0.13	3	23/11/17	3/2017/0653	3/2015/0620 3/2017/0241	383948 449180	
<b>No of Sites 52</b>	<b>5.04</b>	<b>92</b>					

**AFFORDABLE HOUSING SITES  
NOT STARTED**

## AFFORDABLE HOUSING SITES ~ NOT STARTED

SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
Old Row Whalley Road Barrow	0.29	7	Outline erection of affordable units	3/1/17	3/2016/0146	373876 438431	
Land Accrington Road Whalley	0.89	23	Reserved Matters for erection of affordable units	10/3/17	3/2016/0344	373587 436021	
Land off Dale View Billington	0.40	12	Full erection of affordable units	30/11/17	3/2017/0133	372514 435922	
Spout Farm Preston Road Longridge	0.53	10	Full erection of affordable units	2/5/17	3/2016/0580	360276 436034	
Land to the South-West of Barrow & West of Whalley Road Barrow	1.82	68	Reserved Matters for erection of affordable units Parcel B	15/8/17	3/2017/0050	373362 438104	
Land at Higher Standen Farm & Part of Littlemoor Farm Clitheroe	11.03	244	Outline erection of affordable units - See Reserved Matters 3/2016/0324	17/4/14	3/2012/0942	375069 440720	
Land off Waddington Road Clitheroe	2.78	83	Outline erection of affordable units	6/3/15	3/2014/0597	373869 442205	
Land at Chatburn Road Clitheroe	0.55	7	Outline erection of affordable units & 1 care unit	10/7/15	3/2013/0981	375229 443021	
Land off Longsight Road Langho	1.50	5	Outline erection of affordable units	9/7/15	3/2015/0010	370561 434585	
Land off Pimlico Link Road Clitheroe	0.24	6	Outline erection of affordable units	30/9/15	3/2014/0742	374958 443258	
Land East of Chipping Lane Longridge	5.79	73	Outline erection of affordable units	29/10/15	3/2014/0764	360351 438050	
Land East of Clitheroe Road (Lawsonsteads) Whalley	1.74	48	Reserved Matters for erection of affordable units	8/1/16	3/2015/0489	373822 436492	

## AFFORDABLE HOUSING SITES ~ NOT STARTED

SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
Land adj Church Raikie Chipping	0.32	7	Reserved Matters erection of affordable units	21/12/17	3/2017/0183	361900 443432	
Land at Worthalls Farm Westfield Avenue Read	0.14	5	Outline erection of affordable units	9/9/16	3/15/0495	376598 434416	*
Land West of Preston Road Longridge	2.68	82	Outline erection of affordable units	18/9/17	3/2016/0974	359945 435869	
Coplow View & Guardians Close (Former Clitheroe Hospital) Clitheroe	0.50	15	Full erection of affordable units	9/2/18	3/2017/0616	375446 442997	*
Butchers Laithe Anna Lane Bolton by Bowland	0.03	1	Removal of condition 15 of 3/2006/0836 to change use from holiday let to affordable dwelling	20/2/18	3/2015/0731	376635 453813	*
	<b>31.23</b>	<b>696</b>					

**\*NOTE:**

16 sites are included in sites over 0.4ha

1 site all affordable units is included in affordable housing sites - not started

<b>APPENDIX A</b>		<b>NUMBER IN 5 YEAR SUPPLY</b>							<b>Net Outstanding Beyond 5 Years</b>
<b>LARGE SITES NOT STARTED</b>	<b>DEVELOPER</b>	<b>TOTAL NO. OF DWELLINGS</b>	<b>Year 1 01/04/18 31/03/19</b>	<b>Year 2 01/04/19 31/03/20</b>	<b>Year 3 01/04/20 31/03/21</b>	<b>Year 4 01/04/21 31/03/22</b>	<b>Year 5 01/04/22 31/03/23</b>	<b>TOTAL</b>	
Land West of Preston Road, Longridge	Kier Living	275	15	30	30	30	30	135	140
Land east of Clitheroe Road, Whalley (Lawsonsteads)		160	0	0	15	30	30	75	85
Land at Higher Standen Farm (future phase)		812	0	0	0	0	0	0	812
Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel B)		225	0	0	0	0	0	0	225
Land off Waddington Road, Clitheroe		275	0	0	15	30	30	75	200
Land at Accrington Road, Whalley		77	0	0	30	30	17	77	0
<b>TOTAL</b>		<b>1824</b>						<b>362</b>	<b>1462</b>

**APPENDIX A – LARGE SITES NOT STARTED - CURRENT UPDATE**

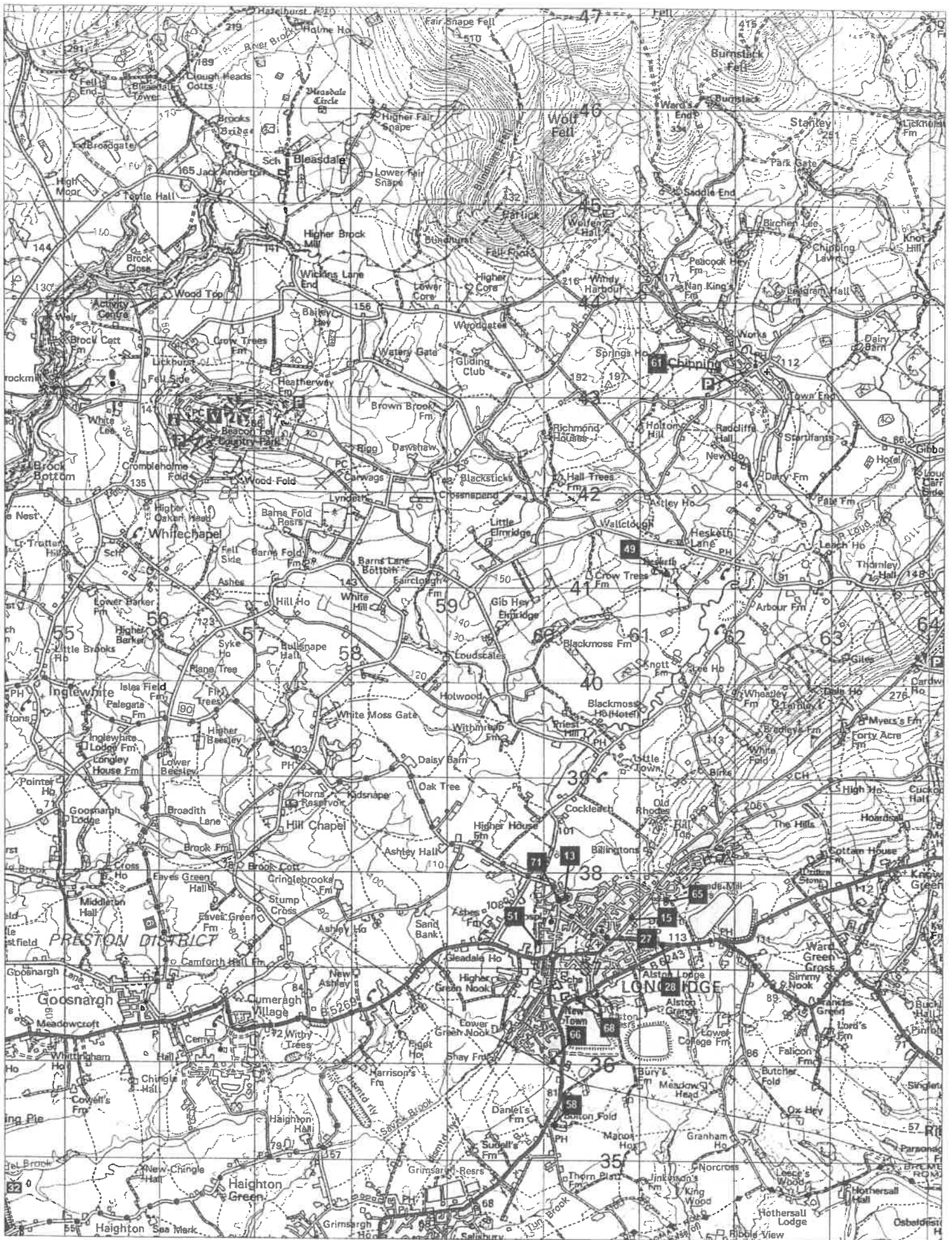
<p>Land West of Preston Road, Longridge</p>	<ul style="list-style-type: none"> <li>• Outline application 3/2016/0974 for the erection of up to 275 dwellings.</li> <li>• Phasing scheme submitted with discharge of conditions application 3/2018/0086. States commencement July 2018 and 36 sales PA.</li> <li>• Kier Living is the developer and is promoting the site on their website.</li> <li>• A Reserved Matters Application for 256 dwellings (3/2018/0105) was determined on the 25/05/2018 which is outside of the 31<sup>st</sup> March deadline. Thus in the next HLAS 19 dwellings will be taken out of the supply.</li> </ul>
<p>Land east of Clitheroe Road, Whalley (Lawsonsteads)</p>	<ul style="list-style-type: none"> <li>• Drainage issue has been resolved. Redrow have confirmed that they will be commencing drainage works.</li> <li>• Discharge of Conditions application submitted which includes detail of drainage pond – 3/2018/0491 – yet to be determined.</li> <li>• RVBC is aware that a number of pre-commencement conditions need to be discharged for Phase 1. Highway Constraint – 6 Month for road building. To commence August 2020.</li> </ul>
<p>Land at Higher Standen Farm (future phase)</p>	<ul style="list-style-type: none"> <li>• Remaining 812 dwellings considered to be deliverable beyond the 5 year period as the first phase is currently underway.</li> <li>• RVBC will continually monitor and liaise with Taylor Wimpey to establish progress on the site throughout the plan period.</li> </ul>
<p>Land to south-west of Barrow &amp; west of Whalley Road, Barrow (Parcel B)</p>	<ul style="list-style-type: none"> <li>• Remaining 225 dwellings considered to be deliverable beyond the 5 year period as the first phase is currently being constructed by Redrow.</li> </ul>
<p>Land off Waddington Road, Clitheroe</p>	<ul style="list-style-type: none"> <li>• Outline application 3/2014/0597 for the erection of up to 275 dwellings</li> <li>• A Reserved Matters application for 241 dwellings has been submitted but is yet to be determined (3/2018/0181).</li> <li>• The figures for this site may need to be adjusted for the next HLAS following determination of the Reserved Matters application (-34 dwellings from the supply).</li> </ul>
<p>Land at Accrington Road, Whalley</p>	<ul style="list-style-type: none"> <li>• Discharge of conditions 3/2018/0120 – Determined 11/05/2018.</li> <li>• Non-material amendment application to vary condition 8. to allow the site access to take place before completion of flood compensation scheme 3/2018/0423 – Yet to be determined.</li> </ul>

APPENDIX B		NUMBER IN 5 YEAR SUPPLY								
LARGE SITES UNDER CONSTRUCTION	DEVELOPER	TOTAL NO. OF DWELLINGS	Year 1 01/04/18 31/03/19	Year 2 01/04/19 31/03/20	Year 3 01/04/20 31/03/21	Year 4 01/04/21 31/03/22	Year 5 01/04/22 31/03/23	TOTAL	Net Outstanding Beyond 5 Years	
Land at Higher Standen Farm, Clitheroe (Phase 1)	Taylor Wimpey	228	30	40	40	40	40	190	38	
Land to south-west of Barrow & west of Whalley Road, Barrow (Parcel A)	Redrow	183	30	30	30	30	30	150	33	
Land North of Dilworth Lane, Longridge	Taylor Wimpey	151 Remaining (44 Completions)	30	30	30	30	31	151	0	
Land east of Chipping Lane, Longridge	Barratt	363	15	30	30	30	30	135	228	
<b>TOTAL</b>		<b>925</b>						<b>626</b>	<b>299</b>	

**APPENDIX B – LARGE SITES UNDER CONSTRUCTION - CURRENT UPDATE**

<p>Land at Higher Standen Farm, Clitheroe (Phase 1)</p>	<ul style="list-style-type: none"> <li>• Uplift of 30 in year 1 – Following Appeal Decision at 46 Higher Road, Longridge (Appeal Ref. APP/T2350/W/17/3186969).</li> <li>• Work has started on site. Site office confirmed on the 12/04/2018 one sold, and expects June occupancy. They also expect delivery of the affordable units in September.</li> <li>• E-mail from developer 15/06/2018 – confirming that delivery rates as above are realistic.</li> <li>• Data from National House Building Council (NHBC) : As of 30<sup>th</sup> June 2018 – 84 are under construction and 9 completions.</li> </ul>
<p>Land to south-west of Barrow &amp; west of Whalley Road, Barrow (Parcel A)</p>	<ul style="list-style-type: none"> <li>• Site visit 12/04/2018 – Parcel A under construction.</li> <li>• Data from NHBC: As of 30<sup>th</sup> June 2018 – 31 under construction.</li> </ul>
<p>Land North of Dilworth Lane, Longridge</p>	<ul style="list-style-type: none"> <li>• Application 3/2017/0054 - Modification of S106 Agreement dated 30th March 2015 contained in planning permission 3/2015/0065 to enable a sale of the affordable housing to Chorley Community Housing – Permission granted 25/04/2017.</li> <li>• Work has started on site.</li> <li>• Data from NHBC: As of 30<sup>th</sup> June 2018 – 35 under construction and 49 completions.</li> </ul>
<p>Land east of Chipping Lane, Longridge</p>	<ul style="list-style-type: none"> <li>• Phase 1 – 3/2016/0193 – Reserved Matters – 118 dwellings of which 36 are affordable.</li> <li>• Application for erection of temporary sales cabin, temporary parking and associated temporary works, until 31 December 2018 - made valid 11/04/2018 (3/2018/0304).</li> <li>• A Reserved Matters application has been submitted for the erection of 124 dwellings (3/2018/0404).</li> <li>• The figures for this site may need to be adjusted for the Sept HLAS following determination of the Reserved Matters application (net gain of +6 units to the supply).</li> <li>• Data from NHBC: As of 30<sup>th</sup> June – 28 under construction.</li> </ul>





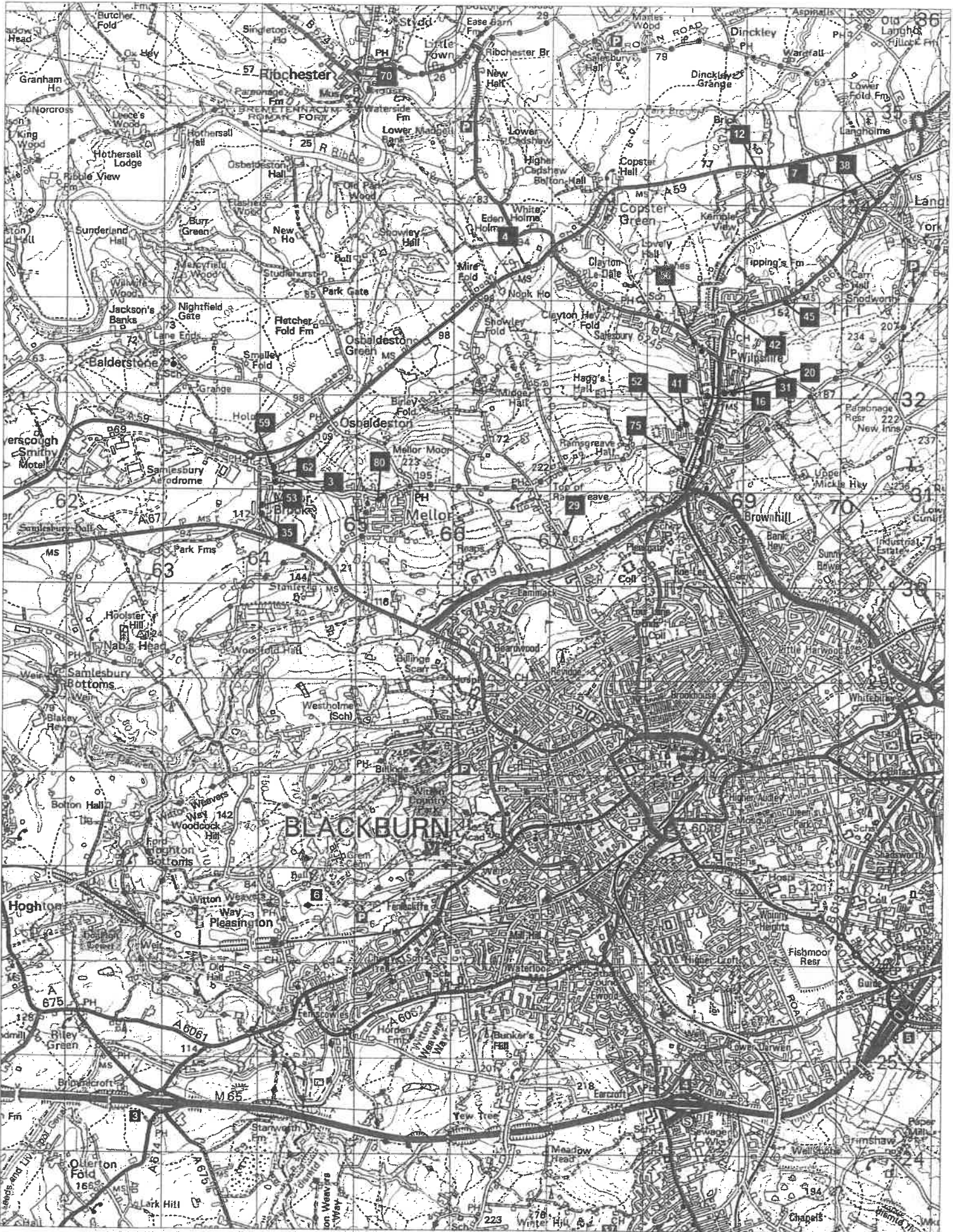
# HOUSING LAND AVAILABILITY APRIL 2018

# MAP 1

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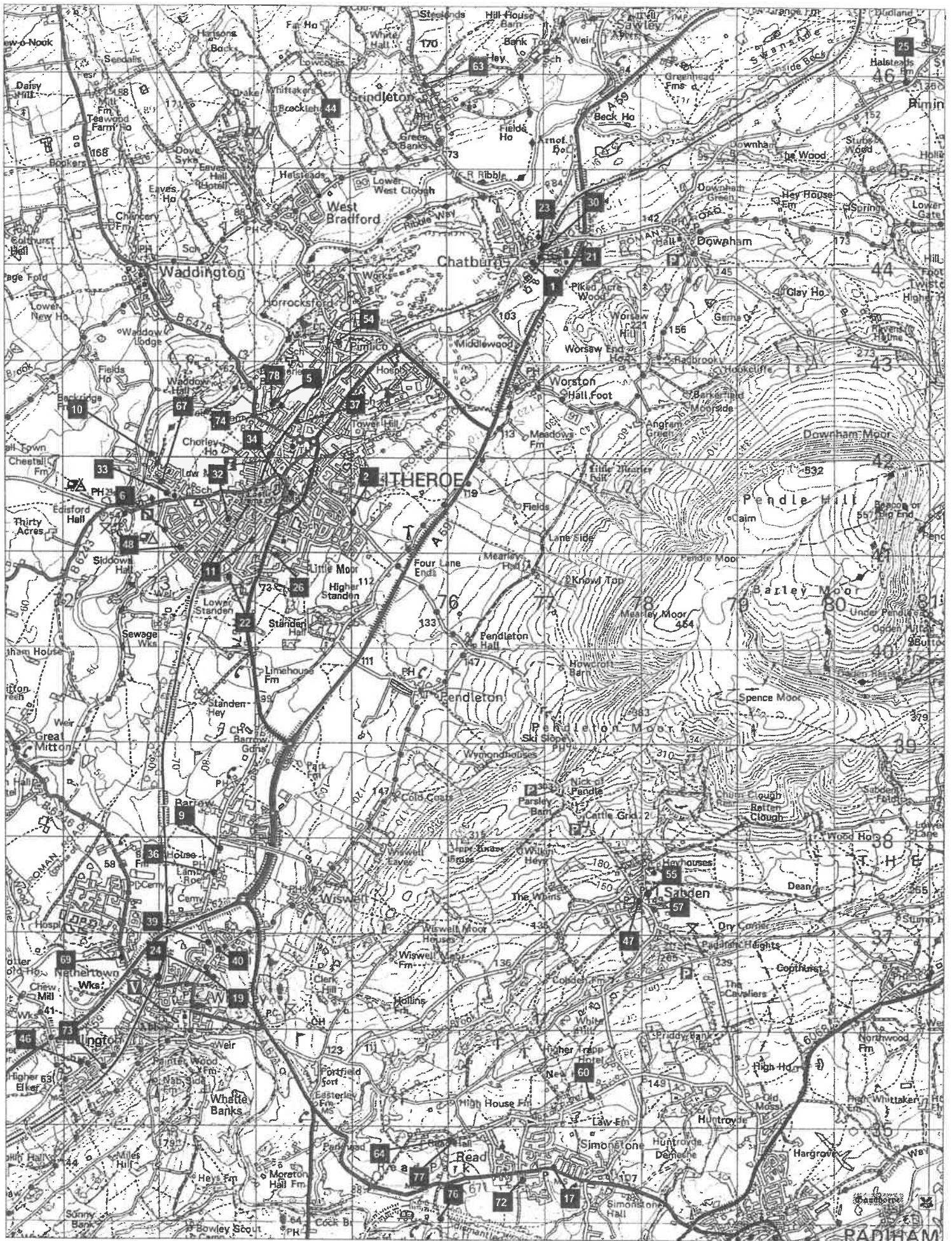
# HOUSING LAND AVAILABILITY APRIL 2018

# MAP 2

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# HOUSING LAND AVAILABILITY APRIL 2018

# MAP 3

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# HOUSING LAND AVAILABILITY APRIL 2018

# MAP 4

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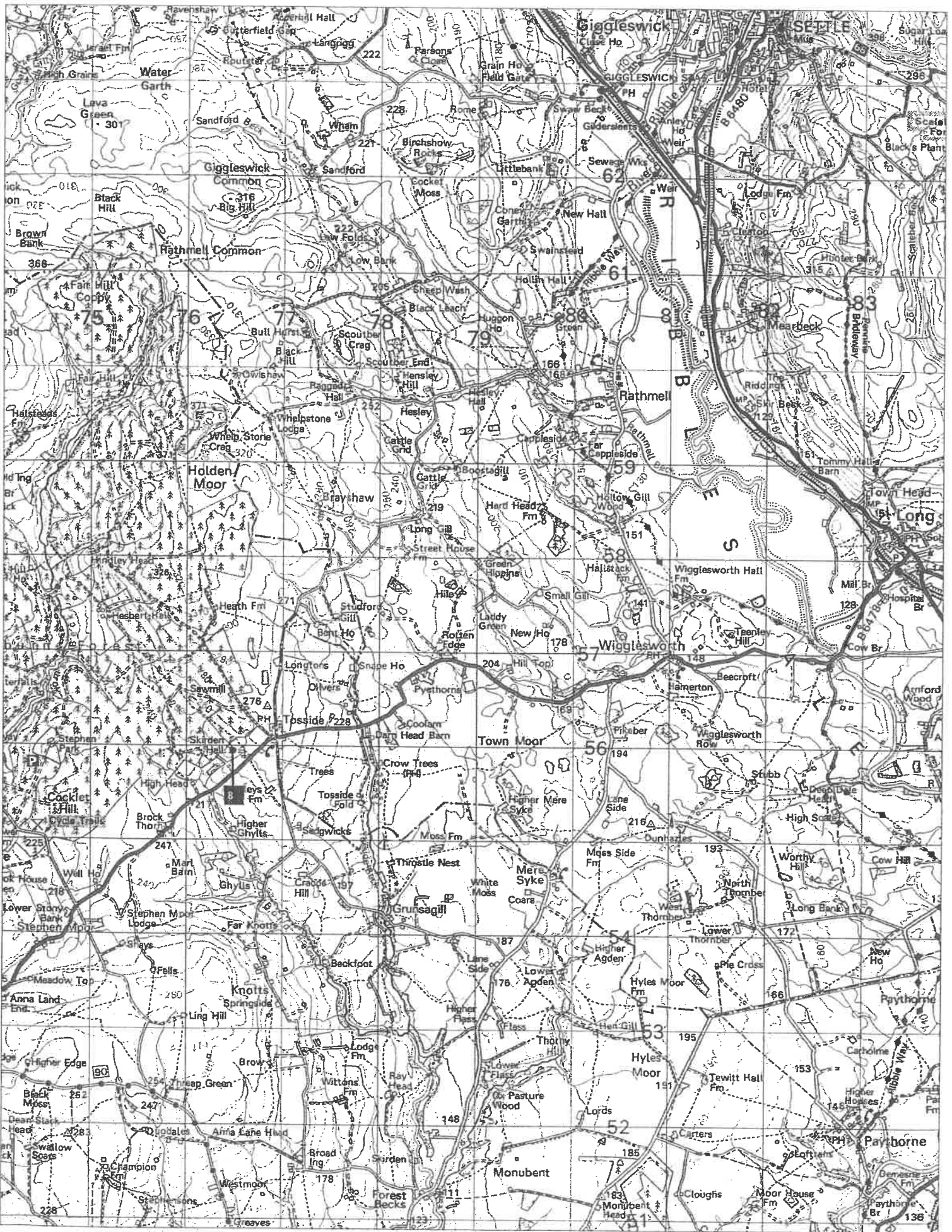
# HOUSING LAND AVAILABILITY APRIL 2018

# MAP 5

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# HOUSING LAND AVAILABILITY APRIL 2018

# MAP 6

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