

HOUSING LAND AVAILABILITY SCHEDULE

OCTOBER 2013



Ribble Valley
Borough Council

www.ribbonvalley.gov.uk

Ribble Valley Borough Council

HOUSING LAND AVAILABILITY SCHEDULE OCTOBER 2013

Contents

Housing land in Ribble Valley - an introductory overview

Details of large sites, ie over 0.4 hectares

Schedule of small sites, ie under 0.4 hectares

Location maps for small sites within the Borough

Date of Survey: 30 September 2013

Disclaimer

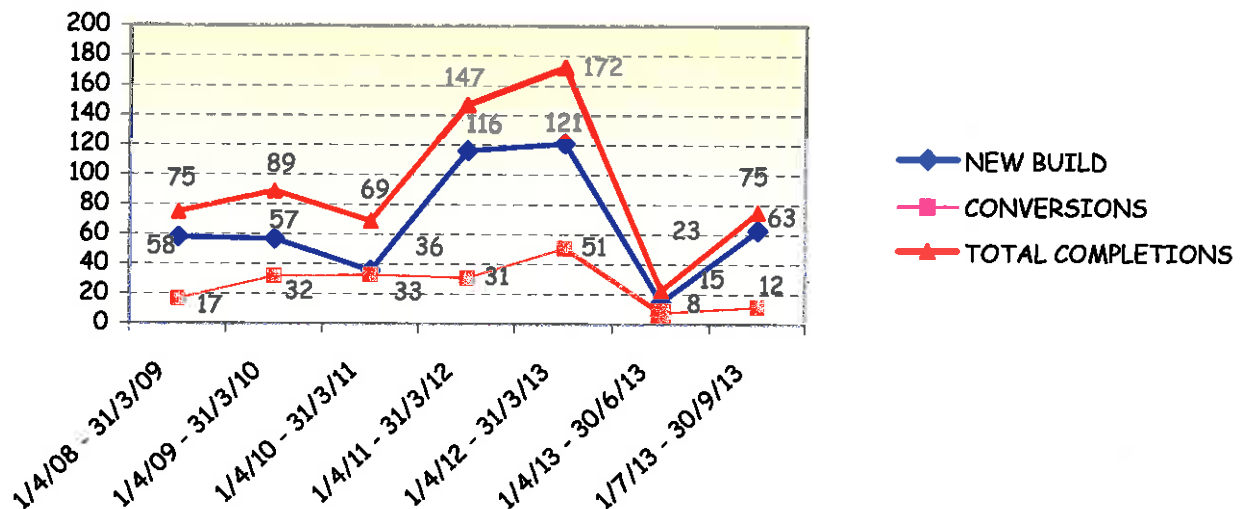
The factual information within this booklet is believed to be correct at the time of survey. Each site has been identified from approved planning applications. Whilst every effort is made to give accurate information no responsibility can be accepted for matters arising due to the information in this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

J Heap
Director of Community Services
Council Offices
Church Walk
Clitheroe BB7 2RA
Tel: 01200 425111

1. This table and graph show the recent build rates from April 2008 to 30 September 2013 and are split between new build and conversions.

COMPLETIONS FROM 1 APRIL 2008 - 30 SEPTEMBER 2013	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 - 30 June 2013	15	8	23
1 July 2013 - 30 September 2013	63	12	75

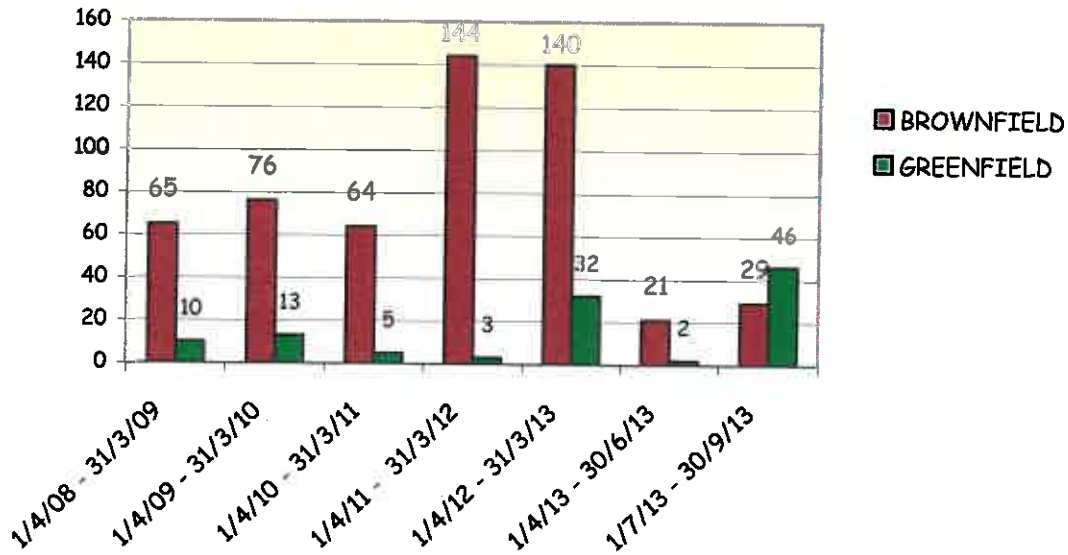
BUILD RATES FROM 2008



2. This table and graph shows the number of completions since April 2008 to 30 September 2013 on brownfield and greenfield sites

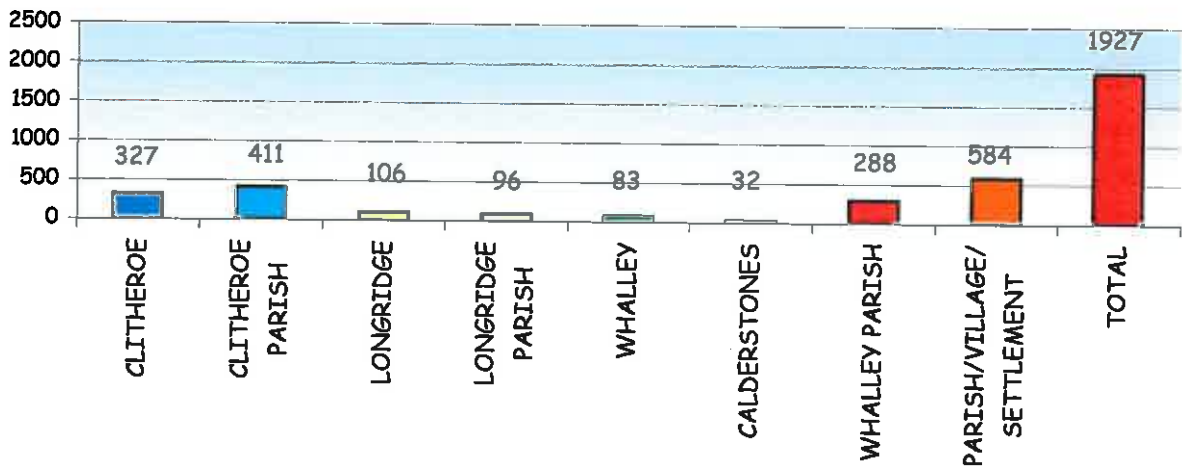
BROWNFIELD/GREEN FIELD COMPLETIONS FROM 1 APRIL 2008 - 30 SEPTEMBER 2013			
YEAR	BROWNFIELD	GREENFIELD	TOTAL
1/4/08 - 31/3/09	65	10	75
1/4/09 - 31/3/10	76	13	89
1/4/10 - 31/3/11	64	5	69
1/4/11 - 30/3/12	144	3	147
1/4/12 - 31/3/13	140	32	172
1/4/13 - 30/6/13	21	2	23
1/7/13 - 30/9/13	29	46	75

BROWNFIELD/GREENFIELD COMPLETIONS



3. In the current housing land there are 1927 dwellings currently with planning permission and they are situated within Clitheroe, Longridge, Whalley and other parishes.

LOCATION OF CONSENTS



4. At Planning Committee on 10 October 2013 it was agreed that for the purposes of determining planning applications, pending the outcome of the Examination in Public into the Core Strategy which will evaluate the evidence base having due regard to the Council's duty to co-operate with neighbouring authorities, the figure of 250 dpa be used for decision making purposes. This figure to be reviewed following outcome to the Examination in Public having regard to any relevant appeal decisions. Also that in terms of the calculation of housing supply, the Council adopt the Sedgfield approach.
5. Since 2008 a total of 650 dwellings have been completed.

HOUSING LAND AVAILABILITY 1 OCTOBER 2013

All known sites	No of Dwellings	No Sites	Area Ha
1. Sites with full planning permission	334	48	14.22
2. Sites outline planning permission	533	34	21.16
3. Sites on which development has commenced part of site not started	405	3	12.91
4. Sites on which development has started, units under construction	194	35	7.59
5. Conversions to dwellings (not started)	83	58	4.98
6. Conversions to dwellings, development commenced	43	27	2.73
7. Affordable housing sites (not started)	335	2	12.73
TOTAL	1927	207	76.32

NOTE
Net total of dwellings

PARISH OR TOWN/VILLAGE	TOTAL COMPLETIONS 1.4.08 - 30.9.13	EXTANT PERMISSIONS AS AT 30.9.13	TOTAL COMPLETIONS & EXTANT PERMISSIONS 1.4.08 - 30.9.13
ABC PARISH	3	14	17
HURST GREEN	5	1	6
BALDERSTONE PARISH	2	2	4
BASHALL EAVES PARISH	5	3	8
BILLINGTON & LANGHO PARISH	48	67	115
BROCKHALL VILLAGE	27	17	44
BILLINGTON	1	43	44
LANGHO	1	2	3
BOLTON-BY-BOWLAND	1		1
BOLTON-BY-BOWLAND PARISH	6	4	10
HOLDEN			
BOWLAND FOREST HIGH PARISH	12	3	15
DUNSOP BRIDGE			
BOWLAND FOREST LOW PARISH			
BOWLAND WITH LEAGRAM PARISH	1	3	4
CHATBURN PARISH		14	14
CHATBURN	3	6	9
CHIPPING PARISH	1	9	10
CHIPPING	5	18	23
CLAYTON-LE-DALE PARISH	3	9	12
CLITHEROE PARISH	16	411	427
CLITHEROE	107	327	434
DINCKLEY PARISH	3	1	4
DOWNHAM PARISH			
DOWNHAM			
DUTTON PARISH	3	1	4
EASINGTON PARISH		5	5
GISBURN PARISH		4	4
GISBURN	1	1	2
GISBURN FOREST PARISH	2		2
TOSSIDE	1		1
GREAT MITTON PARISH	6		6
GRINDLETON PARISH	4	4	8
GRINDLETON	1	3	4
HORTON PARISH	1		1
HOTHERSALL PARISH	1		1
LONGRIDGE PARISH	36	96	132
LONGRIDGE	50	106	156
MEARLEY PARISH			
MELLOR PARISH	4	1	5
MELLOR	18	2	20
MELLOR BROOK	1	17	18
MIDDOP PARISH			
NEWSHOLME PARISH			
NEWTON PARISH	1		1
NEWTON	1		1
OSBALDESTON PARISH	1		1
OSBALDESTON			
PAYTHORNE PARISH	1	1	2
PENDLETON PARISH	4	1	5
PENDLETON			
RAMSGREAVE PARISH			
READ PARISH			
READ	5	22	27
RIBCHESTER PARISH	4	3	7
RIBCHESTER	3	8	11
RIMINGTON PARISH	1	1	2
RIMINGTON		6	6
SABDEN PARISH	7	9	16
SABDEN	50	79	129
SALESBURY PARISH			
SALESBURY			
COPSTER GREEN	1	18	19
SAWLEY PARISH	1	4	5
SAWLEY	1	2	3
SIMONSTONE PARISH	2	2	4
SIMONSTONE			
SLAIDBURN PARISH	2	1	3

PARISH OR TOWN/VILLAGE	TOTAL COMPLETIONS 1.4.08 - 30.9.13	EXTANT PERMISSIONS AS AT 30.9.13	TOTAL COMPLETIONS & EXTANT PERMISSIONS 1.4.08 - 30.9.13
SLAIDBURN			
THORNLEY-WITH-WHEATLEY PARISH	4	3	7
TWISTON PARISH		1	1
WADDINGTON PARISH	1	2	3
WADDINGTON	4	2	6
WEST BRADFORD PARISH	1	4	5
WEST BRADFORD	1	2	3
WHALLEY PARISH	2	288	290
WHALLEY	10	83	93
CALDERSTONES	53	32	85
WILPSHIRE PARISH			
WILPSHIRE	9	11	20
WISWELL PARISH		43	43
WISWELL			
BARROW	101	105	206
WORSTON PARISH			
WORSTON			
TOTALS	650	1927	2577

CLITHEROE	434
LONGRIDGE	156
WHALLEY & CALDERSTONES	178
PARISHES/SETTLEMENT	1809
TOTAL	2577

NB
For housing supply and Core Strategy Monitoring purposes the figures for Whalley and Calderstones are combined to assess housing supply in Whalley as defined in the Core Strategy Housing Distribution Model. It is recognised that the approach introduces an element of double counting against the other settlements modelled requirement (some 35 dwellings) but this is not considered significant as it represents such a small amount of dwellings compared to the requirement and is also taken as an average level of development as the anticipated minimum across the Borough.

Housing Land Position at 30th September 2013

Annualised requirement

Based on requirement of 250¹ dwellings per year using Sedgfield method²

A	Planned provision 2008 - 2028	5000
B	Annual equivalent	250
C	Five year requirement (Bx5)	1250
D	Plus 20% buffer - NPPF para. 47 (B+C)	1500
E	Completions 1/4/2008 - 30/9/2013 (5½ years)	650
F	Shortfall [(5½ x B)-E]	725
G	Total five year requirement (D+F)	2225
H	Annual requirement (G÷5)	445

Identified supply at 30.9.2013³

Sites subject to Section 106 Agreements	365
Sites with planning permission (not started)	1355
Affordable Units not started	335
	<i>Sub total:</i> 2055
Less sites not deliverable (107 market and 36 affordable)	143
	<i>Sub total:</i> 1912
Less 10% slippage ⁴	191
	1721
Plus sites under construction (less 28)	209
	TOTAL 1930

Supply = 1930 ÷ 445
= 4.34 years

Sites excluded from supply

¹ Based on Proposed Change 08 to Submitted Core Strategy August 2013

² As agreed at Planning and Development Committee 10th October 2013

³ Excluding sites as listed on attached schedule

⁴ Until full assessment of deliverability complete

Sites subject to Section 106	No. of dwellings
Total	0

Note: Three sites previously excluded at Land off Dale View 3/2012/0065, Dale View 3/2012/0738 and Greenfield Ave 3/2012/0014 have been reviewed and the completion of the Section 106 is anticipated very soon. They are therefore included in the calculations.

Sites with planning permission	Total no.	Market units	Affordable Units
Land off Dale View	23	23	0
Victoria Mill, Sabden	70	43	27
Victoria St Garage, Clitheroe	9	9	0
Barkers Garden Centre	32	23	9
Pack Horse Garage	9	9	0
Total	143	107	36

Small sites/conversions under construction

A total of 28 units to be deducted.

UNSIGNED SECTION 106'S AS AT 30 SEPTEMBER 2013

APP NO	LOCATION	NO OF DWELLINGS
3/2012/0065	Land off Dale View Billington	12
3/2012/0014	Land adj Greenfield Avenue Clitheroe	30
3/2012/0497	Strawberry Fields Main Street Gisburn	21
3/2012/0738	Land Dale View Billington	10
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	57
3/2012/0964	Land to the north of Whalley Road Hurst Green	30
*3/2013/0137	Lawsonsteads Whalley	205
	UNSIGNED	365

*Note Consent for 260 dwellings. Consent for 55 already approved.

RIBBLE VALLEY CORE STRATEGY - HOUSING MONITORING

This table updates table 15.2 at Appendix 2 of the submitted Core Strategy and shows the residual number of houses for settlements based on the Housing Land position at 30 September 2013.

Settlement	1 Number of houses to be provided ¹	2 Number of houses already completed/permission given ² for each 'settlement' / area (based on the Parish)	3 Unadjusted residual (less number already completed/ permission given)	4 Longridge adjustment ³	5 Proposed Strategic Site - 1040 ⁴	6 Residual number of houses required for each settlement ⁵ (figure of zero shows requirement in column 1 is already met)
Clitheroe	2,065	861	1204	0		164
Longridge	1,032	288	744	544		544
Whalley	463	468	-5	0		0
<i>Other settlements</i>	1440	960	480	680		680
Standen				0	1040	1040
Total	5000	2577	2423			2428

¹ For three main settlements total no. of dwellings is 3560. Number of houses is calculated from settlement population as a % of total main settlement population (see table at 15.2 of Submitted Core Strategy for data) - Clitheroe 58%, Longridge 29%, Whalley 13%

² Does not include sites which are awaiting completion of section 106 agreements at 30.09.2013 (these account for an additional 365 dwellings)

³ This allowance reflects anticipated development in Preston Borough at Longridge - 200 taken from Longridge and reapportioned to the 'Other Settlements'

⁴ Proposed Strategic Site - 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

⁵ As at 30 September 2013 - applications have been approved since

SITES OVER 0.4HA

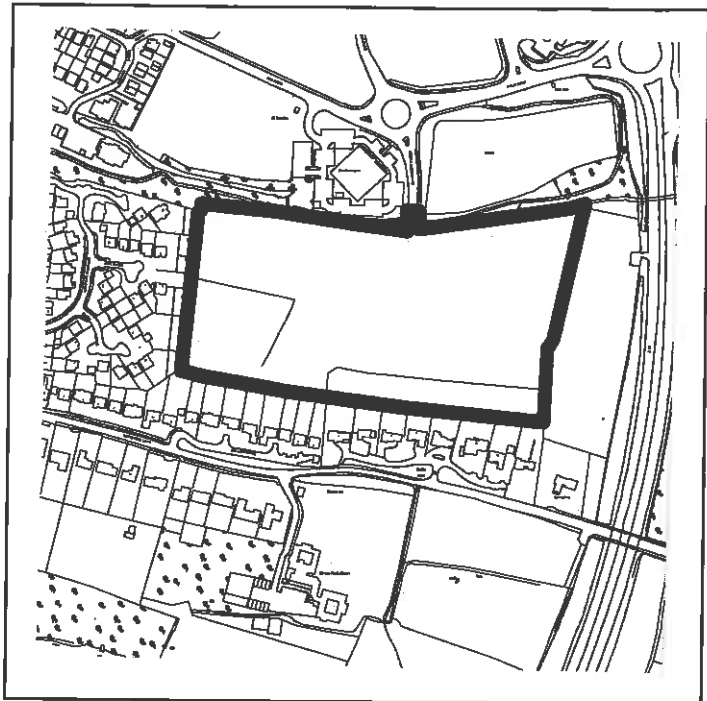
SITE 2, BARROW BROOK BUSINESS VILLAGE, BARROW

OS Grid Reference: 373978 438043 Site Size ha: 4.30ha No Dwellings: 104

Planning Status: *Outline 3/2012/0158*

Applicant or Agent:

*LPA Receiver for
Papillion Properties Ltd
C/o Agent
Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
Lancs BB10 2TY*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

*Erection of 73 open market
detached dwelling and 31 social
housing dwellings*

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

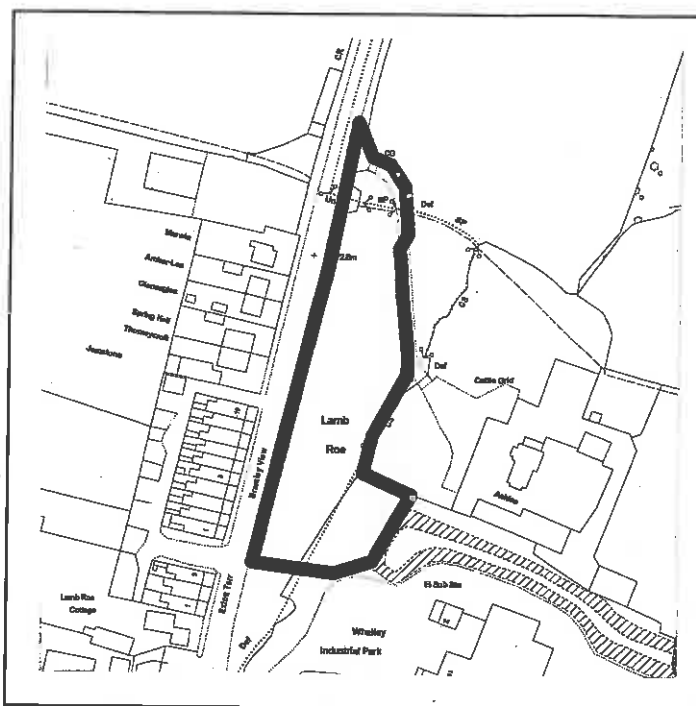
Remaining area to be developed: *73dw / 3.02ha*

LAND OFF CLITHEROE ROAD, BARROW

OS Grid Reference: 373579 437708 **Site Size ha:** 0.45ha **No Dwellings:** 7

Planning Status: Outline 3/2012/0617

Applicant or Agent:
Mr J Ashcroft
Huntingdon Hall
Huntingdon Hall Lane
Dutton
Lancs PR3 2ZT



Erection of 7 detached dwellings of which 2 are affordable bungalows

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *5dw / 0.32ha*

LAND OFF CLITHEROE ROAD, BARROW

OS Grid Reference: 373634 437794 Site Size ha: 0.77ha No Dwellings: 9

Planning Status: *Outline 3/2013/0511*

Applicant or Agent:

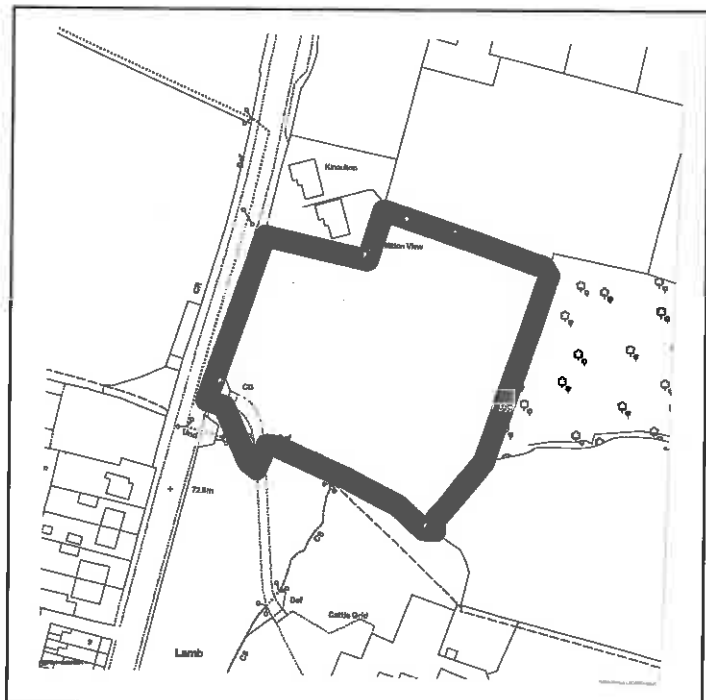
Mr J Ashcroft

Huntingdon Hall

Huntingdon Hall Lane

Dutton

Lancs PR3 2ZT



*Erection of 9 dwellings of which
3 are affordable bungalows*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

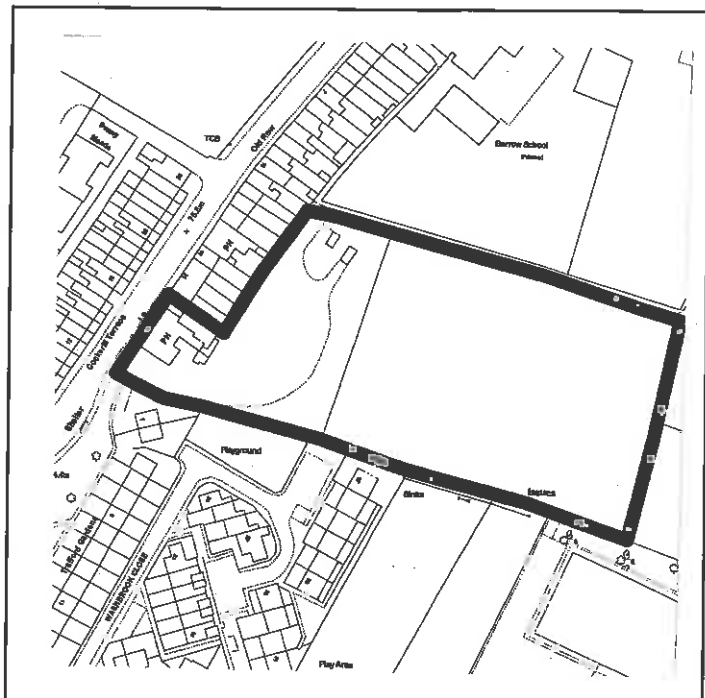
Remaining area to be developed: *6dw / 0.51ha*

LAND AT 23-25 OLD ROW, BARROW

OS Grid Reference: 373876 438431 Site Size ha: 1.13ha No Dwellings: 23

Planning Status: Outline 3/2012/0623

Applicant or Agent:
Admiral Taverns Ltd
C/o Agent
Caldecotte Consultants
Unit A Bourton Business Centre
Manor Farm
Buckingham
Bucks MK18 7DS



*Erection of 23 dwellings of which
7 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: *16dw / 0.79ha*

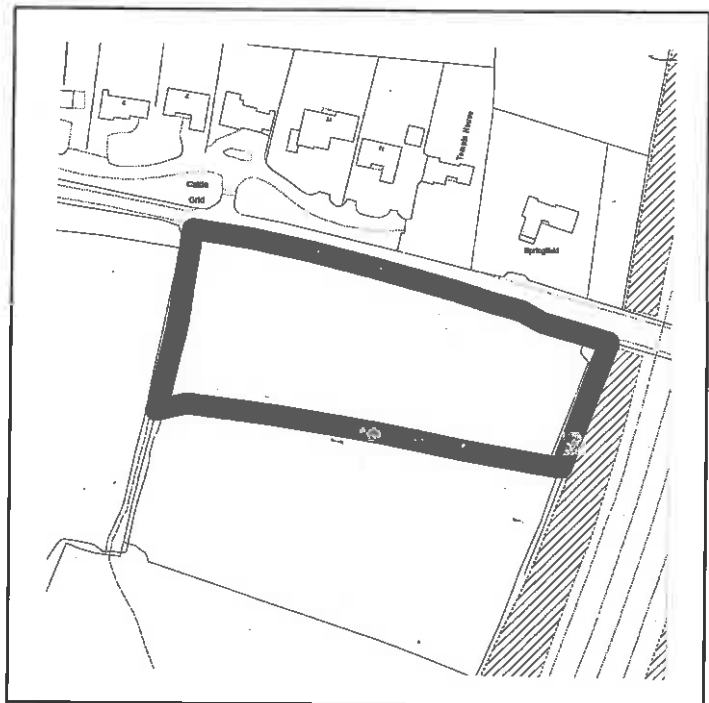
LAND AT WHITEACRE LANE, BARROW

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

Planning Status: *Outline 3/2011/0776*

Applicant or Agent:

*Mr M Kay
Church Farm
Thornham Parva
Eye
Suffolk IP23 8EY*



*Erection of 7 dwellings of which
2 are affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *5dw / 0.50ha*

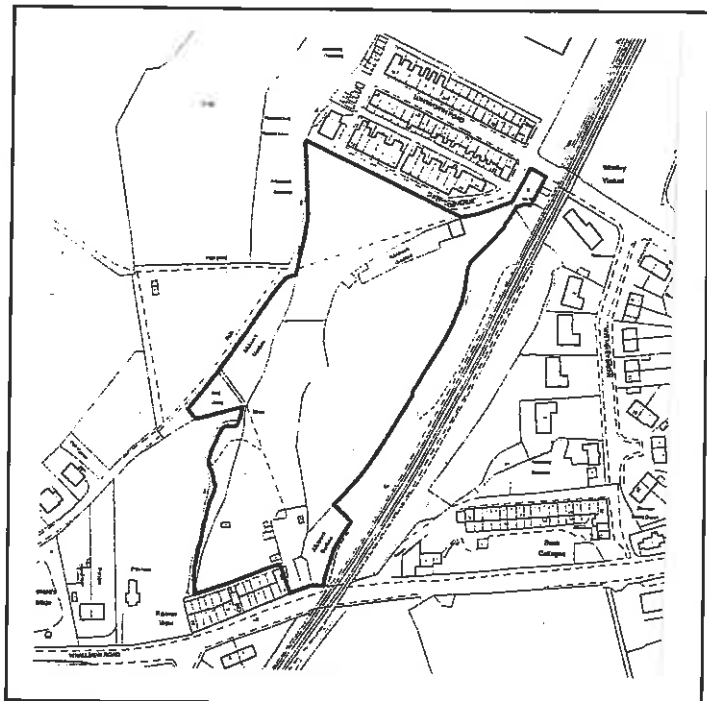
LAND OFF DALE VIEW, BILLINGTON

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

Planning Status: *Reserved Matters 3/97/0070; 3/97/0379; 3/99/0834; 3/00/0307;
3/00/0550; 3/03/0048*

Applicant or Agent:

*Bloor Homes
2-4 Whiteside Business Park
Station Road
Holmes Chapel
Cheshire CW4 8AA*



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

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *yes*

Completions: *26dw*

Under Construction: *0dw*

Remaining area to be developed: *23dw / 1.00ha*

LAND AT WHALLEY NEW ROAD, BILLINGTON

OS Grid Reference: 372712 435674 **Site Size ha:** 1.58 **No Dwellings:** 39

Planning Status: *Outline 3/2010/0751 ~ 39 dwellings*
Outline 3/2011/0460 ~ 34 dwellings

Applicant or Agent:
Acland Bracewell Ltd
The Barrons
Church Road
Tarleton
Preston PR4 6UP



3/2010/0751 ~ Erection 39 dwelling of which 11 will be affordable
3/2011/0460 ~ Erection of 34 dwellings of which 10 will be affordable

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

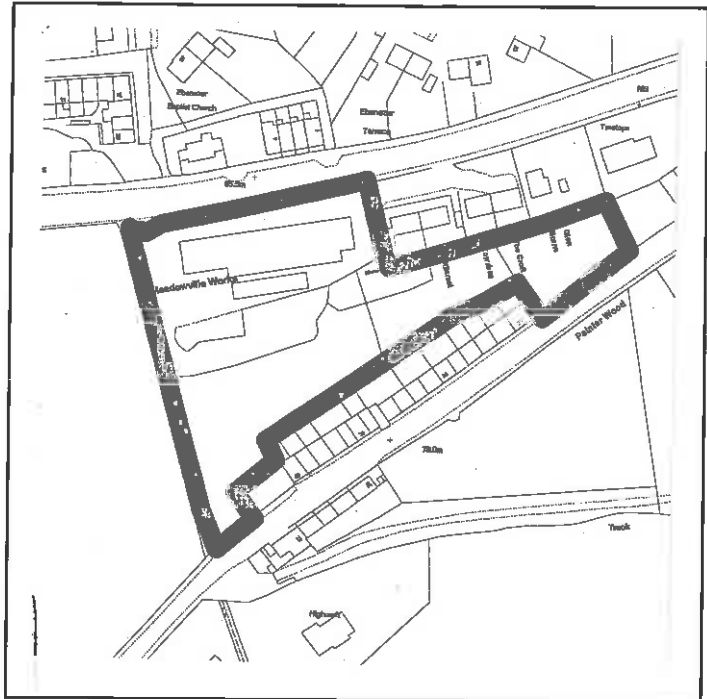
Remaining area to be developed: *28dw / 1.13ha*

OLD MANCHESTER OFFICES, WHALLEY NEW ROAD, BILLINGTON

OS Grid Reference: 372816 435719 **Site Size ha:** 0.76 **No Dwellings:** 18

Planning Status: *Outline 3/2010/0078*

Applicant or Agent:
*R Wilkinson & Sons
Old Manchester Offices
Whalley New Road
Billington
Lancs
BB7 9NW*



*Demolition of commercial building
and erection of dwellings which
includes 4 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: *14dw / 0.59ha*

LAND OFF CHATBURN OLD ROAD, CHATBURN

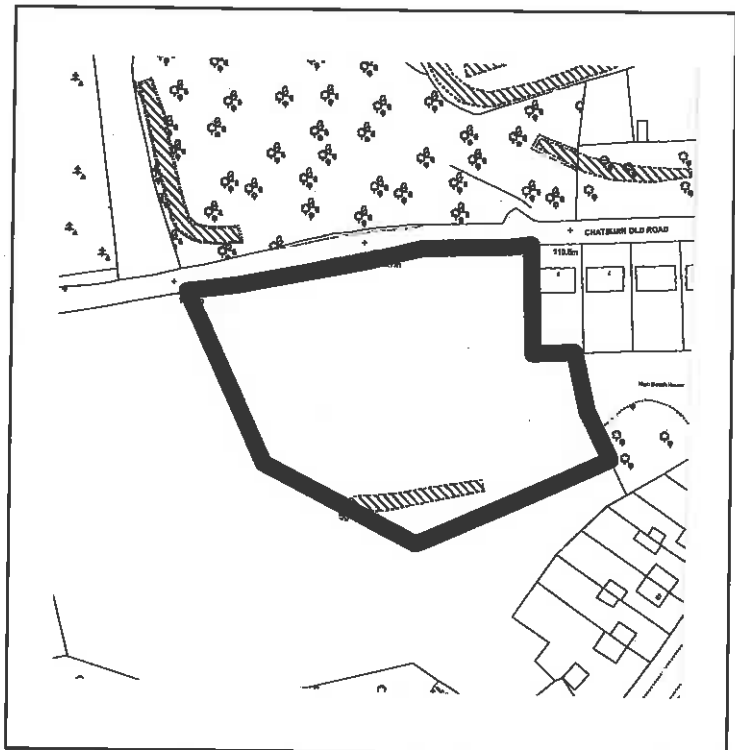
OS Grid Reference: 373685 444024 Site Size ha: 0.97 No Dwellings: 10

Planning Status: *Outline 3/2011/0025*

Applicant or Agent:

J-J Holmes LLP

C/o Agent



Outline for erection of 10 dwellings of which 3 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: *7dw / 0.68ha*

***CHAPEL CLOSE, KINGFISHER CRESCENT, HERON MEWS &
MALLARD ROW, CLITHEROE***

OS Grid Reference: 373070 441982 **Site Size ha:** 1.88 **No Dwellings:** 54

Planning Status: *Reserved Matter 3/2012/0629; Outline 3/2011/0247*

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



**Reserved Matters for erection of
38 dwellings & 16 affordable
dwellings**

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *yes*

Completions: *11dw*

Under Construction: *16dw / 0.56ha*

Remaining area to be developed: *27dw / 0.94ha*

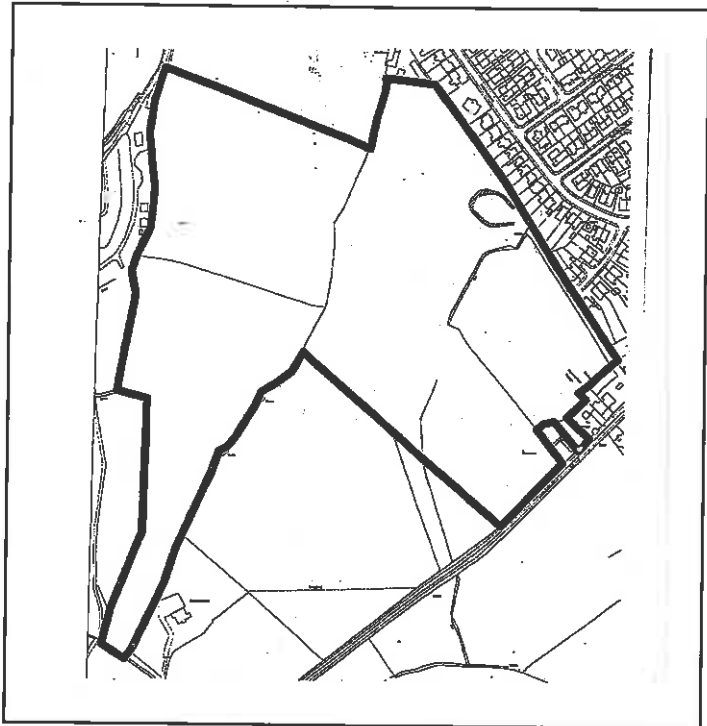
LAND OFF HENTHORN ROAD, CLITHEROE

OS Grid Reference: 372946 441036 **Site Size ha:** 8.27 **No Dwellings:** 270

Planning Status: *Reserved Matters 3/2013/0035; Outline 3/2010/0719*

Applicant or Agent:

*Taylor Wimpey Manchester &
Barratt Homes Manchester
C/o Agent*



Development for up to 270 dwellings and doctor's surgery which includes 81 affordable dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? *yes*

Completions: *n/a*

Under Construction: *18dw / 0.55ha*

Remaining area to be developed: *252dw / 7.72ha*

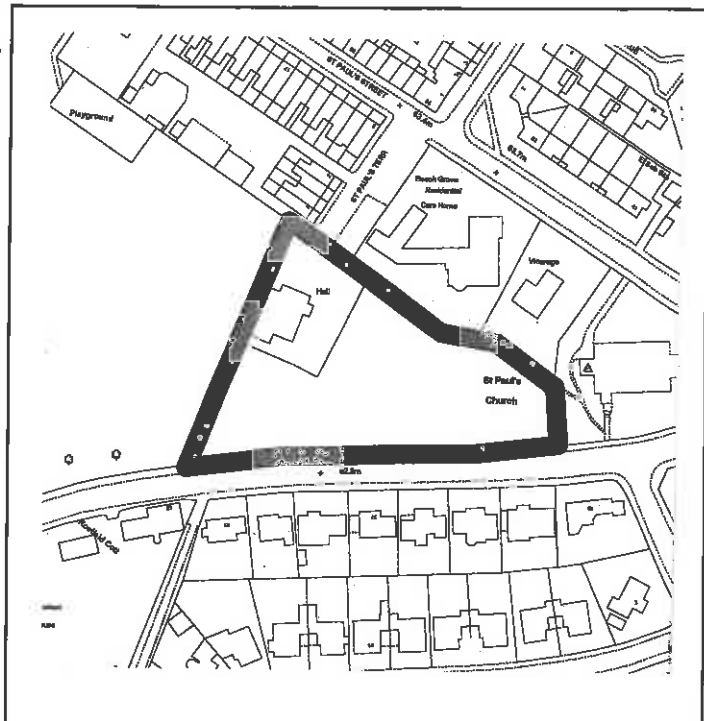
LAND ADJ ST PAUL'S CHURCH, EDISFORD ROAD, CLITHEROE

OS Grid Reference: 373128 441547 **Site Size ha:** 0.55 **No Dwellings:** 8

Planning Status: *Outline 3/2013/0014*

Applicant or Agent:

*Blackburn Diocese Board of Finance
Church House
Cathedral Close
Blackburn BB1 5AA*



*Outline permission for the erection
of 8 dwellings on land adjacent to
St Paul's Church*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *8dw / 0.55ha*

LAND OFF MILTON AVENUE, CLITHEROE

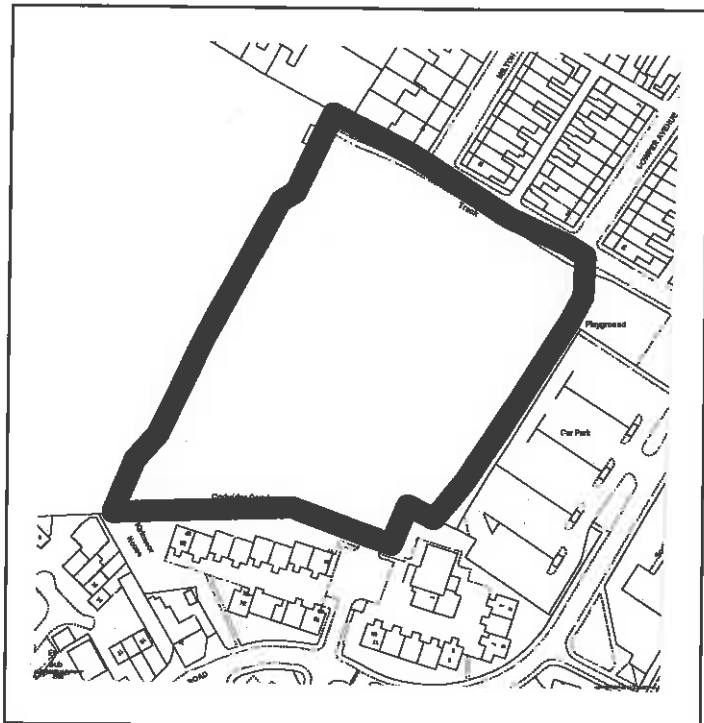
OS Grid Reference: 374089 442171 **Site Size ha:** 1.23 **No Dwellings:** 50

Planning Status: *Outline 3/2011/0892*

Applicant or Agent:

*The Huntroyde Estate
Huntroyde Estate Office
Padiham
Lancs BB12 7QX*

*Development for 50 dwellings which
includes 15 affordable units*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *35dw / 0.86ha*

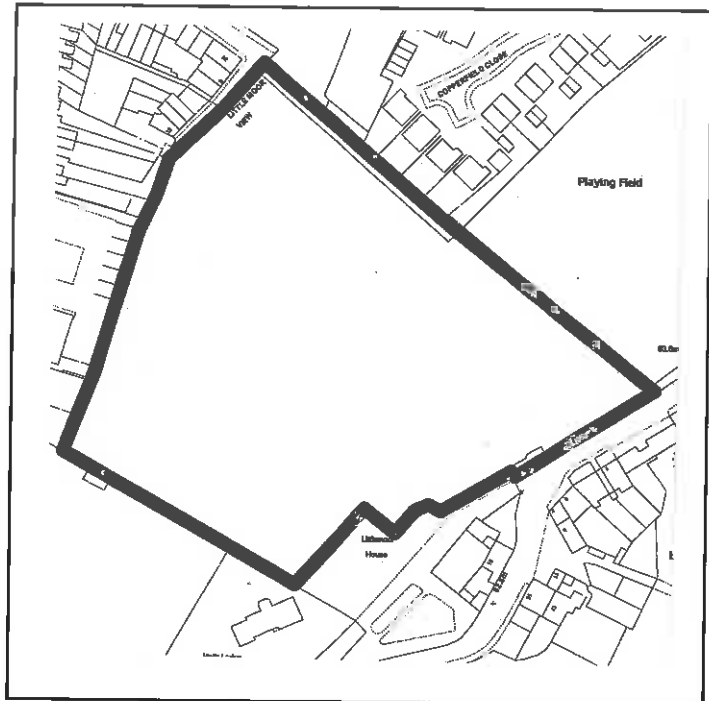
LAND NORTH & WEST OF LITTLEMOOR, CLITHEROE

OS Grid Reference: 374205 440887 Site Size ha: 1.75 No Dwellings: 49

Planning Status: *Outline 3/2012/0420*

Applicant or Agent:

*R Cornish and A Ferguson
(as trustees) The Standen Estate
c/o Ingham & Yorke LLP
Littlemoor
Clitheroe
Lancs
BB7 1HG*



*Outline for the erection of
49 dwellings of which 15 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: *34dw / 1.21ha*

**FORMER BARKERS GARDEN CENTRE, WHALLEY ROAD,
CLITHEROE**

OS Grid Reference: 374098 440819 Site Size ha: 0.76 No Dwellings: 32

Planning Status: Outline 3/2010/0550

Applicant or Agent:

Briery Homes Ltd

Helm Bank

Natland

Kendal LA9 7PS



*Construction of 30 apartments of
which 9 are affordable, 2 houses
and 40 bed nursing home*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *23dw / 0.55ha*

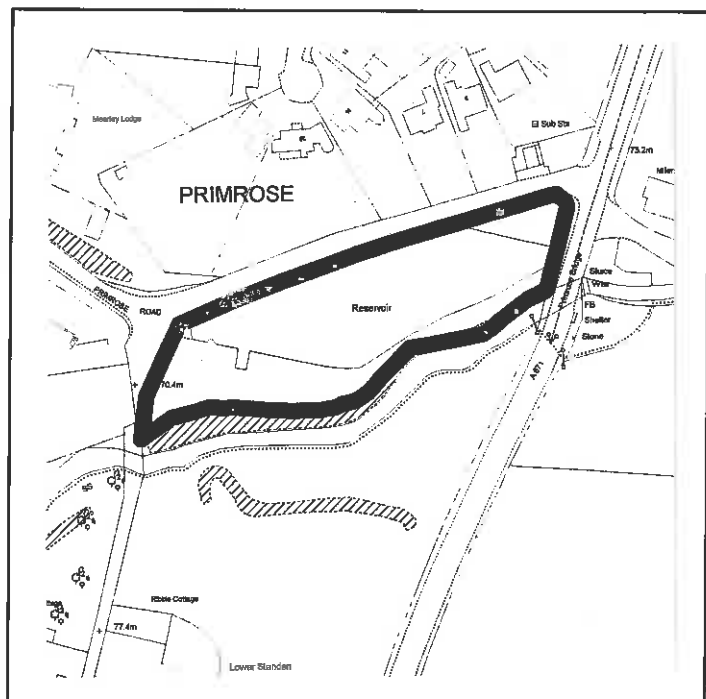
PRIMROSE ROAD, CLITHEROE

OS Grid Reference: 373938 440681 Site Size ha: 0.48 No Dwellings: 8

Planning Status: Full Consent 3/2010/0288; 3/2011/0286; 3/2012/0752

Applicant or Agent:

*Beck Developments Ltd
Challenge House
Challenge Way
Greenbank Business Park
Blackburn BB1 5QB*



*Erection of 8 detached five
bedroomed dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *yes*

Completions: *5dw*

Under Construction: *3dw / 0.18ha*

Remaining area to be developed: *0dw*

PRIMROSE MILL SITE, WOONE LANE, CLITHEROE

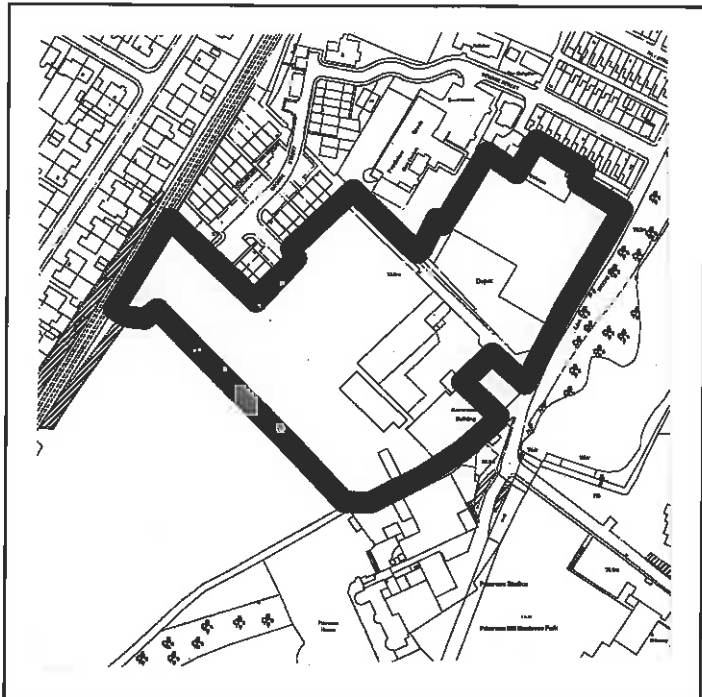
OS Grid Reference: 373706 440860 **Site Size ha:** 2.43 **No Dwellings:** 112

Planning Status: *Reserved Matters 3/2012/0394; Outline 3/2008/0526 + Full
Consents 3/2010/0055; 3/2010/0838
Reserved Matters 3/2012/0392; 3/2010/0756; Outline 3/2008/0526*

Applicant or Agent:
*Miller Homes & Beck Development
C/o Agent JWPC Ltd*

Around Primrose Mill
*3/2012/0394 - Reserved Matters for
78 dwellings with a mix of terraces,
semi detached, detached & apartments*

Rectella Site
*3/2012/0392d Matters for 34
detached, semi detached, terraced
dwellings & apartments*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *yes*

Completions: *3dw*

Under Construction: *39dw / 0.85ha*

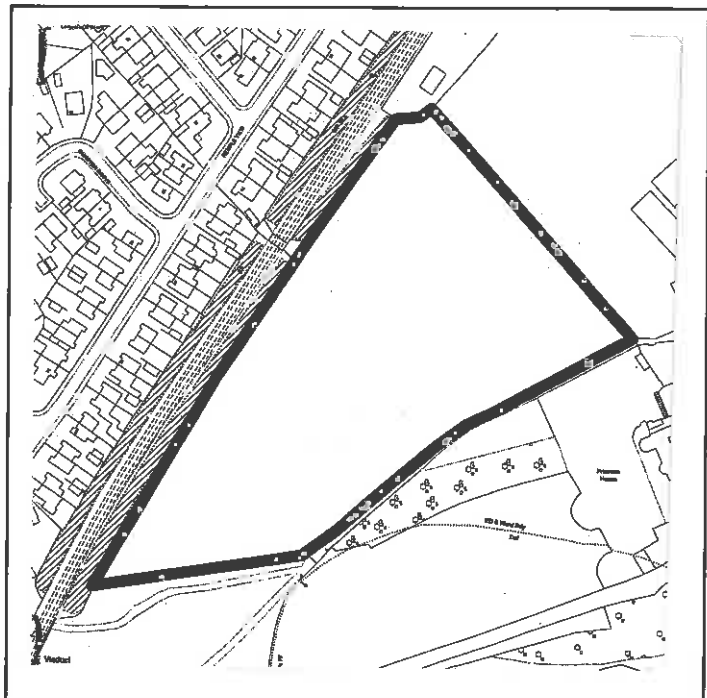
Remaining area to be developed: *70dw / 1.52ha*

LAND SOUTH WEST OF PRIMROSE VILLAGE, CLITHEROE

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

Planning Status: *Outline 3/2011/1064*

Applicant or Agent:
*Beck Developments Ltd
Challenge House
Challenge Way
Blackburn BB1 5QB*



Erection of 81 market dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *0dw*

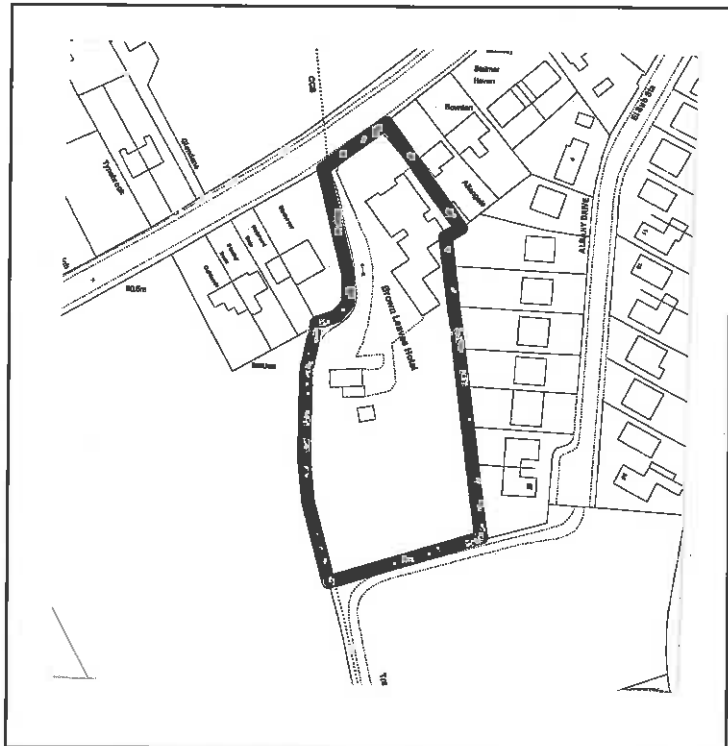
Remaining area to be developed: *81dw / 2.48ha*

BROWN LEAVES GROVE, COPSTER GREEN

OS Grid Reference: 367627 433670 **Site Size ha:** 0.63 **No Dwellings:** 18

Planning Status: *Reserved Matters 3/2012/0745; Outline 3/2011/0482*

Applicant or Agent:
***McDermott Homes Ltd/
 Mr & Mrs Fisher
 C/o Agent***



Reserved Matters for demolition of existing hotel & associated building & redevelopment of site for 13 dwellings & 5 affordable dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *yes*

Completions: *n/a*

Under Construction: *18dw / 0.63ha*

Remaining area to be developed: *0dw*

CROFT WAY, PASTURE GROVE & MEADOW CLOSE, LONGRIDGE

OS Grid Reference: 361158 437193 **Site Size ha:** 2.02 **No Dwellings:** 49

Planning Status: *Full Consent 3/2011/0541*

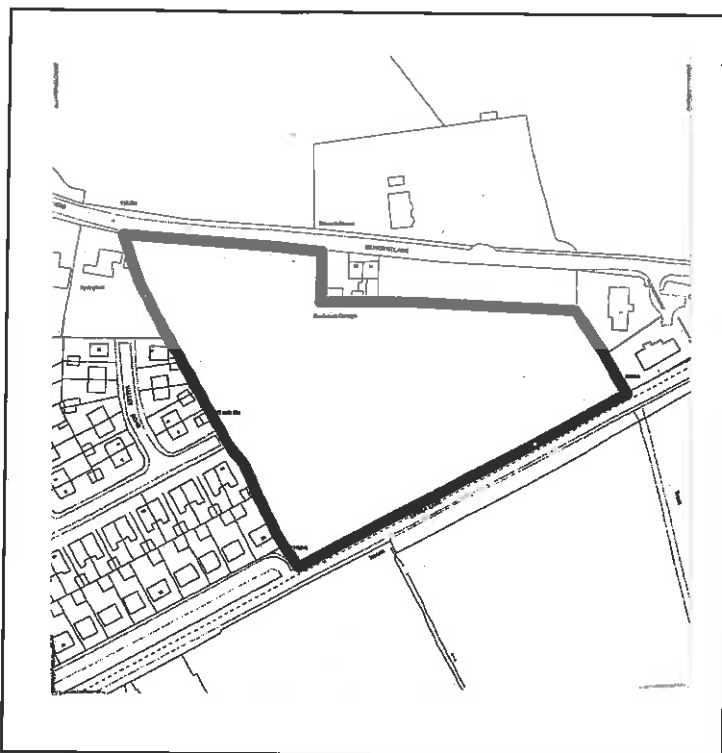
Applicant or Agent:

Rowland Homes

Farrington House

Stanifield Lane

Leyland PR25 2UA



*Full consent for erection of 34
Market dwellings & 15 affordable
dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *yes*

Completions: *21dw*

Under Construction: *13dw / 0.53ha*

Remaining area to be developed: *15dw / 0.62ha*

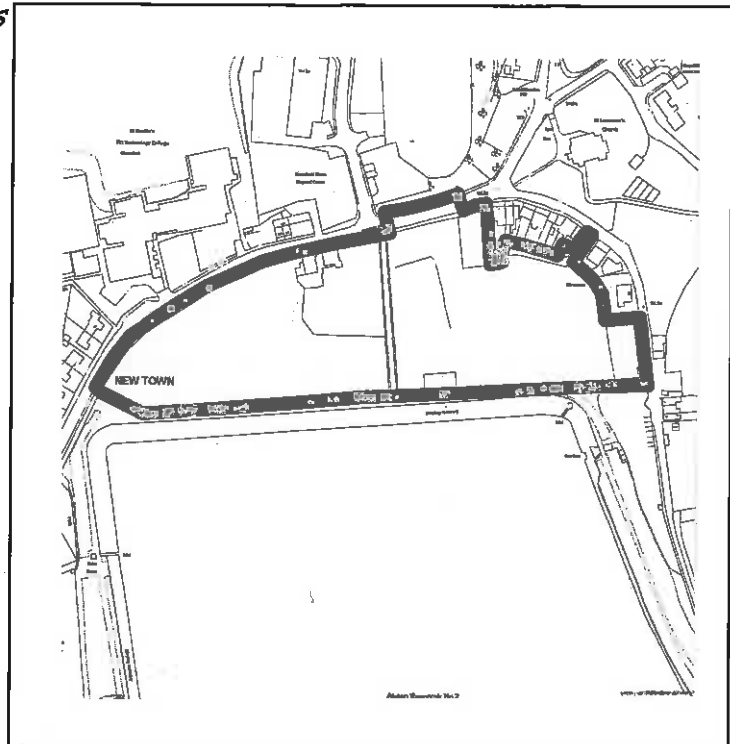
LAND AT CHAPEL HILL, LONGRIDGE

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

Planning Status: Full 3/2011/1071

Applicant or Agent:

*United Utilities Property Services
1st 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? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *37dw / 2.37ha*

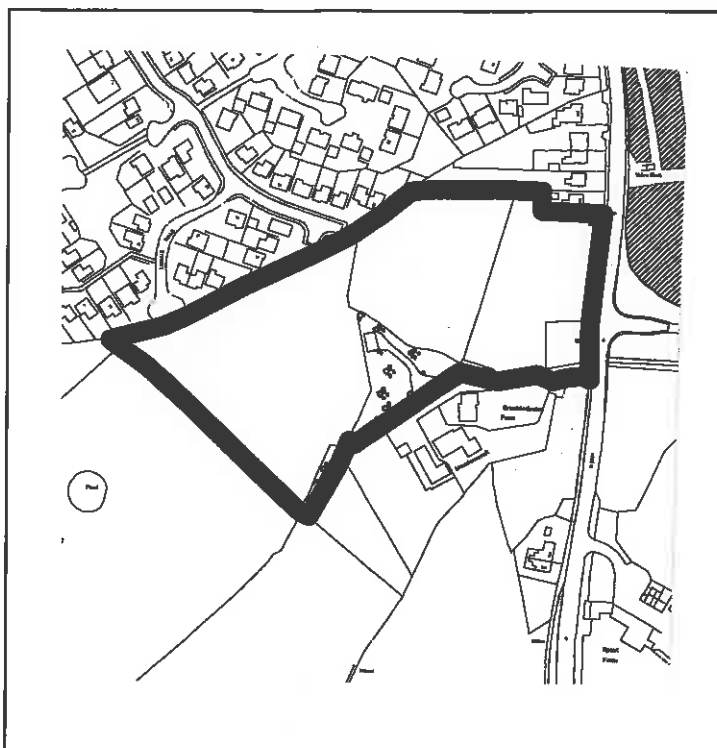
LAND OFF PRESTON ROAD, LONGRIDGE

OS Grid Reference: 360093 436126 **Site Size ha:** 2.35 **No Dwellings:** 58

Planning Status: *Reserved Matters 3/2013/0307; Outline 3/2011/0316*

Applicant or Agent:

*Grimaldeston Farm Trust &
Miller Homes Ltd (North West)
C/o Agent*



*Reserved Matters for 58
dwellings of which 18 are
affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

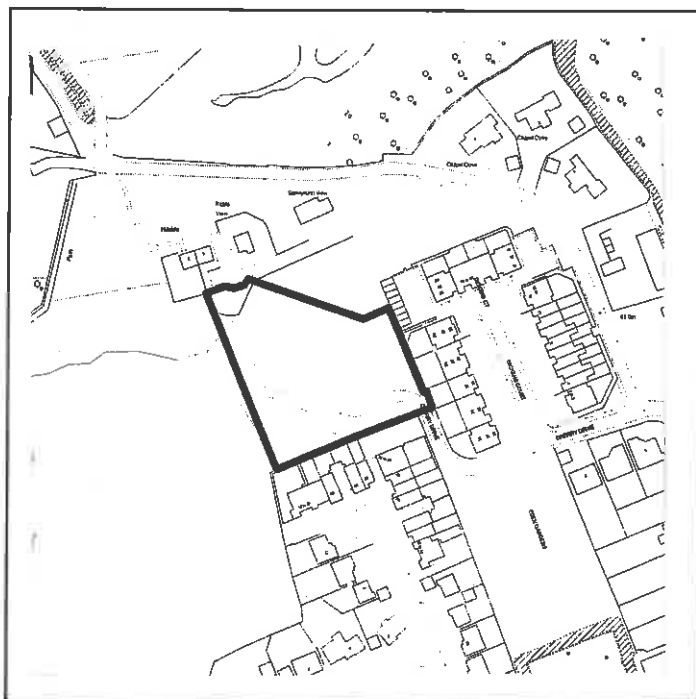
Remaining area to be developed: *40dw / 1.62ha*

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;
3/2013/0074

Applicant or Agent:
Individual Owners



Plot 1 - No 2 - detached dwelling
Plot 2 - No 4 - detached dwelling
Plot 3 - No 6 - 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: *2dw*

Under Construction: *3dw / 0.24ha*

Remaining area to be developed: *2dw / 0.16ha*

EDEN GARDENS, BROCKHALL VILLAGE, OLD LANGHO

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

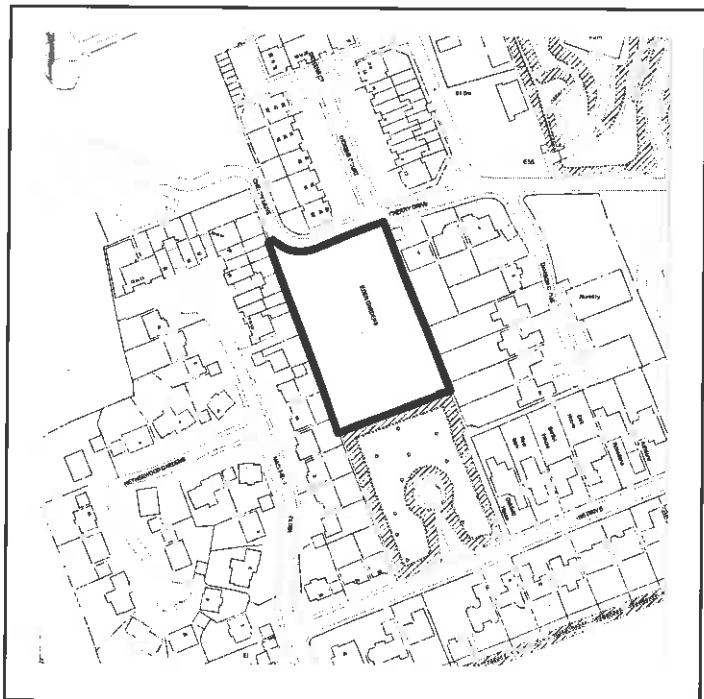
Planning Status: *Full Consent 3/2006/0830; 3/2010/0103*

Applicant or Agent:

Langtree Homes

6 Hallgate

Wigan WN1 1HP



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*

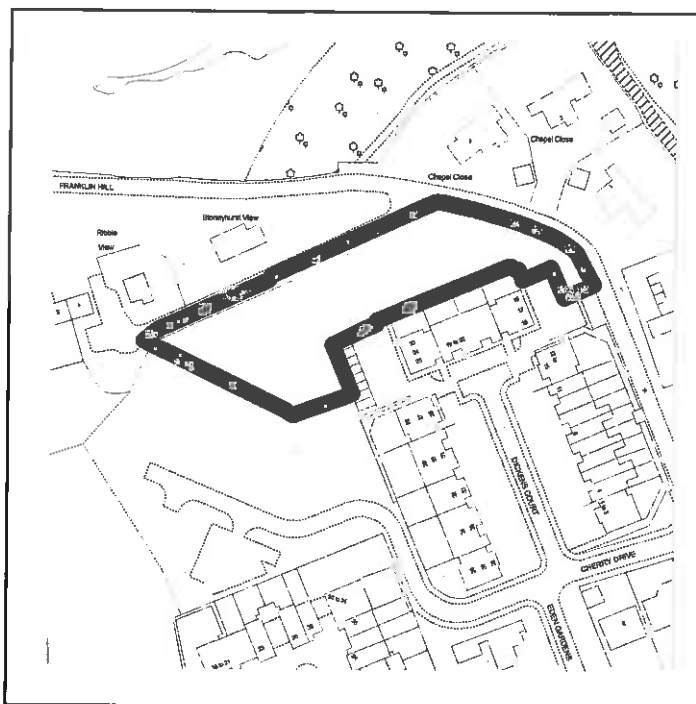
LAND AT HILLSIDE, BROCKHALL VILLAGE, OLD LANGHO

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

Planning Status: *Full Consent 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: *1dw*

Under Construction: *1dw / 0.14ha*

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

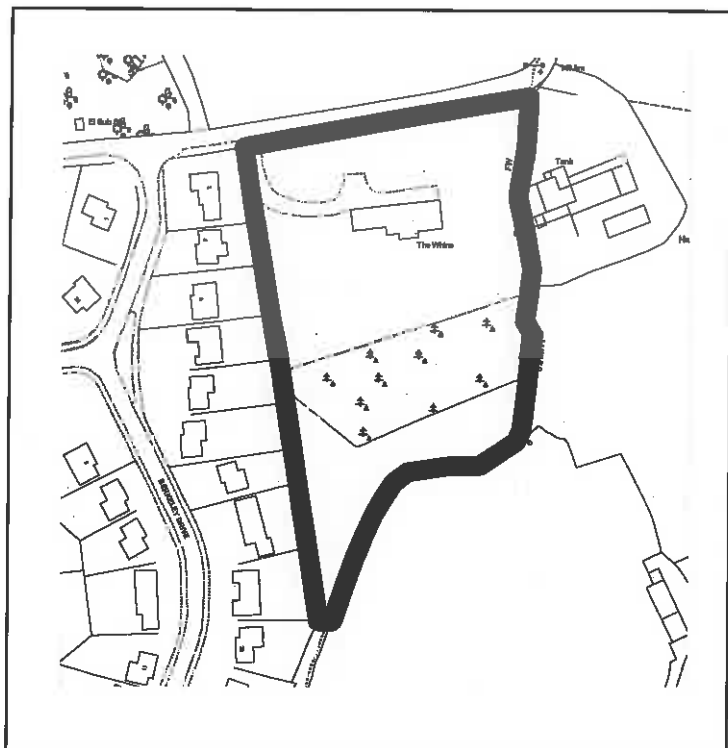
THE WHINS, WHINS LANE, READ

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

Planning Status: Full 3/2012/1101

Applicant or Agent:

Mr P Bowen
Bowsall
3 King Street
Salford
M3 7DG



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? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *10dw / 0.71ha*

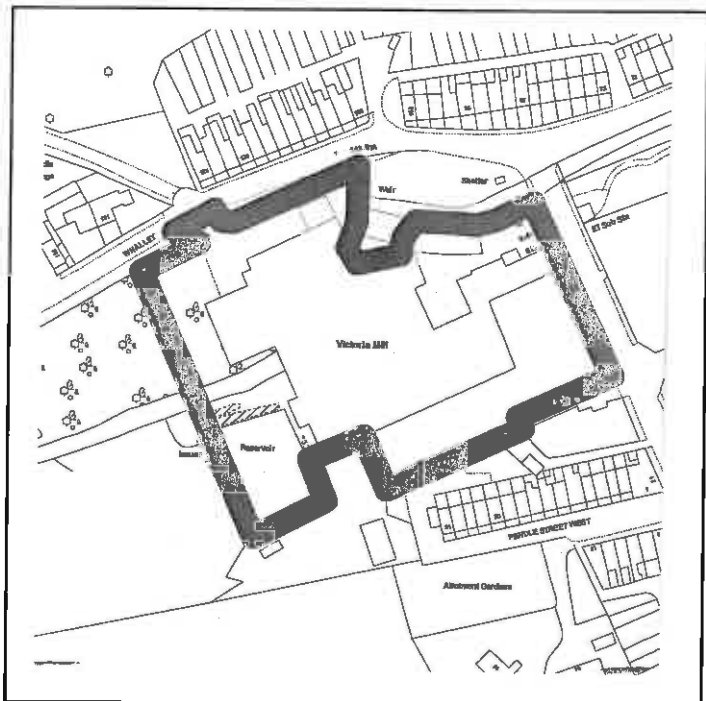
VICTORIA MILL, WATT STREET, SABDEN

OS Grid Reference: 377587 437263 **Site Size ha:** 1.12 **No Dwellings:** 70

Planning Status: *Full consent 3/2011/0129*

Applicant or Agent:
Bowsall (Sabden) Ltd
Bowsall House
3 King Street
Salford M3 7DG

Demolition of part of Mill and conversion of Spinning Mill to 22 apartments, conversion of former office building to 3 town houses, erection of 4 affordable elderly care bungalows, 23 other affordable dwellings & 18 dwellings



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *43dw / 0.69ha*

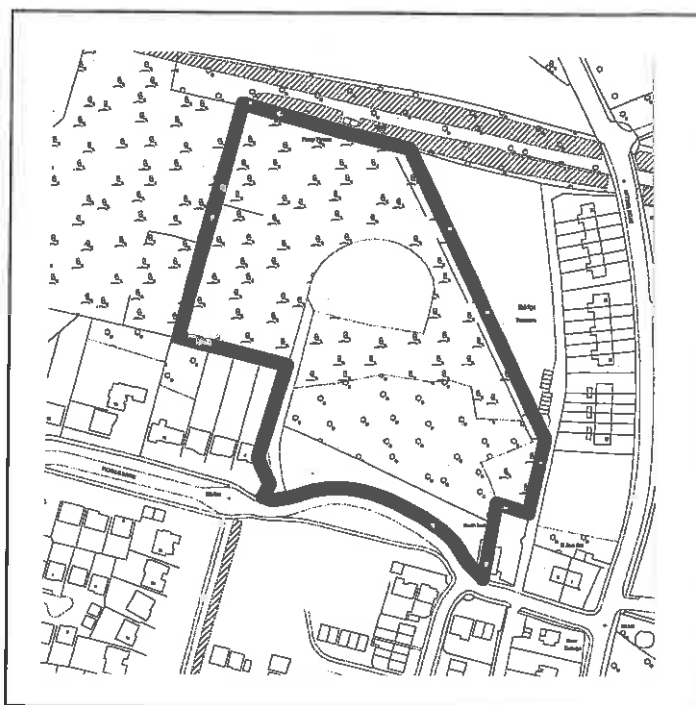
***ASH GROVE, ALDER DRIVE, ELM CLOSE & WILLOW AVENUE
WHALLEY***

OS Grid Reference: 372526 447518 **Site Size ha:** 2.51 **No Dwellings:** 46

Planning Status: *Full Consent 3/2011/0837; 3/2012/0730*

Applicant or Agent:

*Taylor Wimpey &
The Governor &
Company of the Bank of Ireland
C/o Agent*



*Full consent for the erection of
33 dwellings and 13 affordable
dwellings*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *yes*

Completions: *14dw*

Under Construction: *19dw / 1.04ha*

Remaining area to be developed: *13dw / 0.71ha*

LAND AT ACCRINGTON ROAD, WHALLEY

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

Planning Status: *Outline 3/2012/0179*

Applicant or Agent:

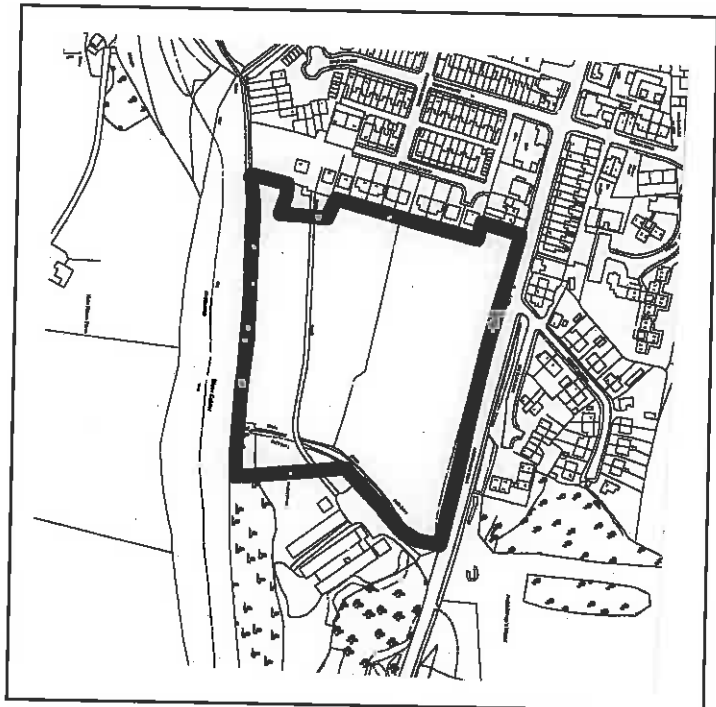
Briery Homes Ltd

Helm Bank

Natland

Kendal

Cumbria LA9 7PS



*Outline for 37 bungalows and
40 retirement apartments.
This includes 23 affordable units
which consist of 12 bungalows &
11 apartments*

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*

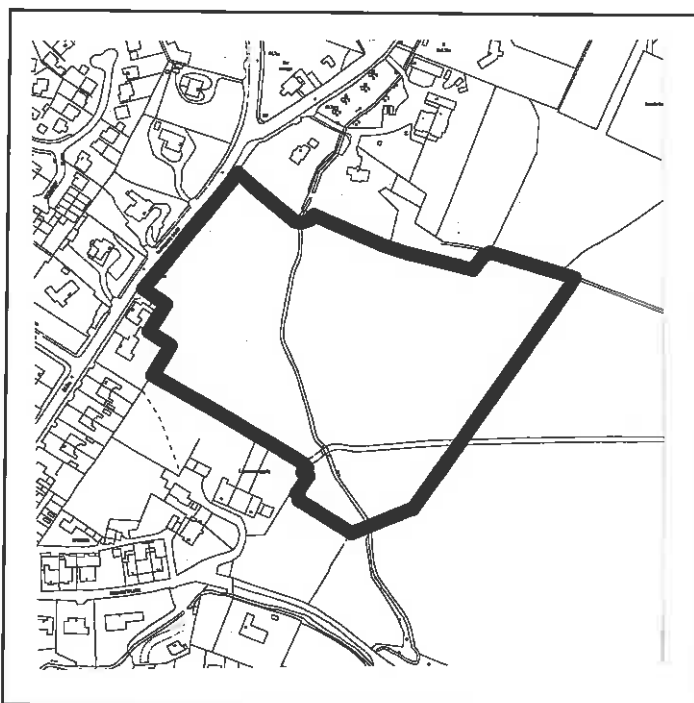
LAND EAST OF CLITHEROE ROAD (LAWSONSTEADS), WHALLEY

OS Grid Reference: 373615 436622 **Site Size ha:** 2.50 **No Dwellings:** 55

Planning Status: *Outline 3/2012/0687*

Applicant or Agent:
*Commercial Estates Group (CEG)
c/o Indigo Planning Limited*

*Outline mixed use development
comprising 55 dwellings of which
17 are affordable; nursing home;
car parking and open space*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *38dw / 1.73ha*

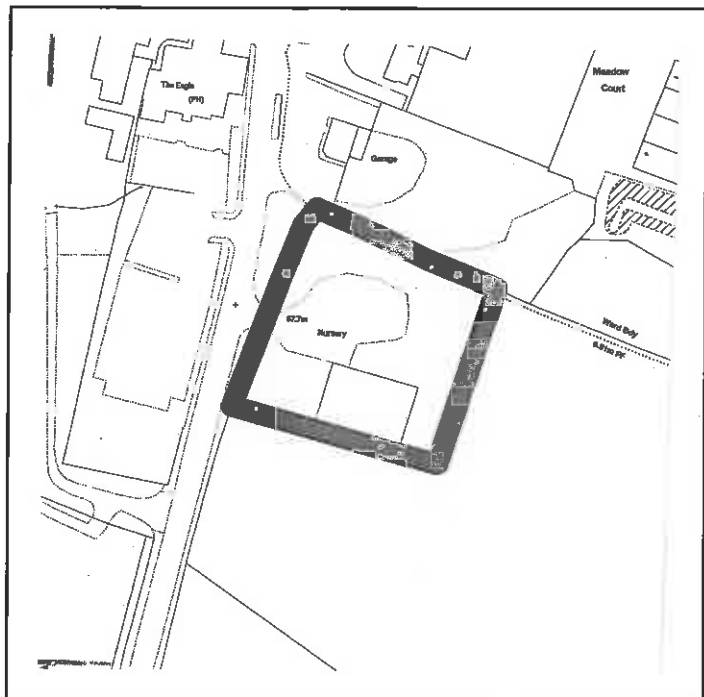
OLD WHALLEY NURSERIES, CLITHEROE ROAD, WHALLEY

OS Grid Reference: 373568 437508 **Site Size ha:** 0.46 **No Dwellings:** 6

Planning Status: *Outline 3/2011/0784*

Applicant or Agent:

***Mr B Hindle
The Lodge
Clitheroe Road
Whalley BB7 9AD***



***Outline permission for the erection
of 6 dwellings comprising 4 houses
and 2 bungalows for over 55s***

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *4dw / 0.31ha*

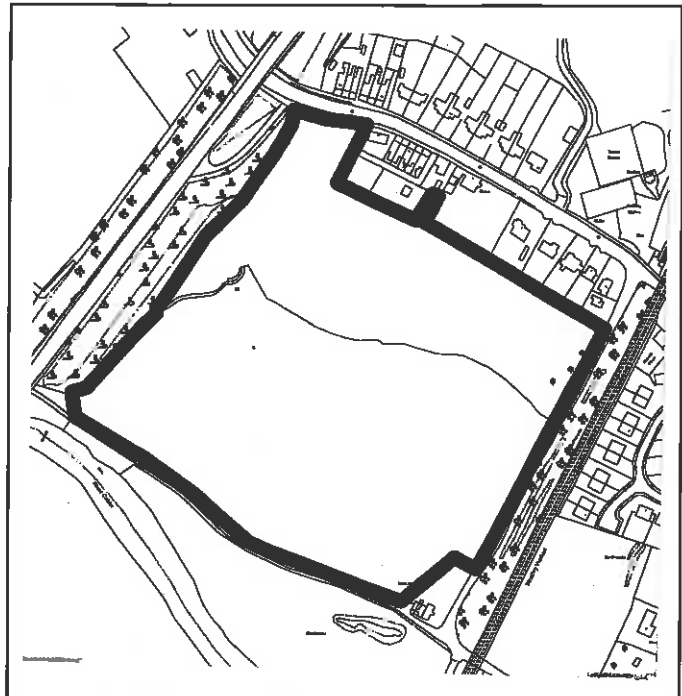
LAND AT MITTON ROAD, WHALLEY

OS Grid Reference: 372734 436416 **Site Size ha:** 6.20 **No Dwellings:** 137

Planning Status: Full 3/2012/0637

Applicant or Agent:

*David Wilson Homes North West
& AC Surveyors & Valuers
c/o David Wilson Homes North West
2nd Floor 303 Bridgwater Place
Birchwood Park
Warrington
WA3 6XF*



*Full consent for 116 - 2,3,4 & 5
bedroom dwellings & 21 - 1 bedroom
bungalows which includes 41
affordable units*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

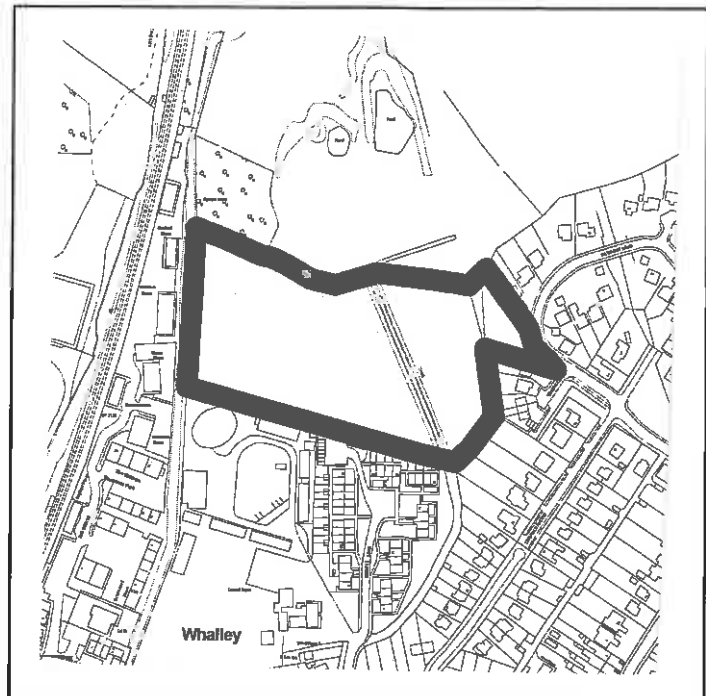
Remaining area to be developed: *96dw / 4.34ha*

LAND NORTH OF RIDDINGS LANE, WHALLEY

OS Grid Reference: 373187 436694 **Site Size ha:** 2.12 **No Dwellings:** 80

Planning Status: *Outline 3/2010/0820*

Applicant or Agent:
Co-Operative Estates
C/O Agent
How Planning
40 Peter Street
Manchester



*Outline permission for the erection
of 80 dwellings, which includes
24 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: *56dw / 1.48ha*

**THE GRANGE, RIBCHESTER ROAD,
CLAYTON-LE-DALE**

OS Grid Reference: 366272 435541

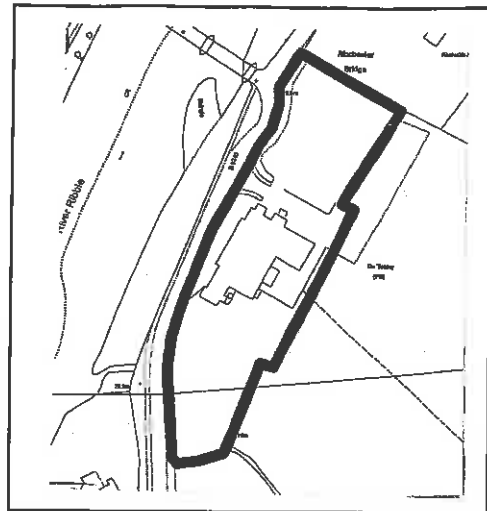
Site Size ha: 0.73

No Dwellings: 6 or 3

Planning Status: Full 3/2010/0202 or 3/2010/0216

Works: *Conversion/Change of use of former De Tabley Arms, with manager's accommodation to 6 dwellings & erection of garages or to 3 dwellings*

Development Commenced? *yes / 5dw*



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**ASHWOOD, BROCKHALL VILLAGE,
OLD LANGHO**

OS Grid Reference: 370238 436993

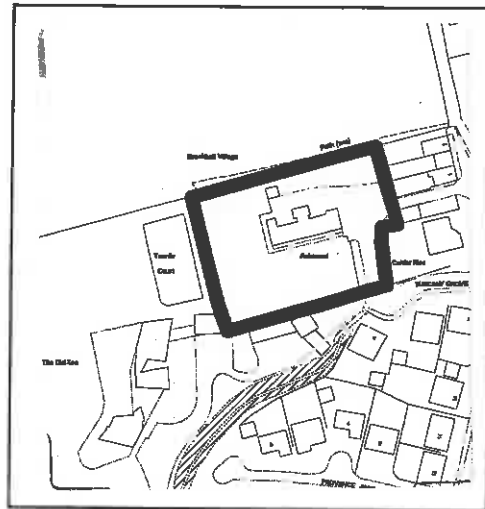
Site Size ha: 0.40

No Dwellings: 1

Planning Status: Full 3/2012/0734

Works: *Conversion of commercial office & manufacturing space to residential use, domestic extensions & erection of triple garage for commercial office space above*

Development Commenced? *yes / 1dw*



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

**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
3/2013/0306	Pack Horse Garage Mellor Brow Mellor Brook	0.26	9	Renewal of 3/2010/0180 for demolition of commercial premises and erection of apartments	24/7/13	1	364159 431103	*
3/2012/0185	Victoria Street Garage Victoria Street Clitheroe	0.06	9	Renewal of 3/2008/0766P for demolition of commercial building & erection of 3 storey building forming apartments	25/5/12	2	373761 441166	*
3/2011/0314	Land adj Orchard House Slaidburn Road Grindleton	0.03	1	Erection of 2 storey dwelling	25/8/11	3	375706 446024	
3/2012/0937	Land adj The Coach House Whalley Road Wilpshire	0.13	1	Erection of detached dwelling on former tennis court Renewal of 3/2009/0664P	18/1/13	4	368891 432062	*
3/2010/0763	Land Severn Street Longridge	0.14	7	3 bungalows & 4 terraced houses	26/11/10	5	360531 437515	*
3/2012/1107	Stonyhurst View Brockhall Village Old Langho	0.04	1	Renewal of 3/2009/0792P for erection of dwelling	15/2/13	6	369939 436717	
3/2009/0542	Land adj 47 Knowsley Road West	0.01	1	Detached chalet bungalow	16/4/10	7	368178	*
3/2012/0724	Clayton-le-Dale			Revised layout	16/10/12		432577	
3/2010/0205	Raback House Sawley	0.14	2	Erection of detached houses	13/8/10	8	377656 446017	
3/2010/0961	Land Greenacres/Tennyson Avenue Read	0.04	2	Erection 2 semi-detached dwellings	25/2/11	9	376577 434604	*
3/2010/0973	Land adj 2 Parlick Avenue Longridge	0.02	1	Erection detached dwelling on garden area	25/2/11	10	360641 437544	
3/2011/0216	Land Whalley Road Mellor Brook	0.06	1	Erection of dwelling	17/6/11	11	364142 431223	
3/2010/0807	The Knolle 26 Whalley Road Wilpshire	0.32	2	Erection of dwellings	12/8/11	12	368829 432027	
3/2011/0049	Land Preston Road Ribchester	0.04	1	Erection of dwelling	12/8/11	13	364722 435494	*

SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2011/0533 3/2013/0712	Land adj Hazeldene West Bradford	0.04	1	Erection of detached dwelling. Minor amendments to 3/2011/0533 for internal alterations	14/10/11 17/9/13	14	374431 444533	*
3/2010/0897	Primrose Mill Woone Lane Clitheroe	0.25	14	Demolition of mill & erection of 12 apartments and 2 houses	3/11/11	15	373744 440821	*
3/2013/0323 3/2012/1012 3/2011/0597	The Bowling Green Cherry Drive Brockhall Village	0.38	2	Clearance of bowling green & gardens & erection of detached dwellings. Clearance of former bowling green & gardens & erection of dwelling with annex. Erection of a live/work unit	10/6/13 20/12/11 11/11/11	16	370170 436568	*
3/2011/0695	Land adj Mount Pleasant Padiham Road Sabden	0.07	1	Erection of detached dwelling	9/12/11	17	378117 437271	
3/2010/0934	Black Bull Hotel Church Street Ribchester	0.18	5	Erection of 5 dwellings & 2 affordable dwellings	16/12/11	18	364996 435346	*
3/2011/0039	Land Hambleton View Simonstone	0.03	4	Replacement of garages with 5 terraced dwellings, 1 affordable	9/1/12	19	376802 434449	*
3/2011/0045	R/O 19-21 King Street Whalley	0.04	3	Demolition of industrial & storage buildings & erection of dwellings	16/3/12	20	373301 436044	*
3/2011/0833	Prestons Yard Longridge Road Chipping	0.10	4	Demolition of wooden structure & erection of dwellings	16/3/12	21	362377 443191	*
3/2011/0909	22A Waddow Grove Waddington	0.04	1	Erection of detached dwelling in garden	13/4/12	22	373047 443806	
3/2011/1052	Land off Clough Bank Chatburn	0.21	2	Proposed erection of new dwellings & detached garage	25/5/12	23	376896 444033	*
3/2013/0535	Land adj 10 The Dene Hurst Green	0.06	1	Erection of single cottage (alternative scheme to permission 3/2011/0618P)	6/9/13	24	368335 437921	*

SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2011/1039	The Pendre Pendle Road Clitheroe	0.09	1	Erection of dwelling	17/7/12	25	374985 441334	
3/2012/0565	32A & 32B George Street Clitheroe	0.04	2	Erection of dwellings	21/8/12	26	373637 440965	*
3/2012/0753	Chorley House Back Commons Lane Clitheroe	0.17	1	Demolition of existing outbuildings & construction of detached dwelling (incorporating work from home space)	16/10/12	27	373666 442037	*
3/2012/0595	Roefield Reach Edisford Road Clitheroe	0.16	1	Detached dwelling	1/11/12	28	372782 441497	
3/2012/1085	28 Kirkmoor Road Clitheroe	0.03	3	Demolition of existing garages & construction of dwellings	28/1/13	29	374018 442021	*
3/2012/1095	4 Stanley Street Longridge	0.01	1	Erection of dwelling following demolition of remains of derelict barn	7/2/13	30	360204 437534	*
3/2012/1010	55 Pendle Road Clitheroe	0.18	3	Erection of detached dwellings	27/2/13	31	375027 441369	
3/2013/0081	Garage at Marwin Clitheroe Road Barrow	0.07	1	Erection of dwelling with a separate garage on the site of the former commercial yard	13/3/13	32	373546 437765	*
3/2012/0096	Kemple Barn Whalley Road Pendleton	0.20	1	Proposed dwelling with garages	13/3/13	33	373740 440591	
3/2012/0876	Land off Victoria Terrace Mellor Brook	0.32	3	Erection of dwellings	15/3/13	34	364145 431065	
3/2013/0088	26A Dilworth Lane Longridge	0.05	1	Erection of dwelling	15/4/13	35	360910 437335	
3/2012/0789	Land opposite Foxhill House Whins Lane Simonstone	0.13	1	Demolition of building & erection of dwelling with Granny Annex	23/5/13	36	377486 435316	*
3/2012/1113	Parker Avenue Clitheroe	0.05	3	Demolition of building & erection of dwellings	23/5/13	37	374046 440943	*

SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2013/0004	Abbey Farm Nethertown Close Whalley	0.12	4	Erection of dwellings	23/5/13	38	372594 436654	
3/2013/0331	197 Ribchester Road Clayton-le-Dale	0.05	1	Erection of bungalow	22/5/13	39	367186 433295	
3/2013/0278	Springfield Whiteacre lane Barrow	0.07	1	Erection of 2-storey dwelling	25/6/13	40	374156 437897	
3/2013/0454	2 Halton Place Longridge	0.02	1	Erection of attached house on side of existing property	1/7/13	41	360755 437548	
3/2013/0528	Mitchell Street Clitheroe	0.02	2	Demolition of garage & erection of 1 pair of semi-detached dwellings	24/7/13	42	373865 441301	*
3/2013/0267	Land adj 74 Knowsley Road Wilpshire	0.02	1	Erection of detached dwelling	5/9/13	43	368588 432360	
No of Sites 43	TOTAL	4.49	108					

**SITES WITH OUTLINE
PLANNING PERMISSION**

SITES WITH OUTLINE PLANNING PERMISSION

APPLICATION NO	SITE LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITES
3/2011/0093	Land off Dixon Road Longridge	0.15	9	Erection of 3 houses and 6 apartments	22/3/11	44	360628 437338	*
3/2011/0458	Land adj Whitecroft Pendle Avenue Chatburn	0.19	1	Erection of dwelling	16/9/11	45	377157 443936	*
3/2011/0422	Land at Neddy Lane Billington	0.15	2	Erection of detached dwellings	17/10/11	46	372471 435837	
3/2011/0400	Royal British Legion Club Towneley Road Longridge	0.09	5	Erection of terraced dwellings	11/11/11	47	360261 437418	*
3/2009/0968 3/2011/0710	Fell View Barnacre Road Longridge	0.33	9	Erection of dwellings	28/11/11 10/2/12	48	360055 437813	*
3/2011/0719	Land Ribblesdale Avenue Clitheroe	0.06	1	Erection of detached dwellings See 3/2012/0488 full planning permission for 2 dwellings	9/12/11	49	374177 442543	
3/2011/0930	The Village Hall Brockhall Village	0.19	1	Demolition of building & replace with detached house	23/1/12	50	370076 436645	*
3/2011/0959	65 Whalley Road Langho	0.09	2	Demolition of garage & erection of detached dwellings	10/2/12	51	370353 434604	
3/2012/0321	Old Motor Repair Workshop Neville Street Longridge	0.01	1	Demolition of building and erection of dwelling	14/5/12	52	360145 437277	*
3/2012/0547	Police Rural Beat House Manor Avenue/Preston Road Ribchester	0.05	1	Erection of detached dwelling within garden	7/8/12	53	364724 435469	
3/2012/0698	Grimbaldeston Farm Preston Road Longridge	0.17	4	Erection of bungalows	28/9/12	54	360103 436023	

SITES WITH OUTLINE PLANNING PERMISSION

APPLICATION NO	SITE LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITES
3/2012/0874	Land adj St Leonards Vicarage 11 Whalley Road Billington	0.16	1	Erection of dwelling	4/12/12	55	372437 435738	
3/2012/0477	The Abattoir Clerk Hill Road Whalley	0.26	2	Demolition of abattoir and erection of dwellings	8/3/13	56	375621 437044	*
3/2013/0153	1 Durham Road Wilpshire	0.04	1	Dwelling within curtilage of existing dwelling	30/4/13	57	368884 432854	
3/2013/0268	Bolton Fold Cottage Alston Lane Longridge	0.02	1	Erection of detached dwelling	6/6/13	58	360090 435396	
3/2013/0416	Land adj Manor Barn Rimington Lane Rimington	0.35	4	Erection of dwellings	18/7/13	59	380762 445920	
3/2013/0707	Bolton Fold Farm Alston Lane Alston	0.06	1	Erection of dwelling	23/9/13	60	360117 435369	
No of Sites 17	TOTAL	2.37	46					

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	61	369422 432991	*
3/91/0071#	Weavers Croft Billington	0.65	23	0.03	1	62	372179 435649	*
No of Sites 2	TOTAL	0.84	26	0.10	2			

*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	N&R	BROWNFIELD SITE
3/2005/0429	Land at Padiham Road Sabden	0.07	63	377987 437353	*
3/1994/0128	Land adj Alderleigh Henthorn Road Clitheroe	0.05	64	373233 440972	*
3/2007/0167	Land Montague Street Clitheroe	0.03	65	373922 441815	*
3/2008/0090	Beech House Bosburn Drive Mellor Brook	0.09	66	364110 431042	*
3/2008/0862	Orchard House Alderford Close Clitheroe	0.05	67	373237 441033	*
3/2007/0246	Hesketh End Judd Holmes Lane Chipping	0.10	68	361261 441140	
3/2006/0586	Land at Higher Highfield Farm Tinklers Lane Slaidburn	0.05	69	372695 452516	
3/2009/0414	Land The Drive Brockhall Village Old Langho	0.08	70	370165 436507	*
3/2009/0399	Land Kirklands Chipping	0.10	71	362106 443270	*
3/2011/0599	Walter Carefoot Blackpool Road Longridge	0.04	72	359950 437271	*
3/2012/0503 3/2009/0683	Karaka Sawley Road Grindleton	0.31	73	376021 445534	

SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION

APPLICATION NO	SITE LOCATION	PART OF SITE UNDER CONSTRUCTION	MAP NO	NGR	BROWNFIELD SITE
3/2009/0307	17 & 19 Waverley Road Ramsgreave	0.12	74	368434 431656	
3/2012/0411	127 Padiham Road Sabden	0.01	75	378145 437092	*
3/2009/0765	26, 26a, 28 Bosburn Drive Mellor Brook	0.11	76	364063 430816	
3/2012/0187	Land at Lynbrook Longsight Road Clayton-le-Dale	0.01	77	367229 433733	*
3/2010/0113	1-8 Black Hill View Sabden	0.36	78	377482 437253	*
3/2012/0368	Land at Preston Road Longridge	0.23	79	360183 436041	
3/2012/1086	7 Smithy Row Hurst Green	0.01	80	368448 438292	*
3/2011/0169	Black Horse Inn Pimlico Road Clitheroe	0.14	81	374881 443202	
3/2012/0241	1 - 4 The Croft Sawley Road Chatburn	0.07	82	376988 444179	*
3/2012/1101	16 - 28 Church Raikes Chipping	0.19	83	362117 443428	
3/2012/0488	Land adj Radley Ribblesdale Avenue Clitheroe	0.13	84	374182 442547	
3/2010/1014	11 Stubbins Lane Sabden	0.07	85	378058 437440	*
3/2011/0796	Sunnyfield House Hawthorne Place Clitheroe	0.05	86	374277 442550	

SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION

APPLICATION NO	SITE LOCATION	PART OF SITE UNDER CONSTRUCTION	MAP NO	NGR	BROWNFIELD SITE
3/2010/0424	Clayton Manor Ribchester Road Wiltshire	0.09	87	368492 432549	
No of Sites 25		2.56			
		60			

**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	N6R	BROWNFIELD SITES
1 & 3 Windy Street Chipping	0.01	1	Renewal of 3/2007/1017P for change of use from existing shop & dwelling to shop and separate dwelling	14/11/11	3/2010/0963	362273 443286	*
Ashgrove Barn 1 Shawbridge Street Clitheroe	0.01	1	Conversion of garage/games room into dwelling	18/12/12	3/2012/0998	374732 441709	*
17 Dilworth Lane Longridge	0.02	1	Renewal of 3/2009/1061P for conversion of barn to dwelling	29/6/12	3/2012/0461	360806 437293	
Lawson House Farm Bolton by Bowland Road Sawley	0.30	1	Conversion of existing barns to 1 dwelling Demolition of redundant agricultural sheds, conversion & extension of existing barns to dwelling	1/11/10 2/10/12	3/2010/0750 3/2011/0729	377186 447138	
Barn adj Shays Cottage Tosside	0.12	2	Conversion of barn to dwellings Conversion of barn to 1 dwelling	5/4/12 23/8/10	3/2012/0070 3/2010/0569	375363 453851	
The Coach House Higher Trapp Lane Simonstone	0.07	1	Conversion of coach house to dwelling	10/9/10	3/2010/0626	377647 435644	*
Brockthorn Tosside	0.02	2	Conversion of barn to dwelling & holiday lets Variation of condition 14 of 3/2010/0693P to allow unit 2 of the holiday lets to be used as a permanent dwelling	9/12/10 9/2/12	3/2010/0693 3/2011/1058	375853 455114	
Riversview Blackburn Road Ribchester	0.21	1	Division of existing dwelling to form 2 separate dwellings	22/2/11	3/2010/0972	366134 435539	*
Out Lane Head Farm Out Lane Chipping	0.06	2	Change of use of agricultural barn to form dwellings	16/3/11	3/2011/0004	360376 443711	

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
Clough Bottom Farm Rabbit Lane Bashall Eaves	0.11	2	Change of use of barn currently used as office to dwellings	8/4/11	3/2010/0353	370119 443686	*
Clough Farm Carters Lane Paythorne	0.33	1	Conversion of barn to dwelling, repositioning of access and creation of a garden	8/6/11	3/2011/0278	381132 451285	
Hothersall Hall Farm Hothersall Lane Ribchester	0.05	1	Conversion of barn to dwelling	27/6/11	3/2011/0324	363140 434670	
Rakefoot Farm Thornley Road Chaigley	0.06	1	Use of 3 holiday cottages as a residential dwelling	16/9/11	3/2011/0332	366241 441598	*
Wiswell Hall Farm Wiswell Lane Whalley	0.22	2	Conversion of barn & buildings to dwellings	16/9/11	3/2011/0355	374487 437229	
Hey Moo Elswick Farm Mellor Lane Mellor	0.05	1	Variation of condition 17 of 3/2004/0450P to allow unit 1 to be used as permanent dwelling	14/10/11	3/2011/0544	364858 430992	*
Seven Acre Cottage Forty Acre Lane Longridge	0.03	1	Removal of condition 2 of 3/2006/0373/P to allow annexe to be used as separate dwelling	14/10/11	3/2011/0646	361292 438096	*
Unit 3 Saddle Barn Clough Farm Bashall Eaves	0.04	1	Removal of condition 1 of 3/2011/0379P to allow use as permanent dwelling	11/11/11	3/2011/0773	370094 443676	*
Wheatley Farm Four Acre Lane Thornley-with-Wheatley	0.01	1	Change of use of barn to dwelling	16/12/11	3/2011/0813	362035 439853	

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
Abbot Barn Back House Lane Chipping	0.07	1	Conversion of barn to dwelling	23/12/11	3/2011/0887	360898 442491	
The Barn Preston Road Alston	0.05	1	Removal of condition 11 of 3/06/0273P to allow use as permanent dwelling	6/1/12	3/2011/0951	359928 435464	*
Watts Close Farm Gisburn	0.13	2	Conversion of milking parlour to dwellings	9/2/12	3/2011/0885	383232 447190	
Acorn Cottage Back Lane Rimington	0.04	1	Conversion & extension of garage to create a dwelling	10/2/12	3/2011/0953	380516 445838	*
Hubbersty Fold Farm Commons Lane Balderstone	0.06	1	Conversion of barn to dwelling	13/2/12	3/2011/0625	362953 432149	
Fairclough House Loud Bridge Chipping	0.06	2	Conversion of outbuilding to dwellings	28/2/12	3/2011/0702	359061 441126	*
Barn at Lower Gills Whytha Lane Rimington	0.30	1	Conversion of barn to dwelling	6/3/12	3/2012/0046	382352 444702	
Barn at Bay Gate Farm Bolton-by-Bowland	0.15	1	Conversion of barn to dwelling	7/3/12	3/2012/0048	375789 449792	
Hillock House Northcote Road Langho	0.04	1	Alterations to create self contained ground floor flat	13/4/12	3/2012/0098	370345 435744	*
4 Stanley Street Longridge	0.02	1	Conversion to 2 self-contained flats	13/7/12	3/2012/0463	360205 437532	*
Chadwicks Farm Settle Road Bolton-by-Bowland	0.22	1	Conversion of barn to dwelling	17/7/12	3/2012/0255	378003 449959	

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
The Moorcock Inn Slaidburn Road Waddington	0.22	2	Conversion of public house and hotel into dwellings	6/8/12	3/2012/0356	371969 446618	*
Barn opp Cold Coates Farm Collins Hill Lane Chipping	0.22	2	Demolition of lean-to building & change of use of barn to dwellings	20/8/12	3/2011/0738	360546 442973	
Wittons Farm Bolton-by-Bowland	0.11	1	Conversion of barn to dwelling. Replacement of agricultural building with a garage	31/8/12	3/2012/0489	377710 452248	
6 Church Lane Mellor	0.01	1	Change of use of shop & living accommodation to house & flat	4/9/12	3/2012/0603	365116 430750	*
11 New Row Cottages Clitheroe Road Knowle Green	0.07	1	Change of use of garage/home office to dwelling	12/10/12	3/2012/0708	364944 438185	*
Mill adj Primrose House Primrose Road Clitheroe	0.02	1	Conversion of former mill building into an apartment	24/10/12	3/2012/0558	373723 440690	*
Stanley House Lowergate Clitheroe	0.11	2	Change of use of offices (B1a) to dwellings	19/11/12	3/2012/0839	374462 441776	*
Cottage Restaurant Main Street Gisburn	0.01	1	Change of use of restaurant to ground floor apartment	6/12/12	3/2012/0915	382954 448790	*
Watt Close Farm Burnley Road Gisburn	0.05	1	Conversion of barn to dwelling	20/12/12	3/2012/0983	383358 447115	
Root Hill Estate Yard Dunsop Bridge	0.03	3	Change of use from Class B1 to dwellings	20/12/12	3/2012/0980	365937 449856	*

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
Windy Hills Farm Chipping	0.16	2	Conversion of barn to dwellings	9/1/13	3/2012/0639	361951 444611	
Kellets Farm Green Moor Lane Knowle Green	0.03	1	Conversion of barn to dwelling	10/1/13	3/2012/0777	363965 437396	
Lower Cote Barn Higher Greenhead Farm Gisburn Road Sawley	0.01	1	Conversion of barn to live/work unit	12/2/13	3/2013/0013	378918 446406	
Methodist Church Chapel Lane West Bradford	0.07	1	Change of use of chapel to dwelling	15/2/13	3/2013/0050	374494 444445	*
The Longridge Restaurant 104 Higher Road Longridge	0.07	5	Conversion of restaurant into 3 houses and 2 flats	11/3/13	3/2012/1077	361147 437725	*
Former Garage Branch Road Waddington	0.01	1	Conversion of former garage to bungalow	4/3/13	3/2013/0064	372869 443932	*
Quarry House Tosside	0.04	1	Conversion of out buildings to dwelling	28/3/13	3/2012/1110	375076 454098	*
Moorfield 4 Wiswell Lane Whalley	0.06	1	Removal of condition 3 (occupancy) of 3/2006/0570P to allow greater flexibility of use	28/3/13	3/2013/0150	373645 436722	*
Bailey Hall Barn Hurst Green	0.20	2	Conversion of barn & outbuildings to dwellings	23/5/13	3/2013/0154	367780 437324	
2 Walker Street Clitheroe	0.01	1	Change of use from vacant shop & dwelling to apartments	11/6/13	3/2013/0385	374670 441822	*
27-29 Bawlands Clitheroe	0.01	1	Change of use of ground floor from commercial to residential	3/7/13	3/2013/0481	373867 441584	*

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
Duke William Hotel 30 Chapel Hill Longridge	0.13	3	Change of use of public house to dwellings	17/7/13	3/2013/0470	360488 436779	*
Old School House Lane Ends Grindleton	0.04	1	Change of use of redundant community centre to dwelling	19/7/13	3/2013/0503	375094 450273	*
Groom's Farm Stirk House Eisburn	0.06	1	Demolition of agricultural building & change of use of out buildings to dwelling	24/7/13	3/2012/1102	381063 448145	
35A & 35B Preston Road Longridge	0.02	2	Change of use from office to flat & change of use from storage to flat	20/8/13	3/2013/0600	360103 437023	*
Billingtons Farm Mile Lane Longridge	0.06	2	Conversion of barn to dwellings	22/8/13	3/2012/0778	361125 438285	
The Rann Saccary Lane Mellor	0.03	1	Conversion of store to dwelling	27/8/13	3/2013/0052	366221 431825	*
Eaves Hall Moor Lane West Bradford	0.25	4	Conversion of stables to 3 units & motor house to 2 units (already 1 unit in motor house)	17/9/13	3/2013/0111	373792 444860	*
14 Inglewhite Road Longridge	0.01	1	Conversion of existing dwelling to 2 flats	30/9/13	3/2013/0756	360169 437677	*
No of Sites 58	4.98	83					

**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	
The Old Kennels Mill Lane Gisburn	0.10	1	12/2/01	3/2001/0045	3/1995/0631	382268 449655	*
The Old School Cottage Forest Becks Farm Forest Becks	0.04	1	27/2/07	3/2002/0289	3/1997/0571 3/2002/0511	378552 451257	*
Bolton-by-Bowland Woodfield Barn Woodfields Stonyhurst	0.10	2	2/8/07	3/2007/1166	3/2013/0626 3/2007/0504	369582 439412	
New Barn Whalley Road Stonyhurst	0.13	3	2/8/07	3/2007/1127	3/2013/0625 3/2007/0505	369713 438566	
Horrocks Barn Horrocks Farm Stonyhurst	0.05	1	2/8/07	3/2007/1165	3/2013/0096	368276 439740	
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	
Pendle Hotel Clitheroe Road Chatburn	0.14	3	12/3/12	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	

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
New Barn Holden Lane Slaidburn	0.02	1	6/8/12	3/2012/0867	3/2010/0194	375714 452239	
Huggan Ing Farm Gisburn Road Sawley	0.06	1	12/12/11	3/2011/3014	3/2012/0579	379771 447700	
Hill Foot Barn Twiston	0.05	1	1/12/12	3/2012/0613	3/2011/0826	381203 443919	
1 & 2 Chapel School St Nicholas Avenue Sabden	0.19	2	9/12	3/2011/2968	3/2011/0284	377979 437565	*
Rakefoot Farm Thornley Road Chaigley	0.10	1	25/9/12	3/2012/1557	3/2010/1022	366215 441602	
22 Corporation Street Clitheroe	0.01	1	10/12		3/2009/0762	373865 441512	*
44-46 Berry Lane Longridge	0.01	1	24/7/12	3/2012/1434	3/2012/0577	360418 437428	*
The Chapel & The Old School House Lower Chapel Lane Grindleton	0.07	2	22/11/12	3/2012/1960	3/2011/0896	375890 445843	*
Former Lee Carter Health Studio Castlegate Clitheroe	0.01	1	30/1/13	3/2013/0142	3/2008/0858 3/2012/1093	374343 441760	*
Bowfields Farm Bowfields Lane Balderstone	0.02	1	26/2/13	3/2012/1755	3/2012/0592	362970 431890	
Jeffrey & Pendle Cottages Moss Lane Chipping	0.07	1	11/4/13	3/2013/0656	3/2011/0546	362814 441999	*

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
Carr House Farm Longsight Road Clayton-le-Dale	0.24	2	4/13	3/2012/0764	3/2011/0008	365443 432633	
Wyongill Farm Holden Lane Bolton-by-Bowland	0.06	1	6/13	3/2011/1010	3/2011/0633	377295 450459	
84-86 Lowergate Clitheroe	0.01	2	12/8/13	3/2012/0851	3/2012/0163	374364 441710	*
The Stables Duck Street Clitheroe	0.01	1	7/8/13	3/2013/1026	3/2013/0348	374581 441842	*
No of Sites 25	1.60	37					

**AFFORDABLE HOUSING SITES
NOT STARTED**

AFFORDABLE HOUSING SITES ~ NOT STARTED

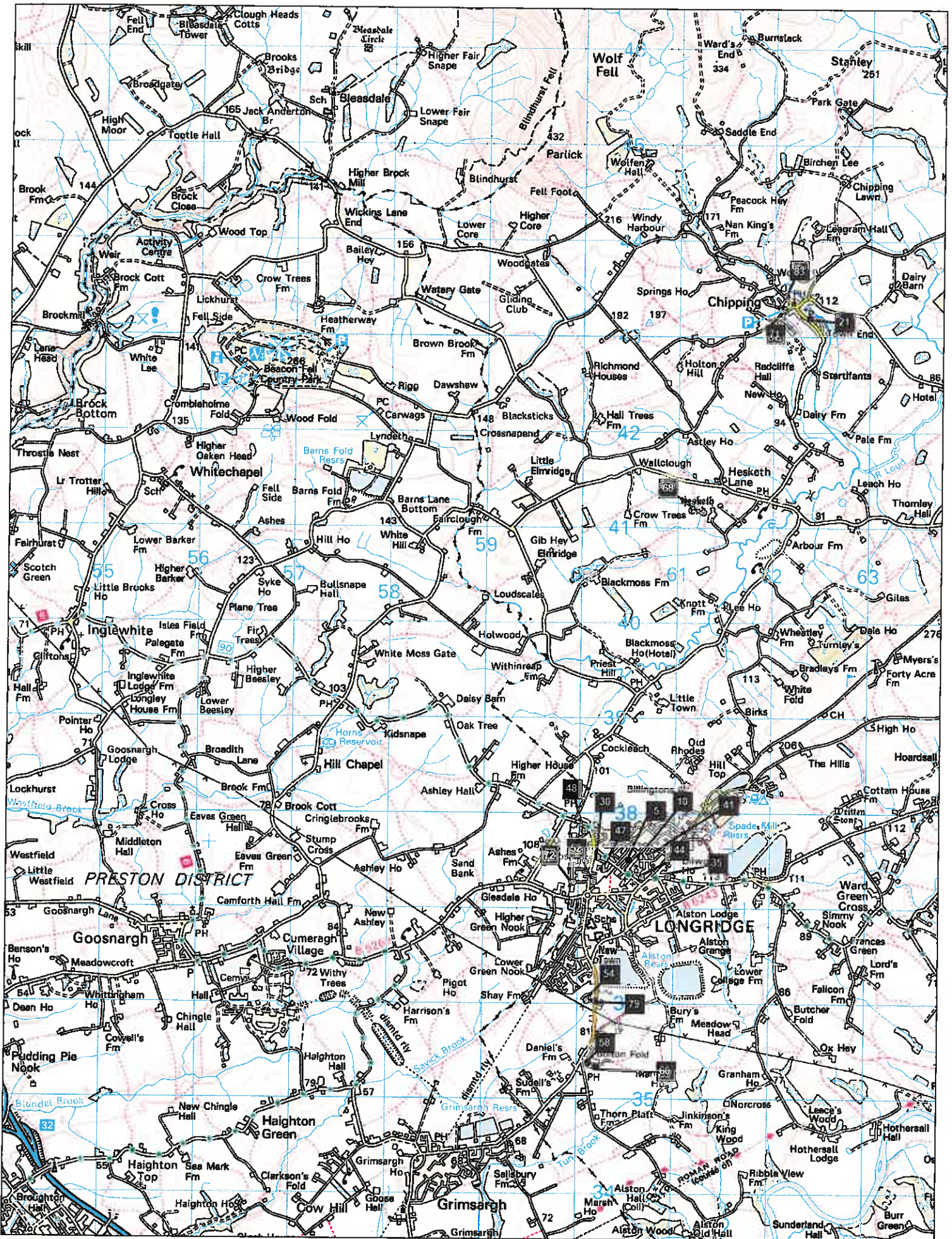
SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
Land North of Riddings Lane Whalley	0.64	24	Outline erection of affordable units	16/9/11	3/2010/0820	373184 436691	
Former Barkers Garden Centre Whalley Road Clitheroe	0.21	9	Outline erection of affordable units	28/9/11	3/2010/0550	374114 440815	*
Land at Whalley New Road Billington	0.45	11	Outline erection of affordable units	25/11/11 8/8/11	3/2010/0751 3/2011/0460	372712 435684	
Black Bull Hotel Church Street Ribchester	0.07	2	Erection of affordable units	16/12/11	3/2010/0934	364996 435346	*
Land Hambleton View Simonstone	0.01	1	Replacement of garages with terraced houses	9/1/12	3/2011/0039	376802 434449	*
Petre Wood Crescent Langho	0.67	25	Erection of affordable units	19/7/13	3/2013/0113	370934 434979	
Victoria Mill Watt Street Sabden	0.43	27	Erection of affordable units	15/3/12	3/2011/0129	377587 437263	*
Land off Preston Road Longridge	0.73	18	Reserved Matters for erection of affordable units	11/9/13	3/2013/0307	360093 436126	
Land at Whiteacre Lane Barrow	0.20	2	Outline for erection of affordable units	22/8/12	3/2011/0776	374072 437851	
Old Whalley Nurseries Clitheroe Road Whalley	0.15	2	Erection of bungalows	5/11/12	3/2011/0784	373568 437508	*
Land at Chapel Hill Longridge	1.03	16	Erection of affordable units	7/11/12	3/2011/1071	360401 436623	
Land East of Clitheroe Road (Lawsonsteads) Whalley	0.77	17	Outline erection of affordable units	9/11/12	3/2012/0687	373615 43662	
Site 2 Barrow Brook Business Village Barrow	1.28	31	Outline erection of affordable units	30/11/12	3/2012/0158	373978 438043	*

AFFORDABLE HOUSING SITES ~ NOT STARTED

SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
Mearley Croft Woone Lane Clitheroe	0.88	32	Erection of affordable units	20/11/12	3/2011/1064	373992 441116	*
Old Manchester Officea Whalley New Road Billington	0.17	4	Outline erection of affordable units	23/1/13	3/2010/0078	372816 435719	
Land off Milton Avenue Clitheroe	0.37	15	Outline erection of affordable units	4/2/13	3/2011/0892	374089 442171	
Land at 23-25 Old Row Barrow	0.34	7	Outline erection of affordable units	27/2/13	3/2012/0623	373876 438431	
Land off Chatburn Old Road Chatburn	0.29	3	Outline erection of affordable units	19/4/13	3/2011/0025	373685 444024	
Land off Clitheroe Road Barrow	0.13	2	Outline erection of affordable units	13/5/13	3/2112/0617	373579 437708	
Land North & West of Littlemoor Clitheroe	0.54	15	Outline erection of affordable units	12/6/13	3/2012/0420	374205 440887	
Land Accrington Road Whalley	0.89	23	Outline erection of affordable units	25/6/13	3/2012/0179	373587 436021	
Land at Mitton Road Whalley	1.86	41	Full consent for erection of affordable units	27/6/13	3/2012/0637	372734 436416	
The Whins Whins Lane Read	0.36	5	Full consent for erection of affordable units	24/7/13	3/2012/1101	377126 443994	
Land off Clitheroe Road Barrow	0.26	3	Outline erection of affordable units	13/9/13	3/2013/0511	373634 437794	
No of Sites 2*	12.73	335					

***NOTE:**

20 sites are included in sites over 0.4ha
 2 sites are included in sites of less than 0.4ha with planning permission
 2 sites all affordable units are included in affordable housing sites - not started

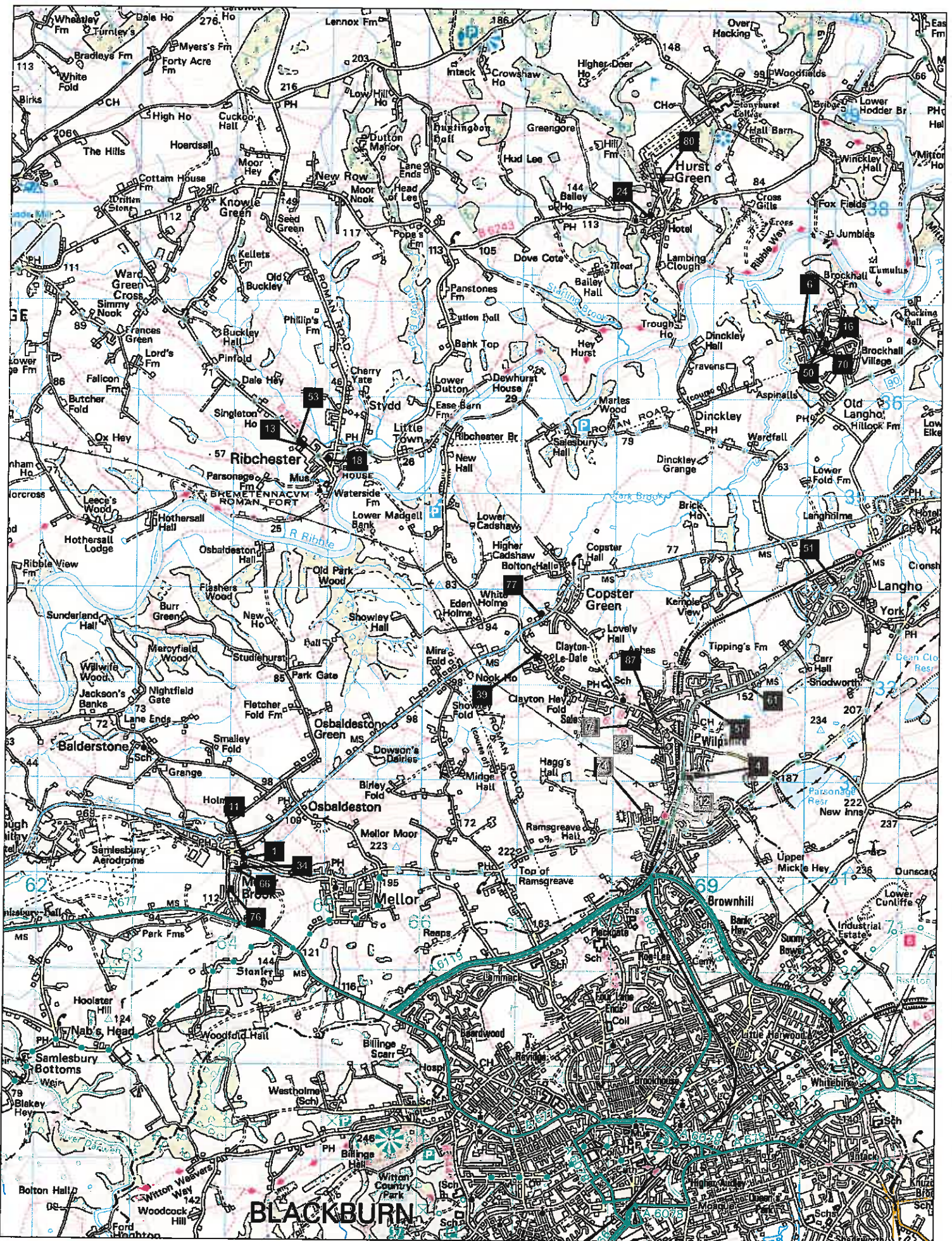


HOUSING LAND AVAILABILITY OCTOBER 2013

MAP 1

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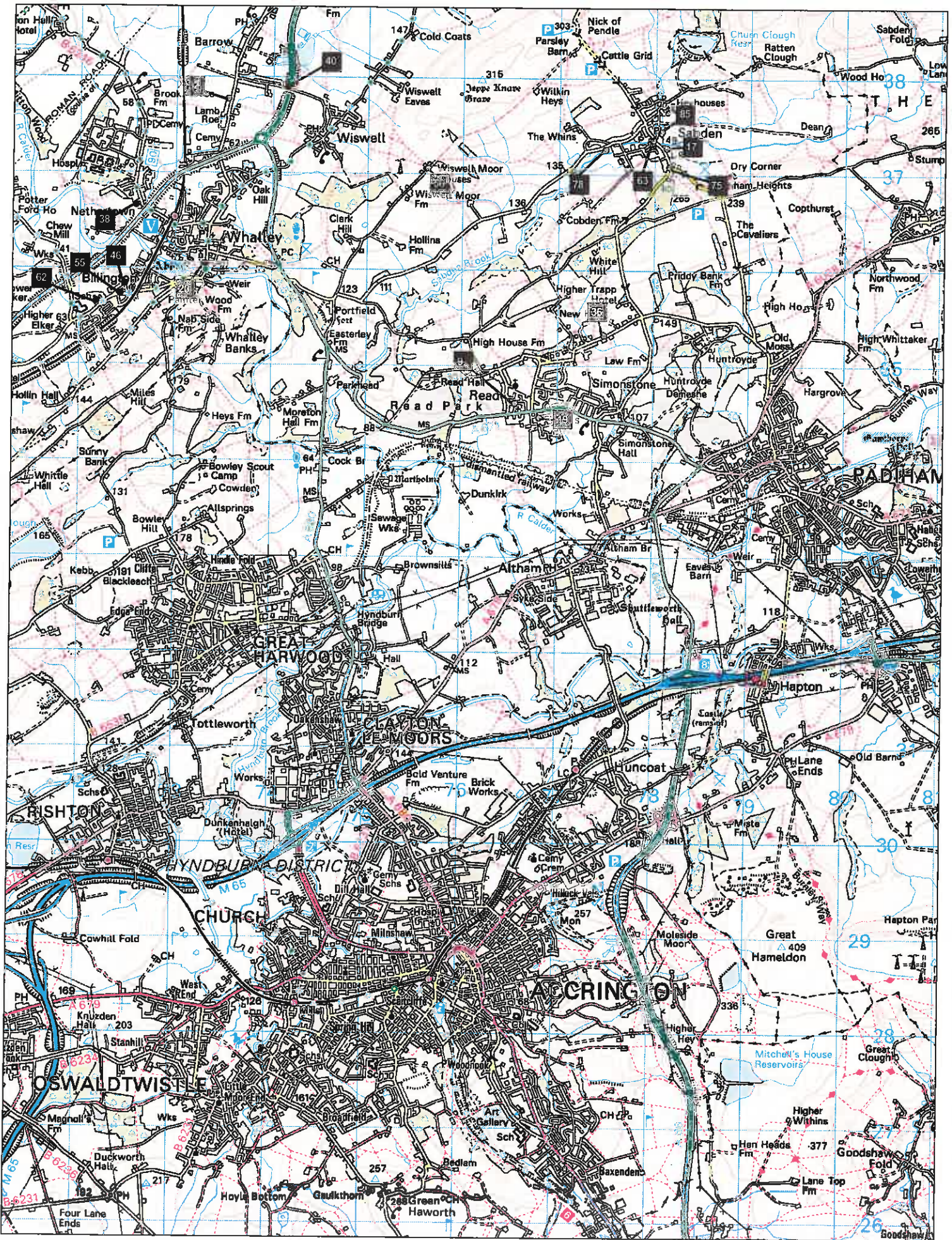


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MAP 2

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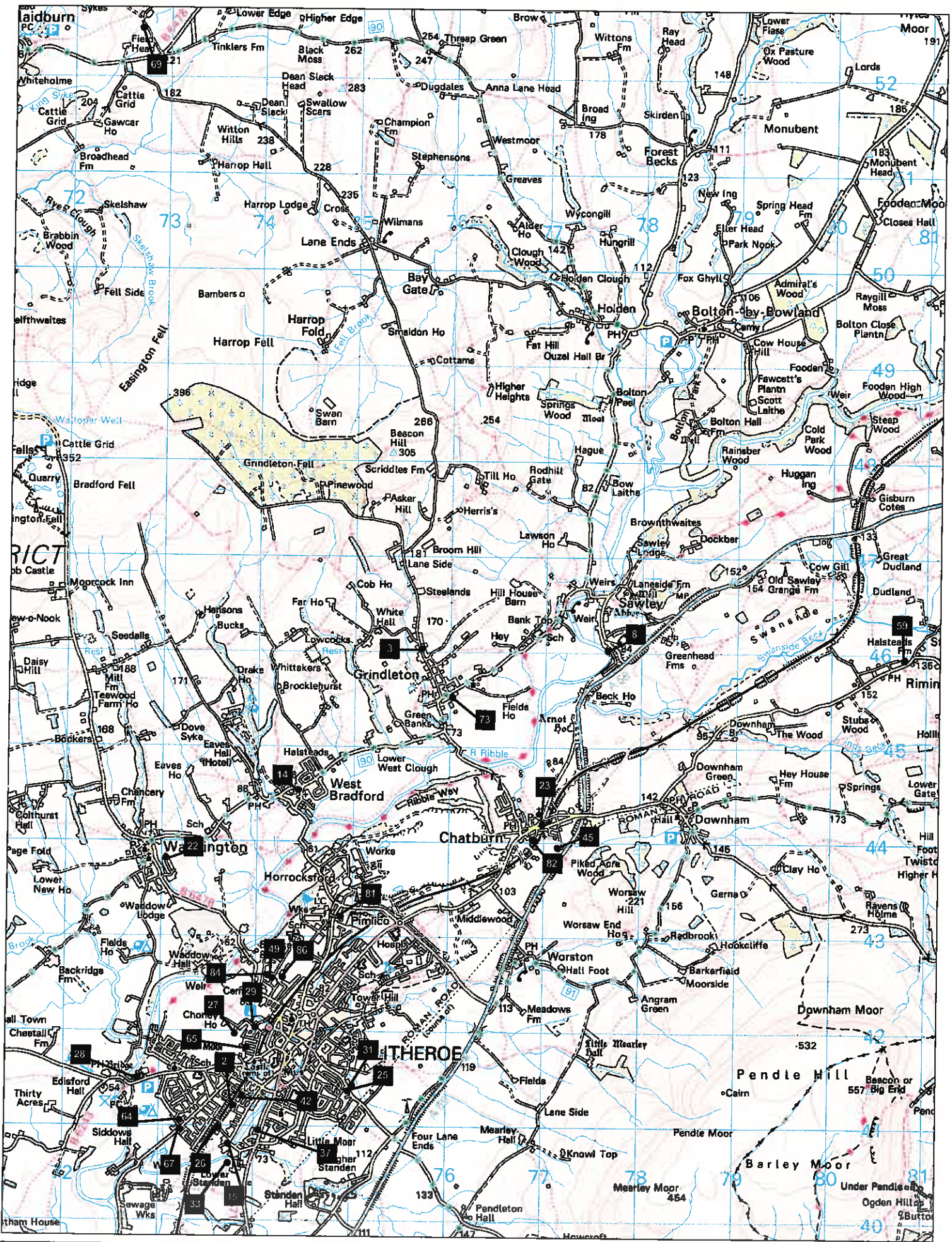
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MAP 3

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Scale



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MAP 4

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