

HOUSING LAND AVAILABILITY SCHEDULE

APRIL 2013



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council

HOUSING LAND AVAILABILITY SCHEDULE APRIL 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: 31 March 2013

Disclaimer

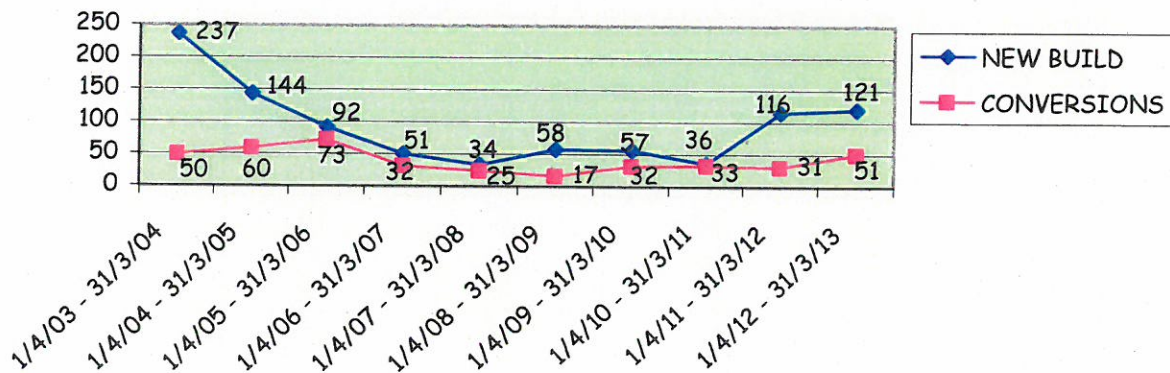
The factual information within this booklet is believed to be correct at the time of survey. Each site has been identified from approved planning applications. Whilst every effort is made to give accurate information no responsibility can be accepted for matters arising due to the information in this 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 2003 to 31 March 2013 and are split between new build and conversions.

COMPLETIONS FROM 1 APRIL 2003 - 31 MARCH 2013	NEW BUILD	CONVERSIONS/CU
1 April 2003 - 31 March 2004	237	50
1 April 2004 - 31 March 2005	144	60
1 April 2005 - 31 March 2006	92	73
1 April 2006 - 31 March 2007	51	32
1 April 2007 - 31 March 2008	34	25
1 April 2008 - 31 March 2009	58	17
1 April 2009 - 31 March 2010	57	32
1 April 2010 - 31 March 2011	36	33
1 April 2011 - 31 March 2012	116	31
1 April 2012 - 31 March 2013	121	51

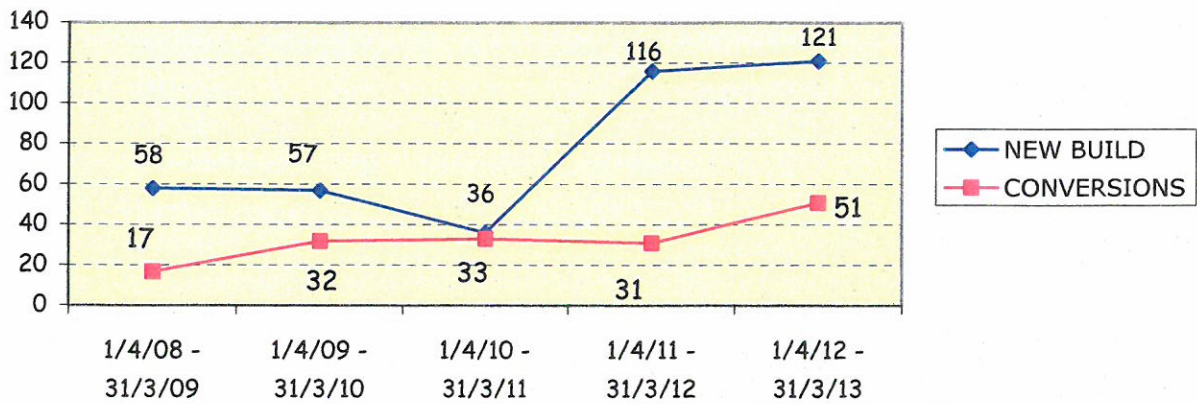
BUILD RATES FROM 1 APRIL 2003



2. This table and graph show the recent build rates from April 2008 to 31 March 2013 and are split between new build and conversions

COMPLETIONS FROM 1 APRIL 2008 - 31 MARCH 2013	NEW BUILD	CONVERSIONS/CU
1 April 2008 - 31 March 2009	58	17
1 April 2009 - 31 March 2010	57	32
1 April 2010 - 31 March 2011	36	33
1 April 2011 - 31 March 2012	116	31
1 April 2012 - 31 March 2013	121	51

BUILD RATES FROM 1 APRIL 2008

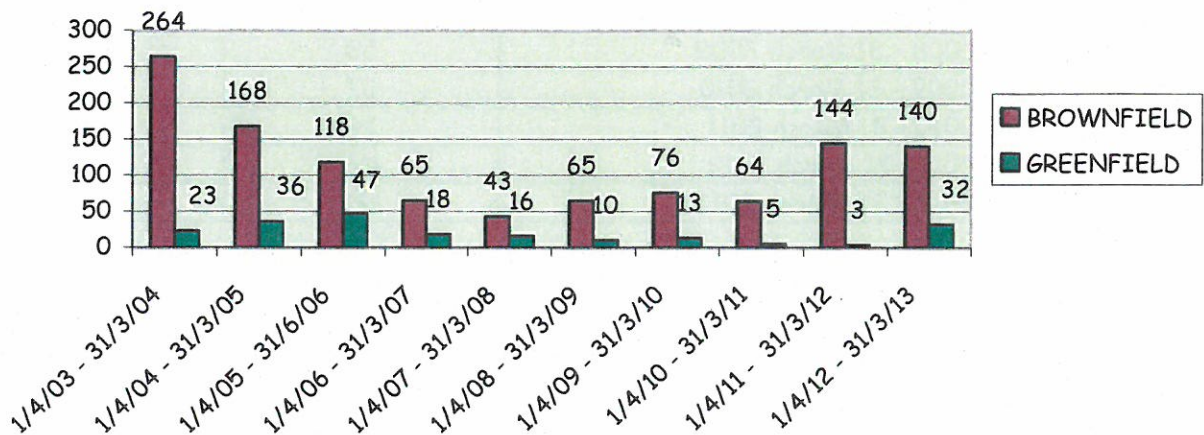


3. This table and graph shows the number of completions since April 2003 to March 2013 on brownfield and greenfield sites. (Private residential gardens are excluded from the definition of previously developed land).

BROWNFIELD/GREENFIELD COMPLETIONS

BROWNFIELD/GREEN FIELD COMPLETIONS FROM 1 APRIL 2003 - 31 MARCH 2013			
YEAR	BROWNFIELD	GREENFIELD	TOTAL
1/4/03 - 31/3/04	264	23	287
1/4/04 - 31/3/05	168	36	204
1/4/05 - 31/3/06	118	47	165
1/4/06 - 31/3/07	65	18	83
1/4/07 - 31/3/08	43	16	59
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 - 31/3/12	144	3	147
1/4/12 - 31/3/13	140	32	172

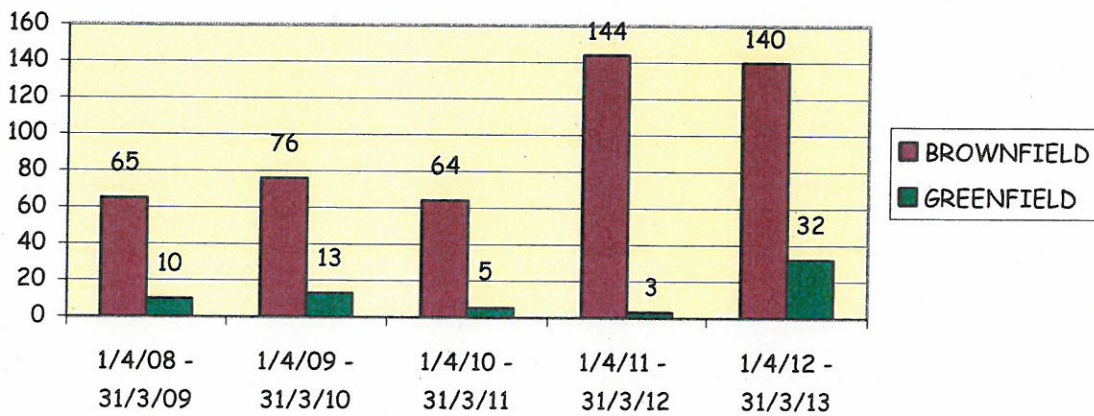
BROWNFIELD/GREENFIELD COMPLETIONS



4. This table and graph shows the number of completions since April 2008 to March 2013 on brownfield and greenfield sites

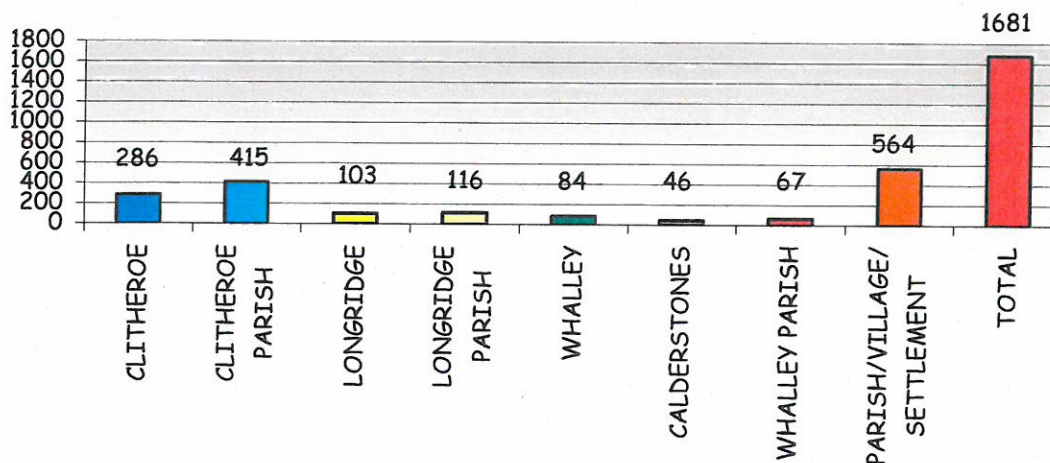
BROWNFIELD/GREEN FIELD COMPLETIONS FROM 1 APRIL 2008 - 31 MARCH 2013			
YEAR	BROWNFIELD	GREENFIELD	TOTAL
1/4/08 - 31/3/09	65	10	75
1/4/09 - 31/3/10	76	13	89
1/4/10 - 31/3/11	64	5	69
1/4/11 - 30/3/12	144	3	147
1/4/12 - 31/3/13	140	32	172

BROWNFIELD/GREENFIELD COMPLETIONS



5. In the current housing land there are 1681 dwellings currently with planning permission and they are situated within Clitheroe, Longridge, Whalley and other parishes.

LOCATION OF CONSENTS



6. In the Regional Spatial Strategy to 2021 - The North West of England Plan which was adopted in September 2008, there is a requirement to provide from 2003 - 2021 a total of 2,900 dwellings with an annual average rate of provision of 161 per year.
7. The Regional Spatial Strategy remains an adopted part of the Ribble Valley Development Plan until its abolition.
8. Since 2003 a total of 1350 dwellings have been completed.
9. Proposed Core Strategy requirement from 2008-2028 is 4,000 dwellings with an annual average rate of 200 per year.
10. Since 2008 a total of 552 dwellings have been completed.

HOUSING LAND AVAILABILITY 1 APRIL 2013

All known sites	No of Dwellings	No Sites	Area Ha
1. Sites with full planning permission	283	49	10.21
2. Sites outline planning permission	644	27	22.98
3. Sites on which development has commenced part of site not started	147	3	6.02
4. Sites on which development has started, units under construction	138	28	5.80
5. Conversions to dwellings (not started)	89	63	5.72
6. Conversions to dwellings, development commenced	45	29	2.57
7. Affordable housing sites (not started)	335	2	11.16
TOTAL	1681	201	64.46

NOTE
Net total of dwellings

**Housing Land availability position based on RSS requirement (2003-2021)
including permissions, completions and commitments up until 31st March 2013**

5 year requirement

a) RSS Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003/2012 (10.0yrs)	1350	135/yr (1350 ÷ 10.0)
c) Net dwellings required 2013-2021 (8.0 years) (adjusted to a revised annual rate)	1550/8.0	194/yr
d) Adjusted Net 5 yr requirement 2013- 2018 (5yrs)	970	194 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1164	20% NPPF guideline (194 + 20% = 232.8) x 5

- a) Strategic housing provision based on RSS requirement.
- b) Actual completions in monitoring period divided by number of years.
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47- NPPF.

Supply of deliverable sites (Housing Land Availability Survey 31st March 2013)

Sites subject to Section 106 agreements		293 dwellings
Affordable units		335
Sites with Planning permission		<u>1163</u>
	Sub total	1791
Less 2 sites ³ not deliverable in 5 years		<u>-219</u>
	Sub total	1572
Less 10% buffer ⁴		<u>-157</u>
	Sub total	1415
Plus sites under construction		<u>+183</u>
	TOTAL	1598 dwellings

1598 ÷ 232.8 = **6.86 year supply** at 31/03/13 (including 20% buffer)

³ Sites at: Dale View Billington (23 units); part of site at Henthorn Road which will be built beyond the 5 year period (110 units); Victoria Mill Sabden (77 units); and Victoria St Garage (9 units).

⁴ 10% buffer deducted until assessment of deliverability of individual sites is completed

**Housing Land availability position based on proposed Core Strategy requirement (2008-2028)
including permissions, completions and commitments up until 31st March 2013**

5 year requirement

a) Core Strategy Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008/2013 (5.0 yrs)	552	110/yr (552÷5.0)
c) Net dwellings required 2013-2028 (15.0 years) (adjusted to a revised annual rate)	3448/15.0	230/yr
d) Adjusted Net 5 yr requirement 2013-2018	1150	230 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1380	20% NPPF guideline (230 + 20% = 276) x 5

- a) Strategic housing provision based on previously proposed Core Strategy requirement.
- b) Actual completions in monitoring period divided by number of years.
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47- NPPF.

Supply of deliverable sites (Housing Land Availability Survey 31st March 2013)

Sites subject to Section 106 agreements		293 dwellings
Affordable units		335
Sites with Planning permission (not started)		<u>1163</u>
	Sub total	1791
Less sites ¹ not deliverable in 5 years		<u>-219</u>
	Sub total	1572
Less 10% buffer ²		<u>-157</u>
	Sub total	1415
Plus sites under construction		<u>+183</u>
	TOTAL	1598 dwellings

1598 ÷ 276 = **5.79 year supply** at 31/3/13 (including 20% buffer)

¹ Sites at: Dale View Billington (23 units); part of site at Henthorn Road which will be built beyond the 5 year period (110 units); Victoria Mill Sabden (77 units); and Victoria St Garage (9 units).

² 10% buffer deducted until assessment of deliverability of individual sites is completed

UNSIGNED SECTION 106'S AS AT

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
3/2012/0420	Land North & West of Littlemoor Clitheroe	49
3/2012/0617	Land off Clitheroe Road Barrow	7
3/2012/0179	Land at Accrington Road Whalley	77
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
	UNSIGNED	293

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 31st March 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	1,670	795	875	0	-165 ⁶	0
Longridge	835	282	553	353		353
Whalley	375	248	127	0		127
<i>Other settlements</i>	<i>1120</i>	<i>906</i>	<i>212</i>	<i>412</i>		<i>412</i>
Standen				0	1040	1040
Total	4000	2233	1767			1932

¹ For three main settlements total no. of dwellings is 2880. 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 31.03.2013 (these account for an additional 293 dwellings)

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

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

⁵ As at 31st March 2013 - applications have been approved since

⁶ This figures indicates overprovision in Clitheroe in comparison with the Core Strategy requirement

PARISH OR TOWN/VILLAGE	TOTAL COMPLETIONS 1.1.13 - 31.3.13	EXTANT PERMISSIONS AS AT 31.3.13	TOTAL COMPLETIONS & EXTANT PERMISSIONS 1.4.08 - 31.3.13
ABC PARISH	3	12	15
HURST GREEN	4	2	6
BALDERSTONE PARISH	2	2	4
BASHALL EAVES PARISH	4	4	8
BILLINGTON & LANGHO PARISH	47	67	114
BROCKHALL VILLAGE	27	16	43
BILLINGTON	1	43	44
LANGHO	1	2	3
BOLTON-BY-BOWLAND		1	1
BOLTON-BY-BOWLAND PARISH	4	6	10
HOLDEN			
BOWLAND FOREST HIGH PARISH	12	3	15
DUNSOP BRIDGE			
BOWLAND FOREST LOW PARISH			
BOWLAND WITH LEAGRAM PARISH	1	3	4
CHATBURN PARISH		4	4
CHATBURN	3	6	9
CHIPPING PARISH	1	9	10
CHIPPING	5	18	23
CLAYTON-LE-DALE PARISH	2	9	11
CLITHEROE PARISH	4	415	419
CLITHEROE	90	286	376
DINCKLEY PARISH	3	1	4
DOWNHAM PARISH			
DOWNHAM			
DUTTON PARISH	3	1	4
EASINGTON PARISH		5	5
GISBURN PARISH		3	3
GISBURN	1	1	2
GISBURN FOREST PARISH	2		2
TOSSIDE	1		1
GREAT MITTON PARISH	6		6
GRINDLETON PARISH	3	4	7
GRINDLETON	1	3	4
HORTON PARISH	1		1
HOTHERSALL PARISH	1		1
LONGRIDGE PARISH	16	116	132
LONGRIDGE	47	103	150
MEARLEY PARISH			
MELLOR PARISH	3		3
MELLOR	18	3	21
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	7	12
RIBCHESTER PARISH	3	4	7
RIBCHESTER	3	9	12
RIMINGTON PARISH	1	1	2
RIMINGTON		2	2
SABDEN PARISH	7	9	16
SABDEN	50	79	129
SALESBURY PARISH			
SALESBURY			

SITES OVER 0.4HA

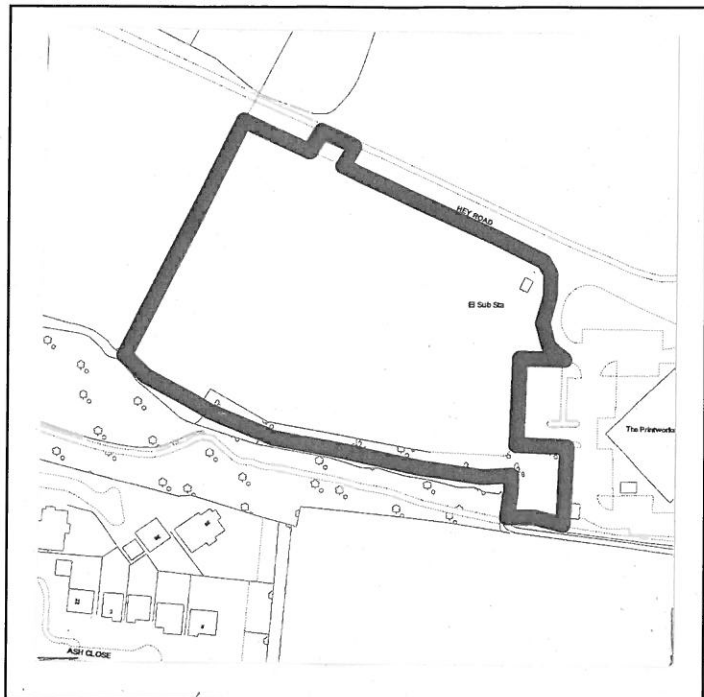
HEY ROAD & ASHBURN CLOSE, BARROW

OS Grid Reference: 373855 438182 **Site Size ha:** 1.14ha **No Dwellings:** 37

Planning Status: *Full Consent 3/2011/0307*

Ownership:

*Rowland Homes Ltd
Farrington House
Stanifield Business Park
Stanifield Lane
Leyland*



*Erection of 37 dwellings of which
11 are affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? *yes*

Completions: *19dw*

Under Construction: *18dw / 0.55ha*

Remaining area to be developed: *0dw*

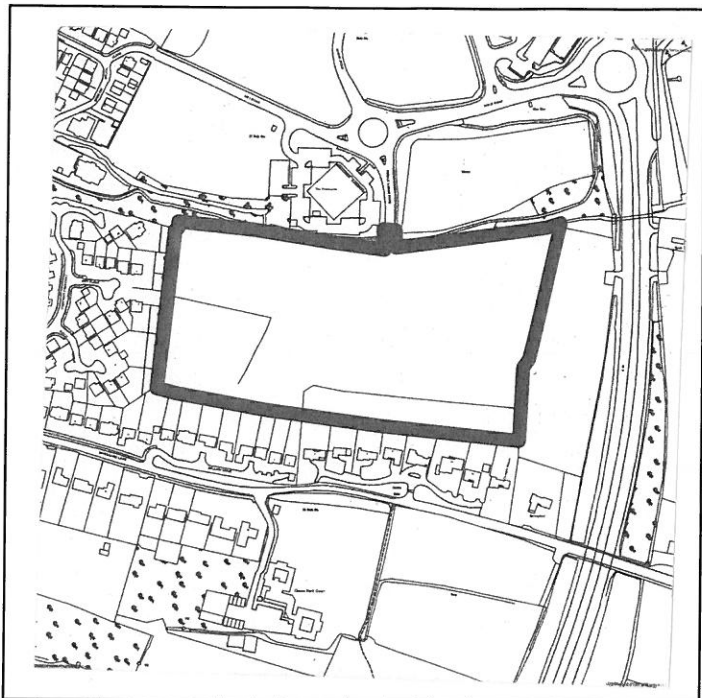
SITE 2, BARROW BROOK BUSINESS VILLAGE, BARROW

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

Planning Status: *Outline Consent 3/2012/0158*

Ownership:

*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*

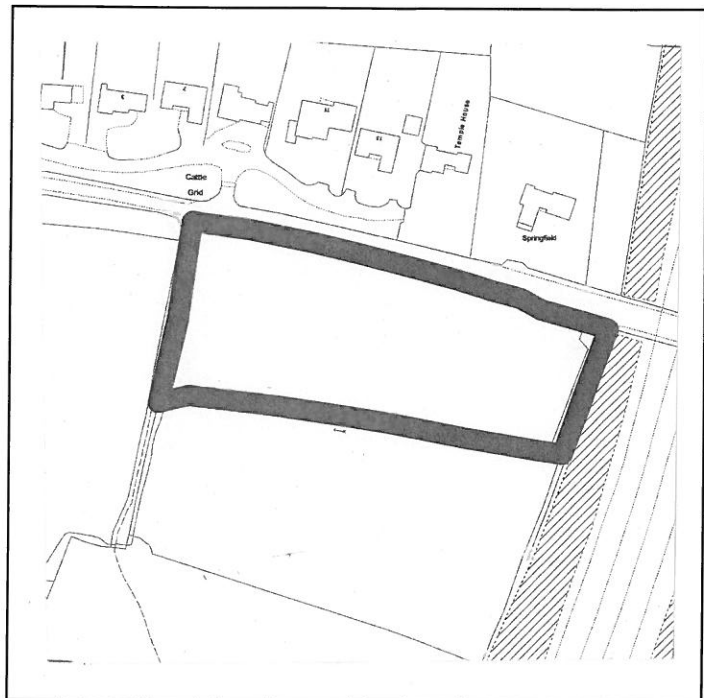
LAND AT WHITEACRE LANE, BARROW

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

Planning Status: *Outline 3/2011/0776*

Ownership:

*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*

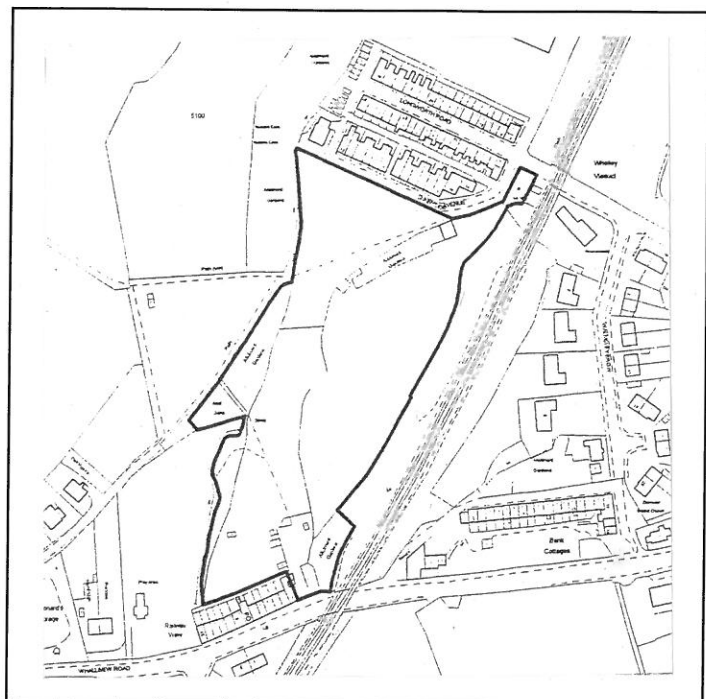
LAND OFF DALE VIEW, BILLINGTON

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*

Ownership:

*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 Consent 3/2010/0751 ~ 39 dwellings*
Outline Consent 3/2011/0460 ~ 34 dwellings

Ownership:

*Acland Bracewell Ltd
The Barrons
Church Road
Tarleton
Preston PR4 6UP*



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*

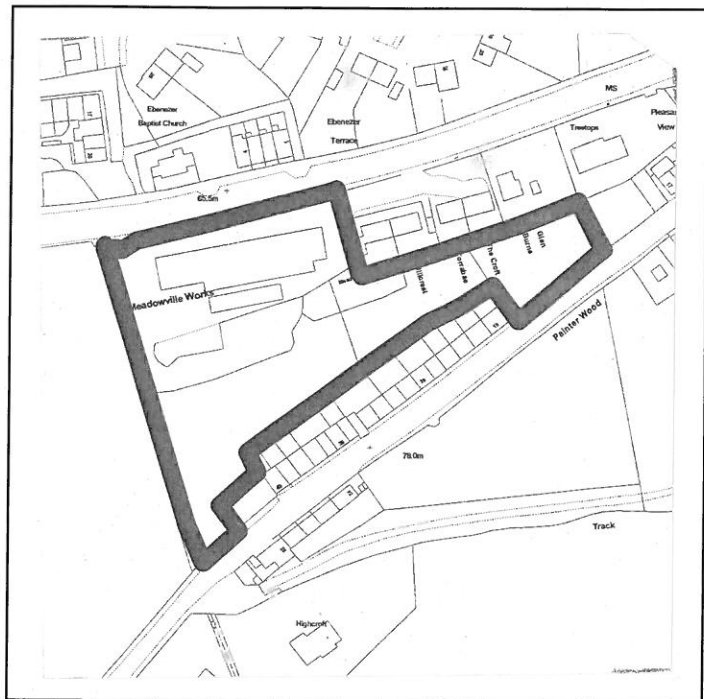
OLD MANCHESTER OFFICES, WHALLEY NEW ROAD, BILLINGTON

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

Planning Status: *Outline Consent 3/2010/0078*

Ownership:

*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*

**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*

Ownership:

*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: *n/a*

Under Construction: *8dw / 0.28ha*

Remaining area to be developed: *46dw / 1.60ha*

LAND OFF HENTHORN ROAD, CLITHEROE

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

Planning Status: *Outline 3/2010/0719*

Ownership:

*Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton Business Park
Congleton CW12 1LB*



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

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *189dw / 5.79ha*

LAND OFF MILTON AVENUE, CLITHEROE

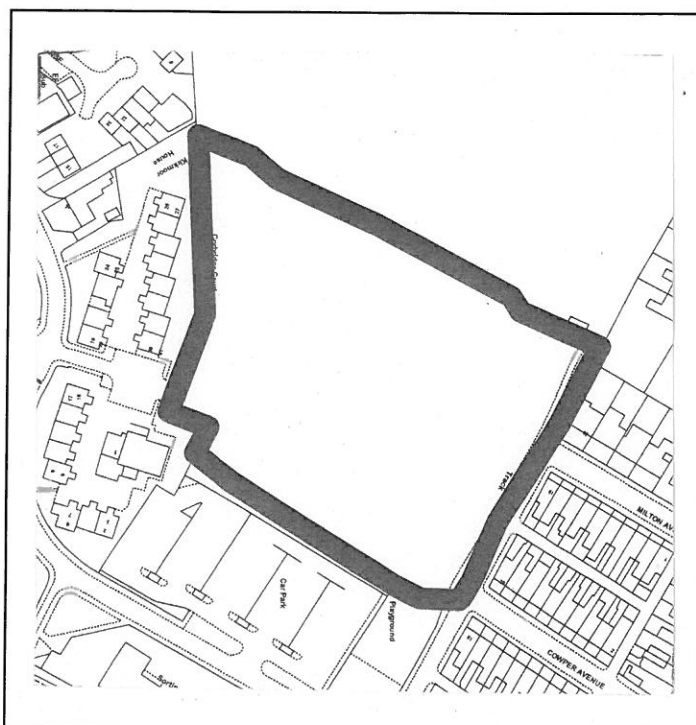
OS Grid Reference: 374089 442171 **Site Size ha:** 1.23 **No Dwellings:** 50

Planning Status: *Outline 3/2011/0892*

Ownership:

*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*

FORMER BARKERS GARDEN CENTRE, WHALLEY ROAD, CLITHEROE

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

Planning Status: *Outline Consent 3/2010/0550*

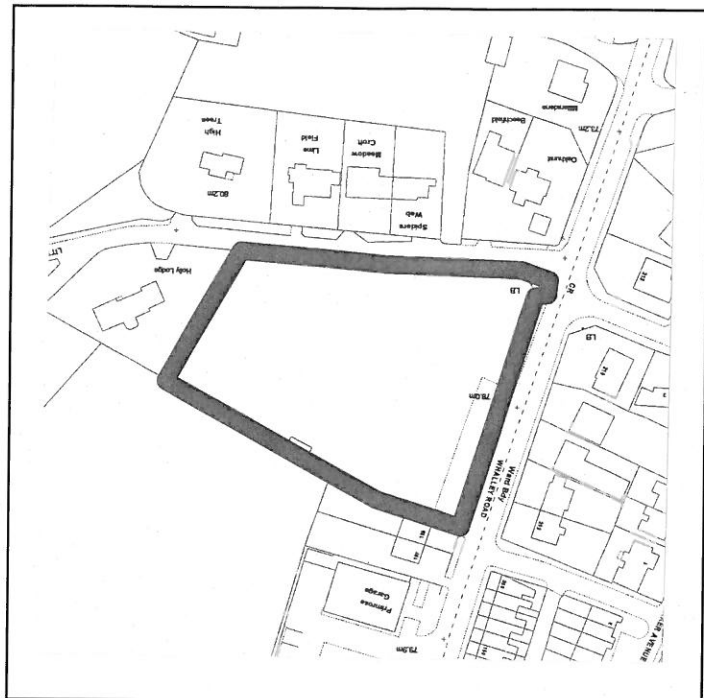
Ownership:

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*

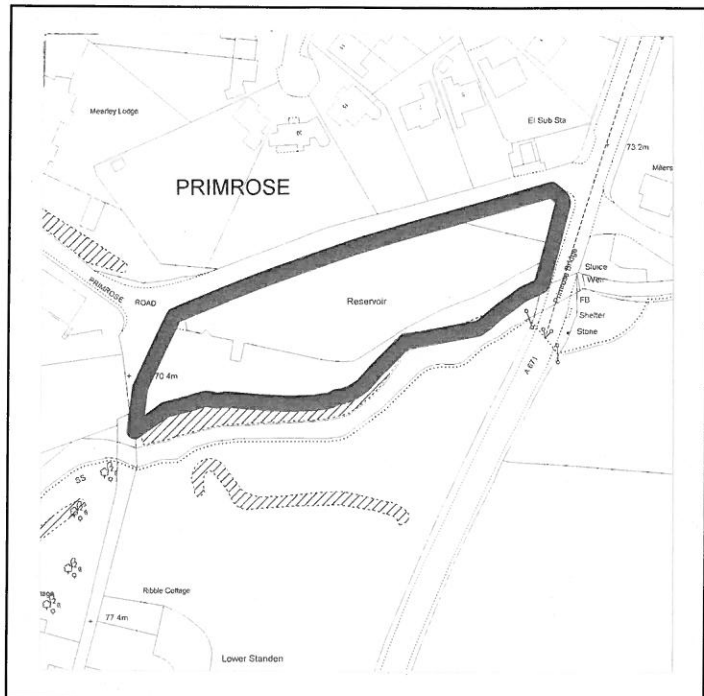
PRIMROSE ROAD, CLITHEROE

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

Ownership:

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: *4dw*

Under Construction: *4dw / 0.24ha*

Remaining area to be developed: *0dw*

LAND AROUND PRIMROSE MILL, WOONE LANE, CLITHEROE

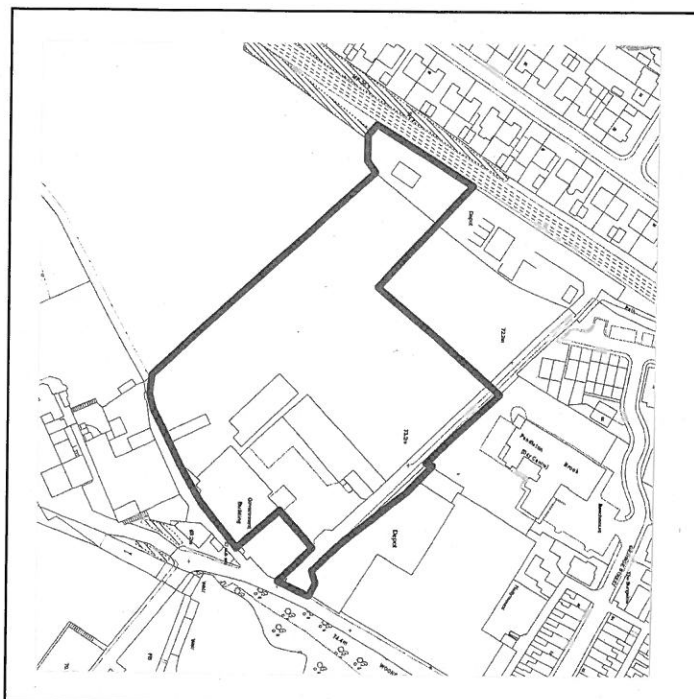
OS Grid Reference: 373656 440847 **Site Size ha:** 1.75 **No Dwellings:** 78

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

Ownership:

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

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



CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *78dw / 1.75ha*

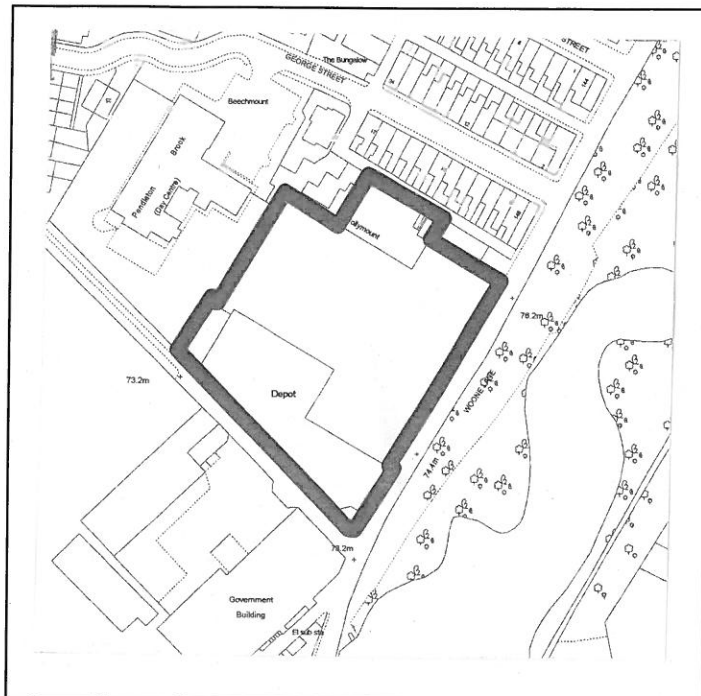
SITE OF RECTELLA WORKS, WOONE LANE, CLITHEROE

OS Grid Reference: 373763 440897 **Site Size ha:** 0.68 **No Dwellings:** 34

Planning Status: *Reserved Matters 3/2012/0392; 3/2010/0756; Outline 3/2008/0526*

Ownership:

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



Reserved Matters for erection of detached, semi detached, terraced dwellings & apartments

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *yes*

Completions: *n/a*

Under Construction: *17dw / 0.34ha*

Remaining area to be developed: *17dw / 0.34ha*

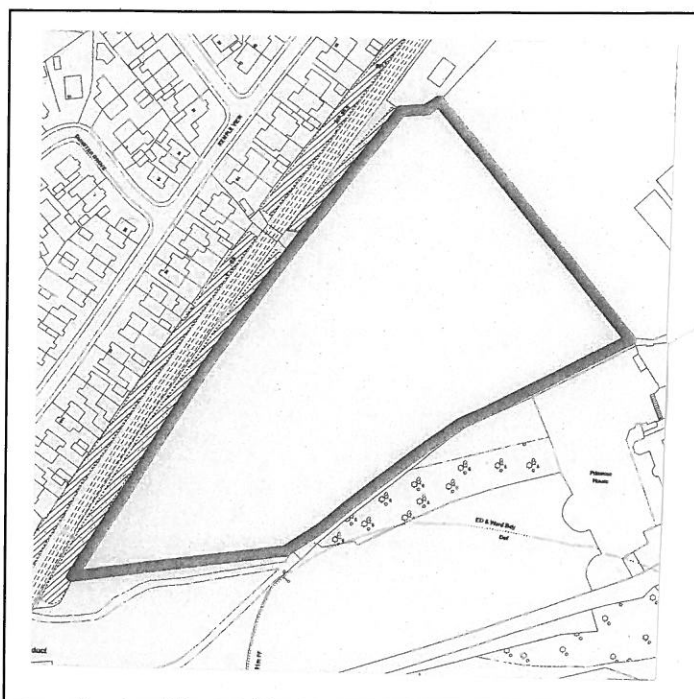
LAND SOUTH WEST OF PRIMROSE VILLAGE, CLITHEROE

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

Planning Status: *Outline Consent 3/2011/1064*

Ownership:

*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, LONGSIGHT ROAD, 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*

Ownership:

*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? *no*

Completions: *n/a*

Under Construction: *n/a*

Remaining area to be developed: *13dw / 0.46ha*

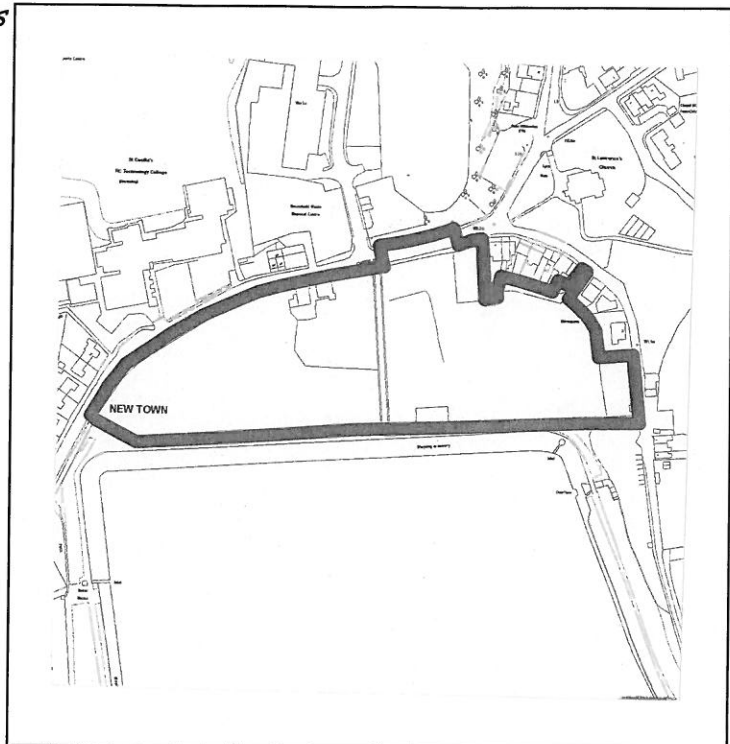
LAND AT CHAPEL HILL, LONGRIDGE

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

Planning Status: Full 3/2011/1071

Ownership:

*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*

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*

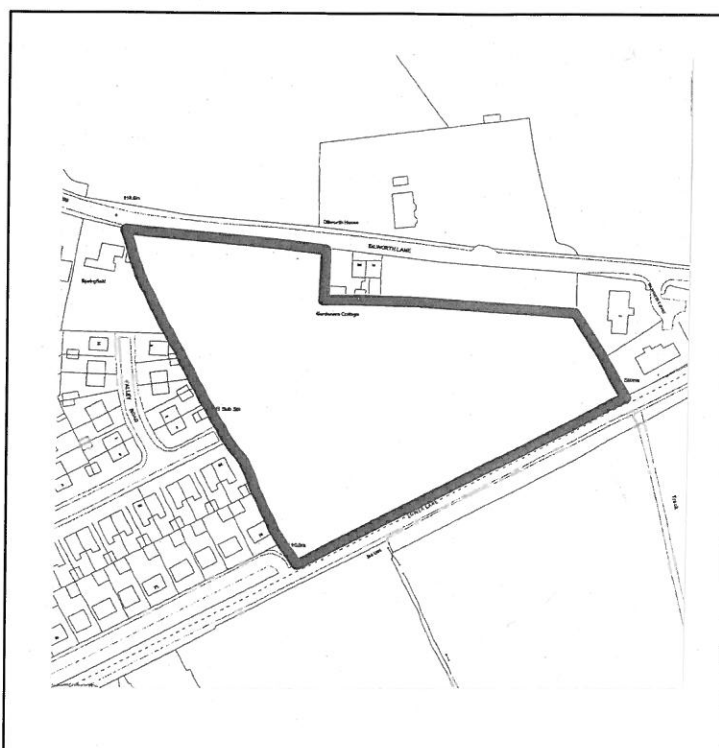
Ownership:

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: *3dw*

Under Construction: *18dw / 0.74ha*

Remaining area to be developed: *28dw / 1.15ha*

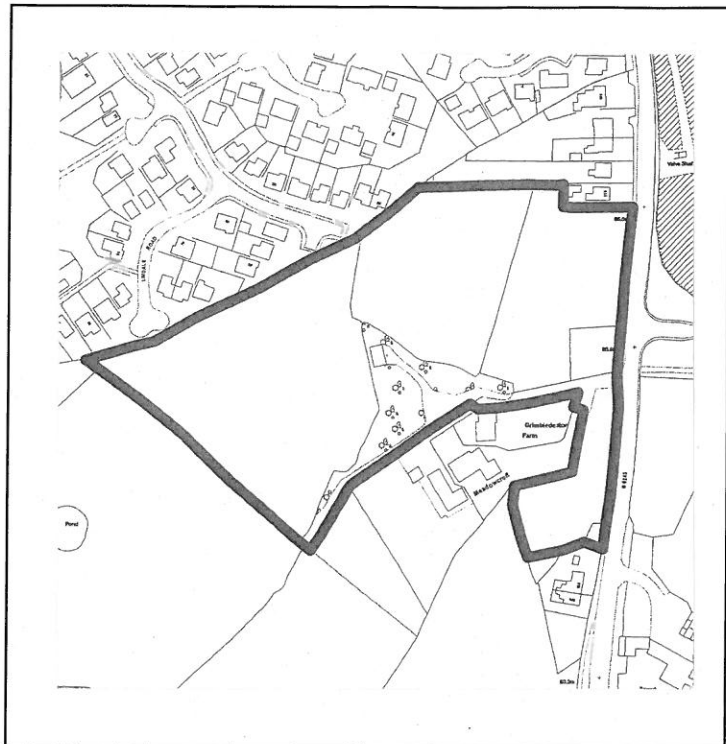
LAND AT PRESTON ROAD, LONGRIDGE

OS Grid Reference: 360091 436120 Site Size ha: 2.55 No Dwellings: 60

Planning Status: *Outline 3/2011/0316*

Ownership:

*W Monks (Longridge) Ltd
C/o Agent*



*Outline consent for 60 dwellings
of which 18 are affordable*

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? *no*

Completions: *n/a*

Under Construction: *n/a*

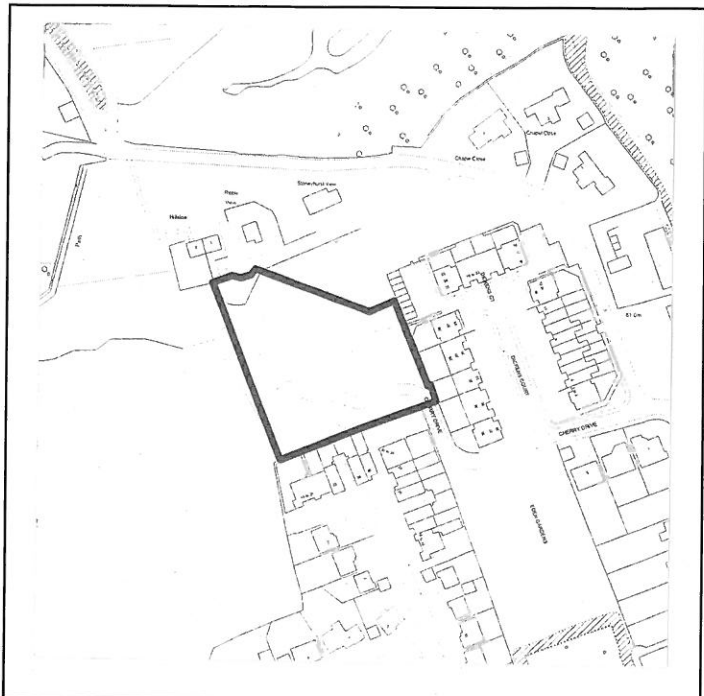
Remaining area to be developed: *42dw / 1.79ha*

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;
3/2013/0074

Ownership:
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

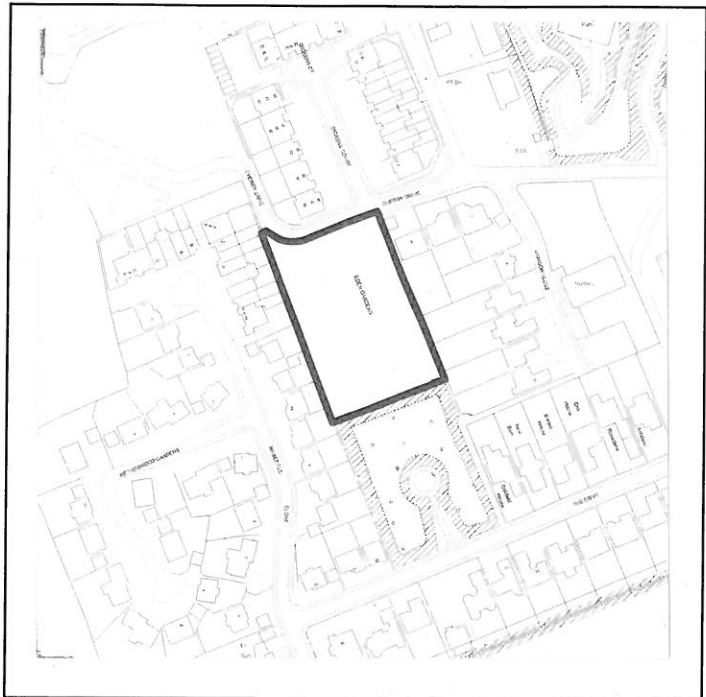
Planning Status: Full Consent 3/2006/0830; 3/2010/0103

Ownership:

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*

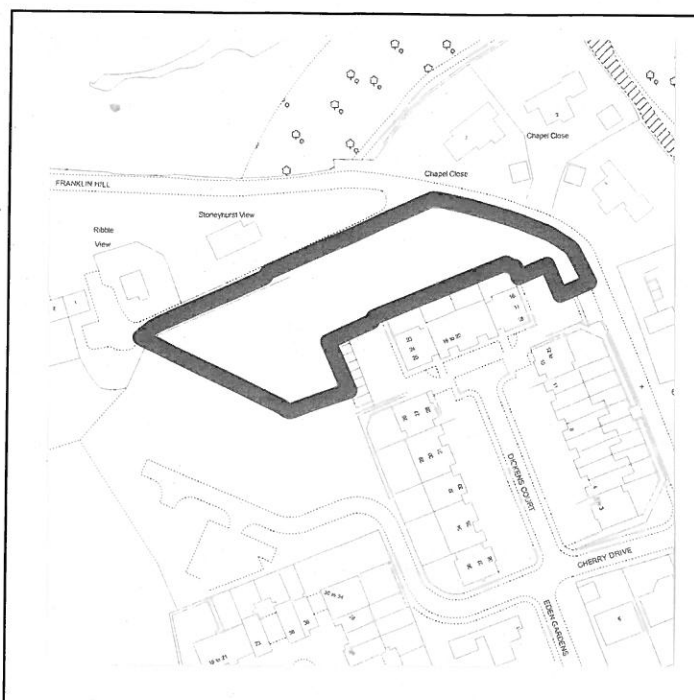
Ownership:

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*

VICTORIA MILL, WATT STREET, SABDEN

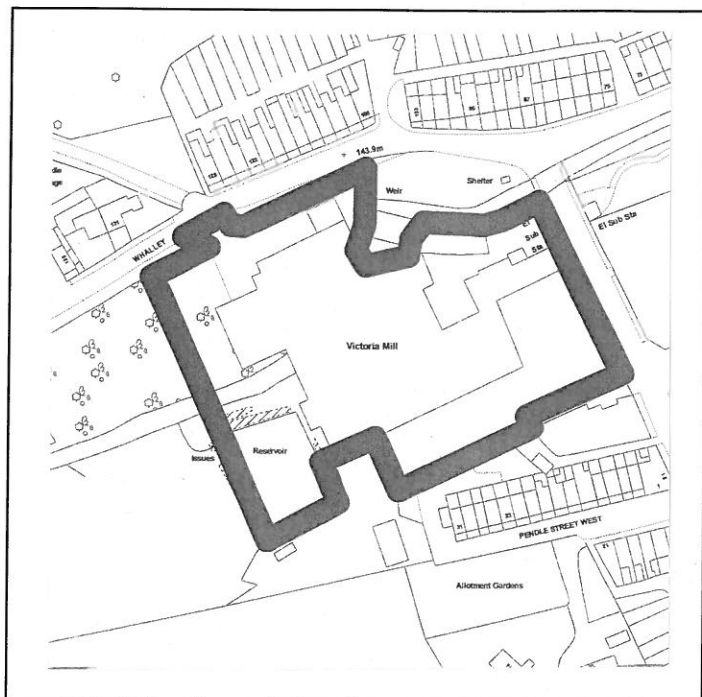
OS Grid Reference: 377587 437263 Site Size ha: 1.12 No Dwellings: 70

Planning Status: Full consent 3/2011/0129

Ownership:

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

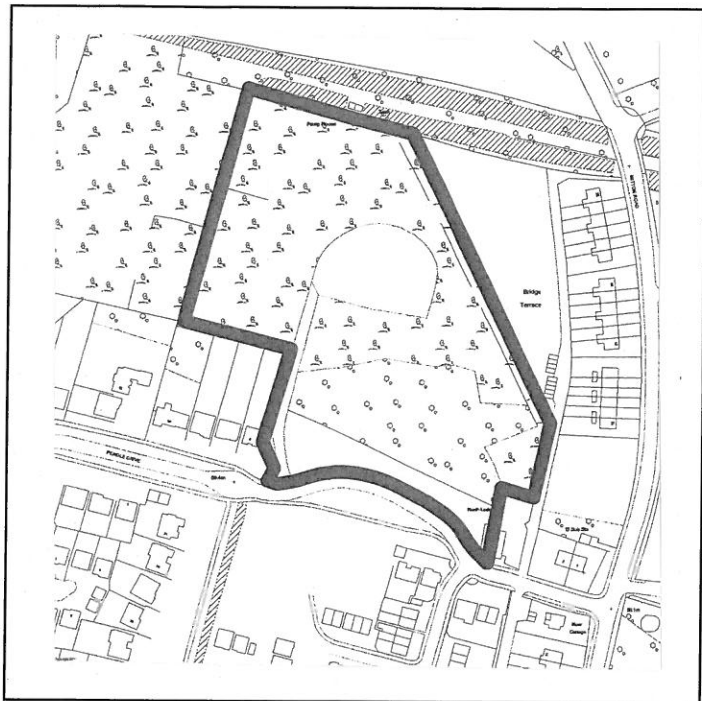
***ASH GROVE, ALDER DRIVE, ELM CLOSE & WILLOW AVENUE
WHALLEY***

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

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

Ownership:

*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: *n/a*

Under Construction: *18dw / 0.98ha*

Remaining area to be developed: *28dw / 1.53ha*

LAND EAST OF CLITHEROE ROAD (LAWSONSTEADS), WHALLEY

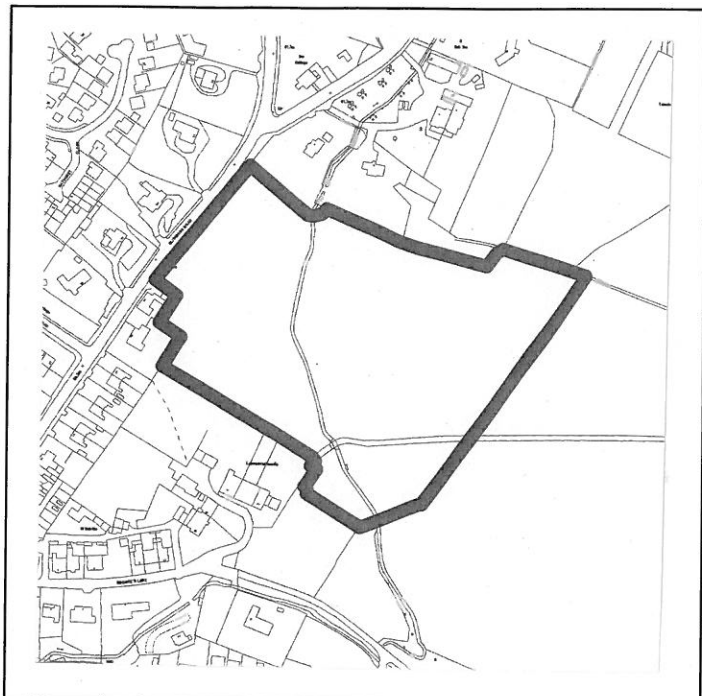
OS Grid Reference: 373615 436622 **Site Size ha:** 2.50 **No Dwellings:** 55

Planning Status: *Outline 3/2012/0687*

Ownership:

*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*

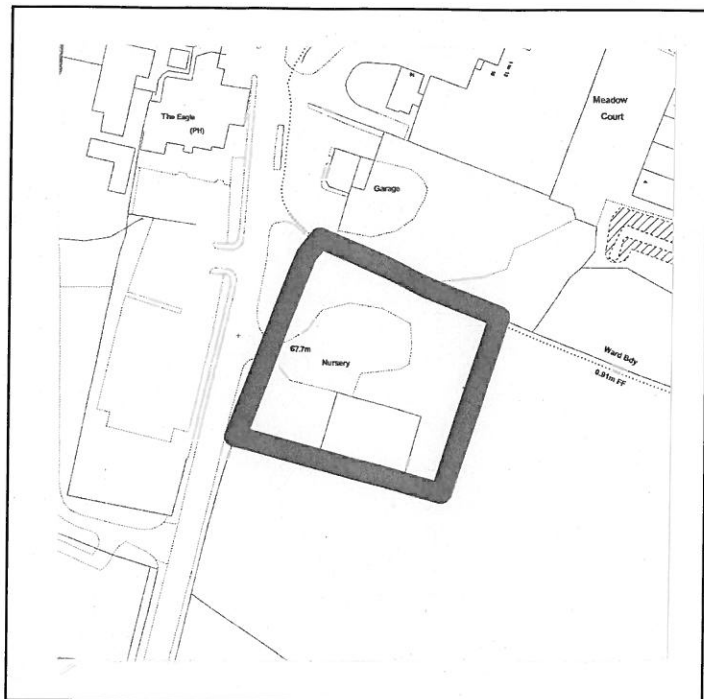
OLD WHALLEY NURSERIES, CLITHEROE ROAD, WHALLEY

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

Planning Status: *Outline 3/2011/0784*

Ownership:

*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 NORTH OF RIDDINGS LANE, WHALLEY

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

Planning Status: *Outline 3/2010/0820*

Ownership:

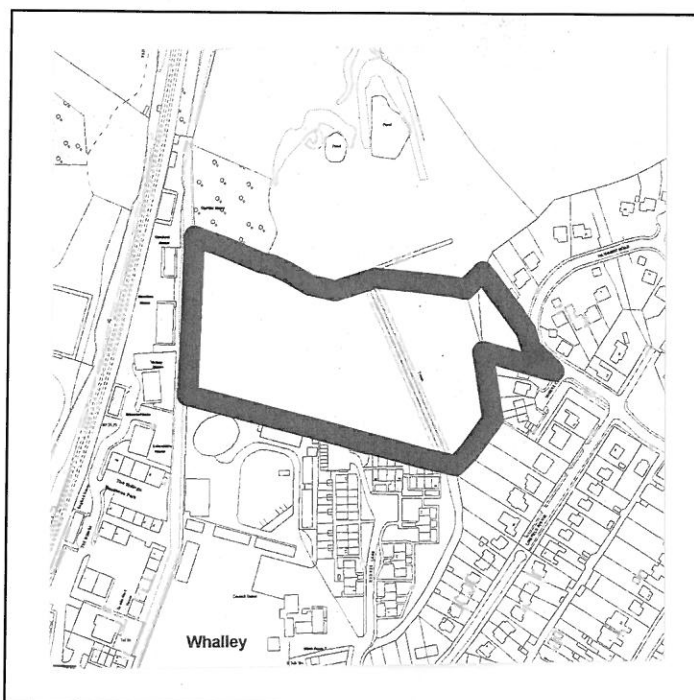
Co-Operative Estates

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

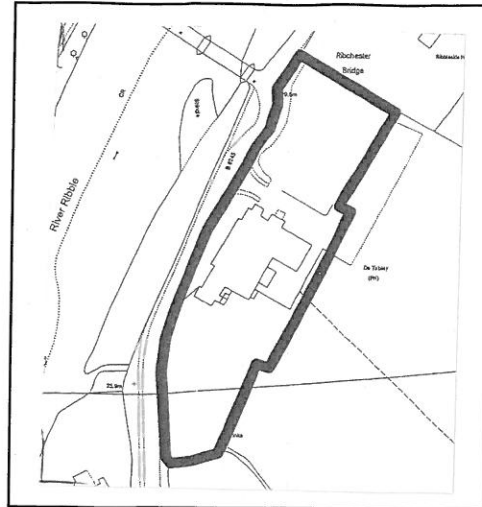
Site Size ha: 0.73

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

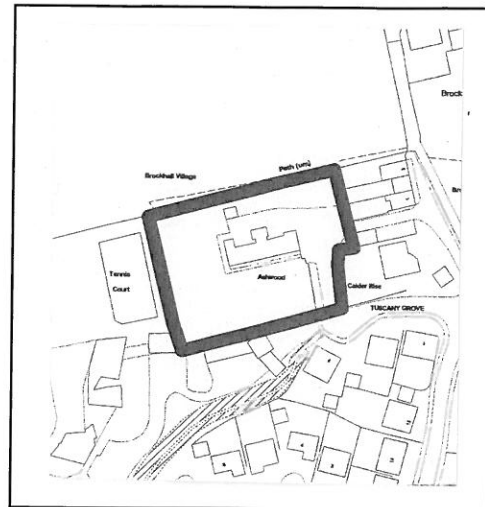
Site Size ha: 0.40

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? *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
3/2010/0180	Pack Horse Garage Mellor Brow Mellor Brook	0.26	9	Apartments	19/4/10	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 3/2/11	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	
3/2010/0149	Land off Blackpool Road Longridge	0.08	1	Erection of detached bungalow	21/5/10	8	360030 437184	*
3/2010/0205	Rabeck House Sawley	0.14	2	Erection of detached houses	13/8/10	9	377656 446017	
3/2010/0424	Clayton Manor Ribchester Road Wilpshire	0.09	2	New dwellings within the grounds	8/10/10	10	368492 432549	
3/2010/0961	Land Greenacres/Tennyson Avenue Read	0.04	2	Erection 2 semi-detached dwellings	25/2/11	11	376577 434604	*
3/2010/0973	Land adj 2 Parlick Avenue Longridge	0.02	1	Erection detached dwelling on garden area	25/2/11	12	360641 437544	

SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2011/0169	Black Horse Inn Pimlico Road Clitheroe	0.14	1	Erection of bungalow	17/6/11	13	374881 443202	
3/2011/0216	Land Whalley Road Mellor Brook	0.06	1	Erection of dwelling	17/6/11	14	364142 431223	
3/2010/0807	The Knolle 26 Whalley Road Wilpshire	0.32	2	Erection of dwellings	12/8/11	15	368829 432027	
3/2011/0049	Land Preston Road Ribchester	0.04	1	Erection of dwelling	12/8/11	16	364722 435494	*
3/2011/0533	Land adj Hazeldene West Bradford	0.04	1	Erection of detached dwelling	14/10/11	17	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	18	373744 440821	*
3/2012/1012 3/2011/0597	The Bowling Green Cherry Drive Brockhall Village	0.38	1	Clearance of former bowling green & gardens & erection of dwelling with annex. Erection of a live/work unit	20/12/11 11/11/11	19	370170 436568	*
3/2010/1014	11 Stubbins Lane Sabden	0.06	4	Removal of redundant industrial unit & erection of dwellings, including 1 affordable unit	28/11/11	20	378058 437440	*
3/2011/0695	Land adj Mount Pleasant Padiham Road Sabden	0.07	1	Erection of detached dwelling	9/12/11	21	378117 437271	
3/2010/0934	Black Bull Hotel Church Street Ribchester	0.18	5	Erection of 5 dwellings & 2 affordable dwellings	16/12/11	22	364996 435346	*
3/2011/0039	Land Hambleton View Simonstone	0.03	4	Replacement of garages with 5 terraced dwellings, 1 affordable	9/1/12	23	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	24	373301 436044	*

SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2011/0796	Sunnymeade Cottage Hawthorne Place Clitheroe	0.05	1	Detached dwelling in garden	16/3/12	25	374277 442550	
3/2011/0833	Prestons Yard Longridge Road Chipping	0.10	4	Demolition of wooden structure & erection of dwellings	16/3/12	26	362377 443191	*
3/2011/0909	22A Waddow Grove Waddington	0.04	1	Erection of detached dwelling in garden	13/4/12	27	373047 443806	
3/2012/0061 3/2012/0457	Prospect Lodge Lower Lane Longridge	0.09	1	Erection of detached dwelling	13/4/12 11/6/12	28	360670 436781	
3/2011/1052	Land off Clough Bank Chatburn	0.21	2	Proposed erection of new dwellings & detached garage	25/5/12	29	376896 444033	*
3/2011/0618	Land adj 10 The Dene Hurst Green	0.06	1	Demolition of detached garage & construction of detached dwelling	25/5/12	30	368335 437921	*
3/2012/0241	Chatburn Village Motor Co Sawley Road Chatburn	0.07	4	Change of use of land & construction of dwellings	25/5/12	31	376988 444179	*
3/2011/1039	The Pendre Pendle Road Clitheroe	0.09	1	Erection of dwelling	17/7/12	32	374985 441334	
3/2012/0565	George Street Clitheroe	0.04	2	Erection of dwellings	21/8/12	33	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	34	373666 442037	*
3/2012/0488	Land adj Radley Ribblesdale Avenue Clitheroe	0.13	2	Erection of detached dwellings	24/10/12	35	374182 442547	

SITES WITH FULL PLANNING PERMISSION

APPLICATION NO	LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITE
3/2012/0595	Roefield Reach Edisford Road Clitheroe	0.16	1	Detached dwelling	1/11/12	36	372782 441497	
3/2012/0850	Land at Preston Road Longridge	0.23	2	Erection of dwellings	20/11/12	37	360183 436041	
3/2012/1085	28 Kirkmoor Road Clitheroe	0.03	3	Demolition of existing garages & construction of dwellings	28/1/13	38	374018 442021	*
3/2012/1086	7 Smithy Row Hurst Green	0.01	1	Erection of dwelling	15/2/13	39	368448 438292	*
3/2012/1095	4 Stanley Street Longridge	0.01	1	Erection of dwelling following demolition of remains of derelict barn	7/2/13	40	360204 437534	*
3/2012/1010	55 Pendle Road Clitheroe	0.18	3	Erection of detached dwellings	27/2/13	41	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	42	373546 437765	*
3/2012/0096	Kemple Barn Whalley Road Pendleton	0.20	1	Proposed dwelling with garages	13/3/13	43	373740 440591	
3/2012/0876	Land off Victoria Terrace Mellor Brook	0.32	3	Erection of dwellings	15/3/13	44	364145 431065	
3/2012/1011	Land adj 14 Church Raikes Chipping	0.03	1	Erection detached dwelling	18/1/13	45	362117 443428	
No of Sites 45	TOTAL	4.94	112					

**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	46	360628 437338	*
3/2010/0073	Land adj 26 Dilworth Lane Longridge	0.06	1	Erection of 2 storey dwelling	16/4/10	47	360909 437334	*
3/2011/0458	Land adj Whitecroft Pendle Avenue Chatburn	0.19	1	Erection of dwelling	16/9/11	48	377157 443936	*
3/2011/0422	Land at Neddy Lane Billington	0.15	2	Erection of detached dwellings	17/10/11	49	372471 435837	
3/2011/0400	Royal British Legion Club Towneley Road Longridge	0.09	5	Erection of terraced dwellings	11/11/11	50	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	51	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	52	374177 442543	
3/2011/0930	The Village Hall Brockhall Village	0.19	1	Demolition of building & replace with detached house	23/1/12	53	370076 436645	*
3/2011/0959	65 Whalley Road Langho	0.09	2	Demolition of garage & erection of detached dwellings	10/2/12	54	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	55	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	56	364724 435469	

SITES WITH OUTLINE PLANNING PERMISSION

APPLICATION NO	SITE LOCATION	SITE AREA (HECTARES)	NO OF DWELLINGS	COMMENTS	DATE OF APPROVAL	MAP NO	NGR	BROWNFIELD SITES
3/2012/0698	Grimbaldeston Farm Preston Road Longridge	0.17	4	Erection of bungalows	28/9/12	57	360103 436023	
3/2012/0874	Land adj St Leonards Vicarage 11 Whalley Road Billington	0.16	1	Erection of dwelling	4/12/12	58	372437 435738	
3/2012/0477	The Abattoir Clerk Hill Road Whalley	0.26	2	Demolition of abattoir and erection of dwellings	8/3/13	59	375621 437044	*
No of Sites 14	TOTAL	1.96	40					

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	60	369422 432991	*
3/91/0071#	Weavers Croft Billington	0.65	23	0.03	1	61	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	NGR	BROWNFIELD SITE
3/2005/0429	Land at Padiham Road Sabden	0.07	62	377987 437353	*
3/1994/0128	Land adj Alderleigh Henthorn Road Clitheroe	0.05	63	373233 440972	*
3/2007/0167	Land Montague Street Clitheroe	0.06	64	373922 441815	*
3/2008/0090	Beech House Bosburn Drive Mellor Brook	0.09	65	364110 431042	*
3/2009/0038	16a Colthirst Drive Clitheroe	0.01	66	375050 442840	*
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	*

SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION

APPLICATION NO	SITE LOCATION	PART OF SITE UNDER CONSTRUCTION		MAP NO	NGR	BROWNFIELD SITE
3/2012/0503 3/2009/0683	Karaka Sawley Road Grindleton	0.31	1	73	376021 445534	
3/2009/0307	17 & 19 Waverley Road Wipshire	0.12	2	74	368434 431656	
3/2011/1050	Land at Waverley Road Ramsgreaves	0.05	2	75	368356 431564	*
3/2012/0411	127 Padiham Road Sabden	0.01	1	76	378145 437092	*
3/2009/0765	26, 26a, 28 Bosburn Drive Mellor Brook	0.11	3	77	364063 430816	
3/2010/0929	1-8 Park Court Clitheroe	0.31	8	78	373538 441362	*
3/2012/0187	Land at Lynbrook Longsight Road Clayton-le-Dale	0.01	1	79	367229 433733	*
3/2010/0113 3/2012/0368	1-8 Black Hill View Sabden	0.36	8	80	377482 437253	*
No of Sites 19		1.98	47			

**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
Dewhurst Farm Longsight Road Langho	0.30	2	Conversion of buildings & partial rebuilding of modern agricultural buildings to form dwellings	14/4/11	3/2010/0262	368770 433975	
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	
Country Furniture 21-23 King Street Whalley	0.01	1	Creation of 1st floor flat above existing shop	21/5/10	3/2010/0120	373317 436047	*
Lawson House Farm Bolton by Bowland Road Sawley	0.30	2	Conversion of barns to dwellings Conversion of existing barns to 1 dwelling Demolition of redundant agricultural sheds, conversion & extension of existing barns to dwelling	11/8/10 1/11/10 2/10/12	3/2010/0436 3/2010/0750 3/2011/0729	377186 447138	
Pages Farm Woodhouse Lane Slaidburn	0.08	1	Change of use of barn to dwelling	12/8/10	3/2010/0588	370335 452742	
St Anns Court High Street Clitheroe	0.01	1	Conversion of 1st floor store to flat for disabled	13/8/10	3/2010/0334	372957 441734	*
Barn adj Shays Cottage Tosside	0.12	2	Conversion of barn to dwellings	5/4/12	3/2012/0070	375363 453851	

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 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	
High Laithe & The Owls High Laithe Barn Tosside	0.09	2	Remove condition 16 of 3/2006/0001P to allow 2 holiday cottages to be used as permanent residential accommodation	15/9/11	3/2011/0439 3/2010/0790	375862 455196	*
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	
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	*
Pinfold Farm Preston Road Ribchester	0.04	1	Removal of condition 2 of 3/2005/0615P to allow the holiday let to be used as a permanent dwelling	27/5/11	3/2011/0153	363797 436351	*
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	

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
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	0.11	2	Variation of condition 17 of 3/2004/0450P to allow units 1 & 2 to be used as permanent dwellings	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	*
Wyongill Farm Holden Lane Bolton-by-Bowland	0.06	1	Change of use of redundant barn to dwelling	21/10/11	3/2011/0633	377295 450459	
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	*
Carr House Farm Longsight Road Clayton-le-Dale	0.24	2	Conversion of building to dwellings	13/12/11	3/2011/0008	365443 432633	

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
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	
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	
Whitehall Farm Green Lane Grindleton	0.06	1	Removal of conditions 11 & 13 of 3/2002/0833P to allow use as permanent dwelling	13/2/12	3/2011/1055	375166 446131	*
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	

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
Hillock House Northcote Road Langho	0.04	1	Alterations to create self contained ground floor flat	13/4/12	3/2012/0098	370345 435744	*
Abbey Farm Nethertown Close Whalley	0.08	4	Remove condition 4 of 3/2009/0807P to allow holiday lets to be used as permanent residential dwellings	17/5/12	3/2012/0264	372592 436654	*
84-86 Lowergate Clitheroe	0.01	2	Proposed change of use from 2 retail shops into self-contained flats	29/5/12	3/2012/0163	374364 441710	*
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	
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	*
The Conkers Dewhurst Road Langho	0.07	1	Use of annex as a separate dwelling	9/8/12	3/2012/0453	368954 434294	*
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	*

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
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 offices (B1a) to dwellings	19/11/12	3/2012/0839	374462 441776	*
Green End Sawley Road Grindleton	0.01	1	Remove condition 2 of 3/2004/1184 to allow the annex to be used as an independent dwelling	3/12/12	3/2012/0912	377306 446740	*
The Saddle Room Cross Lane Waddington	0.03	1	Remove condition 3 of 3/2008/0410 to allow holiday let to be used as a permanent dwelling	3/12/12	3/2012/0922	371472 444343	*
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	*
Stables Barn Slaidburn Road Waddington	0.01	1	Remove condition 4 of 3/2006/0627P to allow holiday cottage to be used as permanent dwelling	21/12/12	3/2012/1007	372484 445757	*
Windy Hills Farm Chipping	0.16	2	Conversion of barn to dwellings	9/1/13	3/2012/0639	361951 444611	

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
Kelleys 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	*
No of Sites 62	5.32	88					

**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 REFS 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 Bolton-by-Bowland	0.04	1	27/2/07	3/2002/0289	3/1997/0571 3/2002/0511	378552 451257	*
Woodfield Barn Woodfields Stonyhurst	0.10	2	2/8/07	3/2007/1166	3/2007/0504	369582 439412	
New Barn Whalley Road Stonyhurst	0.13	3	2/8/07	3/2007/1127	3/2007/0505	369713 438566	
Horrocks Barn Horrocks Farm Stonyhurst	0.05	1	2/8/07	3/2007/1165	3/2007/0506	368276 439740	
Twin Brook Farm Up Brooks Clitheroe	0.12	1	15/5/01	3/2001/0262	3/2008/0902	375388 442268	
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	
28 Severn Street Longridge	0.03	1	9/9/11	3/2010/3559	3/2010/0426	360508 437481	*
Pendle Hotel Clitheroe Road Chatburn	0.14	3	12/3/12	3/2011/1831	3/2012/0317	376553 443672	*

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
Aspinalls Farm/ The Old Barn Kenyon Lane Dinckley	0.04	1	20/4/12	3/2011/3215	3/2011/0675	369420 436111	
St Peters Catholic Club Avenue Road Hurst Green	0.01	1	27/3/12	3/2012/0649	3/2011/1035	368523 437978	*
The Barn at Oakmount Farm Ribchester Road Clayton-le-Dale	0.08	1	10/4/12	3/2012/0722	3/2011/0995	366266 434335	*
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	
Sabden Methodist Church Wesley Street 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	0.02	2	24/7/12	3/2012/1434	3/2012/0577	360418 437428	*
Workshop/Office Building Roadside Farm Preston Road Alston	0.25	2	14/9/12	3/2012/1841	3/2012/0480	359926 435273	*

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

SITE LOCATION	AREA HA	DW	COMMENCED	BUILDING REFS NO	PLANNING APP NO	NGR	BROWNFIELD
2 Swan Mews Clitheroe	0.01	1	23/11/12	3/2012/1761	3/2012/0711	374371 441832	*
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	*
Stocks House Bolton-by-Bowland	0.05	1	13/2/13	3/2011/0913	3/2010/0632	378554 449431	*
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	12/3/13		3/2011/0546	362814 441999	*
No of Sites 28	1.84	40					

**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	
11 Stubbins Lane Sabden	0.01	1	Removal of redundant industrial unit & erection of dwellings, including 1 affordable unit	28/11/11	3/2010/1014	378058 437440	*
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	*
Land adj Petre House Farm Whalley Road Langho	0.58	24	Outline for the erection of affordable dwellings	12/3/12	3/2009/1011	370934 434979	
Victoria Mill Watt Street Sabden	0.43	27	Erection of affordable units	15/3/12	3/2011/0129	377587 437263	*
Land off Henthorn Road Clitheroe	2.48	81	Outline for erection of affordable units	26/3/12	3/2010/0719	372946 441036	
Brown Leaves Country Hotel Longsight Road Copster Green	0.17	5	Reserved Matters for residential	8/11/12 3/4/12	3/2012/0745 3/2011/0482	367327 433670	*
Preston Road Longridge	0.76	18	Outline for erection of affordable units	18/6/12	3/2011/0316	360091 436120	
Land at Whiteacre Lane Barrow	0.20	2	Outline for erection of affordable units	22/8/12	3/2011/0776	374072 437851	

AFFORDABLE HOUSING SITES ~ NOT STARTED

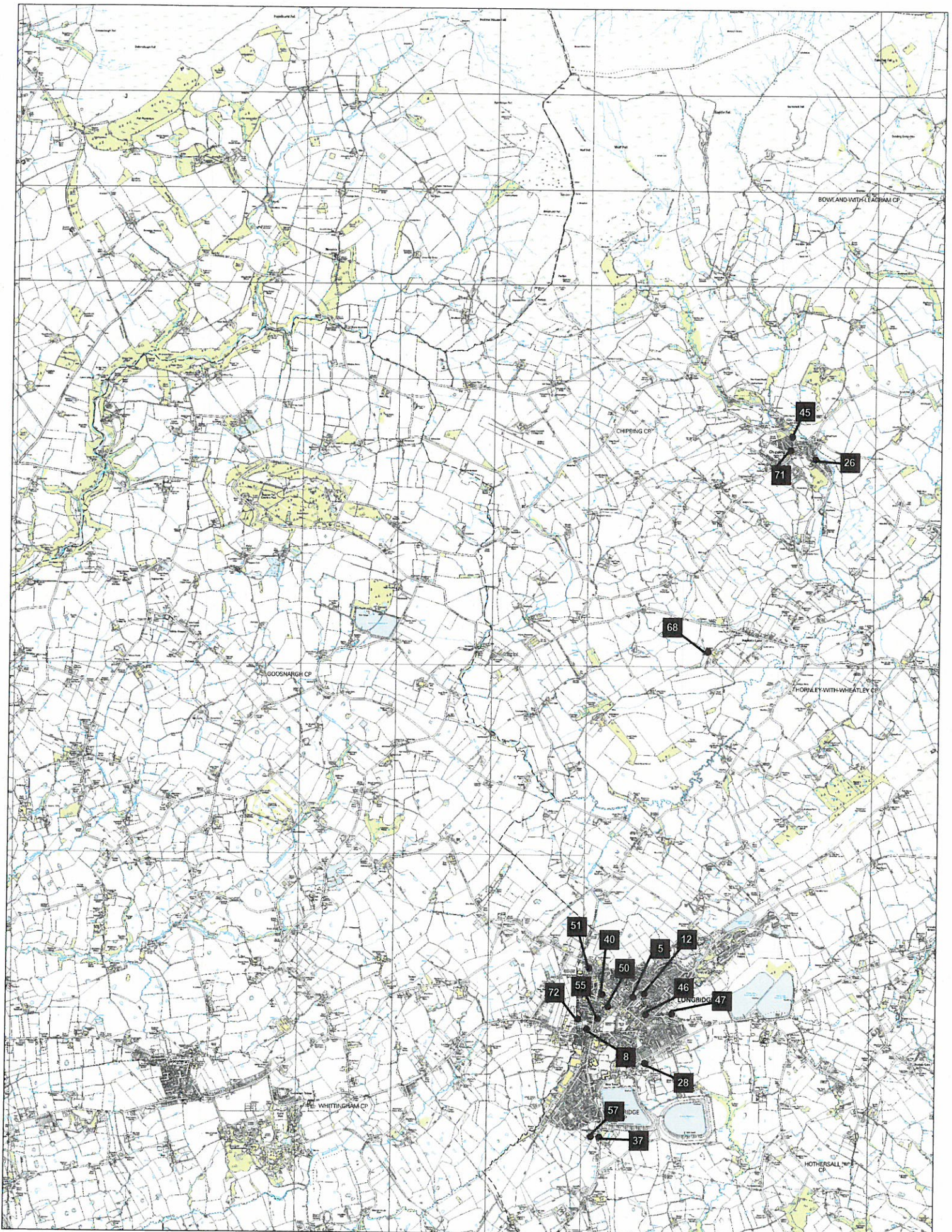
SITE LOCATION	SITE AREA	DW	COMMENTS	DATE OF APPROVAL	APPLICATION NO	NGR	BROWNFIELD SITES
Old Whalley Nurseries Clitheroe Road Whalley	0.15	2	Erection of bungalows	5/11/12	3/2011/0784	373568 437508	*
Land at Chapel Hill Longridge	1.03	16	Erection of affordable units	7/11/12	3/2011/1071	360401 436623	
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	*
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 adj 14 Church Raik Chipping	0.16	6	Erection 6 social rent dwellings and 1 detached private dwelling	18/1/13	3/2012/1011	362117 443428	
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	
No of Sites 2*	11.16	335					

***NOTE:**

15 sites are included in sites over 0.4ha

4 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

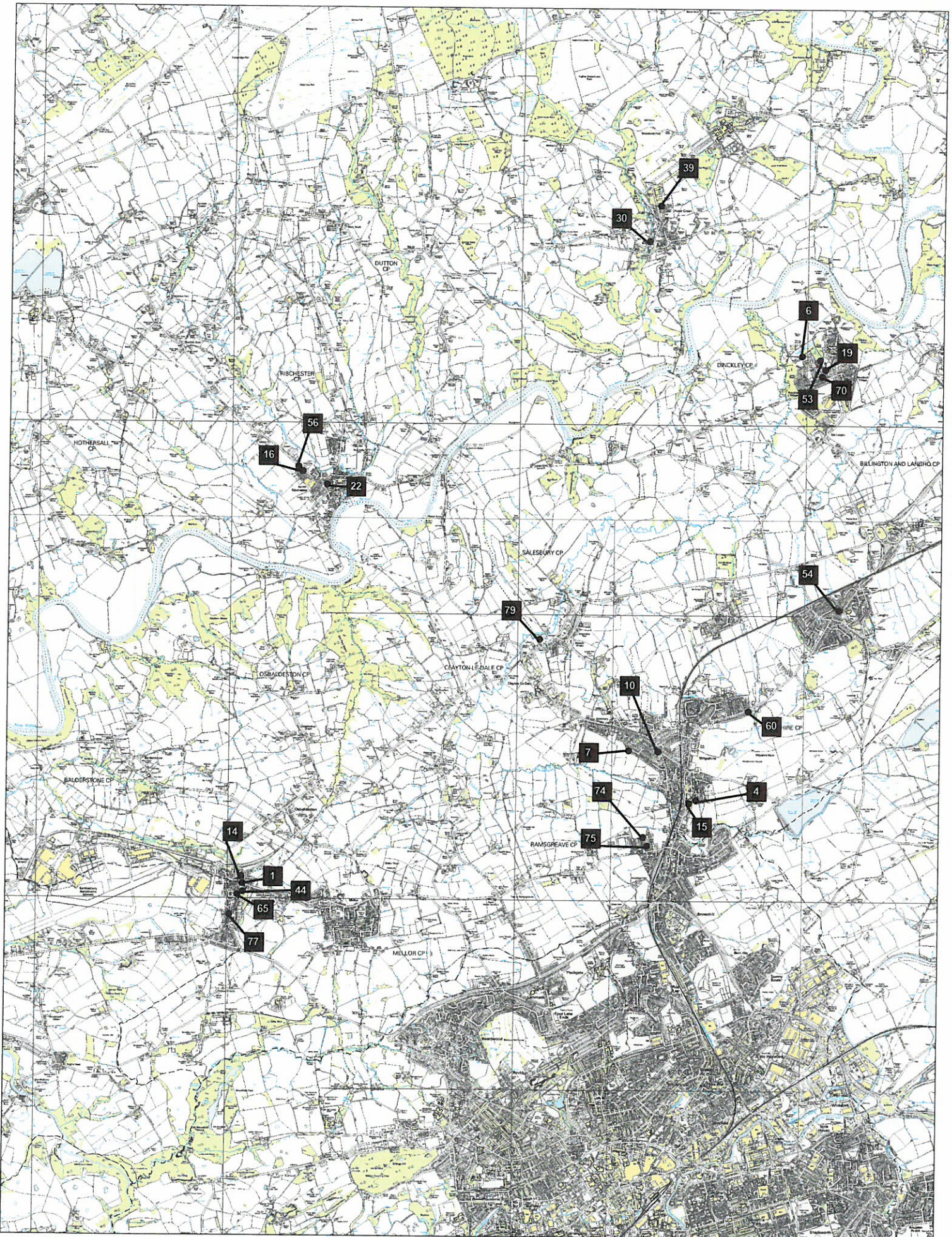


HOUSING LAND AVAILABILITY APRIL 2013

MAP 1

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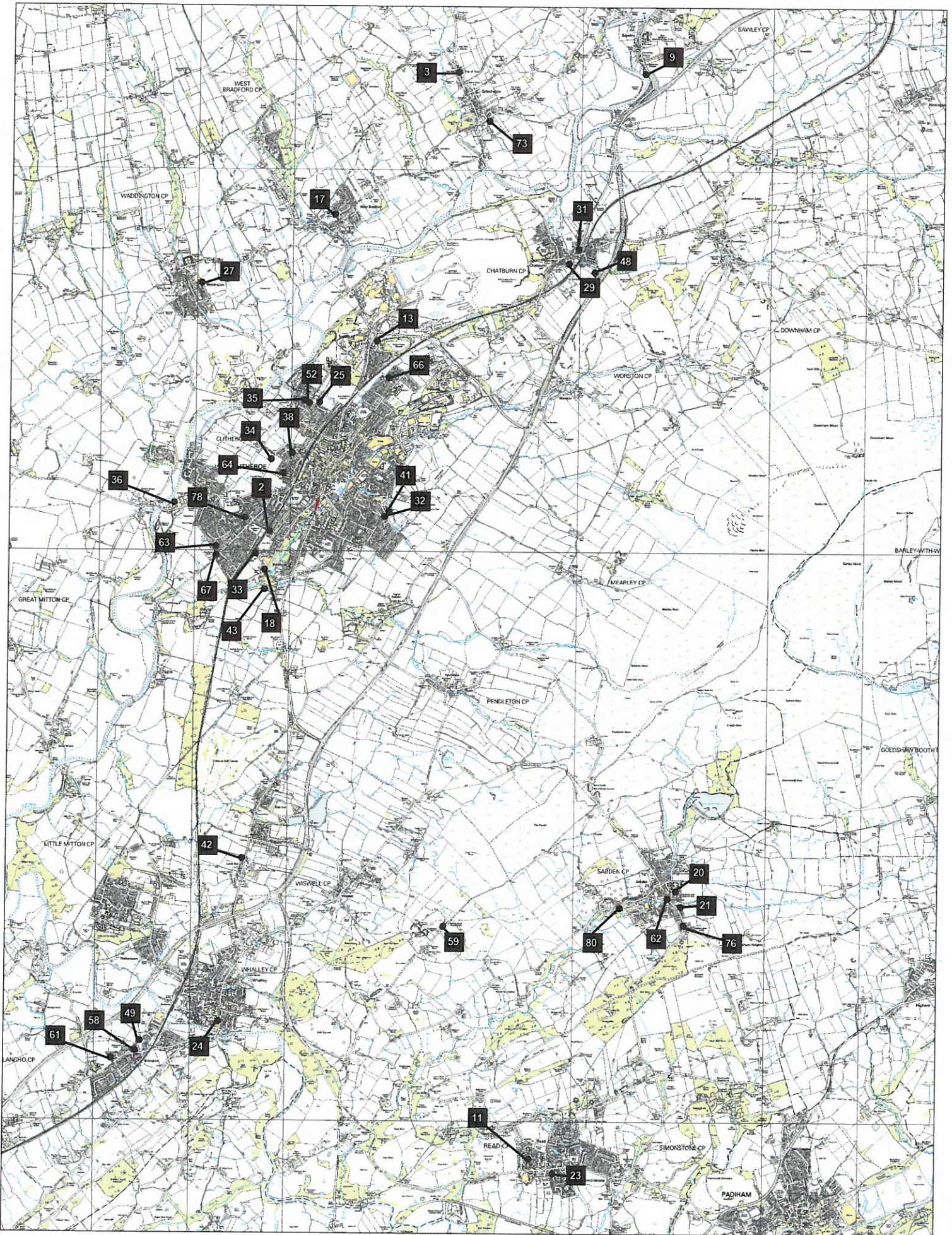
HOUSING LAND AVAILABILITY APRIL 2013

MAP 2

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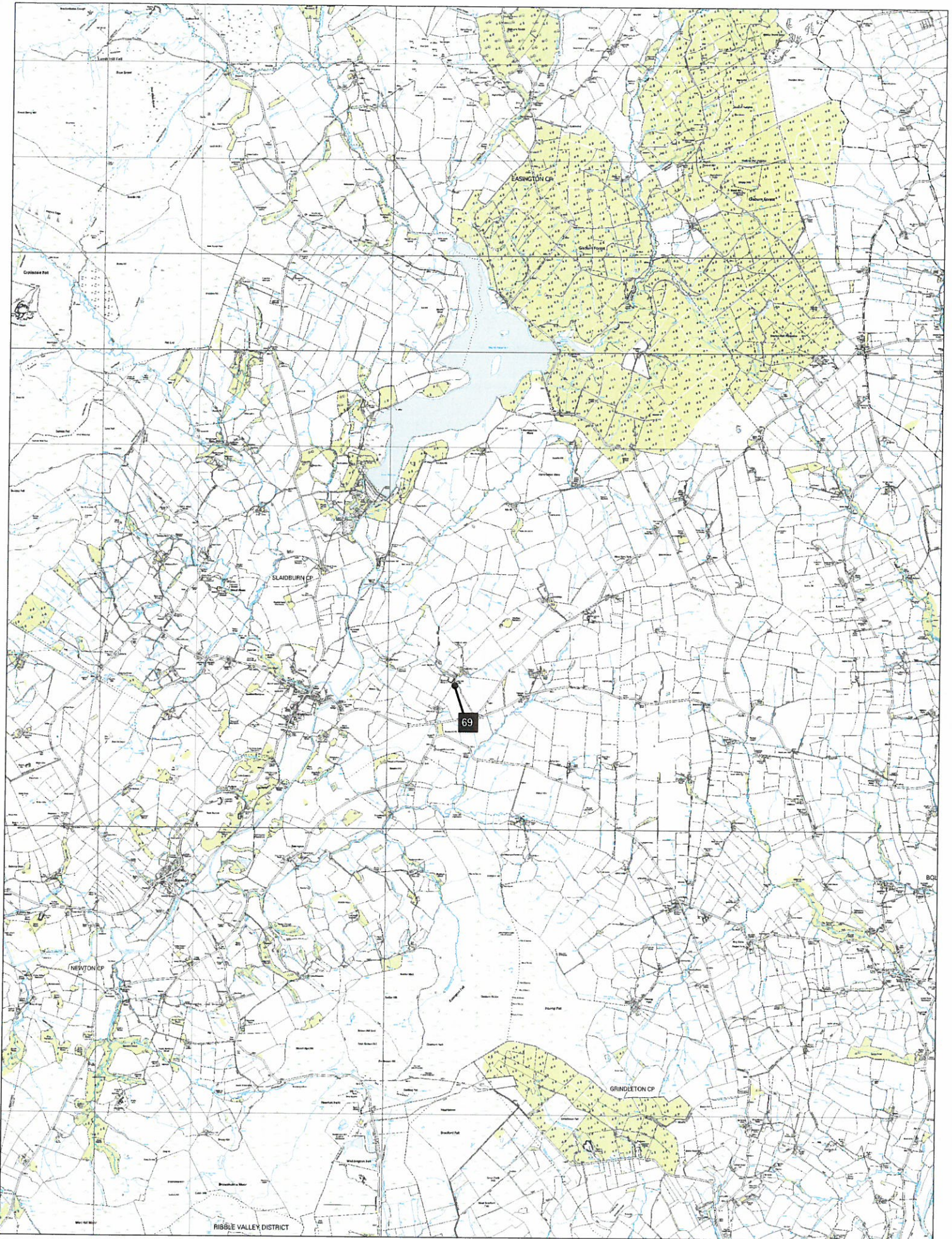
HOUSING LAND AVAILABILITY APRIL 2013

MAP 3

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Scale



HOUSING LAND AVAILABILITY APRIL 2013

MAP 4

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