Housing Land Availability Schedule

5 YR SUPPLY

HOUSING LAND AVAILABILITY SURVEY (HLAS)

As at 30th September 2018

Published November 2018
1. INTRODUCTION

1.1 This document sets out details of the Councils regular housing monitoring.

1.2 The Council aims to publish this data at least every 6 months and can also publish updates to respond to particular circumstances such as planning appeals.

1.3 The information in this report sets out data relating to sites with planning permission, completions, greenfield and brownfield development, together with information on affordable housing.

1.4 This document is published as part of a series of housing land documents which the Council has prepared to reflect recent changes in National Planning Policy and should be read in conjunction with the associated '5 Yr Supply Statement' and '5 Yr Supply – Evidence of Delivery'.

If you have any queries regarding the details of any site please contact Sharon O’Neill at the Council Offices.

Disclaimer
The factual information within this document is believed to be correct at the time of survey. Each site has been identified from approved planning applications. Whilst every effort is made to give accurate information no responsibility can be accepted for matters arising due to the information in this document being incorrect in any detail whatsoever. Marshal Scott – Chief Executive
1. This table and graph show the recent build rates from 1 April 2008 to 30 September 2018 and are split between new build and conversions.

<table>
<thead>
<tr>
<th>COMPLETIONS</th>
<th>NEW BUILD</th>
<th>CONVERSIONS CHANGE OF USE</th>
<th>TOTAL COMPLETIONS</th>
</tr>
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<tbody>
<tr>
<td>1 April 2008 - 31 March 2009</td>
<td>58</td>
<td>17</td>
<td>75</td>
</tr>
<tr>
<td>1 April 2009 - 31 March 2010</td>
<td>57</td>
<td>32</td>
<td>89</td>
</tr>
<tr>
<td>1 April 2010 - 31 March 2011</td>
<td>36</td>
<td>33</td>
<td>69</td>
</tr>
<tr>
<td>1 April 2011 - 31 March 2012</td>
<td>116</td>
<td>31</td>
<td>147</td>
</tr>
<tr>
<td>1 April 2012 - 31 March 2013</td>
<td>121</td>
<td>51</td>
<td>172</td>
</tr>
<tr>
<td>1 April 2013 - 31 March 2014</td>
<td>155</td>
<td>28</td>
<td>183</td>
</tr>
<tr>
<td>1 April 2014 - 31 March 2015</td>
<td>316</td>
<td>29</td>
<td>345</td>
</tr>
<tr>
<td>1 April 2015 - 31 March 2016</td>
<td>268</td>
<td>32</td>
<td>300</td>
</tr>
<tr>
<td>1 April 2016 - 31 March 2017</td>
<td>376</td>
<td>14</td>
<td>390</td>
</tr>
<tr>
<td>1 April 2017 - 31 March 2018</td>
<td>371</td>
<td>29</td>
<td>400</td>
</tr>
<tr>
<td>1 April 2018 - 30 June 2018</td>
<td>86</td>
<td>21</td>
<td>107</td>
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<tr>
<td>1 July 2018 - 30 September 2018</td>
<td>77</td>
<td>8</td>
<td>85</td>
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2. This table and graph show the number of completions since 1 April 2008 to 30 September 2018 on brownfield and greenfield sites

<table>
<thead>
<tr>
<th>BROWNFIELD/GREENFIELD COMPLETIONS</th>
<th>YEAR</th>
<th>BROWNFIELD</th>
<th>GREENFIELD</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td></td>
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<td>10</td>
<td>75</td>
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<tr>
<td></td>
<td>1/4/09 - 31/3/10</td>
<td>76</td>
<td>13</td>
<td>89</td>
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<tr>
<td></td>
<td>1/4/10 - 31/3/11</td>
<td>64</td>
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<td>69</td>
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<tr>
<td></td>
<td>1/4/11 - 30/3/12</td>
<td>144</td>
<td>3</td>
<td>147</td>
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<tr>
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<td>1/4/12 - 31/3/13</td>
<td>140</td>
<td>32</td>
<td>172</td>
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<tr>
<td></td>
<td>1/4/14 - 31/3/15</td>
<td>114</td>
<td>231</td>
<td>345</td>
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<tr>
<td></td>
<td>1/4/15 - 31/3/16</td>
<td>118</td>
<td>182</td>
<td>300</td>
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<tr>
<td></td>
<td>1/4/16 - 31/3/17</td>
<td>113</td>
<td>277</td>
<td>390</td>
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<tr>
<td></td>
<td>1/4/17 - 31/3/18</td>
<td>96</td>
<td>304</td>
<td>400</td>
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<td>1/4/18 - 30/6/18</td>
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<td>1/7/18 - 30/9/18</td>
<td>10</td>
<td>75</td>
<td>85</td>
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</table>
This table and graph show the number of completions since 1 April 2008 to 30 September 2018 of Affordable completions.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>NUMBER DWELLINGS</th>
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<td>1/4/10 - 31/3/11</td>
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<tr>
<td>1/4/12 - 31/3/13</td>
<td>29</td>
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<tr>
<td>1/4/13 - 31/3/14</td>
<td>45</td>
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<tr>
<td>1/4/14 - 31/3/15</td>
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<td>1/4/17 - 31/3/18</td>
<td>70</td>
</tr>
<tr>
<td>1/4/18 - 30/6/18</td>
<td>23</td>
</tr>
<tr>
<td>1/7/18 - 30/9/18</td>
<td>21</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>647</strong></td>
</tr>
</tbody>
</table>
4. In the current housing land there are 3901 dwellings currently with planning permission and they are situated within Clitheroe, Longridge, Whalley and other parishes.

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

6. Since 2008 a total of 2362 dwellings have been completed.
### Housing Land Availability at 30 September 2018

<table>
<thead>
<tr>
<th>All Known Sites</th>
<th>Sites with Full Planning Permission</th>
<th>Sites Outline Planning Permission</th>
<th>Sites on Which Development Has Commenced Part of Site Not Started</th>
<th>Sites on Which Development Has Started, Units Under Construction</th>
<th>Conversions to Dwellings (not started)</th>
<th>Conversions to Dwellings, Development Commenced</th>
<th><strong>Total</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>No of Sites</td>
<td>Area Ha</td>
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<td></td>
<td></td>
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<tr>
<td>765</td>
<td>34.18</td>
<td>1550</td>
<td>899</td>
<td>80</td>
<td>76</td>
<td>208</td>
<td>3901</td>
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<tr>
<td>16</td>
<td>78.75</td>
<td>4</td>
<td>4</td>
<td>35</td>
<td>47</td>
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<td></td>
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<tr>
<td>44</td>
<td>37.42</td>
<td>16</td>
<td>62</td>
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<td>47</td>
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<td>4</td>
<td>23.28</td>
<td>4</td>
<td>62</td>
<td>35</td>
<td>47</td>
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<td>3.68</td>
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<td>62</td>
<td>35</td>
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<td>47</td>
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<td>62</td>
<td>35</td>
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</table>

**NOTE:** Net total of dwellings. See pages 13 and 14 for breakdown of this table.
### 1. SITES WITH FULL PLANNING PERMISSION

<table>
<thead>
<tr>
<th>NO DWLS</th>
<th>NO SITES</th>
<th>HA</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>79</td>
<td>32</td>
<td></td>
<td>Small Sites</td>
</tr>
<tr>
<td>225</td>
<td>1</td>
<td>6.03</td>
<td>Land SW Barrow &amp; West of Whalley Road, Barrow - Parcel B</td>
</tr>
<tr>
<td>41</td>
<td>1</td>
<td>1.35</td>
<td>Land off Dale View, Billington</td>
</tr>
<tr>
<td>391</td>
<td>1</td>
<td>1.77</td>
<td>Mills Way, Chipping</td>
</tr>
<tr>
<td>36</td>
<td>1</td>
<td>1.34</td>
<td>Greenfield Avenue, Clitheroe</td>
</tr>
<tr>
<td>3</td>
<td>1</td>
<td>0.54</td>
<td>Land off Mill Lane, Gisburn</td>
</tr>
<tr>
<td>18</td>
<td>1</td>
<td>5.40</td>
<td>Land off Longsight Road, Langho</td>
</tr>
<tr>
<td>34</td>
<td>1</td>
<td>1.80</td>
<td>Spout Farm Preston Road, Longridge</td>
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<tr>
<td>17</td>
<td>1</td>
<td>0.63</td>
<td>Land r/o Pendle Street East, Sabden</td>
</tr>
<tr>
<td>30</td>
<td>1</td>
<td>1.13</td>
<td>Former Victoria Mill, Sabden</td>
</tr>
<tr>
<td>77</td>
<td>1</td>
<td>2.97</td>
<td>Land at Accrington Road, Whalley</td>
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<tr>
<td>160</td>
<td>1</td>
<td>5.80</td>
<td>Land East of Clitheroe Road (Lawsonsteads), Whalley</td>
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<tr>
<td>6</td>
<td>1</td>
<td>1.00</td>
<td>Oakhill College, Wiswell Lane, Whalley</td>
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<tr>
<td>765</td>
<td>44</td>
<td>34.18</td>
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### 2. SITES WITH OUTLINE PERMISSION

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<td>8</td>
<td>61</td>
<td>0.53</td>
<td>Small Sites</td>
</tr>
<tr>
<td>23</td>
<td>1</td>
<td>0.96</td>
<td>Old Row, Whalley Road, Barrow</td>
</tr>
<tr>
<td>4</td>
<td>1</td>
<td>0.81</td>
<td>Land Malt Kiln Brow, Chipping</td>
</tr>
<tr>
<td>23</td>
<td>1</td>
<td>1.82</td>
<td>Land at Chatburn Road, Clitheroe</td>
</tr>
<tr>
<td>24</td>
<td>1</td>
<td>1.54</td>
<td>Land off Henthorn Road, Clitheroe</td>
</tr>
<tr>
<td>812</td>
<td>1</td>
<td>36.72</td>
<td>Higher Stand Farm &amp; Part Littlemoor Farm, Clitheroe</td>
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<tr>
<td>275</td>
<td>1</td>
<td>9.20</td>
<td>Land off Waddington Road, Clitheroe</td>
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<tr>
<td>239</td>
<td>1</td>
<td>19.45</td>
<td>Land East of Chipping Lane, Longridge</td>
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<tr>
<td>122</td>
<td>1</td>
<td>6.50</td>
<td>Land Higher Road &amp; Land r/o, Longridge</td>
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<td>5</td>
<td>1</td>
<td>0.79</td>
<td>Land Whalley Road, Mellor Brook</td>
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<tr>
<td>15</td>
<td>1</td>
<td>0.43</td>
<td>Land Worthalls Farm, Westfield Avenue, Read</td>
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<tr>
<td>1550</td>
<td>16</td>
<td>78.75</td>
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### 3. SITES DEVELOPMENT COMMENCED, PART OF SITE NOT STARTED

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<td>0.24</td>
<td>1-9 Stonewater Close, Barrow</td>
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<tr>
<td>135</td>
<td>6.27</td>
<td>Land SW Barrow &amp; Whalley Road, Barrow - Parcel A</td>
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<tr>
<td>8</td>
<td>0.35</td>
<td>Elbow Wood Drive, Barrow (Hansons)</td>
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<tr>
<td>14</td>
<td>0.61</td>
<td>Dale View, Billington</td>
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<tr>
<td>1</td>
<td>0.07</td>
<td>Hare Hill Croft, Chatburn</td>
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</tr>
<tr>
<td>25</td>
<td>0.84</td>
<td>Coplow View, Clitheroe (Clitheroe Hospital)</td>
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<tr>
<td>28</td>
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<td>Appleby Square (Henthorn Road), Clitheroe</td>
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<td>126</td>
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<tr>
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<td>0.09</td>
<td>Sycamore Walk, Clitheroe</td>
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</tr>
<tr>
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<td>0.58</td>
<td>Alexandra Close, Clitheroe - Primrose</td>
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<tr>
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<td>Fox Fall Drive, Hurst Green (Land Whalley Road)</td>
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</tr>
<tr>
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<td>2.25</td>
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<td>93</td>
<td>4.01</td>
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<td>106</td>
<td>3.41</td>
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<td>0.18</td>
<td>Meadow View, Read</td>
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4. SITES DEVELOPMENT STARTED, UNDER CONSTRUCTION

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<td>Land off Dale View, Billington</td>
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<td>1</td>
<td>0.41</td>
<td>Hare Hill Croft, Chatburn</td>
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<td>1</td>
<td>1.17</td>
<td>Coplow View, Clitheroe (Clitheroe Hospital)</td>
</tr>
<tr>
<td>37</td>
<td>1</td>
<td>1.41</td>
<td>Appleby Square (Henthorn Road), Clitheroe</td>
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<td>82</td>
<td>1</td>
<td>3.07</td>
<td>Pendle Road - Audley Clough, Clitheroe</td>
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<td>0.43</td>
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<td>1.44</td>
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<td>1</td>
<td>0.24</td>
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<td>1</td>
<td>1.15</td>
<td>Land at Chapel Hill, Longridge</td>
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<tr>
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<td>1</td>
<td>1.34</td>
<td>Bluebell Crescent, Longridge</td>
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<td>1.00</td>
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<td>1</td>
<td>0.23</td>
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<td>1</td>
<td>0.24</td>
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5. CONVERSIONS NOT STARTED

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<th>LOCATION</th>
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<td>3.10</td>
<td>Small Sites</td>
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<td>1</td>
<td>0.58</td>
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</table>

6. CONVERSIONS STARTED

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<th>LOCATION</th>
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SITES OVER 0.4HA
1-9 STONEWATER CLOSE, BARROW

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


Applicant or Agent:
Reilly Developments Ltd
c/o Agent

Erection of 9 dwellings

Development Stage

Started? yes

Completions: n/a

Under Construction: 6dw / 0.49ha

Remaining area to be developed: 3dw / 0.24ha
OLD ROW, WHALLEY ROAD, BARROW

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

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

Applicant or Agent: Admiral Taverns Ltd C/o Agent

Erection of 23 dwellings of which 7 are affordable

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 23dw / 0.96ha
**1-7 Whitethorne Fold, Barrow**

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

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

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

**Erection of 7 dwellings**

---

**Development Stage**

**Started?** yes

**Completions:** 4dw

**Under Construction:** 3dw / 0.30ha

**Remaining area to be developed:** 0dw
ACORN PLACE, ALDER PROSPECT, ASPEN CRESCENT, BLACKTHORN DRIVE, CHERRY TREE SQUARE, IVY BANK, POPLAR WAY, ROMAN WAY, BARROW - PARCEL A

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

Removal of Condition 3/2016/0820
Outline 3/2012/0630; 3/2013/0099

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

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

3/2012/0630 - Outline for 504 dwellings

Development Stage

Started? yes

Completions: 4dw

Under Construction: 44dw / 2.04ha

Remaining area to be developed: 135dw / 6.27ha
LAND TO SOUTH-WEST OF BARROW & WEST OF WHALLEY ROAD, BARROW - PARCEL B

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


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

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

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 225dw / 6.03ha
ELBOW WOOD DRIVE, HEATH CLOSE, LINKS CLOSE, PARK FARM VIEW, BARROW

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

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

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

Reserved Matter for erection of 43 dwellings including 30% affordable

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LAG079111

Development Stage

Started? yes

Completions: 8dw

Under Construction: 27dw / 1.20ha

Remaining area to be developed: 8dw / 0.35ha
LAND OFF DALE VIEW, BILLINGTON

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

Reserved Matters 3/99/0834; 3/97/0070;

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

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

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

3/2017/1119
Erection of detached bungalow - 19A Dale View

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? yes

Completions: 34dw

Under Construction: 1dw / 0.04

Remaining area to be developed: 14dw / 0.61ha
LAND OFF DALE VIEW, BILLINGTON

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

Planning Status: Full 3/2017/0133

Applicant or Agent:
H & H Homes Ltd
c/o Agent
Mr K Geldard
c/o Agent
Gary Hoerty Associates
9 Grindleton Business Centre
The Spinney
Grindleton BB7 4DH

Erection of 29 market & 12 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: 41dw / 1.35ha
1-10 HARE HILL CROFT, CHATBURN

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


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

Erection of 10 detached dwellings

Development Stage

Started? yes
Completions: 3dw
Under Construction: 6dw / 0.41ha
Remaining area to be developed: 1dw / 0.07ha
MILLS WAY & WOLF FELL CLOSE, CHIPPING

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


Applicant or Agent:
Chipping Homes Ltd
C/o Agent

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

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 39dw / 1.77ha
LAND MALT KILN BROW, CHIPPING

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

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

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

Erection of 4 detached dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? no
Completions: n/a
Under Construction: n/a
Remaining area to be developed: 4dw / 0.81ha
LAND AT CHATBURN ROAD, CLITHEROE

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

Planning Status: Outline 3/2013/0981

Applicant or Agent:
Oakmere Homes Ltd
Helm Bank
Natland
Kendal
Cumbria LA9 7PS

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

Development Stage

Started?  no

Completions:  n/a

Under Construction:  n/a

Remaining area to be developed:  23dw / 1.82ha
COPLOW VIEW & GUARDIANS CLOSE, CLITHEROE

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

Planning Status: Full 3/2017/0616

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

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

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA10001864!

Development Stage

Started? yes

Completions: n/a

Under Construction: 35dw / 1.17ha

Remaining area to be developed: 25dw / 0.84ha
GREENFIELD AVENUE, LEA CLOSE & PASTURE FOLD, CLITHEROE

OS Grid Reference: 373279 441769  Site Size ha: 1.34  No Dwellings: 36

Planning Status: Full 3/2017/0573

Applicant or Agent:
Prospect GB Ltd
C/o Agent

Erection of 11 affordable dwellings and 25 market dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 36dw / 1.34ha
APPLEBY SQUARE, BARNARD CLOSE, BEESTON GROVE, DOVER SQUARE, LANCASTER PLACE, LUDLOW ROAD, PORTCHESTER ROAD, RAGLAN CLOSE, TINTAGEL WAY, CLITHEROE

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

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

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

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

Development Stage
Started? yes

Completions: 65dw

Under Construction: 37dw / 1.41ha

Remaining area to be developed: 28dw / 1.07ha
LAND OFF HENTHORN ROAD, CLITHEROE

OS Grid Reference: 373293 440611 Site Size ha: 1.54 No Dwellings: 24

Planning Status: Outline 3/2017/0433

Applicant or Agent:
The Strategic Land Group
C/o Agent
Hourigan Connolly
7 Swan Square
15 Swan Street
Manchester M4 5JJ

Erection of 17 market and 7 affordable dwellings

Development Stage

Started? no
Completions: n/a
Under Construction: n/a
Remaining area to be developed: 24dw / 1.54ha
AUDLEY CLOUGH, BROWNHILL GROVE, CENTURION WAY, COTTAGE CLOSE, HIGHER STANDEN DRIVE, HILLSIDE VIEW, LEGION CLOSE, NORTH GATE, PENDLETON AVENUE, ROMAN ROAD CRESCENT, CLITHEROE

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

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

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

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

3/2012/0942 - Outline for 1040 dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? yes

Completions: 20dw

Under Construction: 82dw / 3.07ha

Remaining area to be developed: 126dw / 4.71ha
LAND AT HIGHER STANDEY FARM & PART LITTLEMOOR FARM, CLITHEROE

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

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

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

3/2012/0942 - Outline
Erection of 728 market & 312 affordable dwellings. Also local retail, service & community facilities, employment. Land for a primary school & public open space (568 market & 244 affordable)

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

Development Stage
Started? no
Completions: n/a
Under Construction: 0dw
Remaining area to be developed: 812dw / 36.72ha
BERKELEY SQUARE, MAYFAIR CLOSE, PICCADILLY CLOSE, CLITHEROE

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


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

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

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? yes

Completions: 14dw

Under Construction: 14dw / 0.43ha

Remaining area to be developed: 12dw / 0.37ha
SYCAMORE WALK, CLITHEROE

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


Applicant or Agent:
Beck Homes (UK) Ltd
Challenge House
Challenge Way
Blackburn BB1 5QB

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

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LAC79111

Development Stage

Started? yes

Completions: 4dw

Under Construction: 11dw / 0.48ha

Remaining area to be developed: 2dw / 0.09ha
ALEXANDRA CLOSE, CHARLES ROAD, EDWARD DRIVE, MARY WAY, PHILIP CRESCENT, WILLIAM PLACE, CLITHEROE

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


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

Erection of 81 dwelling of which 24 are affordable

Development Stage
Started? yes

Completions: 15dw

Under Construction: 47dw / 1.44ha

Remaining area to be developed: 19dw / 0.58ha
LAND OFF WADDINGTON ROAD, CLITHEROE

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

Planning Status: Outline 3/2014/0597

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

Outline development for up to 275 dwellings with 30% affordable

Development Stage

Started?  no

Completions:  n/a

Under Construction:  n/a

Remaining area to be developed:  275dw / 9.20ha
LAND OFF MILL LANE, GISBURN

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


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

Erection of 3 detached dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? no
Completions: n/a
Under Construction: n/a
Remaining area to be developed: 3dw / 0.54ha

Ribble Valley Borough Council  Housing Land Availability Schedule  Ribble Valley Borough Council
FOX FALL DRIVE, JUMBLES VIEW, LOACH FIELD CLOSE, WHALLEY ROAD, HURST GREEN

OS Grid Reference: 368708 438077  Site Size ha: 2.44  No Dwellings: 31


Applicant or Agent:
Hillcrest Homes
C/o Agent

3/2018/0460
Revision of plot 20 to allow 1 extra market dwelling
3/2012/0964
Erection of 21 market & 9 affordable dwellings

Development Stage

Started? yes

Completions: n/a

Under Construction: 3dw / 0.24ha

Remaining area to be developed: 28dw / 2.20ha
LAND OFF LONGSIGHT ROAD, LANGHO

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


Ownership:
Pringle Homes & Hallam Land Management
C/o Agent

Erection of 18 dwellings, including 5 affordable dwellings

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 18dw / 5.40ha
CHAPEL HILL, HALL BARN DRIVE, MEADOW HEAD, LONGRIDGE

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


Applicant or Agent:
The Blackmore Group
2 Mount Street
Manchester
M2 3WQ

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)

Development Stage

Started? yes
Completions: n/a
Under Construction: 18dw / 1.15ha
Remaining area to be developed: 35dw / 2.25ha
LAND EAST OF CHIPPING LANE, LONGRIDGE

OS Grid Reference: 360351 438050 Site Size ha: 19.45 No Dwellings: 239


Applicant or Agent:
BDW Trading Ltd
4 Brindley Road
City Park
Manchester M16 9HQ

3/2014/0764 - Outline
Development of up to 363 dwellings including 109 affordable dwellings, relocation of Longridge Cricket Club to provide a new cricket ground & new primary school

PHASE I
3/2018/0404 - Reserved Matters
Erection of 124 dwellings of which 37 are affordable

Development Stage
Started? no
Completions: n/a
Under Construction: n/a
Remaining area to be developed: 239dw / 19.45ha
BLUEBELL CRESCENT, BRAMALL WAY, CHICORY BANK, FOXGLOVE DRIVE, IVY PARADE, PRIMROSE ROAD, SNOWDROP REACH, TEASEL GROVE, THRIFT CLOSE, LONGRIDGE

OS Grid Reference: 360351 438050 Site Size ha: 5.35 No Dwellings: 124


Applicant or Agent:
BDW Trading operating as Barratt Homes Manchester
4 Brindley Road
City Park
Manchester M16 9HQ

PHASE I

3/2014/0764 - Outline for 363 dwellings

Development Stage

Started? yes

Completions: n/a

Under Construction: 31dw / 1.34ha

Remaining area to be developed: 93dw / 4.01ha
BROOMFIELD ROAD, CHAPEL RISE, COLLEGE WOOD MEWS, HOLLIN HALL DRIVE, IVY FARM CLOSE, RADCLIFFE FARM CLOSE, SCHOOL CLOSE, SPADE MILL PLACE, STONE CROSS WAY, TAN YARD COURT, TOPPING RISE, TOOTLE DRIVE, WHITE LION PARADE, LONGRIDGE

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

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

Applicant or Agent:
Taylor Wimpey UK Ltd
1 Lumsdale Road
Stretford
Manchester
Greater Manchester
M32 OUT

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

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? yes

Completions: 58dw

Under Construction: 31dw / 1.00ha

Remaining area to be developed: 106dw / 3.41ha
74 HIGHER ROAD AND LAND TO THE REAR, LONGRIDGE

OS Grid Reference: 361131 437517  Size ha: 6.50  No Dwellings: 122

Planning Status: Outline 3/2016/1082

Applicant or Agent:
V H Land Partnership
C/o Agent
Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton BB7 4DH

Demolition of 74 Higher Road to form access and erection of dwellings. This includes 30% affordable dwellings

Development Stage

Started? no
Completions: n/a
Under Construction: n/a
Remaining area to be developed: 122dw / 6.50ha
**SPOUT FARM, PRESTON ROAD, LONGRIDGE**

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

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

**Applicant or Agent:**

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

![Map of the area]

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

**Development Stage**

**Started?**  no  

**Completions:** n/a

**Under Construction:** n/a

**Remaining area to be developed:** 34dw / 1.80ha
ALSTON MEADOWS, BETULA DRIVE, BULLFINCH GROVE, LAPHWING AVENUE, MEADOW CROFT, MIRE VIEW, PARR WAY, STARLING WAY, SWALLOW GROVE, THE PARK, THE PASTURES, WATERS NOOK, WHIMBREL WAY, WHITE CLOVER LANE, LONGRIDGE

OS Grid Reference: 359945 435869  Size ha: 9.77  No Dwellings: 256


Applicant or Agent:  
Mr N Hughes  
C/o Agent  
MPSL Planning & Design  
Commercial House  
14 West Point Enterprise Park  
Trafford Park  
Manchester M17 1QS

Erection of 179 market & 77 affordable dwellings and local neighbourhood centre

Development Stage

Started? yes

Completions: n/a

Under Construction: 5dw / 0.19ha

Remaining area to be developed: 251dw / 9.58ha
LAND WHALLEY ROAD, MELLOR BROOK

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

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

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

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

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 5dw / 0.79ha
CHERRY DRIVE, BROCKHALL VILLAGE, OLD LANGHO

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

3/2015/0792; 3/2016/0926

Applicant or Agent:
Individual Owners

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

Development Stage

Started? yes

Completions: 6dw

Under Construction: 0dw

Remaining area to be developed: 1dw / 0.08ha
EDEN GARDENS, BROCKHALL VILLAGE, OLD LANGHO

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


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

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

Erection of 6 detached dwellings

Development Stage

Started? yes

Completions: 3dw

Under Construction: 3dw / 0.23ha

Remaining area to be developed: 0dw
LAND AT HILLSIDE, BROCKHALL VILLAGE, OLD LANGHO

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

Planning Status: Full 3/2010/0387

Applicant or Agent:
Mr M Gaffey
Cedar House
Basburn Drive
Mellor Brook BB2 7PA

Erection of 2 six bed and 1 four bedroomed detached houses

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? yes

Completions: 2dw

Under Construction: 0dw

Remaining area to be developed: 1dw / 0.14ha
MEADOW VIEW & WHINS HOUSE, WHINS LANE, READ

OS Grid Reference: 37126 434994  Site Size ha: 1.07  No Dwellings: 18


Applicant or Agent:
Westby Homes Ltd
Atria
Spa Road
BL1 4AG

Demolition of existing dwelling & erection of 16 dwellings which includes 5 affordable units
Consent for 3 additional dwellings on Plot 8 to replace approved detached dwelling

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? yes
Completions: 11dw
Under Construction: 4dw / 0.24ha
Remaining area to be developed: 3dw / 0.18ha
LAND WORTHALLS FARM, WESTFIELD AVENUE, READ

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

Planning Status: Outline 3/2015/0495

Applicant or Agent:
Agent
Gary Hoety Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton BB7 4DH

Outline for erection of 15 Dwellings of which 5 are affordable

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 15dw / 0.43ha
**LAND R/O PENDLE STREET EAST, SABDEN**

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

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

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

**Erection of 14 houses & 3 bungalows**

**Development Stage**

**Started?** no

**Completions:** n/a

**Under Construction:** n/a

**Remaining area to be developed:** 17dw / 0.63ha
FORMER VICTORIA MILL, WATT STREET, SABDEN

OS Grid Reference: 377580 437268  Site Size ha: 1.13  No Dwellings: 30

Planning Status: Full 3/2018/0361

Applicant or Agent: Skipton Properties c/o Agent

Demolition of existing structures & development of 30 dwellings, including re-construction of former Marbil office buildings as new dwellings

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 30dw / 1.13ha
THE MOORCOCK INN, SLAIDBURN ROAD, WADDINGTON

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


Applicant or Agent:
Pendle View Developments Ltd
Brook View
Hayfield
Beardwood
Blackburn BB2 7BP

Demolition of Inn building and erection of dwellings

CROWN COPYRIGHT RILEBLE VALLEY BOROUGH COUNCIL LA079111

Development Stage

Started? yes

Completions: n/a

Under Construction: 4dw /0.73ha

Remaining area to be developed: 0dw
LAND AT ACCRINGTON ROAD, WHALLEY

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

Planning Status:  Reserved Matters 3/2016/0344; Outline 3/2012/0179;
Non-Material Amendment 3/2018/0423

Applicant or Agent:
Oakmere Homes
Helm Bank
Natland
Kendal LA9 7PS

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

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018641

Development Stage

Started?  no

Completions:  n/a

Under Construction:  n/a

Remaining area to be developed:  77dw / 2.97ha
LAND EAST OF CLITHEROE ROAD (LAWSONSTEADS), WHALLEY

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


Applicant or Agent:
Bloor Homes (NW) Ltd
2-4 Whiteside Business Park
Station Road
Holmes Chapel
Cheshire CW4 8AA
And
CEG Strategic Land Ltd
c/o Commercial Estates Group
2nd Floor
The Exchange
Station Parade
Harrogate HG1 1TD

Erection of 160 dwellings including the provision of 48 affordable dwellings

CROWN COPYRIGHT RIBBLE VALLEY BOROUGH COUNCIL LA100018541

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 160dw / 5.80ha
MITTON ROAD, ABBEY FARM VIEW, NAB VIEW, CHERRY TREE ROAD, CHEW MILL WAY, JUBILEE DRIVE, MONKS CLOSE, RIVER CLOSE, WHALLEY

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


Applicant or Agent:
David Wilson Homes
2nd Floor
303 Bridgwater Place
Birchwood Park
Warrington WA3 6XF

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

Development Stage

Started? yes

Completions: 91dw

Under Construction: 42dw / 1.87ha

Remaining area to be developed: 6dw / 0.27ha
OAKHILL COLLEGE, WISWELL LANE, WHALLEY

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


Applicant or Agent:
Oakhill Investments
Oakhill College
Whalley
BB7 9AF

Erection of detached dwellings

Development Stage

Started? no

Completions: n/a

Under Construction: n/a

Remaining area to be developed: 6dw / 1.00ha
LITTLE DUDLANDS FARM,
RIMINGTON LANE, RIMINGTON

OS Grid Reference: 380831 446583
Site Size ha: 0.58
No Dwellings: 2
Planning Status: Full 3/2016/0216

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

Completions: n/a
Development Commenced: no
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<tr>
<th>APPLICATION NO</th>
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<th>NO OF DWELLINGS</th>
<th>COMMENTS</th>
<th>DATE OF APPROVAL</th>
<th>MAP NO</th>
<th>NGR</th>
<th>BROWNFIELD SITE</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/2018/0407</td>
<td>Land off Clough Bank Lane Maltby</td>
<td>0.21</td>
<td>2</td>
<td>Proposed erection of 2 new dwellings &amp; detached garage</td>
<td>18/7/18</td>
<td>1</td>
<td>376896 444033</td>
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<td>3/2012/1010</td>
<td>55 Pendle Road Clitheroe</td>
<td>0.12</td>
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<td>Erection of detached dwellings - 1 complete</td>
<td>27/2/13</td>
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<td>Land off Victoria Terrace Mellor Brook</td>
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<td>Brook Farm Longsight Road Clayton-le-Dale</td>
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<td>Erection of dwelling. (See Conversions 2 dwellings)</td>
<td>7/10/13</td>
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<td>Skirden Hall Farm Tosside</td>
<td>0.08</td>
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<td>Erection of bungalow &amp; garage</td>
<td>10/11/15</td>
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<td>Land at 78 Riverside Low Moor Clitheroe</td>
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<td>Erection of pair of semi-detached 2 storey dwellings</td>
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<td>Land adj 97 Woone Lane Clitheroe</td>
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<td>Erection of dwellings &amp; creation of new access. Material amendments to the site</td>
<td>13/1/16 17/8/18</td>
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<td>3/2015/0535</td>
<td>Longsight House Longsight Road Langho</td>
<td>0.19</td>
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<td>Reserved Matters for erection of dwellings</td>
<td>12/2/16</td>
<td>8</td>
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<td>3/2015/0931</td>
<td>The Old Farmhouse Grumpax Avenue Longridge</td>
<td>0.03</td>
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<td>Erection of dwelling</td>
<td>2/3/16</td>
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<td>360241 437733</td>
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<td>34 Green Lane Longridge</td>
<td>0.02</td>
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<td>19/4/16</td>
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<td>Land at Bentlesea Road Gisburn</td>
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<td>3/2016/0278</td>
<td>Plot 3 26 Whalley Road Wilpshire</td>
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<td>Erection of detached dwelling with integral garage</td>
<td>28/10/16</td>
<td>13</td>
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</table>
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<th>BROWNFIELD SITE</th>
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<tr>
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<td>9 Downham Road Chatburn</td>
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<td>Demolition of existing building and erection of dwellings</td>
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<td>Land off Ribblesdale View Chatburn</td>
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<td>Demolition of garages &amp; erection of dwellings</td>
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<td>Demolition of existing house &amp; erection of 2 detached dwellings</td>
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<td>The Coach House 26 Whalley Road Wilpshire</td>
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<td>Erection of dwellings on site of former tennis court</td>
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<td>3/9/18</td>
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<td>1/12/17</td>
<td>25</td>
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</table>
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SITES WITH OUTLINE PLANNING PERMISSION
## SITES WITH OUTLINE PLANNING PERMISSION

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19
SITES ON WHICH DEVELOPMENT HAS COMMENCED
PART OF SITE NOT STARTED
### Sites on Which Development Has Commenced, Part of Site Not Started

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*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 1 dwelling will be added to the housing supply
SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION
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## SITES ON WHICH DEVELOPMENT HAS COMMENCED, UNITS UNDER CONSTRUCTION

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<th>MAP NO</th>
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CONVERSIONS AND CHANGE OF USE SITES ON WHICH DEVELOPMENT HAS NOT COMMENCED
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**Comments**

- Conversion of barn to dwelling
- Conversion of redundant barn to dwelling
- Conversion of agricultural building to dwelling
- Conversion of agricultural building to dwellings
- Conversion of redundant building into dwellings
- Conversion of redundant building into a live/work unit & café & bunk house
- Change of use of redundant building into a live/work unit & café & bunk house
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CONVERSIONS AND CHANGE OF USE
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## CONVERSIONS AND CHANGE OF USE ~ SITES ON WHICH DEVELOPMENT HAS COMMENCED

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<td>Outline erection of affordable units &amp; 1 care unit</td>
<td>10/7/15</td>
<td>3/2013/0981</td>
<td>375229</td>
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<td>Land off Longstight Road Langho</td>
<td>1.50</td>
<td>5</td>
<td>Reserved Matters erection of affordable units</td>
<td>7/8/18</td>
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<td>Land East of Chipping Lane Longridge</td>
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<td>Outline erection of affordable units</td>
<td>29/10/15</td>
<td>3/2014/0764</td>
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<td>Land East of Clitheroe Road (Lawsonsteads) Whalley</td>
<td>1.74</td>
<td>48</td>
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<td>8/1/16</td>
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<td>21/12/17</td>
<td>3/2017/0183</td>
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# AFFORDABLE HOUSING SITES ~ NOT STARTED

<table>
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<th>SITE LOCATION</th>
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<th>DW</th>
<th>COMMENTS</th>
<th>DATE OF APPROVAL</th>
<th>APPLICATION NO</th>
<th>NGR</th>
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<td>3/15/0495</td>
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<td>Greenfield Avenue, Lea Close &amp; Pasture Fold</td>
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<td>Full erection of affordable units</td>
<td>12/4/18</td>
<td>3/2017/0573</td>
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*NOTE: 16 sites are included in sites over 0.4ha