



## RIBBLE VALLEY BOROUGH COUNCIL

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### HOUSING LAND AVAILABILITY SURVEY (HLAS) 2024

As at 31<sup>st</sup> March 2024

Published April 2025

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Ribble Valley  
Borough Council

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[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## **1. INTRODUCTION**

- 1.1. This document sets out the details of the Council's regular monitoring of housing completions and permissions.
- 1.2. The Council aims to publish this data on an annual basis and can also publish updates to respond to circumstances such as planning appeals.
- 1.3. The information in this report sets out data relating to all housing sites with planning permission, completions, greenfield and brownfield development, together with information on affordable housing as at 31<sup>st</sup> March 2024.
- 1.4. This document is published as part of a pair of housing land documents. This survey should be read in conjunction with the accompanying '5 Year Supply Statement as at 31<sup>st</sup> March 2024' which confirms the authority's 5-Year Land Supply Position and '5 Year Supply

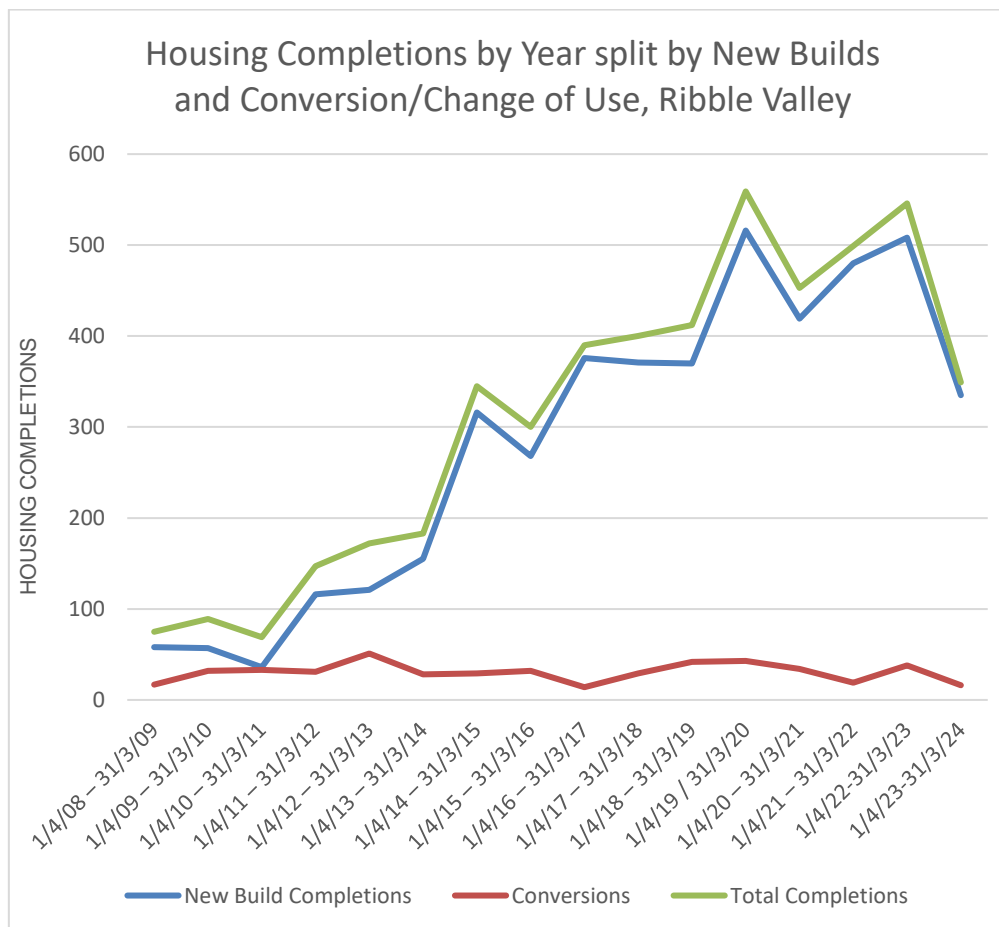
### **Disclaimer**

The information within this document is believed to be correct at the time of survey. Whilst every effort is made to give accurate information no responsibility can be accepted for matters arising due to the information being incorrect in any detail whatsoever.

## Housing Completions Split by New Builds and Conversions/Change of Use

2. The following table and graph present build rates from the 1<sup>st</sup> of April 2008 to 31<sup>st</sup> March 2024 within the Ribble Valley, split between new build and conversions/changes of use.

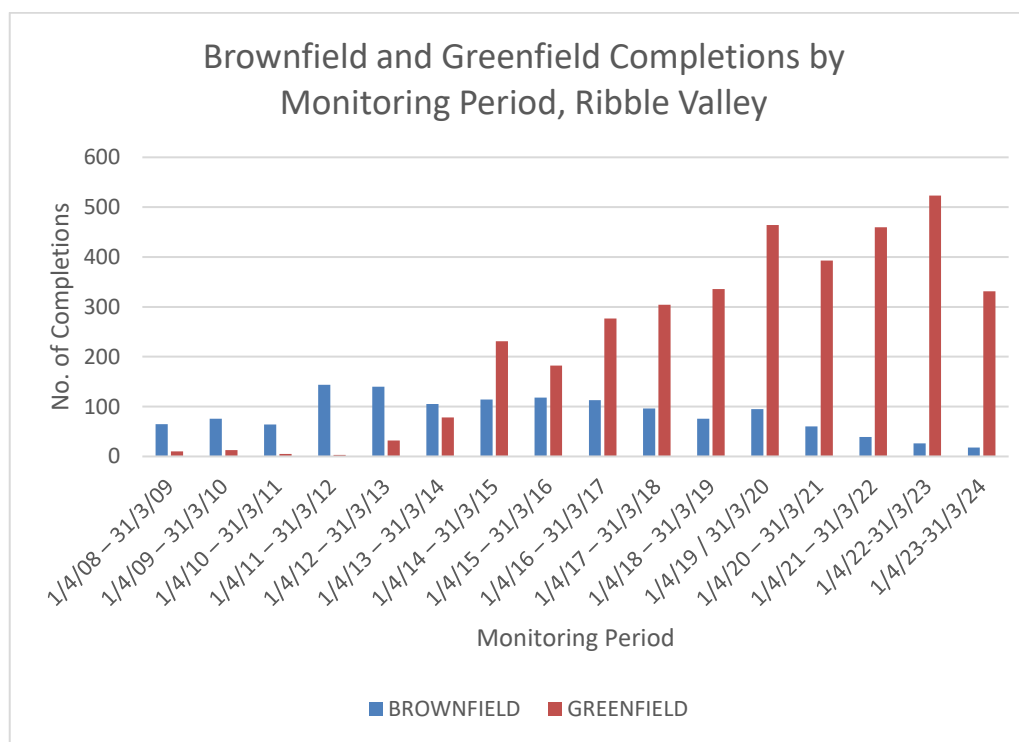
Monitoring Period	New Build Completions	Conversions and Change of Use	Total Completions
1/4/08 – 31/3/09	58	17	75
1/4/09 – 31/3/10	57	32	89
1/4/10 – 31/3/11	36	33	69
1/4/11 – 31/3/12	116	31	147
1/4/12 – 31/3/13	121	51	172
1/4/13 – 31/3/14	155	28	183
1/4/14 – 31/3/15	316	29	345
1/4/15 – 31/3/16	268	32	300
1/4/16 – 31/3/17	376	14	390
1/4/17 – 31/3/18	371	29	400
1/4/18 – 31/3/19	370	42	412
1/4/19 - 31/3/20	516	43	559
1/4/20 – 31/3/21	419	34	453
1/4/21 – 31/3/22	480	19	499
1/4/22 - 31/3/23	508	38	546
1/4/23 - 31/3/24	335	14	349



## Brownfield and Greenfield Completions

3. The following table and graph illustrate the number of completions since 1<sup>st</sup> April 2008 to the 31<sup>st</sup> March 2024 categorised by brownfield and greenfield development.

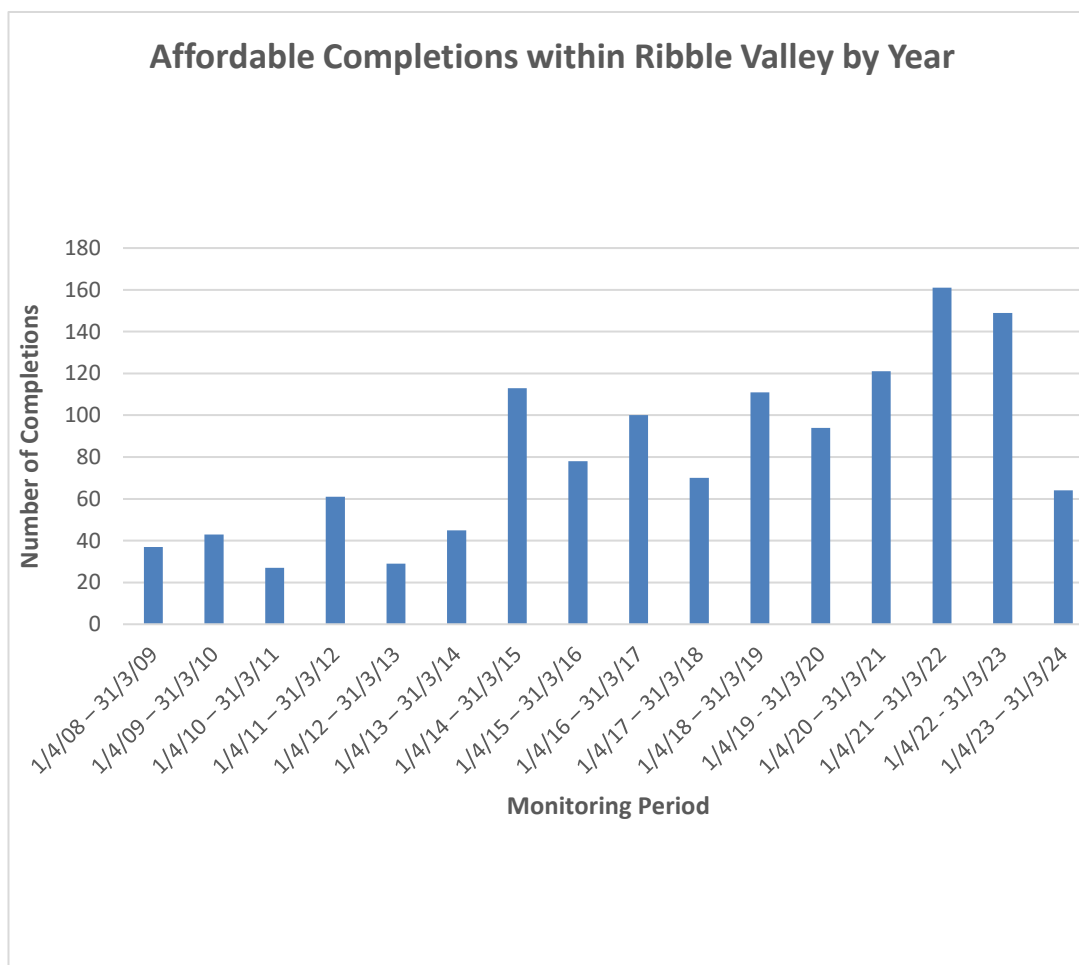
BROWNFIELD/GREENFIELD COMPLETIONS			
YEAR	BROWNFIELD	GREENFIELD	TOTAL
1/4/08 – 31/3/09	65	10	75
1/4/09 – 31/3/10	76	13	89
1/4/10 – 31/3/11	64	5	69
1/4/11 – 31/3/12	144	3	147
1/4/12 – 31/3/13	140	32	172
1/4/13 – 31/3/14	105	78	183
1/4/14 – 31/3/15	114	231	345
1/4/15 – 31/3/16	118	182	300
1/4/16 – 31/3/17	113	277	390
/17 – 31/3/18	96	304	400
1/4/18 – 31/3/19	76	336	412
1/4/19 / 31/3/20	95	464	559
1/4/20 – 31/3/21	60	393	453
1/4/21 – 31/3/22	39	460	499
<b>1/4/22-31/3/23</b>	<b>26</b>	<b>520</b>	<b>546</b>
<b>1/4/23-31/3/24</b>	<b>18</b>	<b>331</b>	<b>349</b>



## Affordable Completions

4. The table and graph below show the number of affordable completions between 2008 and 2024, broken down by each monitoring period.

AFFORDABLE COMPLETIONS	
YEAR	NUMBER OF DWELLINGS
1/4/08 – 31/3/09	37
1/4/09 – 31/3/10	43
1/4/10 – 31/3/11	27
1/4/11 – 31/3/12	61
1/4/12 – 31/3/13	29
1/4/13 – 31/3/14	45
1/4/14 – 31/3/15	113
1/4/15 – 31/3/16	78
1/4/16 – 31/3/17	100
1/4/17 – 31/3/18	70
1/4/18 – 31/3/19	111
1/4/19 - 31/3/20	94 <sup>1</sup>
1/4/20 – 31/3/21	121 <sup>2</sup>
1/4/21 – 31/3/22	161
1/4/22 - 31/3/23	149
1/4/23 – 31/3/24	64
Total	1303



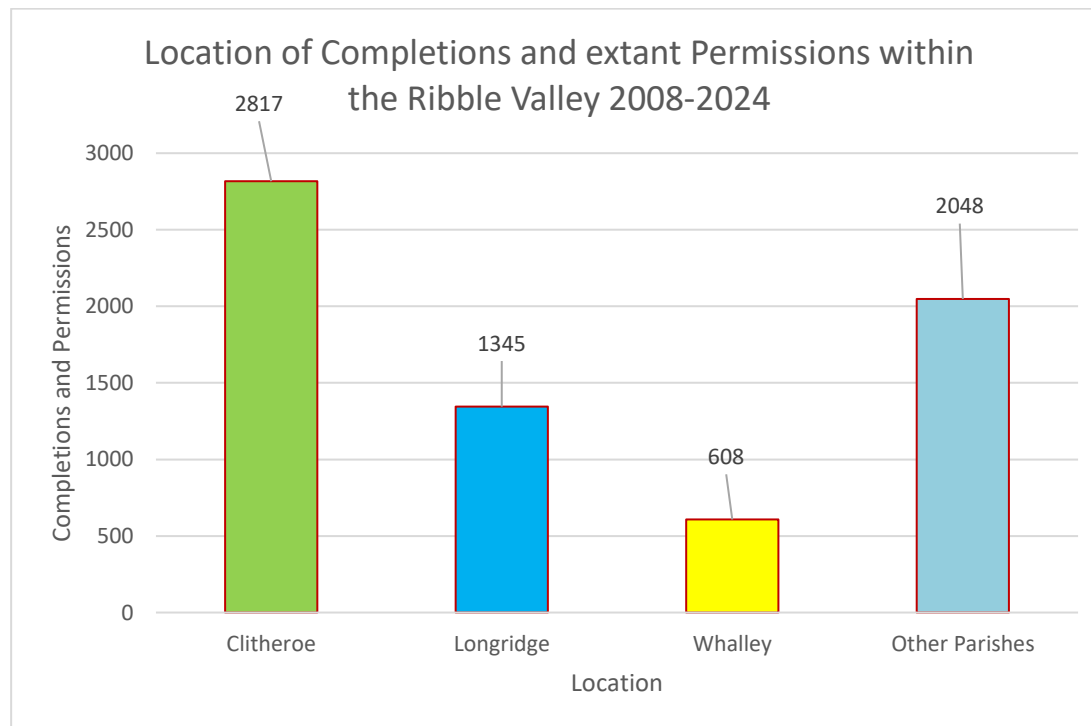
<sup>1</sup> This total includes 1 Chapel Street, Longridge which was purchased by the authority as an affordable dwelling with commuted sums money.

<sup>2</sup> This total includes 55 Mersey Street and 61 Peel Street which have also been purchased by the authority as affordable dwellings using commuted sums money.



## Total completions and Extant Permissions

5. There are 1827 dwellings currently with planning permission and they are situated within Clitheroe, Longridge and Whalley and other parishes.
6. The graph below confirms the total number of completions and extant permissions for the three principal settlements and other parishes through the period 01.04.2008 to 31.03.2024.



7. The Core Strategy was adopted at a meeting of the Full Council on 16<sup>th</sup> December 2014. Land for residential development will be made to deliver a minimum of 5,600 dwellings within the period of 2008 – 2028.
8. Since 2008, a total of 4988 dwellings have been completed across the borough.

**HOUSING LAND AVAILABILITY AS AT 31<sup>ST</sup> MARCH 2024**

**NUMBER OF DWELLINGS IN THE SUPPLY**

<b>All Known Sites</b>	<b>No. of dwellings</b>	<b>No. of sites</b>	<b>Area (Ha)</b>
A. Sites with full planning permission	<b>100</b>	<b>5</b>	<b>4.43</b>
B. Sites with outline planning permission	<b>520</b>	<b>4</b>	<b>42.28</b>
C. Sites on which development has commenced	<b>1155</b>	<b>28</b>	<b>101.75</b>
D Small site and conversions to dwellings (not included in 1,2 or 3 above	<b>52</b>	<b>/</b>	<b>/</b>
<b>TOTAL</b>	<b>1827</b>	<b>37</b>	<b>148.46</b>

**A.****SITES WITH FULL PLANNING PERMISSION**

No Dwls	No sites	Area (Ha)	Location
15	3	0.03	Small sites
77	1	2.97	<a href="#">Land at Accrington Road, Whalley, Clitheroe – 3/2016/0344</a>
8	1	0.98	<a href="#">Brockhall Farm, Brockhall Village, Old Langho, BB6 8BB - 3/2021/0311</a>

<b>100</b>	<b>5</b>	<b>4.43</b>	
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**B.****SITES WITH OUTLINE PLANNING PERMISSION**

No Dwls	No sites	Area (Ha)	Location
9	2	0.415	Small Sites
125	1	5.16	<a href="#">Land at Highmoor Farm, Clitheroe, BB7 1PN – 3/2020/0601</a>
386	1	36.7	<a href="#">Standen – Remaining Phases of development – 3/2012/0942</a>

<b>520</b>	<b>4</b>	<b>42.28</b>	
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## C. SITES ON WHICH DEVELOPMENT HAS COMMENCED

Please note the No. dwellings column below indicates the number of dwellings still to be completed on each site

No Dwls	No sites	Area (Ha)	Location and Planning Application Reference
34	7	1.01	Small sites
345	1	16.9	<a href="#">Standen Phases 2, 3 &amp; 4 – Land at Pendle Road, Clitheroe – 3/2019/0953</a>
133	1	5.8	<a href="#">Land East of Clitheroe Road (Lawsonsteads). Whalley – 3/2018/0914</a>
132	1	26.2	<a href="#">Land West of Preston Road, Longridge, Preston, PR3 3BE – 3/2018/0105</a>
124	1	10.5	<a href="#">Land East of Chipping Lane, Longridge Phases 2 and 3 – 3/2018/0975</a>
122	1	3.4	<a href="#">74 Higher Road and land to the rear, Longridge, Preston, PR3 3SY – 3/2021/0556</a>
94	1	9.2	<a href="#">Land off Waddington Road, Clitheroe, BB7 2DE – 3/2018/0181</a>
36	1	1.8	<a href="#">Land at Neddy Lane, Billington, Clitheroe, BB7 9LL – 3/2021/0205</a>
34	1	1.73	<a href="#">Land adjacent to Hawthorne Place, Clitheroe – 3/2019/1104</a>
32	1	3.4	<a href="#">Land off Chapel Hill, Longridge, Preston, PR3 2YB – 3/2011/1071 (original app.)</a>
19	1	1.01	<a href="#">Land adjacent to Sheepfold Crescent, Barrow, Clitheroe, BB7 9XR – 3/2018/0910</a>
14	1	2.14	<a href="#">Land Dale View, Billington – 3/1999/0834</a>
8	1	6.03	<a href="#">Land to South-West of Barrow &amp; West of Whalley Road, Barrow – Parcel B – 3/2019/0012</a>
8	1	0.41	<a href="#">Land adjacent to the Ferns, Langho, Blackburn BB6 8BG – 3/2022/0537</a>
5	1	5.35	<a href="#">Land East of Chipping Lane, Longridge Phase 1 – 3/2018/0404</a>
5	1	0.60	<a href="#">The Newdrop, Stoneygate Lane, Ribchester, PR3 2XE – 3/2020/0215</a>
4	1	0.87	<a href="#">Parcel 4 Malt Kiln Brow, Chipping – 3/2019/0132</a>
2	1	1.8	<a href="#">Spout Farm, Preston Road, Longridge, Preston, PR3 3BE – 3/2020/0309</a>
1	1	1.9	<a href="#">The Oaks, Oakhill Cottage, Whalley, Clitheroe, BB7 9AF – 3/2018/1124</a>
1	1	0.73	<a href="#">1,2,3,4 The Graces, Slaidburn Road, Waddington, Clitheroe – 3/2017/0674</a>
1	1	0.56	<a href="#">Plot 4 Cherry Drive, Brockhall Village, Old Langho – 3/2020/0050</a>
1	1	0.41	<a href="#">Land at Hillside, Brockhall Village, Old Langho – 3/2010/0387</a>
1155	28	101.75	

**D. Small Site  
Developments and  
Conversions with  
Planning  
Permission**

No Dwls	Location
52	Small sites and Conversions not listed in 1,2 or 3 above