



RIBBLE VALLEY BOROUGH COUNCIL

HOUSING LAND AVAILABILITY SURVEY (HLAS) 2025

As at 31st March 2025

Published May 2025



Ribble Valley
Borough Council

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 31st March 2025.
- 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 31st March 2025 which confirms the authority's 5-Year Land Supply Position and '5 Year Supply.

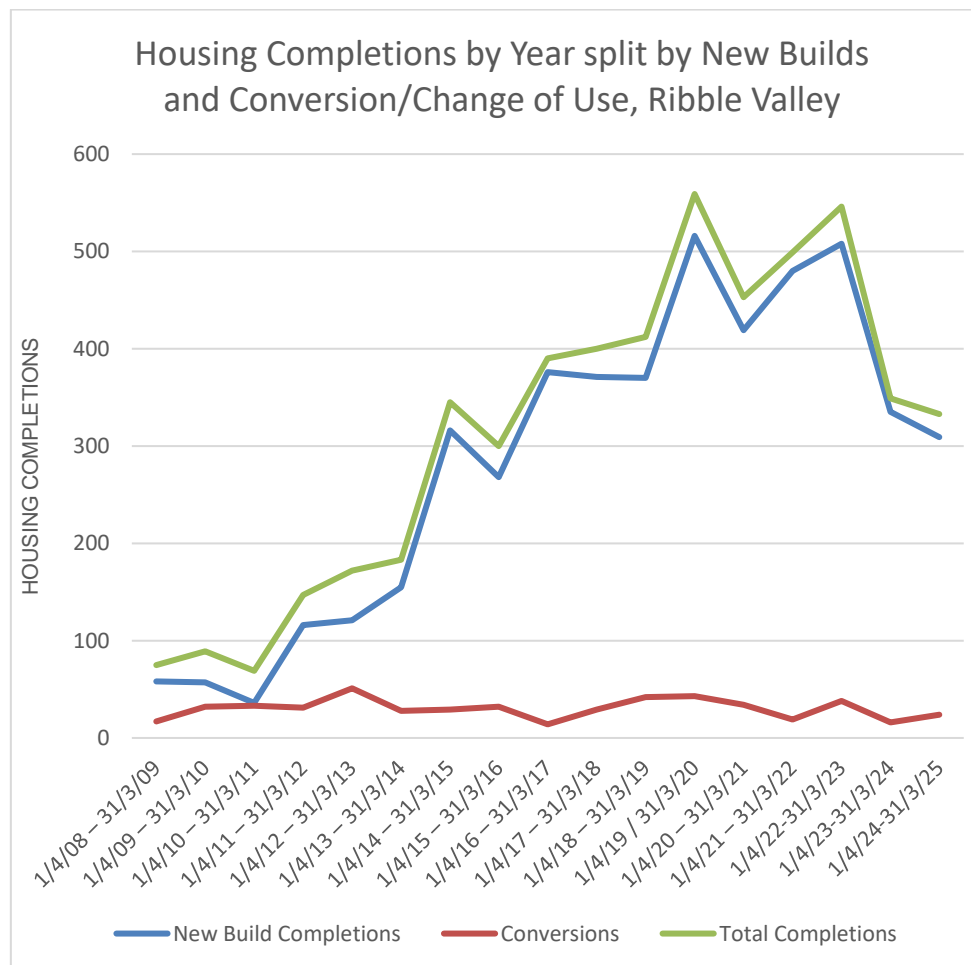
Disclaimer

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 1st of April 2008 to 31st March 2025 within the Ribble Valley, split between new build and conversions/changes of use.

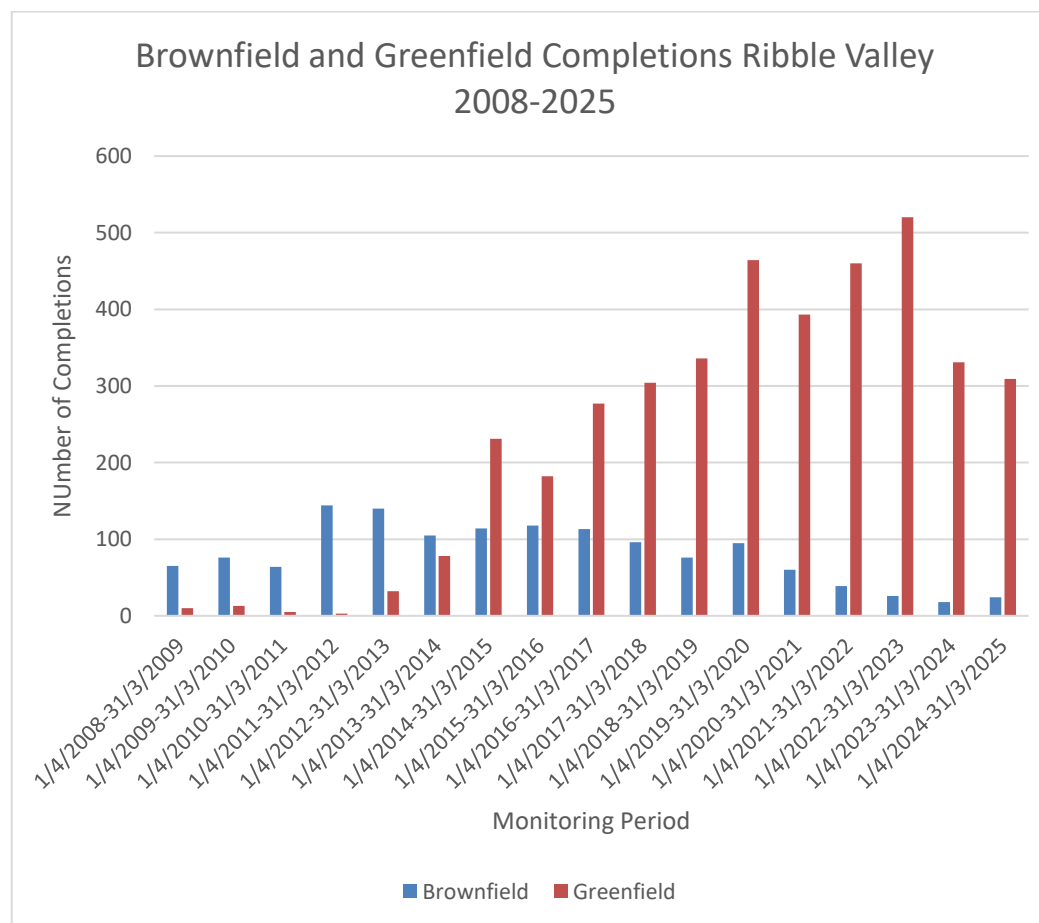
Monitoring Period	New Build Completions	Conversions and Change of Use	Total Completions
1/4/08 – 31/3/09	58	17	75
1/4/09 – 31/3/10	57	32	89
1/4/10 – 31/3/11	36	33	69
1/4/11 – 31/3/12	116	31	147
1/4/12 – 31/3/13	121	51	172
1/4/13 – 31/3/14	155	28	183
1/4/14 – 31/3/15	316	29	345
1/4/15 – 31/3/16	268	32	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
1/4/24 – 31/3/25	308	24	332



Brownfield and Greenfield Completions

3. The following table and graph illustrate the number of completions since 1st April 2008 to the 31st March 2025 categorised by brownfield and greenfield development.

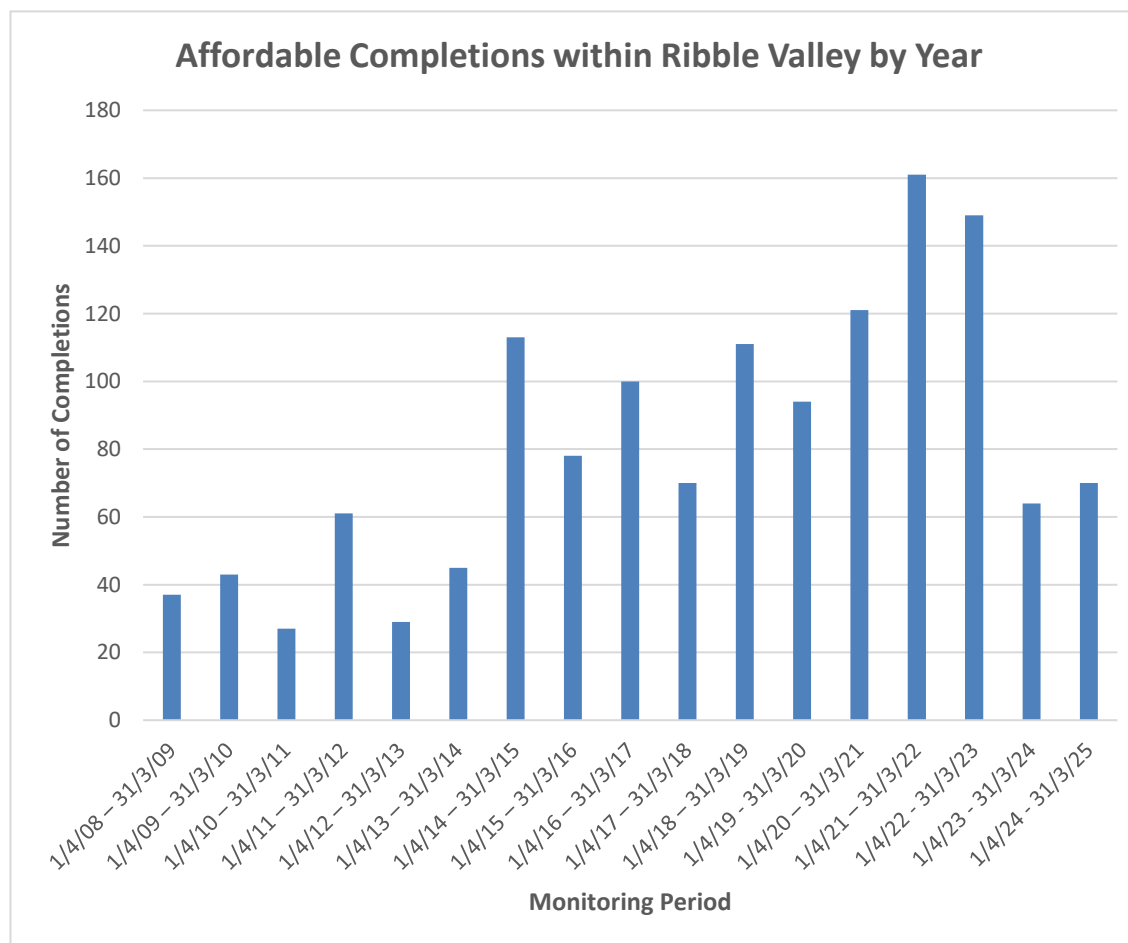
BROWNFIELD/GREENFIELD COMPLETIONS			
YEAR	BROWNFIELD	GREENFIELD	TOTAL
1/4/08 – 31/3/09	65	10	75
1/4/09 – 31/3/10	76	13	89
1/4/10 – 31/3/11	64	5	69
1/4/11 – 31/3/12	144	3	147
1/4/12 – 31/3/13	140	32	172
1/4/13 – 31/3/14	105	78	183
1/4/14 – 31/3/15	114	231	345
1/4/15 – 31/3/16	118	182	300
1/4/16 – 31/3/17	113	277	390
1/4/17 – 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
1/4/22-31/3/23	26	520	546
1/4/23-31/3/24	18	331	349
1/4/24-31/3/25	24	308	332



Affordable Completions

4. The table and graph below show the number of affordable completions between 2008 and 2025, 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 ¹
1/4/20 – 31/3/21	121 ²
1/4/21 – 31/3/22	161
1/4/22 - 31/3/23	149
1/4/23 – 31/3/24	64
1/4/24 - 31/3/25	72
Total	1375

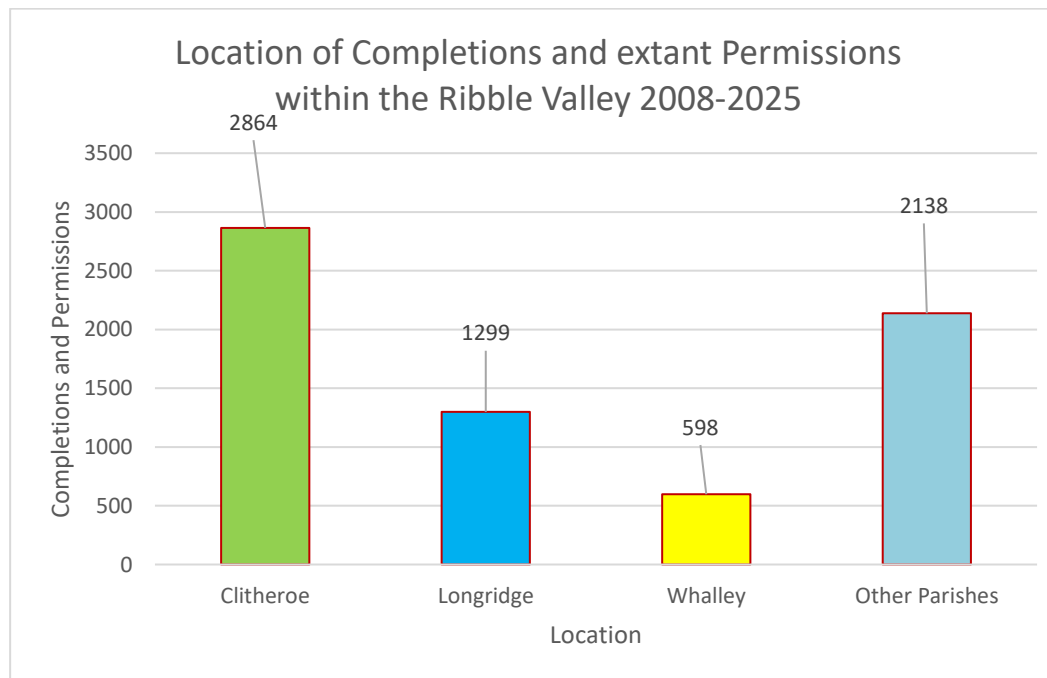


¹ This total includes 1 Chapel Street, Longridge which was purchased by the authority as an affordable dwelling with commuted sums money.

² 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 1579 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 31.03.2025.



7. The Core Strategy was adopted at a meeting of the Full Council on 16th 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 5320 dwellings have been completed across the borough.

HOUSING LAND AVAILABILITY AS AT 31ST MARCH 2025

NUMBER OF DWELLINGS IN THE SUPPLY

All Known Sites	No. of dwellings	No. of sites	Area (Ha)
A. Large sites with full planning permission	85	2	3.95
B. Large sites with outline planning permission	511	2	41.86
C. Sites on which development has commenced	898	50	96.93
D Small site and conversions to dwellings (not included in 1,2 or 3 above	85	64	/
TOTAL	1579	118	142.74

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

No Dwls	No sites	Area (Ha)	Location
77	1	2.97	Land at Accrington Road, Whalley, Clitheroe – 3/2016/0344
8	1	0.98	Brockhall Farm, Brockhall Village, Old Langho, BB6 8BB - 3/2021/0311

85	2	3.95
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B.**LARGE SITES WITH OUTLINE PLANNING PERMISSION**

No Dwls	No sites	Area (Ha)	Location
125	1	5.16	Land at Highmoor Farm, Clitheroe, BB7 1PN – 3/2020/0601
386	1	36.7	Standen – Remaining Phases of development – 3/2012/0942

511	2	41.86
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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
49	28	3.46	Small sites
294	1	16.9	Standen Phases 2, 3 & 4 – Land at Pendle Road, Clitheroe – 3/2019/0953
122	1	3.4	74 Higher Road and land to the rear, Longridge, Preston, PR3 3SY – 3/2021/0556
95	1	26.2	Land West of Preston Road, Longridge, Preston, PR3 3BE – 3/2018/0105
83	1	5.8	Land East of Clitheroe Road (Lawsonsteads). Whalley – 3/2018/0914
40	1	0.40	Pendle Mill, Clitheroe, BB7 1JQ – 3/2024/0327
37	1	1.68	Crow Trees Farm, Chatburn, BB7 4AA – 3/2022/0966
36	1	0.98	Higher Standen Farm, Clitheroe – 3/2023/0305
35	1	10.5	Land East of Chipping Lane, Longridge, Phases 2 and 3 – 3/2018/0975
30	1	3.4	Land off Chapel Hill, Longridge, Preston, PR3 2YB – 3/2011/1071 (original app.)
19	1	1.73	Land adjacent to Hawthorne Place, Clitheroe – 3/2019/1104
17	1	1.8	Land at Neddy Lane, Billington, Clitheroe, BB7 9LL – 3/2021/0205
14	1	2.14	Land Dale View, Billington – 3/1999/0834
8	1	0.41	Land adjacent to the Ferns, Langho, Blackburn BB6 8BG – 3/2022/0537
5	1	5.35	Land East of Chipping Lane, Longridge Phase 1 – 3/2018/0404
4	1	0.87	Parcel 4 Malt Kiln Brow, Chipping – 3/2019/0132
2	1	1.8	Spout Farm, Preston Road, Longridge, Preston, PR3 3BE – 3/2020/0309
2	1	6.03	Land to South-West of Barrow & West of Whalley Road, Barrow – Parcel B – 3/2019/0012
2	1	0.48	Tan Yard Farm, Ribchester Road, Hothersall, PR3 3YA – 3/2023/0075
1	1	1.9	The Oaks, Oakhill Cottage, Whalley, Clitheroe, BB7 9AF – 3/2018/1124
1	1	0.73	1,2,3,4 The Graces, Slaidburn Road, Waddington, Clitheroe – 3/2017/0674
1	1	0.56	Plot 4 Cherry Drive, Brockhall Village, Old Langho – 3/2020/0050
1	1	0.41	Land at Hillside, Brockhall Village, Old Langho – 3/2010/0387
898	50	96.93	

**D. SMALL SITE
DEVELOPMENT AND
CONVERSIONS WITH
PLANNING PERMISSION**

No Sites	No of Sites	No. of Dwellings
64	Small sites and Conversions not commenced	85