



Ribble Valley  
Borough Council

# Working Draft Settlement Profiles

**September  
2025**

**Local Plan Evidence**

**Introduction**

---

As part of the local plan evidence base, Ribble Valley Council has completed a Settlement Study. This document of Settlement Profiles has been produced to complement the Settlement Study, discussing the characteristics of each of the following settlements in greater detail:

• Clitheroe	p4	• Grindleton	p23
• Longridge	p5	• West Bradford	p24
• Whalley	p6	• Slaidburn	p25
• Wilpshire	p7	• Mellor Brook	p26
• Barrow	p9	• Wiswell	p27
• Read and Simonstone	p10	• Rimington	p28
• Langho	p11	• Sawley	p29
• Ribchester	p12	• Osbaldeston	p30
• Chatburn	p13	• Downham	p31
• Billington	p14	• Copster Green	p32
• Sabden	p15	• Pendleton	p33
• Mellor	p16	• Newton	p34
• Chipping	p17	• Bolton by Bowland	p35
• Waddington	p18	• Dunsop Bridge	p36
• Calderstones	p19	• Worston	p37
• Gisburn	p20	• Tosside	p38
		• Holden	

The format used for each settlement profile is as follows:

- Name of Settlement
  - Type (Principal Settlement/Tier 1/Tier 2)
  - Rank from Settlement Study final ranking
  - Population
  - Lower Quartile House Prices
  - Location and brief description
  - Services and facilities
  - Economy
  - Transport
  - Environment (in table format)
- 

This document of Settlement Profiles follows a ranked order, with the highest-ranking settlement from the Settlement Study placed first and the lowest ranking settlement placed last.

It should be noted that the sections on services and facilities, economy, transport connectivity and population data all use data gathered as part of the Settlement Study. It is

quartile house prices is taken from Ribble Valley's Affordable Housing Needs Assessment (AHNA) which was published in 2025. The section on environmental characteristics is based on GIS Mapping and Mapzone data and is explained below:

---

<b>Designation</b>	<b>Description</b>
Green Belt	Green Belt refers to a specific planning designation allowed by national planning policy. The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open
Sites of Specific Scientific Interest (SSSI)	An area of land which is of special interest by reason of any of its flora, fauna, or geological or physiographical features. Natural England designate SSSIs under the Wildlife and Countryside Act 1981, as amended.
Special Areas of Conservation (SAC)	Sites designated under the European Commission Habitats Directive as part of the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species (excluding birds) are those considered to be most in need of conservation at a European level.
Biological Heritage Site (BHS)	Biological Heritage Sites are local wildlife sites in Lancashire. They are identified using a set of published guidelines. Amendments to the list of sites are made by the Biological Heritage Sites review panel which comprises ecologists from Lancashire County Council, the Wildlife Trust for Lancashire, Manchester and North Merseyside, and Natural England
Areas of Outstanding Natural Beauty	Designated areas of national significance for their natural beauty.
Areas at risk of flooding	Flood risk is the probability and the potential consequences of flooding from a range of sources, including from rivers and the sea, rainfall on the ground surface, rising groundwater and overwhelmed sewers and drainage systems. The Environment Agency (EA) provides flood zone mapping of flood risk arising from sea and river sources. There are three broad categories of flood zone defined by the Environment Agency: Flood Zone 3 (FZ3) - Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding (FZ3a). FZ3b is land in the functional flood plain. Flood Zone 2 (FZ2) - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. Flood Zone 1 (FZ1) - Land having a less than 1 in 1,000 annual probability of river or sea flooding, that is all land outside Flood Zones 2 and 3. The mapping of flood zones is updated by the Environment Agency on a regular basis and as such is subject to change. The council's Level 1 Strategic Flood Risk Assessment (SFRA), Revised 2017, is published on the RVBC website and provides a more detailed description of flood risk within the district. Additional information relating to flood risk is available from Lancashire County Council.
Listed buildings	A building or structure, listed as a result of its special architectural or historic interest. Listing is carried out through Historic England. There are three listing grades: Grade I buildings are of exceptional interest. Grade II* buildings are particularly important buildings of more than special interest. Grade II buildings are of special interest.  The figures used in the settlement profiles refer to the number of listings. It should be noted that a single listing may involve more than one building or structure, for example a single listing covering a row of terraced houses will be counted as one.
Scheduled monuments	Scheduled monuments are nationally important structures protected for their archaeological importance. Designation is carried out through Historic England.
Historic parks and gardens	Registered historic parks and gardens are those of special historic interest. Designation is carried out through Historic England.
Conservation areas	Conservation areas are designated for their special architectural and historic interest. They are designated by the council.
Other	This section includes any other environmental or ecological designations to be identified. Typically, it will include reference to any Tree Preservation Orders

	(TPOs) within or close to the settlement. A Tree Preservation Order is an order made by the local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity.
--	---

## **SETTLEMENT: Clitheroe**

**RANK: 1<sup>st</sup>**

---

**Type:** Principal Settlement

**Population:** 19806

**Lower Quartile House Prices:** £165,000

Clitheroe is the largest and most populous settlement within the borough with a population of 19806. The settlement acts as a charming market town, surrounded by the rolling hills of the Forest of Bowland AONB. The town centre is historic in character with the notable landmark of Clitheroe Castle. House prices in the town are the 2<sup>nd</sup> lowest in the borough.

**Services and facilities** – As the largest principal settlement within the borough, Clitheroe is served extremely well by a range of services and facilities. There are 5 supermarkets in the town (Tesco, Sainsburys, Booths, Lidl and Aldi) and a further 7 additional convenience stores. An abundance of open space is accessible within the town. There is a range of equipped play areas and outdoor sports facilities. Park provision is good with the presence of Clitheroe Castle Park alongside Henthorn and Brungerley Parks. A range of health services are provided with a hospital and a health centre in the town. Multiple opticians, dentists and pharmacies can also be accessed in Clitheroe. 5 primary schools are located in the town along with 2 secondary schools and 3 nursery facilities. There are 9 faith buildings also in Clitheroe. A full post office service is available in the town centre with 2 banks/building societies available for financial services. Clitheroe has the best leisure provision in the borough as there is a strong mix of public houses, tea rooms, coffee shops, restaurants and takeaways. The town is also the location of Holmes Mill, where the only cinema in the borough can be found along with a food and beer hall. 2 petrol stations can be found in the town and numerous locations are available for electric vehicle charging.

**Economy** – Clitheroe has the largest number of businesses in the Ribble Valley. As a key service centre and principal settlement, a range of businesses can be found within the town centre. In addition, the Salthill area of the town has numerous employment units with tarmac and cement works north of the town being large employers.

**Transport** – Clitheroe is highly accessible in terms of public transport and is the most accessible within the borough. The town is served by a good choice of high frequency bus services. Many of these services run on evenings and weekends. Clitheroe is connected to the most destinations by bus in the borough where services can be accessed to key towns such as Accrington, Burnley, Blackburn, Longridge, Preston and Skipton. A railway station is located in the town with Clitheroe being the terminus for services to and from Manchester via Blackburn and Bolton. Rail services operate on an hourly basis.

**Environment and Heritage** –

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	Coplow Quarry and Salthill Quarry
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Salthill Quarry, Coplow Quarry, Crosshill Quarry, Boy Bank, River Ribble, Primrose Lodge, Clitheroe Castle
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	Yes – flood zones 2 and 3 on edge and throughout the town
Listed buildings	A large number of listed buildings within the town
Scheduled monuments	Clitheroe Castle
Historic parks and gardens	Clitheroe Castle
Conservation areas	Clitheroe Conservation Area
Other	Numerous Tree Preservation Orders scattered around the town

## SETTLEMENT: Longridge

**RANK: Joint 2<sup>nd</sup>**

---

**Type:** Principal Settlement

**Population:** 11554

**Lower Quartile House Prices:** £165,000

Longridge is the second largest town in the Ribble Valley. The market town sits at a hilltop offering views of the Ribble Valley countryside. Longridge lies 8 miles northeast of Preston, with parts of the town lying within Preston City Council's boundaries.

**Services and facilities** – As one of the 3 principal settlements in the borough, Longridge offers a good mix of services and facilities. 3 supermarkets exist in the town and are accompanied by 4 further convenience stores. A range of sports and open spaces are available in the town with a wide range of play areas and recreation grounds. Sports facilities include a football club, cricket club and bowling green. Longridge is served well by health facilities with a community hospital and 2 GP practices. In addition to this, a number of opticians, dentists and pharmacies are available. Provision of education is good with 4 primary schools and 2 high schools along with a specialist school. There is a library, post office and a building society serving the town. A good mix of leisure facilities are present with numerous public houses, coffee shops, bars, restaurants and takeaways. Residents can also access petrol stations and electric vehicle charging points.

**Economy** – Longridge has the second largest number of businesses in the borough. The town acts as a principal settlement meaning many employment opportunities can be accessed within Longridge. To the southwest of Longridge lies the Red Scar Business Park in Preston, which offers a significant number of employment opportunities within reasonable distance.

**Transport** – Despite its size, Longridge scores lower than many villages in the borough in terms of public transport provision. This is mainly due to the lack of a railway station in the

town. Subsequently, residents are required to travel by bus. A very frequent bus service to Preston is available running regularly on evenings and weekends. In addition, a further 4 bus services are provided which connect Longridge to destinations such as Whalley, Clitheroe and Blackburn.

### Environment and Heritage –

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Alston Reservoirs, College Wood, Spade Mill Reservoirs
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	There are 7 listed buildings including the Church of St Wilfrid, War Memorial and Church of St. Paul
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Longridge, St. Lawrences Church and Newtown Conservation Areas
Other	Numerous Tree Preservation Orders scattered around the town

## SETTLEMENT: Whalley

### RANK: Joint 2<sup>nd</sup>

**Type:** Principal Settlement

**Population:** 3642

**Lower Quartile House Prices:** £250,000

Perched on the banks of the River Calder, the charming and historic settlement of Whalley is the 3<sup>rd</sup> largest in the Ribble Valley. Whalley is home to the Cistercian Whalley Abbey and is bounded by Billington to the west, Calderstones and Barrow to the north and Wiswell to the east.

**Services and facilities** – As the third principal settlement in the borough, there is a good range of services and facilities available in Whalley. A good mix of sports and open spaces are provided in the village. Numerous equipped play areas exist alongside playing fields and Whalley Sports Club which incorporates tennis courts, a cricket ground, bowling green and a number of small pitches. Whalley Golf Club can be found to the east of the settlement with good park provision available including the War Memorial Park, Vale Gardens and Whalley park. Whalley is served well by health facilities including a GP Practice, a pharmacy, multiple dental practices and an optician. 1 public primary school is situated in Whalley with Oakhill School also providing private education up to the age of 16. In addition, multiple nursery schools are available. In terms of convenience stores, Whalley is served by both a Co-op and a Spar, with a full-service post office also situated in the village. Residents can also access a local library, multiple faith buildings and a range of leisure facilities which include

numerous public houses, bars, restaurants, takeaways and cafes. A village hall and a community centre are also present with electric vehicle charging points available across the settlement. As a principal settlement, residents would need to make less journeys to access services in other towns or villages.

**Economy** – Whalley has the 3<sup>rd</sup> largest number of businesses in the borough with 245 located here. Many businesses can be found at The Sidings Business Park to the west of the village. To access further employment opportunities, Whalley lies a short distance south of Barrow Brook Business Park in Barrow and also, Mitton Road Business Park in Calderstones.

**Transport** – Public transport provision is good in Whalley with high frequency services operating to destinations such as Clitheroe, Burnley, Longridge, Accrington, Blackburn and Preston. 7 bus routes pass through Whalley with some operating weekend and evening services. Rail connections to Clitheroe, Blackburn, Bolton and Manchester can also be accessed through Whalley Railway Station, located to the west of the village.

#### **Environment and Heritage –**

<b>Designation</b>	<b>Presence</b>
Green Belt	At southern boundary
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Calder Bank and Spring Wood to the east
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	Flood zones 2 and 3 through south and centre of the settlement
Listed buildings	There are 24 listed buildings – including Whalley Abbey and Church of St. Mary
Scheduled monuments	Whalley Cistercian Abbey and Whalley Bridge
Historic parks and gardens	No
Conservation areas	Whalley Conservation Area
Other	Numerous Tree Preservation Orders around the settlement

## **SETTLEMENT: Wilpshire (and Ramsgreave)**

**RANK: 3<sup>rd</sup>**

**Type:** Tier 1 Village

**Population:** 3378

**Lower Quartile House Prices:** £220,000

Wilpshire is a village located on the southern boundary of the Ribble Valley. The village forms a contiguous urban area with Brownhill which merges into the town of Blackburn within the local authority of Blackburn with Darwen. Ramsgreave also adjoins Wilpshire to the west.

**Services and facilities** – Wilpshire merges into the suburban area of Brownhill in Blackburn where many key services and facilities are located. Many of these are located immediately over the boundary and therefore have been considered as services and facilities serving

Ramsgreave and Wilpshire as part of this study. A Co-Op food store is located in Wilpshire with a Londis store and petrol station located just over the borough's boundary. Wilpshire is served well by sports and open spaces with multiple recreation grounds and playing pitches, an equipped play area, a cricket club, bowling club and tennis courts. A golf club is also located in the settlement. Good healthcare provision is located just over the borough's boundaries in Brownhill with a GP surgery, opticians, dental practice and pharmacy which are accessible by residents in Wilpshire. Salesbury primary school is situated to the north of the village and there are also 3 churches and a village hall. In terms of leisure provision, there are 2 public houses in Wilpshire with 1 lying just outside the border in Brownhill where a café and takeaway can also be found. Wilpshire is closely located to Blackburn, where a range of higher order services and facilities can be accessed.

**Economy** – 52 businesses are located in Wilpshire and Ramsgreave providing some employment opportunities for local residents. The settlement benefits from being 3.8km north of Blackburn where a wide range of employment opportunities in reasonable distance can be accessed.

**Transport** – Wilpshire benefits from good public transport provision. 3 bus routes provide very frequent services that also operate in the evening and on weekends. Destinations including Clitheroe, Whalley, Blackburn, Preston and Longridge can be accessed by these services. Wilpshire and Ramsgreave also benefit from a railway station which provides hourly trains northbound to Clitheroe and southbound to Manchester.

**Environment and Heritage –**

Designation	Presence
Green Belt	Surrounds most boundaries of the settlement
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Hazel Moor
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	No
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	Numerous Tree Preservation Orders around the settlement

**SETTLEMENT: Barrow**

**RANK: 4<sup>th</sup>**

**Type:** Tier 1 Village

**Population:** 2399

## Lower Quartile House Prices: £205,000

Barrow is situated adjacent to the A59 and is located between the two principal settlements of Clitheroe and Whalley. The village benefits from being within close proximity to both these settlements making it an accessible place to live.

**Services and facilities** – Barrow scores highly for leisure provision, owing to the location of a service station at Barrow Brook Business Park hosting a range of food and drink facilities. Barrow also scores well for education, with 1 primary school and 3 nurseries. There is also good provision of parks and open space with numerous play areas and a recreation ground. Barrow also has a convenience store, petrol station, public house and a new village hall due to open in 2025. The village also benefits from being closely located to Whalley, where a range of services and facilities not provided in Barrow can be found.

**Economy** – Barrow has 43 businesses, with most of these located at Barrow Brook. As previously mentioned, Barrow benefits from being 2.2km away from the nearest key service centre of Whalley. Here, a larger number of businesses are located. Clitheroe, the largest settlement in the borough, is also closely located to the north, offering the largest number of employment opportunities in the borough

**Transport** – The village sits on Whalley Road, which connects the principal settlements of Clitheroe and Whalley and subsequently, is used as the main bus route between the two settlements. Barrow enjoys high frequency bus services from 7 different routes. Larger settlements such as Blackburn, Preston and Accrington are accessible with some services running regularly on the evenings and weekends.

## Environment and Heritage –

**SETTLEMENT: Read and Simonstone**

**TYPE: Tier 1 Village**

**RANK: 5<sup>th</sup>**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Barrow Brook Field – west of Barrow
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	Flood zones 2 and 3 on western edge
Listed buildings	No
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	Numerous Tree Preservation Orders scattered around the village. Very large area in north-eastern part of village

**Type:** Tier 1 Village

**Population:** 2531

**Lower Quartile House Prices:** £195,000 / £215,000

The contiguous settlements of Read and Simonstone are located along the A671 towards the southeastern boundary of the Ribble Valley. Read and Simonstone lie a short distance west of the town of Padiham which is within the borough of Burnley. The settlements form one of the largest village populations in the borough.

**Services and facilities** – The settlements of Read and Simonstone are served well with a number of important facilities located in the villages. There are 2 primary schools, 3 churches and a public house. Read and Simonstone are served by a pharmacy, 2 convenience stores and a post office. Open space provision is adequate with a play area, recreation grounds, a cricket club, a bowling club and a tennis club. A village hall, constitutional club and petrol station are also present. To access higher order services and facilities such as a GP surgery or library, Padiham is the nearest town lying to the east of the settlement, just outside the borough.

**Economy** – Read and Simonstone have one of the highest counts of businesses in the borough. There are 201 businesses providing employment. Padiham lies 2.2km east of Read and Simonstone and can provide further employment opportunities. In addition, Altham lies south of the settlement and is the location of 2 large industrial estates.

**Transport** – 1 frequent bus service runs through Read and Simonstone. This operates on the evenings and weekends and connects residents to the destinations of Clitheroe, Whalley, Padiham and Burnley.

#### **Environment and Heritage –**

<b>Designation</b>	<b>Presence</b>
Green Belt	On southern boundary
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Huntroyde Demesne
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	There are 8 listed buildings – including Church of St. John
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	Some Tree Preservation Orders around the edges

## **SETTLEMENT: Langho**

**RANK: 6<sup>th</sup>**

**Type:** Tier 1 Village

**Population:** 2711

**Lower Quartile House Prices:** £195,000

Langho is one of the larger villages within the Ribble Valley. It is located just south of the A59 between the settlements of Wilpshire and Whalley. Langho has one of the highest populations outside of the principal settlements in the borough and lower quartile house prices in Langho are at the lower end of property prices in the borough.

**Services and facilities** – Langho has a good level of basic services and facilities present. A local shop serves the villages residents and incorporates a post office service. 2 primary schools serve the village and there is basic open space provision with a recreation ground and play area. A public house lies just south of the settlement and restaurants can be found at hotels located in the village. The only health facility in Langho is a pharmacy, with further health services accessible to the west of the village in Whalley. A wider range of other services can be accessed here.

**Economy** – There are 51 businesses located in Langho. The nearest principal settlement in the borough is Whalley which has a wider range of employment opportunities.

**Transport** – Langho is served well by public transport. The village is one of the few settlements in the borough with a railway station. An hourly service is provided eastbound to Clitheroe and westbound to Manchester via Blackburn and Bolton. High frequency bus services also operate through Langho with 3 services that operate evening and weekend services. Destinations such as Clitheroe, Whalley, Blackburn and Preston can be accessed by these services.

**Environment and Heritage –**

Designation	Presence
Green Belt	Around South, East and West boundaries
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	No
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	1 – Lower Woodcock Farmhouse
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	Numerous Tree Preservation Orders around Southeast of Settlement

**SETTLEMENT: Ribchester**

**RANK: 7<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 1817

**Lower Quartile House Prices:** £210,000

Ribchester is situated on the banks of the River Ribble, roughly halfway between the settlements of Longridge and Wilpshire. Home to the Ribchester Roman Museum, the village has long history and is well known as a significant roman fort site.

**Services and facilities** – Ribchester is served well by sports and open spaces. There are 2 football pitches, a tennis court and playground along with the Millenium Sculpture Garden and war memorial. A local shop serves the village which includes a post office inside. In terms of education provision, there is a primary school and a nursery. Ribchester scores well for a village of its size in terms of leisure, with 3 public houses, 3 coffee shops and a restaurant at Stydd. 3 churches are present along with a village hall also situated in the settlement. For higher order services and facilities such as health services, residents must travel nearly 5km to the nearest town of Longridge.

**Economy** – Ribchester has one of the highest business counts for a village in the borough. 170 businesses are present with many located at the Bee Mill which is in the northwestern part of the village. For further employment opportunities, more businesses are located in the nearest principal settlement of Longridge which is 4.9km away.

**Transport** – There is adequate public transport provision in Ribchester offered by 2 bus services operating frequently. These services run on Saturdays and Sundays but only run into the early evenings. Bus services link Ribchester with Longridge, Whalley, Clitheroe, Preston and Blackburn.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Little Stydd Wood, River Ribble
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	Almost all of village lies within flood zones 2 and 3
Listed buildings	There are 21 listed buildings – including Church of St. Wilfrid and Church of St. Savior
Scheduled monuments	Ribchester Roman Fort
Historic parks and gardens	No
Conservation areas	Ribchester Conservation Area
Other	No

**SETTLEMENT: Billington**

**RANK: 8<sup>th</sup>**

**Type:** Tier 1 Village

**Population:** 2111

**Lower Quartile House Prices:** £195,000

Billington lies directly south of the principal settlement of Whalley and the River Calder. The A59 runs to the north of the village with Langho being the next closest settlement to the west. House prices are some of the lowest in the borough.

**Services and facilities** – In relation to the settlement’s population, services and facilities provision in Billington could be considered relatively basic. Whilst having a local shop and being the location of a high school, Billington scores poorly in many areas. Billington has a play area and a recreation ground and also benefits from a nursery. The village has no library, post office, faith buildings or health facilities. However, Billington benefits from being only 1.4km from the nearest principal settlement of Whalley, where a range of services and facilities can be accessed.

**Economy** – Billington has 39 businesses and is also very close to the key service centre of Whalley. Whalley is only 1.4km away and offers further employment opportunities within a reasonable distance.

**Transport** – The village benefits from frequent buses across 3 services. These are also available on evenings and weekends and give residents the ability to travel to key destinations such as Clitheroe and Blackburn.

**Environment and Heritage –**

Designation	Presence
Green Belt	Southern edge
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	No
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	Flood zones 2 and 3 at northern edge
Listed buildings	No
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Whalley conservation area at north-eastern boundary
Other	No

**SETTLEMENT: Chatburn**

**RANK: 9<sup>th</sup>**

**Type:** Tier 1 Village

**Population:** 1191

**Lower Quartile House Prices:** £160,000

Chatburn is situated in a hollow between 2 ridges that slopes towards the River Ribble. The village lies just north of Clitheroe and adjacent to the A59. Chatburn has the lowest house prices in the borough many of these being terraced in nature.

**Services and facilities** – The village is served generally well by services and facilities for the size of its population. The village benefits from a local shop with a post office and is one of the few villages in the borough with a library. Chatburn has a primary school, 2 public houses and good provision of open space. The nearest health services can be found in Clitheroe, just south of the settlement where Clitheroe Community Hospital and a health centre can be found.

**Economy** – Chatburn ranks well for employment opportunities with 73 businesses in the settlement. In addition to several businesses within the settlement, Chatburn is 3.2km north of Clitheroe, where the greatest number of businesses in the borough can be found.

**Transport** – There is good public transport provision in the village with multiple bus services serving Chatburn at regular frequencies. Services operate into the early evenings and on Saturdays and Sundays. Key destinations such as Clitheroe, Whalley, Preston and Skipton can all be accessed by bus. Chatburn lies on the disused Clitheroe – Hellifield railway line with the nearest functioning railway station being in Clitheroe, just south of the village. Here, rail services are provided to Blackburn and Manchester.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	Clitheroe Knoll Reefs
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Along A59 adjacent to Chatburn
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	Flood zone 2 and 3 through village
Listed buildings	There are 5 listed buildings in Chatburn including the Christ Church
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Chatburn Conservation Area
Other	3 Tree Preservation Orders along Crow Trees Brow

**SETTLEMENT: Sabden**

**RANK: 10<sup>th</sup>**

---

**Type:** Tier 2 Village

**Population:** 1662

**Lower Quartile House Prices:** £185,000

Sabden lies beneath Pendle Hill on the fringe of the Pendle Forest and south of the Nick of Pendle. The village lies towards the southeastern boundary of the borough towards Padiham in the borough of Burnley.

**Services and facilities** – Sabden has one of the largest village populations in the borough and the services and facilities provided reflect this. The village has a local convenience store and a newsagent with a post office. 2 primary schools serve the village alongside a nursery, and 3 churches are present. There is good provision of open space and sports facilities in Sabden where an equipped play area, recreation ground, bowling club and football ground are all located. Despite having a medical centre in the village, Sabden does not have a pharmacy or additional health facilities. A café, 2 public houses and 2 village halls all serve the village along with electric vehicle charging facilities. Sabden is located roughly halfway between the towns of Clitheroe and Padiham which both offer higher order services and facilities.

**Economy** – Sabden ranks within the top 10 for business counts within the borough with 67 businesses present. To access further businesses and employment opportunities, the nearest towns are Clitheroe and Padiham.

**Transport** – For a village of its size, Sabden’s public transport links could be considered limited. Only 1 bus route serves the village running at an hourly frequency and connects Sabden to Clitheroe, Whalley, Padiham and Burnley. This service operates on weekends but does not operate on evenings.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Black Hill at southern edge
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 running through village
Listed buildings	There are 3 listed buildings – including Church of St. Nicholas
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Sabden Conservation Area
Other	A few Tree Preservation Orders scattered around village

**SETTLEMENT: Mellor**

**RANK: 11<sup>th</sup>**

**Type:** Tier 1 Village

**Population:** 2292

**Lower Quartile House Prices:** £200,000

Mellor is situated on a high ridge overlooking the Fylde, Ribble Valley and Blackburn. The village lies east of the adjoining settlement of Mellor Brook and lies closely to the northwest of Blackburn.

**Services and facilities** – Mellor is one of the better served villages in Ribble Valley with it being one of the few settlements in the borough to have a GP surgery and a library. The village is served well by sports and open spaces with a play area, playing field, pavilion and tennis courts. A pharmacy can be found in the centre of the village alongside a local shop and post office. 2 public houses serve Mellor with additional services including a village hall, primary school and electric vehicle charging stations. The nearest town is Blackburn, where more higher order services and facilities are located.

**Economy** – Mellor is the location of 42 businesses. As previously mentioned, the nearest large town is Blackburn which is 4.1km. Here a range of employment opportunities can be accessed. Additionally, Mellor lies a short distance west from the major employer of BAE Systems at Samlesbury in South Ribble.

**Transport** – Mellor has relatively inadequate public transport provision for a settlement of its size. Only 2 bus routes serve the village at a poor frequency throughout the day. Buses only run until the early evenings but still provide a service on Saturdays and Sundays. The key destinations of Blackburn, Whalley and Clitheroe can be accessed by bus.

**Environment and Heritage –**

Designation	Presence
Green Belt	Around western, southern and eastern boundaries
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	No
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	1 – Church of St. Mary
Scheduled monuments	Roman signal station just outside of village
Historic parks and gardens	No
Conservation areas	No
Other	2 Tree Preservation Orders

**SETTLEMENT: Waddington**

**RANK: 12<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 1245

**Lower Quartile House Prices:** £285,000

Lying at the foot of Waddington Fell, Waddington is an attractive village situated just 2 miles north of Clitheroe and is positioned on the border of the Forest of Bowland National Landscape.

**Services and facilities** – Waddington has good provision of sports and open spaces with an equipped play area, football field and pavilion and bowling green. There is good park provision with the Coronation Gardens, New Community Orchard and numerous parcels of green space across the village. The village shares a primary school with the neighbouring village of West Bradford and is the location of 2 churches. Waddington scores well for leisure provision with 3 public houses situated in the village alongside a village hall and a café due to open in 2025. An advantage of Waddington is its close proximity to the principal settlement of Clitheroe, where retail, health and financial services and facilities can all be accessed.

**Economy** – Waddington is the location of 39 businesses. As previously mentioned, Waddington is closely located to Clitheroe, where a good range of employment opportunities can be accessed just 2.4km away.

**Transport** – The village is served by 2 regular bus routes providing good connections to Clitheroe and Nelson. Buses run on Saturdays and Sundays but do not operate on evenings. Clitheroe, located 2.4km south of Waddington, is the location of a railway station where hourly services provide connections to Blackburn, Bolton and Manchester.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Hospital Wood
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zone 2 and 3 through middle of the village
Listed buildings	There are 17 listed buildings – including the war memorial, Church of St. Helen, Waddington Hall
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Waddington Conservation Area
Other	1 Tree Preservation Order

**SETTLEMENT: Chipping**

**RANK: 13<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 1374

**Lower Quartile House Prices:** £290,000

Chipping is a picturesque village and conservation area with numerous stone-built cottages. The village is historic in nature where 7 mills were originally located along the Chipping Brook. Chipping lies within the Forest of Bowland Outstanding Area of Natural Beauty and is 4 miles north of the principal settlement of Longridge.

**Services and facilities** – Chipping has a good level of services and facilities provision. Basic groceries can be bought at the local Brabin’s shop, with a farm shop also located in the village. A range of outdoor and recreation facilities can be accessed in Chipping which includes a recreation ground, skate park, play area, bowling green, cricket ground and a wildflower garden. The village has 2 primary schools and 3 churches and there are also 2 public houses and 2 tea rooms. The village also has 2 village halls. However, the post office service is only part time and there are no health services available in the village. These must be accessed in the nearest principal settlement of Longridge.

**Economy** – There are 54 businesses located in Chipping. The nearest town of Longridge is 6.3km away where a larger number of employment opportunities can be accessed.

**Transport** – Chipping is served by public transport; however, accessibility is poor. There are few bus services available that run infrequently. Services run into the early evenings and can be accessed at the weekend. The 3 principal settlements within the borough of Clitheroe, Longridge and Whalley can all be accessed by bus.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Clark House Farm Pasture and Lumpy Pasture
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 running through village
Listed buildings	There are 28 listed buildings in Chipping – including the Kirk Mill, Church of St Bartholomew, Congregational Church, Church of St. Mary and the old schools
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Chipping and Kirk Mill Conservation Areas
Other	Numerous Tree Preservation Orders around the village

**SETTLEMENT: Calderstones**

**RANK: 14<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 985

**Lower Quartile House Prices:** £250,000

Calderstones is a settlement developed on the site of Calderstones Hospital. The settlement lies adjacent to Whalley Nethertown and a short distance northwest of Whalley. House prices rank in the middle in comparison to other settlements in the borough.

**Services and facilities** – Services and facilities provision in Calderstones is poor. The settlement scores inadequately across all areas apart from open spaces where the settlement is host to multiple playgrounds and recreation areas. All other services and facilities must be accessed in the nearby principal settlement of Whalley.

**Economy** – Despite lacking a range of services and facilities, Calderstones ranks highly in terms of employment with 69 businesses. This is due to the location of the Mitton Road Business Park offering a range of employment units for businesses. In addition, Calderstones benefits from being only 1.4km from the nearest principal settlement of Whalley where further employment opportunities can be sought.

**Transport** – In Calderstones, only 1 bus service serves the settlement irregularly and the service operates into the early evenings and on weekends. The principal settlements of Clitheroe and Whalley can be accessed by bus and rail services are available 1km away in Whalley, which provides links to Blackburn, Bolton and Manchester.

#### **Environment and Heritage –**

<b>Designation</b>	<b>Presence</b>
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Calderstones Hospital Woodland/Railway Line
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	No
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	No

## **SETTLEMENT: Gisburn**

**RANK: 15<sup>th</sup>**

---

**Type:** Tier 1 Village

**Population:** 660

**Lower Quartile House Prices:** £210,000

Gisburn is a historic village located along the A59 between Clitheroe and Skipton, towards the eastern edge of the borough. The village is home to the 18<sup>th</sup> century country house and associated land of Gisburne Park.

**Services and facilities** – Gisburn has satisfactory provision of services and facilities for its size. Open space provision is generally good with 2 play areas and a recreation ground with sports pavilion. There is a primary school and a church along with a very limited post office service. A small number of leisure facilities exist in the form of a public house, café, Italian restaurant and a village hall. On the edge of the village lies a Texaco petrol station with a small convenience store. Further services and facilities such as healthcare must be accessed elsewhere in the closest town of Barnoldswick which is outside of the borough in Pendle. Facilities can also be accessed within the borough to the west in Chatburn and Clitheroe.

**Economy** – Compared to its size, Gisburn has a good number of businesses with 70 in the village. The nearest key service centre to Gisburn is outside of the borough. Barnoldswick lies 5km away and offers a greater number of employment opportunities with Rolls Royce being a significant employer.

**Transport** – Gisburn enjoys a regular hourly bus service which operates on Saturdays and Sundays. The service does not however, operate in the evenings. Key destinations can be accessed through the service such as Preston, Clitheroe, Barnoldswick and Skipton. Gisburn also lies on the Clitheroe to Hellifield railway line where no trains currently run, however, there are campaigns to reopen the line and introduce rail services to Gisburn.

#### **Environment and Heritage –**

<b>Designation</b>	<b>Presence</b>
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	River Ribble, Coppice Wood
Areas of Outstanding Natural Beauty	Border on West edge
Areas at risk of flooding	Northern edge of Gisburn Park
Listed buildings	16 listed buildings
Scheduled monuments	No
Historic parks and gardens	Gisburn Park
Conservation areas	Gisburn Conservation Area
Other	No

## **SETTLEMENT: Brockhall Village**

**RANK: Joint 16<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 884

**Lower Quartile House Prices:** £195,000

Brockhall Village is a gated community developed in the 1990s occupying the site of the former Brockhall Hospital. The settlement boundary encompasses parts of Old Langho, the original village of Langho, which lies to the south of the settlement. Brockhall village is home to Blackburn Rovers Football Club's training grounds.

**Services and facilities** – Brockhall Village benefits from a range of open spaces, with a playground and numerous sports facilities which are used for the Blackburn Rovers Football Academy. The village enjoys a small offering of leisure facilities with a coffee shop, a takeaway and a public house in Old Langho. The settlement does however lack a range of key services and facilities such as a local shop, school, post office and health services. Residents are required to travel to the settlements of Langho, Billington and Whalley to access these services.

**Economy** – Brockhall Village and Old Langho contain 42 businesses. The distance to the nearest principal settlement of Whalley is 3.1km where further employment opportunities and services and facilities can be accessed.

**Transport** – Public transport provision is relatively poor for the settlement. Brockhall Village has irregular bus services that do not operate in the evenings. Additionally, buses do not run on Sundays. However, a connection is provided to principal settlements such as Whalley, Clitheroe and Longridge.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Great Wood and Mill Wood on north-western edge
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	St. Leonards Church just outside southern boundary
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	2 Tree Preservation Orders on Bradyll Court and Pendle View

**SETTLEMENT: Hurst Green**

**RANK: Joint 16<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 813

**Lower Quartile House Prices:** £265,000

Hurst Green is an attractive village best known for being home to the Stonyhurst College boarding school where a settlement was formed after the colleges founding. The village lies on the border of the Forest of Bowland National Landscape.

**Services and facilities** – Hurst Green has good provision of sports and open spaces. The village has a play area, bowling green and a recreation ground. Numerous sports grounds can also be found within the perimeter of Stonyhurst College. There is a primary school and 2 religious buildings in Hurst Green with leisure facilities present including a public house, café and memorial hall. However, there is a lack of key services in the village, with no convenience provision, health provision or financial provision. Higher order services and facilities must be accessed in Whalley which is 5.2km away.

**Economy** – 43 businesses exist in Hurst Green. For access to a greater number of employment opportunities, the nearest principal settlement in the borough is Whalley.

**Transport** – There is limited public transport provision in Hurst Green. There is only 1 regular bus route through the village operating between Longridge and Clitheroe. Residents can access this service on Saturdays and Sundays with it running till the early evenings.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Bailey Hall Wood
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 to western end
Listed buildings	There are 11 listed buildings including Church of St. John, Shireburn Arms, Guild Hall and Boer War Memorial
Scheduled monuments	No
Historic parks and gardens	Stonyhurst to North
Conservation areas	Hurst Green Conservation Area
Other	Tree Preservation Order to South

**SETTLEMENT: Grindleton**

**RANK: 17<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 750

**Lower Quartile House Prices:** £265,000

Located in the valley of the River Ribble, Grindleton borders the Forest of Bowland AONB and lies north of the settlement of Chatburn.

**Services and facilities** – Grindleton has good provision of sports and open space facilities with an equipped play area and recreation ground. There is good education provision with a primary school, and a high school on the edge of the settlement. In addition, there is a church, a public house and a community hall but no financial or health services exist in the village and there are no convenience stores present. Grindleton lies a short distance north of Chatburn where a library and local shop can be found. Additional services must be accessed in the nearest principal settlement of Clitheroe, southwest of the village.

**Economy** – 31 businesses are located in Grindleton, and the settlement lies 3.8km northeast of the nearest principal settlement of Clitheroe. A good range of employment opportunities can be accessed here.

**Transport** – There are a small handful of bus routes that provide a regular service through Grindleton. The services operate on weekends but do not operate in the evenings with key destinations such as Clitheroe and Nelson accessible by the services.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	River Ribble at Southern Edge
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	No
Listed buildings	4 listed buildings including Church of St. Ambrose and Duke of York Hotel
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Grindleton Conservation Area
Other	No

**SETTLEMENT: West Bradford**

**RANK: 18<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 1054

**Lower Quartile House Prices:** £285,000

West Bradford is a quaint village lying north of Clitheroe and Chatburn, to the west of Grindleton, and to the east of Waddington. The settlement lies on the border of the Forest of Bowland National Landscape.

**Services and facilities** – Provision of services and facilities in West Bradford is relatively limited. There is an equipped play area and recreation ground in terms of open space provision. West Bradford shares a primary school with the neighbouring Waddington, and a nursery is located to the north of the village. Other facilities in West Bradford include a public house and a village hall. As previously mentioned, West Bradford lies a short distance north of Clitheroe, where a range of further services and facilities can be accessed.

**Economy** – West Bradford has 12 businesses in the village with the settlement benefitting from being a short distance from the principal settlement of Clitheroe. Lying 2.5km south of West Bradford, Clitheroe has a greater number of employment opportunities.

**Transport** – Public transport provision in West Bradford is similar to that of Waddington. 2 regular bus routes provide connections to Clitheroe and Nelson and operate on weekends with a lack of evening services. To the south in Clitheroe, rail services can be accessed providing connections to Blackburn, Bolton and Manchester.

#### **Environment and Heritage –**

<b>Designation</b>	<b>Presence</b>
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	River Ribble and Drakehouse Wood
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 running through the village
Listed buildings	There are 4 listed buildings – including Eaves Hall and the 3 Millstones
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	Tree Preservation Order in Drakehouse Wood

## **SETTLEMENT: Slaidburn**

**RANK: 19<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 490

**Lower Quartile House Prices:** £500,000

Slaidburn is a historic village positioned on the banks of the River Hodder and is one of the most rural in the Ribble Valley. Within the heart of the Forest of Bowland National

Landscape, Slaidburn is situated south of the Gisburn Forest and Stocks Reservoir. Lower quartile house prices are the 3<sup>rd</sup> most expensive in the borough.

**Services and facilities** – Due to its rural nature, services and facilities provision in Slaidburn is valuable. Residents have access to a local shop with a post office service alongside a GP surgery providing health services to the most rural parts of the borough. A primary school is located in the village in addition to a church, village hall and tea rooms. Sport and outdoor recreation in the village is limited with a village green and bowling green present. Residents also have access to an electric vehicle charging point. Many services and facilities are not available in Slaidburn and therefore residents must travel a significant distance to access these.

**Economy** – Slaidburn and the surrounding area is the location of 59 businesses. The nearest principal settlement is Clitheroe, situated 10.9km away and is the location of the largest number of businesses in the borough.

**Transport** – Limited public transport connections are available in Slaidburn, as with many rural communities in the borough. There is an infrequent service from 1 bus route operating from Clitheroe to Settle. The service is further limited by the lack of Sunday services and evening services.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	Bell Sykes Meadow
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Shay Wood, Lent Bank Wood, The Skaithe Grasslands, River Hodder, Poorsland Meadow and Pasture
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 throughout the village
Listed buildings	Large number of listed buildings in the village – mainly residential
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Slaidburn Conservation Area
Other	No

**SETTLEMENT: Mellor Brook**

**RANK: 20<sup>th</sup>**

**Type:** Tier 1 Village

**Population:** 241

**Lower Quartile House Prices:** £200,000

Mellor Brook is a settlement that lies in between the A59 heading northeast towards Clitheroe, and the A677 heading southeast towards Blackburn. The village straddles the

boundaries of the neighbouring borough of South Ribble to the west and adjoins the settlement of Mellor to the east.

**Services and facilities** – There is relatively limited provision in Mellor Brook, mainly due to its proximity to Mellor, offering services such as a GP practice, library, pharmacy and school. To the south of the settlement is a petrol station and small convenience store and other facilities include a public house and a community centre. In terms of open space, there is only 1 small playground located in the village. Residents must therefore travel to Mellor or Blackburn to access further services and facilities.

**Economy** – Only 12 businesses exist in Mellor Brook which is one of the lowest numbers in the borough. However, Mellor Brook does lie adjacent to the major employment site of BAE Systems in Samlesbury which is a short distance to the west. Alternatively, the nearest major settlement is Blackburn, which is 5.2km away and offers a greater number of businesses and employment opportunities.

**Transport** – Despite its size, Mellor Brook is served well by public transport and has greater provision than its larger adjoining settlement of Mellor. 2 bus routes pass through Mellor Brook with a very frequent service running between Preston, Blackburn and Accrington. This service operates in the evening and on weekends.

#### **Environment and Heritage -**

<b>Designation</b>	<b>Presence</b>
Green Belt	Around southern edges
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Mammon Wood and Carter Fold Wood
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	(1 over South Ribble boundary)
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	Various Tree Preservation Orders across the village

## **SETTLEMENT: Wiswell**

**RANK: Joint 21<sup>st</sup>**

**Type:** Tier 2 Village

**Population:** 299

**Lower Quartile House Prices:** £530,000

Wiswell is a small settlement located east of Whalley and Barrow and west of the Nick of Pendle. The most expensive house prices in the borough are found in Wiswell

**Services and facilities** – There is a clear absence of services and facilities within Wiswell. In terms of open space, there is a Coronation Garden located in the village and in terms of leisure there is 1 public house. All other services and facilities must be accessed elsewhere. Whalley is the nearest principal settlement and lies just 1.7km to the west. Here a good range of services and facilities can be accessed.

**Economy** – Only 14 businesses are located in Wiswell however, as previously mentioned, the village benefits from being only 1.7km away from the nearest principal settlement of Whalley where a larger number of businesses are located. Wiswell is also a short distance away from Barrow Brook Business Park and Clitheroe is situated further to the north.

**Transport** – There is no public transport provision in Wiswell and is one of the joint lowest scoring settlements for transport access in the borough. The nearest public transport connections are available in Barrow and Whalley with Whalley providing rail connections to Blackburn and Manchester.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	Light Clough
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	No
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	5 listed buildings – including Shay Cross
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Wiswell Conservation Area
Other	No

**SETTLEMENT: Rimington**

**RANK: Joint 21<sup>st</sup>**

**Type:** Tier 2 Village

**Population:** 542

**Lower Quartile House Prices:** £320,000

Rimington is a small and rural settlement lying east of the village of Downham and southwest of Gisburn.

**Services and facilities** – Rimington is served by only open space provision and a community hall. An equipped play area, recreation ground and tennis courts exist within the village. Any further services and facilities must be accessed elsewhere. Services such as education, a local shop and library can be accessed to the west in Chatburn. The nearest town to Rimington is Barnoldswick, which is located in the borough of Pendle, 6.5km away. Further higher order services can be accessed here.

**Economy** – 22 businesses are located in Rimington. As previously mentioned, the nearest town to Rimington is Barnoldswick where a greater range of employment opportunities can be accessed.

**Transport** – There is no public transport provision in Rimington. Therefore, Rimington has the joint lowest ranking for transport provision in the borough. This leaves the settlement isolated with residents required to make all journeys by car. The nearest settlement with public transport connections is Downham to the west, offering hourly bus services between Clitheroe and Nelson.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Great and Little Kittycaul Reef Knolls
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	There are 3 listed buildings – all farmhouses
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	2 Tree Preservation Orders at east end of the village

**SETTLEMENT: Sawley**

**RANK: Joint 21<sup>st</sup>**

**Type:** Tier 2 Village

**Population:** 310

**Lower Quartile House Prices:** £455,000

Sawley is a small village, home to the ruins of the Cistercian Sawley Abbey. The village is quaint in nature with the River Ribble running to the west, and the A59 running to the southeast. Sawley has some of the highest house prices in the borough.

**Services and facilities** – As a relatively small village, services and facilities provision in Sawley is limited. There are no retail, health, educational or financial services located in the village. The limited services and facilities provided include an equipped play area, a public house, and a village hall. Bowland High School is located just outside the boundary of Sawley, towards Grindleton. Chatburn is located to the south of Sawley and is the location of further services and facilities such as a library, local shop, post office and school. Additional higher order facilities are positioned in the nearest principal settlement of Clitheroe, 5.4km away.

**Economy** – Sawley has a small number of business located in the village. There are 11 businesses with residents required to travel further distances to access a higher number of employment opportunities. The nearest principal settlement is Clitheroe, situated 5.4km away.

**Transport** – Sawley has good public transport provision for a village of its size, owing to its location adjacent to the A59. 2 bus routes provide a regular service to key destinations such as Clitheroe, Preston, Whalley, Barnoldswick and Skipton. These routes operate on weekends but do not provide an evening service.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	River Ribble
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 throughout settlement
Listed buildings	There are 11 listed buildings – including the Sawley Abbey ruins
Scheduled monuments	Sawley Cistercian Abbey
Historic parks and gardens	No
Conservation areas	Sawley Conservation Area
Other	Tree Preservation Order to South

**SETTLEMENT: Osbaldeston**

**RANK: Joint 21<sup>st</sup>**

**Type:** Tier 2 Village

**Population:** 170

**Lower Quartile House Prices:** £450,000

Osbaldeston is a small settlement located on the A59 in the southwestern corner of the Borough. It lies north of the adjoining settlements of Mellor and Mellor Brook . Lower quartile house prices in the settlement are relatively high, being some of the most expensive in the borough.

**Services and facilities** – There is a basic level of services and facilities provided in Osbaldeston. The village has a primary school and a church along with a public house and a petrol station including a local shop. There is poor open space provision in the village and there are no health services. The nearby settlement of Mellor is the location of a GP Surgery, library, post office and pharmacy. For services and facilities not available in Mellor, residents would be required to travel to the nearest town of Blackburn.

**Economy** – Osbaldeston has the joint lowest count of businesses in the borough with only 3. Many residents would be required to travel out of the village for employment purposes with the nearest key settlement being Blackburn which is 5km away. The village lies a short distance east of the major employment site of BAE Systems at Samlesbury in South Ribble.

**Transport** – Osbaldeston is served well by public transport connections, owing to its location along the A59. There are regular bus services operated through 3 different routes. These operate on Saturdays and Sundays however, there are no evening services available. Residents can access key destinations such as Blackburn, Whalley, Clitheroe and Preston through these services.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	No
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	No
Listed buildings	There are 2 listed buildings – Osbaldeston Primary School and Church of St. Mary
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	No

**SETTLEMENT: Downham**

**RANK: Joint 22nd**

---

**Type:** Tier 2 Village

**Population:** 151

**Lower Quartile House Prices:** £510,000

Downham is often hailed as one of the most beautiful villages in Lancashire. Located within an Area of Outstanding Natural Beauty and at the foot of Pendle Hill, the village attracts a

regular flow of tourists and walkers. The population of Downham is 151 with lower quartile house prices in the village being £510,000. These are the 2<sup>nd</sup> highest within the borough.

**Services and facilities** – Downham has a limited offering of services and facilities. In terms of open space, the village has a tennis court and an ancient stocks park in the centre. There are also a number of natural grassed areas scattered throughout the village. There is 1 church and 1 pre-school in the village however, there are no health services, financial services or schools available in the village. Downham is served by a public house, a tea rooms and an ice cream shop which also serves coffee and cakes. Further services can be accessed in the adjacent village of Chatburn where a school, library and post office are located. Additional services and facilities that are not available in Chatburn can be accessed in the nearest principal settlement of Clitheroe.

**Economy** – There are 15 businesses located in Downham. The nearest principal settlement of Clitheroe is located 4.6km and is where the largest number of businesses in the borough are located.

**Transport** – Downham has 2 bus services that operate regularly. Services operate on Saturdays and Sundays but do not operate in the evening. Key destinations of Clitheroe and Nelson can be accessed by these services.

#### **Environment and Heritage –**

<b>Designation</b>	<b>Presence</b>
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	Clitheroe Knoll Reefs
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Town End Croft Wood
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zone 2 and 3 throughout village
Listed buildings	Large number of listed buildings
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Downham Conservation Area
Other	No

## **SETTLEMENT: Copster Green**

**RANK: Joint 22<sup>nd</sup>**

**Type:** Tier 2 Village

**Population:** 426

**Lower Quartile House Prices:** £245,000

Copster Green is a small village located along the A59, just north of Salesbury and Wilpshire.

**Services and facilities** – Provision in Copster Green is very poor with the settlement being one of the joint lowest for services and facilities provision in the borough. In terms of open space, there are a small number of natural grassed areas that form a linear pattern throughout the settlement. The only facility provided in the village is a Chinese restaurant located on the A59. All other services and facilities must be accessed elsewhere with the nearest being provided in Blackburn, just over the border of Ribble Valley in Wilpshire.

**Economy** – 8 businesses are located in Copster Green. As previously mentioned, the nearest principal settlement is Blackburn, which is located outside of the borough. Many employment opportunities can be accessed here.

**Transport** – Despite a poor offering of services and facilities, Copster Green enjoys adequate public transport provision. 2 bus services are available that run at least once an hour to key destinations such as Preston, Whalley, Clitheroe and Blackburn. These services run over the weekend however, no evening service is available.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	No
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	Flood zones 2 and 3 to north of settlement
Listed buildings	No
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	Small cluster of Tree Preservation Orders

**SETTLEMENT: Pendleton**

**RANK: 23<sup>rd</sup>**

---

**Type:** Tier 2 Village

**Population:** 236

**Lower Quartile House Prices:** £445,000

Pendleton is a small village lying on the northwestern side of Pendle Hill. The settlement is located a short distance from the A59, where it bypasses Clitheroe.

**Services and facilities** – There are very few services and facilities located in Pendleton. A church is located in the village alongside 2 public houses and a village hall. No other services exist in Pendleton and therefore residents would be required to travel to the nearest principal settlement of Clitheroe, where many higher order services and facilities can be accessed.

**Economy** – Only 13 businesses are located in Pendleton which is a relatively small number compared to the rest of the borough. However, Pendleton is only 2.5km away from the largest town in the borough of Clitheroe. Here, a greater number of businesses are located.

**Transport** – Pendleton lacks any public transport provision and therefore ranks as the joint lowest in the borough. Public transport connections would need to be accessed in Clitheroe where many bus services and a rail service are provided.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	No
Areas of Outstanding Natural Beauty	Yes – on eastern edge
Areas at risk of flooding	No
Listed buildings	There are 12 listed buildings – all residential properties
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Pendleton Conservation Area
Other	No

**SETTLEMENT: Newton**

**RANK: 24<sup>th</sup>**

---

**Type:** Tier 2 Village

**Population:** 346

**Lower Quartile House Prices:** £290,000

Newton is a small and rural settlement located in the heart of the Forest of Bowland National Landscape.

**Services and facilities** – Newton has a limited offering of services and facilities. There is no retail provision, no healthcare provision, no educational provision and no financial provision. The only facilities existing in the village are a public house and a village hall. There are small areas of open space in the village, mainly grassed and wooded areas. Further services such as a GP, school and local store can be found in the nearby settlement of Slaidburn. Newton is nearly 10km away from the nearest town of Clitheroe, where higher order services can be accessed.

**Economy** – 36 businesses exist in Newton. As noted above, Newton is nearly 10km away from the nearest principal settlement of Clitheroe, where the largest number of businesses in the borough can be found. This is one of the furthest distances in the borough in order to access employment opportunities.

**Transport** – Newton is served rather poorly by public transport. 1 infrequent service operates with no evening services and no services on Sundays. The only key settlements accessible by this service are Clitheroe and Settle (in North Yorkshire).

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Clerk Laithe, Great Dunnow Hill, Great Dunnow Wood, River Hodder, Newton North Roadside Verges, Newton West Roadside Verges
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 to southeast
Listed buildings	There are 17 listed buildings including Parkers Arms, Newton Hall and Newton Bridge
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Newton Conservation Area
Other	No

**SETTLEMENT: Bolton by Bowland**

**RANK: 25<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 1512

**Lower Quartile House Prices:** £445,000

Bolton by Bowland is regarded as a historic and tranquil village, located within the Forest of Bowland National Landscape, an Area of Outstanding Natural Beauty (AONB). The village

attracts many visitors enjoying scenic walks that the Forest of Bowland has to offer. Lower quartile house prices are towards the higher end of house prices within the Ribble Valley.

**Services and facilities** - Bolton by Bowland has good outdoor and recreation provision with a recreation area and cricket club. A primary school serves the village and a public house, and tea rooms (which sells groceries) are present. There are no health facilities, and the post office service is limited, opening part time within the village hall. Bolton by Bowland is rural in nature and residents are required to travel a greater distance to Clitheroe and Chatburn to access further services.

**Economy** – Bolton by Bowland has 14 businesses. The distance to the nearest principal settlement of Clitheroe is 8.4km and is one of the greatest distances to a key service centre in the borough. Therefore, to access a greater range of employment opportunities, residents would be required to travel a significant distance by car.

**Transport** – Bolton by Bowland has the joint lowest ranking for public transport provision in the borough. The settlement does not have access to any bus services. This makes the village inaccessible and poorly connected to any key service centres. As a result, residents are fully reliant on cars to make essential journeys.

#### Environment and Heritage –

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Skirden Beck on South-western edge
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 throughout village
Listed buildings	High number of listed buildings throughout the village
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Yes – Bolton by Bowland
Other	No

## SETTLEMENT: Dunsop Bridge

**RANK: 26<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 151

**Lower Quartile House Prices:** £215,000

Dunsop Bridge is a quaint and rural settlement located on part of the King's Duchy of Lancaster Estate. The village is located in the Forest of Bowland AONB and attracts a regular flow of tourists and walkers. The population of Dunsop Bridge is one of the smallest in the borough

**Services and facilities** – As a small settlement, the provision of services and facilities in Dunsop Bridge is more limited. However, the village has a primary school, church, tea rooms and a village hall. The village has accessible open space in the form of a play area and playing fields with a post office also operating with part time hours. No convenience stores are located in Dunsop Bridge along with an absence of health services. The nearest GP is available in Slaidburn. Due to its rural nature, residents are required to travel a greater distance to access further services and facilities. Most of these are located in the principal settlements of Longridge and Clitheroe over 10km.

**Economy** – Dunsop Bridge is one of the lowest ranking settlements in the borough for employment. Only 12 businesses are located in Dunsop Bridge. To access a wider number of employment opportunities, residents would need to travel to Clitheroe which is 11.6km away.

**Transport** – The settlement is served poorly by public transport with 1 infrequent bus service in operation. The service does not operate in the evenings and does not operate on Sundays. Clitheroe and Settle are the only key destinations that can be accessed by public transport.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	River Hodder
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood zones 2 and 3 through settlement
Listed buildings	3 listed buildings including Church of St. Hubert, the Milestone and the Dunsop Bridge
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	1 Tree Preservation Order to South East

**SETTLEMENT: Worston**

**RANK: 27<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 77

**Lower Quartile House Prices:** £445,000

Worston is a small and peaceful linear village lying within close proximity to Clitheroe and to the northwest of Pendle Hill. Worston has the 2<sup>nd</sup> lowest population in the borough and lower quartile house prices are relatively expensive.

**Services and facilities** – Worston has the poorest provision of services and facilities in the borough. The only facility serving the village is a public house. All other services and facilities must be accessed in the nearest principal settlement of Clitheroe.

**Economy** – 9 businesses exist in Worston which is a small number. Worston lies 2.7km away from Clitheroe which has the largest number of businesses in the borough. Here, a greater number of employment opportunities are accessible.

**Transport** – Worston does not have any public transport provision ranking it as the joint lowest settlement in the borough for transport access. The nearest public transport connections are available in Clitheroe where bus and rail services can be accessed.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	Clitheroe Knoll Reefs
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Crow Hill and The Ridge, Worston Common
Areas of Outstanding Natural Beauty	No
Areas at risk of flooding	Flood zones 2 and 3 running through the settlement
Listed buildings	There are 3 listed buildings – including Worston Old Hall
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	Worston Conservation Area
Other	1 Tree Preservation Order

**SETTLEMENT: Tosside**

**RANK: Joint 28<sup>th</sup>**

---

**Type:** Tier 2 Village

**Population:** 49

**Lower Quartile House Prices:** £305,000

Tosside is the smallest settlement in the Ribble Valley in terms of population size with just 49 residents. The village straddles the boundaries of North Yorkshire and the Forest of Bowland National Landscape with it being closely located to the Gisburn Forest.

**Services and facilities** – With Tosside regarded as one of the smallest settlements in the borough, services and facilities provision is limited. There is no sport or outdoor recreation provision in the village alongside a lack of health, educational and financial services. The limited facilities situated in Tosside include 2 churches, a community hall and the Old Vicarage Tea Rooms. All additional services and facilities must be accessed elsewhere with the nearest town being Settle, located 9.2km away within North Yorkshire.

**Economy** – Tosside has the joint lowest number of businesses for a settlement in the borough. Only 3 businesses exist leaving local employment opportunities sparse. Residents must therefore travel a greater distance to access employment with the nearest town of Settle being located 9.2km away.

**Transport** – Tosside has one limited bus service providing public transport connections in the village. The frequency of the service is poor with no evening or Sunday services running. The route runs between Clitheroe and Settle.

#### **Environment and Heritage –**

<b>Designation</b>	<b>Presence</b>
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	No
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	No
Listed buildings	There are 2 listed buildings – Dog and Partridge Pub and Church of St. Bartholemew
Scheduled monuments	No
Historic parks and gardens	No
Conservation areas	No
Other	No

## **SETTLEMENT: Holden**

**RANK: Joint 28<sup>th</sup>**

**Type:** Tier 2 Village

**Population:** 88

**Lower Quartile House Prices:** £445,000

Holden is a compact and rural settlement located within the Forest of Bowland AONB and within close proximity to its neighbouring settlement of Bolton by Bowland. Holden is one of

the smallest settlements in the borough with regards to its population. Lower quartile house prices in the settlement are towards the higher end of prices in the borough.

**Services and facilities** – Extremely limited services and facilities exist in Holden, correlating with the settlements small size. The only facilities in the village are a chapel, and a café within the Holden Clough Nurseries. A slightly larger offering can be found in the neighbouring village of Bolton by Bowland however, to access a greater number of services such as health provision, residents must travel 8km to the nearest town of Clitheroe.

**Economy** – The existence of businesses in Holden is sparse, with only 3 located in the settlement. This is the joint lowest number of businesses in the borough. To access a wider range of employment opportunities, residents must travel to the nearest principal settlement of Clitheroe which is 8km away.

**Transport** – There is no public transport provision in Holden, leaving the settlement isolated and inaccessible to other settlements. All residents must travel by car or travel to Sawley to access the nearest bus services.

**Environment and Heritage –**

Designation	Presence
Green Belt	No
Sites of Specific Scientific Interest (SSSI)	No
Special Areas of Conservation (SAC)	No
Biological Heritage Site (BHS)	Clough Wood
Areas of Outstanding Natural Beauty	Yes
Areas at risk of flooding	Flood Zones 2 and 3 through settlement
Listed buildings	2 listed buildings including Holden Chapel
Scheduled monuments	Moated site near Holden Green Farm
Historic parks and gardens	No
Conservation areas	No
Other	No