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RIBBLE VALLEY BOROUGH COUNCIL

5 Year Housing Land Supply Position 1st April 2025 – 31st March 2026

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Position Statement: Five-Year Supply of Housing Land 2026-2031

1.0 Background

- 1.1 In 2024 the Government made a number of significant changes to the planning system in England aimed at supporting its commitment to deliver 1.5 million new homes over the life of the current parliament. In December 2024 the Government published a revised NPPF alongside a new and mandatory standard method for calculating local housing need where relevant local plan policies are more than five years old and have been found to require updating. The revised method aims to boost housing numbers by using existing housing stock, rather than household projections, plus an uplift for affordability.
- 1.2 The methodology that had been required to be used prior to December 2024 calculated Ribble Valley's local housing need as 130 dwellings per annum. The December 2024 revised methodology increased this figure to 311 dwellings per annum, an increase of over 100%.
- 1.3 Updates to the land supply position are required regularly and the practice in Ribble Valley is to publish these annually. Since adoption of the Core Strategy in December 2014, annual updates have consistently shown supply to exceed the five year requirement. The Council updated its 2024/25 housing land supply position in May 2025 to take account of the new NPPF and associated changes. The update used a methodology that took account of past over supply of housing during the plan period and credited them against future local housing need. On this basis, the Council's 2024/25 Housing Land Supply Position Statement identified a housing land supply position of 6.2 years.
- 1.4 The land supply position was subsequently challenged and tested at appeal (Ref [3/2025/0414, land to the south of Old Road, Chatburn](#)) The appeal provided an opportunity for the Planning Inspector to examine in detail both the methodology and evidence supporting the deliverability of individual sites relied upon to make up the five year supply.
- 1.5 The Planning Inspectorate issued its appeal decision in January 2026. Whilst it was acknowledged that National Planning Policy and Guidance do not rule out the use of past over supply to reduce future housing requirements, it was considered that adoption of this approach would impede the achievement of the Government's objective to boost the supply of homes. It therefore concluded that past over supply should not be used to reduce local housing need requirements. When considering the deliverability of the sites which made up the supply, the Inspector found the deliverable supply of housing amounted to 1,130 dwellings which, in combination with the effect of not deducting past over-supply from the local housing need requirements, reduced the housing land supply position to 3.45 years. On this basis the Council was found not to be able to demonstrate a five-year supply of deliverable housing sites in accordance with the NPPF.
- 1.7 In light of the January 2026 appeal decision, the methodology used in the 2024/25 five year housing land supply calculation has been reviewed and found to be at odds with the direction of travel in national policy. In such circumstances, the Council considers that the evidential and policy basis for maintaining an oversupply deduction is not sufficiently robust to support its continued application. Accordingly, this Five Year Housing Land Supply Statement does not make any deduction for past over-supply. The Council considers that this approach provides the most robust and defensible basis for assessing its five-year housing land supply position at the present time and reflects the current policy position until such time as national planning policy or guidance indicates otherwise.

2.0 Introduction

- 2.1 This Statement sets out Ribble Valley Borough Council's five year housing land supply position as of 31st March 2026. Information is provided on context, methodology and assumptions used, which are based on national planning policy and guidance.
- 2.2 [The National Planning Policy Framework \(NPPF\)](#)¹ requires all Local Planning Authorities (LPAs) to identify and annually update a supply of specific deliverable sites sufficient to provide a five years' worth supply of housing supply against their housing requirement. This is known as the five year housing land supply. It is expected that LPAs should have an identified five-year supply at all points during the plan period.
- 2.3 The advisory starting point for the methodology used when calculating housing supply land is the NPPF (2024) – ([full document available here](#))

78. [...] Local Planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a five years' supply of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; [...]

79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years;

b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;

c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.'

Assessment of Site Progress:

- 2.4 The Council has undertaken a detailed review of housing completions and the deliverability of sites with planning permission to inform the 2025/26 Housing Land Supply Statement. This work has included direct engagement with developers and agents, together with site visits and on-site assessments of housing plots. The approach is intended to ensure that the assessment of both completed dwellings and the remaining capacity of committed sites is based on the most up-to-date information available.
- 2.5 For sites with 10 or more dwellings remaining to be built, the Council contacted developers and agents between mid-April 2026 and the end of May 2026 to establish progress and likely deliverability of sites with planning permission. In addition, site visits were undertaken during the second half of April 2026, where practicable, to assess the status of outstanding housing plots and inform the Council's monitoring of completions. For Standen Phases 2,3,4 completion information was directly by the site supervisor. At the large sites at Lawsonsteads, Whalley; Land West of Preston Road, Longridge; and Crow Trees Farm Chatburn the Council undertook a manual tally of completions through site visits.
- 2.6 The Council approach to assessing whether a dwelling is complete is based on a site inspection of each dwelling that has not previously been recorded as complete. A dwellings are considered to be complete when the roof covering is in place and the windows have been installed such that the plot is watertight and can reasonably be included within the completion figures for the relevant monitoring period. In previous years the Council relied upon the receipt of building control completion certificates before recording a dwelling as complete. This resulted in delays to the recording of

completions data due to the time lag between physical completion of a dwelling and receipt of the relevant completion certificate. The revised approach allows the Council to record completions more accurately and promptly based on the actual progress observed on site.

- 2.7 For small sites, those with an overall permission of 0-9 dwellings the Council undertook site visits, where practicable, to establish progress of development. Where sites could not be accessed, the Council contacted developers and agents to obtain up to date information on the status and deliverability of the sites. Where the Council was unable to make contact with a developer or agent, or no response was received, progress was assessed on the basis of the available evidence. Where permission had been granted three or more years previously and there was no evidence of a material commencement of development, the permission was assumed to have lapsed and the site removed from the identified housing supply.
- 2.8 It should be noted that this document represents a point in time (31st March 2026) and the Council's housing supply changes constantly as permissions are implemented, new permissions are granted, and schemes amended.

3.0 Ribble Valley's Housing Requirement

3.1 The current adopted plan, referred to as the Ribble Valley Local Development Framework (LDF), was formally prepared and adopted by the Council in two stages and comprises the following documents:

- Core Strategy: A Local Plan for Ribble Valley 2008-2028 (Adopted December 2014)
- Housing and Economic Development DPD 2008-2028 (Adopted November 2019)
- Ribble Valley Proposals Map (Adopted November 2019)

The LDF also comprises documents that relate to the process of preparing and monitoring the Statutory Development Plan including the Authority's Monitoring Report (AMR), the Local Development Scheme (LDS) and the Statement of Community Involvement (SCI). The Longridge Neighbourhood (Development) Plan and the Joint Lancashire Minerals and Waste Local Plan sit alongside the LDF. Together they form the Statutory Development Plan. The Council is in the process of preparing a new Local Plan which will replace the current adopted Ribble Valley LDF. Further details, include the Local plan Timetable can be viewed at [Local Plan – Ribble Valley Borough Council](#)

3.2 The adopted Core Strategy is the principal document relating to the supply of housing in the Ribble Valley. Key Statement H1 sets out the housing requirement as 5,600 net additional dwellings over the plan period 2008 – 2028 (average of 280 per year) underpinned by evidence of Objectively Assessed Housing Need (OAN). However, given that Plan is more than five years old, changes that have been made to the NPPF and subsequent guidance in relation to determining housing need has resulted in the Core Strategy housing requirement being replaced with Local Housing Need.

3.3 Local Housing Need is an unconstrained assessment of the minimum number of homes needed in an area. It must be calculated using the standard method, details of which are set out within [Planning Practice Guidance](#). The standard method calculation was updated in December 2024 whereby changes were made to its inputs. The minimum local housing need for the 2025-2026 monitoring period applying the standard method is **310 dwellings per annum**. The standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for.

3.4 In this reported monitoring period (1st April 2025 – 31st March 2026) **384 net** dwellings have been completed.

Local Housing Need

3.5 As Ribble Valley's strategic policies are more than five years old, NPPF states that the Local Housing Need (LHN) figures should be used as the housing requirement in the calculation of the five-year housing supply. The LHN has been calculated for this monitoring period as **310 dwellings per annum**. New estimates of housing stock are published annually (usually in May) and updated affordability ratios are published annually (usually in March). This means that the LHN is likely to change on an annual basis.

Note: 'Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³². Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement'. (NPPF, 2024, Paragraph 69)

Buffer

3.6 [The 2023 Housing Delivery Test](#) published by the Ministry of Housing, Communities and Local Government (MHCLG) in December 2024 covers the three financial years, 2020/21, 2021/22 and 2022/23. This, in conjunction with the Council's monitoring data, confirms that Ribble Valley delivered 425% of the required housing provision over this three-year period. It should be noted that the published Housing Delivery Test indicates a delivery rate of 475% however the figures for 2020/21 and 2022/23 do not accord with the Council's monitoring data. The Council has therefore used its

own verified monitoring data to calculate the actual housing delivery percentage. The Council has met and significantly exceeded the housing delivery test and there is no evidence of housing under-delivery in Ribble Valley. In accordance with paragraph 78 of the NPPF, a 5% buffer is therefore applied to the housing need calculation for Ribble Valley.

3.7 Table 1 shows the annualised calculation of Local Housing Need (Standard Method) with a 5% buffer as required by NPPF Paragraph 78 to ensure choice and deliverability in the market for land.

Table 1		
A	Local Housing Need (LHN)	310
B	Five-year requirement (Ax5)	1550
C	Plus 5% Buffer (5% of B)	78
D	Total 5 Year requirement (B+C)	1628
E	Annualised Requirement (D/5)	326

3.8 For comparison, Table 2 below shows the annualised calculation based on the Core Strategy figure of 280 dwellings per annum.

Table 2		
A	Planned Provision 2008 -2028	5600
B	Annual Equivalent	280
C	Five-year requirement (BX5)	1400
D	Plus 5% Buffer (5% of C)	70
E	Total 5 Year Requirement (C+D)	1470
F	Annualised Requirement (E/5)	294

4.0 Allocated Sites

- 4.1 The HED allocates seven sites for development, referenced HAL 1-7 and set out in Table 3 below.
- 4.2 **HAL 3** (Land at Chatburn Road, Clitheroe) and **HAL 4** (Land off Hawthorne Place, Clitheroe) are both completed and accordingly are recorded as providing 0 dwellings over the next five years.
- 4.3 **HAL 6** (Land South of Laycocks Farm, Langho also known as The Ferns) is currently being developed for 8 dwellings under planning permission 3/2022/0537. As the site is included within small site permissions, it has been recorded as delivering 0 dwellings over the next five years to avoid double counting.
- 4.4 **HAL 1** (Land off Mellor Lane, adjacent to Weavers Fold, Mellor) and **HAL 7** (Land at Haugh Head, Whins Lane, Read) remain undeveloped and have not been subject to any planning applications. As there is currently no evidence that either site will come forward, both have been recorded as delivering 0 dwellings in the five year housing supply.
- 4.5 **HAL 2** (Land at Wilpshire, Salesbury View) is currently subject to planning application 3/2025/0801, which has not yet been determined. In accordance with NPPF guidance on deliverability, the site has been recorded as delivering 0 dwellings in the five year housing supply. If the application is approved, the site's deliverability will be assessed in future land supply assessments.
- 4.6 **HAL 5** (Land at Highmoor Farm, Clitheroe) is currently subject to a reserved matters application 3/2026/0089 for 124 dwellings, which has not yet been determined. In accordance with NPPF guidance on deliverability, the site has been recorded as delivering 0 dwellings in the five year housing supply. If the application is approved, the site's deliverability will be assessed in future land supply assessments.
- 4.7 Where sites have extant planning permission (HAL 5 and HAL 6) or are built out (HAL 3 and HAL 4) at 31st March 2026 the number of dwellings anticipated to be delivered has been identified as 0 and the record is greyed out. Expected delivery rates are instead included in the relevant planning permission or completion tables. This has been done to avoid any possibility of double counting. The final column in the table shows the number of dwellings which have been included in the Five Year Housing Supply and where further information on the site is available in this statement.

Table 3 – Allocated Sites					
Site allocation reference	Site Address	No. of dwellings anticipated	Site Status	No. of dwellings added to the Five-Year Supply	Number of dwellings included in the Five-Year supply
HAL 1	Land off Mellor Lane (adjacent to Weavers Fold, Mellor)	18	Not developed	0	0
HAL 2	Land at Wilpshire (Salesbury View, Wilpshire)	32	Application submitted and awaiting determination	0	0 See Table 18 in Appendix E
HAL 3	Land at Chatburn Road, Clitheroe	20	Site developed	0	0
HAL 4	Land off Hawthorne Place, Clitheroe	40	Site developed	0	0
HAL 5	Land at Highmoor Farm, Clitheroe	100	Outline planning permission granted	0	0 See Table 6 and 18 in Appendix E
HAL 6	Land south of Laycocks Farm, Langho (The Ferns)	10	In process of development	0	7 See Table 14 - Permission was granted for 8 dwellings, one of which has been completed
HAL 7	Land at Haugh Head, Whins Lane, Read	20	Not developed	0	0
Total				0 (A)	

- 4.8 The total number of dwelling permissions from allocated sites to be included in the Five-Year Housing Supply Document is **0**.

5.0 Sites with Planning Permission

- 5.1 Table 4 shows large sites which have been granted planning permission and have commenced. Large sites are those for 10 or more dwellings. The table shows the number of dwellings originally granted permission, the number of dwellings complete as at 31st March 2025, and those completed within the latest monitoring period 1st April 2025 and 31st March 2026. The number of dwellings expected to be delivered within the next five years is 453. This figure which will be used in the housing supply calculation. No dwellings are expected to be delivered beyond the five year period.

Table 4- Large sites on which development has commenced									
Site Address	Planning application reference(s)	Site Area (h/a)	Number of dwellings granted planning permission	Total Dwellings complete at 31-03-2025	Dwellings complete during the monitoring period 01-04-2025 to 31-03-2026	Remaining Dwellings	No of dwellings expected to be delivered within the next five years (1st April 2026-31st March 2031)	No of dwellings expected to be delivered post 31 st March 2031	Evidence Base
Lawsonsteads, Whalley (Phase 2)	3/2018/0975	5.8	188	105	19	64	64	0	HS1
Standen Phases 2,3 and 4, Land at Pendle Road, Clitheroe (strategic site)	3/2019/0953 (Reserved matters)	16.92	426	132	108	186	186	0	HS2
Land West of Preston Road, Longridge, Preston	3/2023/0100 3/2018/0105	9.77	268	173	46	49	49	0	HS3
74 Higher Road, Longridge, Preston, PR3 ESY	3/2024/0353 3/2021/0556	3.4	122*	0	0	122	122	0	HS4
Crow Trees Farm, Chatburn, Clitheroe	3/2022/0966	1.68	37	0	5	32	32	0	HS5
Land off Dale View, Billington	3/1999/0834 3/1997/0070	2.14	14	0	0	0	0	0	HS6
Total							453 (B)	0	

* The 74 Higher Road, Longridge application is for 123 dwellings, however it involves the demolition of 74 Higher Road, Longridge so a net figure of 122 has been used.

- 5.2 Table 5 shows large sites granted with full planning permission where development has not commenced at 31st March 2026. The site at Accrington Road, Whalley has full planning permission for 74 dwellings. Although the site has not yet commenced the council has received discharge of conditions applications for the site and are confident the site will be completed within the next 5 years. All 74 dwellings have been included in the five year housing supply.

Table 5 - Large sites on which development hasn't commenced						
Site Address	Planning Application Number(s)	Site Area (h/a)	Number of dwellings granted planning permissions	Number of net dwellings expected to be completed within the next five years (1st April 2026 - 31st March 2031)	Date planning permission granted	Evidence Base
Land at Accrington Road, Whalley, Clitheroe	3/2022/1158	2.97	74	74	1/10/2025	HS7
Total			74	74 (C)		

- 5.3 Table 6 shows sites with extant outline planning permission at 31st March 2026. The total number of dwellings expected to be delivered from these sites over the next 5 years is 0 as at the time of preparing this statement both Land at Highmoor Farm, Clitheroe and Standen Phases 5 and 6 are not considered to meet the definition of “deliverable” in the NPPF (2024) Glossary Annex 2. The Council closely monitors the progress of these applications and their progress towards deliverability. Further details of these pipeline sites are set out in Appendix E.

Table 6 - Sites with outline planning permission						
Site Address	Planning application number(s)	Site Area (h/a)	Number of net dwellings granted planning permission	No of dwellings expected to be delivered within the next five years (1st April 2026-31st March 2031)	Date planning permission granted	Evidence Base
Land at Highmoor Farm, Clitheroe	3/2020/0601, 3/2026/0089 (reserved matters application not determined)	5.16	125	0	8/2/2023	HS8
Standen Phases 5 and 6	3/2012/0942	36.72	230	0	17/4/2014	HS9
Total		41.88	355	0 (D)		

- 5.4 Residential Institutions, such as Care Homes can be included in the Council’s calculation of Five-year housing supply as per the guidance from the PPG [Housing for older and disabled people - GOV.UK](#). In determining the level of housing that contributes to the housing supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation and the PPG confirms that C2 contribution is based on the amount of accommodation released in the housing market.
- 5.5 The 2021 Census estimated that there were 51,549 adults (aged 16 or over) within 26,746 households in Ribble Valley. This provides a ratio of approximately 1.9 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 1.9.
- 5.6 Table 7 shows C2 permissions, and the calculated contribution to the housing supply in line with the PPG guidance. The equivalent number of dwellings for the Pendle Mill Care Home would be 40. The Council has not included the site in the five year housing supply as it has not received sufficient information from the developer to confirm the site will be delivered within the next 5 years.

Table 7 - Residential Institutions (C2) Permissions							
Site Address	Planning Application Number	Site Area (h/a)	Number of bedrooms granted planning permissions	Equivalent number of dwellings	No. of dwellings expected to be delivered within the next five years (1st April 2026 - 31st March 2031)	Date Planning Permission Granted	Evidence Base
Pendle Mill, Clitheroe, BB7 1JQ	3/2024/0327	0.4	75	40	0	12/8/2024	HS10
Total			75	40	0 (F)		

6.0 Small Sites and Windfall Allowance

- 6.1 NPPF Paragraph 73 allows local planning authorities to make an allowance for windfall sites in the five-year supply where there is compelling evidence that such sites have consistently become available in the local area and that they will continue to provide a reliable source of supply. In the years following the Henthorn Road, Clitheroe Planning Appeal Decision (Appeal Ref: APP/T2350/W/19/3221189) the Council calculated its windfall allowance for small sites of fewer than 10 dwellings by using the number of small-sites completions in Ribble Valley over the preceding five years. In the two most recent five year housing land supply statements, the Council instead used an average of small site completions over the preceding 10 years. This period was considered appropriate as it captured a range of market conditions and economic cycles, including periods of stronger and weaker housing delivery and the effects of the Covid-19 Pandemic. However, having regard to paragraph 75 of the NPPF, which requires a windfall allowance to be based on compelling evidence of a reliable source of supply and to be realistic having regard to historic windfall delivery rates and expected future trends the Council has reverted to using the average number of small site completions over the preceding five years when calculating the windfall allowance for this Housing Land Supply Statement.
- 6.2 This approach is considered to provide a more appropriate and proportionate basis for projecting future windfall delivery, as it gives greater weight to the most recent evidence of actual delivery and is more reflective of current market conditions and development trends. While a 10-year period provides a broader historical evidence base, the Council considers that greater reliance on older delivery patterns may not accurately reflect current or anticipated circumstances. The decision to revert to a five-year average follows a review undertaken in light of the Land South of Longsight Road, Langho appeal (appeal reference: [6002485](#)) and is intended to provide a more robust and cautious basis for demonstrating a reliable source of future windfall supply.
- 6.3 Appendix B provides a breakdown of the number of completions on small sites between 1st April 2025 and 31st March 2026.
- 6.4 Table 8 provides information on completions on small sites over the last 5 years. It shows that 178 dwellings were completed between 2021 and 2026. The average small site completions over the 5 year period is 36 which is considered to be a realistic number going forward.
- 6.5 For the 2025/26 Five Year Housing Land Supply position the Council has amended how the windfall allowance and small sites with planning permission are presented. In previous years the Council has not included any small sites with planning permission in the supply and instead included 5 years of projected windfall allowance. The Council will now, and in future, include small sites with permission unless there is a known reason that the site will not come forward. For example, Permission in Principle (PIP) approvals are excluded from the 5 year housing land supply position. To avoid any possibility of double counting it is assumed that small sites with planning permission will be delivered in the first three years and therefore only two years of projected windfall allowance are included for years 4 and 5 of the monitoring period. Appendix A provides a list of sites included in the small sites supply, the total number of small site permissions is **131**.
- 6.6 The windfall figure is the Five Year Average Delivery 2021-2026 which is 36, multiplied by 2 for years 4 and 5 giving a total of **72**. This is shown in the table below.

Table 8 - Completions on Small Sites in the Period 1st April 2021 - 31st March 2026		
Year	Total Completions	Small Site Completions
1st April 2021 - 31st March 2022	499	38
1st April 2022- 31st March 2023	546	41
1st April 2023 - 31st March 2024	349	17
1st April 2024 - 31st March 2025	332*	29
1st April 2025 - 31st March 2026	384	53
Total 2021 - 2026	2110	178
Average Delivery Per Year 2021 - 2026	422	36
Two years windfall allowance to be included in the housing supply		72(E)

* Total completions for 1st April 2024 – 31st March 2025 were revised down from 333 to 332.

7.0 Five-Year Housing Supply as of 31st March 2026

7.1 The total supply figure is calculated using the total number of net housing completions expected to be delivered between 1st April 2026 and 31st March 2031 using the figures provided in Tables 3 - 8 above. Only those dwellings which meets the NPPF definition of ‘deliverability’ (December 2024 Glossary Annexe 2) have been included in the supply.

Table 9 - Housing Supply 1st April 2026 - 31st March 2031			
Table	Reference in Housing Supply Calculation	Supply Source	New number of dwellings expected to be delivered between 1st April 2026 and 31st March 2031
Table 3	A	Allocated Sites	0
Table 4	B	Large sites where development has commenced at 31st March 2026	453
Table 5	C	Large Sites where development has not commenced as at 31st March 2026	74
Table 6	D	Large Sites with outline planning permission at 31st March 2026	0
Table 7	E	Windfall Contribution - (Average of the last 5 years, two years average included for years 4 and 5)	72
Table 8	F	Small sites (0-9 dwellings) with extant permission, including not commenced and under construction	131
Table 9	G	Residential Institutions	0
Total			730

Table * Annualised Requirement with 5% buffer		
A	Local Housing Need (LHN)	310
B	Five-year requirement (Ax5)	1550
C	Plus 5% Buffer (5% of B)	78
D	Total 5 Year requirement (B+C)	1628
E	Annualised Requirement (D/5)	326

5 Year Housing Supply Calculation as at 1st April 2026

Total Supply 730 (A+B+C+D+E+F+G) ÷ 326 (Annualised Requirement) = 2.24 years

8.0 Completion Tables:

Completions on Large Sites 1st April 2025 – 31st March 2026

8.1 Table 10 below shows completions on large sites - those where planning permission was granted for 10 or more dwellings.

Table 10 - Completions on Large Sites 1st April 2025 - 31st March 2026						
Site address	Planning application number	Total net dwellings granted planning permission	Total net dwellings completed up to 31-03-2025	Total net dwellings completed 01-04-2025 to 31-03-2026	Total net dwellings completed	Total net dwellings remaining (also included in supply tables)
Lawsonsteads, Whalley, Clitheroe (HS1)	3/2018/0914	188	105	19	124	64
Standen Phases 2,3 and 4 (HS2)	3/2019/0953 (Reserved matters application)	426	132	108	240	186
Land West of Preston Road, Longridge (HS3)	3/2023/0100 3/2018/0105	268	173	46	49	49
74 Higher Road, Longridge, Preston (HS4)	3/2024/0353 3/2021/0556	122	0	0	0	122
Crow Trees Farm, Chatburn, Clitheroe (HS5)	3/2022/0966	37	0	5	5	32
Land off Dale View, Billington, Clitheroe (HS6)	3/1999/0834 3/1997/0070	49	35	0	35	0
Land at Neddy Lane, Billington, Clitheroe (HS16)	3/2021/0205	36	19	17	36	0
Land East of Chipping Lane, Longridge, Preston Phase 1 (HS17)*	3/2016/0193	124	119	5	124	0
Land East of Chipping Lane, Longridge Phases 2 and 3 (HS18)*	3/2018/0975	198	159	39	198	0
Land South-west of Barrow and west of Whalley Road, Barrow, Clitheroe (HS19)*	3/2019/0012	233	231	2	233	0
Spout Farm, Preston Road, Longridge (HS20)*	3/2022/0006 3/2020/0309	34	32	2	34	0
Land adjacent to Hawthorne Place, Clitheroe (HS21)	3/2019/1104	57	38	19	57	0
Land off Chapel Hill, Longridge, Preston, PR3 2YB (HS22)	3/2023/0540 3/2011/1071	53	23	30	53	0
Land to the rear of Malt Kiln Brow, Chipping, Preston, PR3 2GP (HS23)	3/2022/0568	4	0	4	4	0
Total				296		

8.2 As part of work undertaken on this year's housing supply, the Council has reviewed some sites which it believes have been completed but building control completion certificates have not been issued. Site references HS17, HS18, HS19 and HS20 are marked with an * in the above table. Following site visits the Council can confirm for the purpose of housing monitoring data the dwellings have been completed and recorded in this monitoring period.

9.0 Residential Institutions (C2) Completions

9.1 The table below shows completions for residential Institutions; the total completion figures have been calculated based upon the PPG guidance (as outlined in Table 6).

Table 11 - Residential Institutions (C2) Completions 1st April 2025 and 31st March 2026			
Site Address	Planning Application Number	Number of Bedrooms granted planning permission	Equivalent number of dwellings completed
Land at former Higher Standen Drive, Clitheroe - Castlewood Care Home (HS70)	3/2023/0305	68	36
Total completed between 01-04-2025 and 31-03-2026		68	36

10.0 Housing Trajectory

10.1 The table below shows expected delivery over the next 5 years.

Table 12 - Sites Trajectory												
Site Address	Planning Reference	Total Dwellings Granted Planning Permission	Total Dwellings Completed on 31 st March 2026	Number of Dwellings Remaining 1st April 2026	Year 1 Delivery 1st April 2026 - 31st March 2027	Year 2 Delivery 1st April 2027 - 31st March 2028	Delivery expected beyond 2028 LDF Period*	Year 3 Delivery 1st April 2028 - 31st March 2029	Year 4 Delivery 1st April 2029 - 31st March 2030	Year 5 Delivery 1st April 2030 - 30th March 2031	Total included within 5 Year Supply	Net dwellings remaining at 1 st April 2031
Lawsonsteads, Whalley Phase 2 (HS1)	3/2018/0975	188	124	64	33	31		0	0	0	64	0
Standen Phases 2,3,4 (HS2)	3/2019/0953 (Reserved matters)	426	240	186	67	62		57	0	0	186	0
Land west of Preston Road, Longridge (HS3)	3/2023/0100 3/2018/0105	268	219	49	34	15		0	0	0	49	0
74 Higher Road, Longridge, Preston (HS4)	3/2024/0353 3/2021/0556	122	0	122	0	30		30	30	32	122	0
Crow Trees Farm, Chatburn, Clitheroe (HS5)	3/2022/0966	37	5	32	32	0		0	0	0	32	0
Land off Dale View, Billington, Clitheroe (HS6)	3/1999/0834 3/1997/0070	49	35	14	0	0		0	0	0	0	14
Land off Accrington Road, Whalley (HS7)	3/2022/1158	74	0	74	0	0		0	37	37	74	0
Land at Highmoor Farm, Clitheroe (HS8)	3/2020/0601 3/2026/0089 (reserved matters not determined)	125	0	125	0	0		0	0	0	0	125
Standen Phases 5 and 6 (HS9)	3/2012/0942	230	0	230	0	0		0	0	0	0	230
Pendle Mill, Clitheroe (HS10)	3/2024/0327	40	0	40	0	0		0	0	0	0	40
Total Small sites 0-9 dwellings (see Table 14 Appendix A)		142	n/a	142	43	43		45	0	0	131	11
Total		1701	623	1078	209	181		132	67	69	658	420

*The columns to the left of 'Delivery Expected beyond 2028 LDF period' show those dwellings expected to be delivered beyond the current LDF Period. The date of 1st April 2028 has been used as this fits in with the Council's monitoring period.

11.0 Additional evidence acquired with assumptions in regard to delivery of larger sites over the next 5 years

11.1 Table 13 below provides additional evidence used in the large sites trajectory in Table 12

Table 13 - Additional Evidence Acquired and Assumptions in regard to delivery of large sites over the next 5 Years	
Site Address	Evidence and Assumptions
Lawsonsteads, Whalley Phase 2 (HS1)	As at 1 st April 2026, 64 dwellings remain to be completed. Laurus Homes advised that all remaining dwellings are expected to be completed between 1st April 2026 and 31st March 2027. This represents a higher rate of completions than has previously been achieved on the site. In order to ensure that a robust and realistic delivery rate is applied, the Council has considered the site's past completion rates. Completions over the previous three years were 29, 50 and 19 respectively, giving an average annual completion rate of 33 dwellings. On this basis the Council has assumed that 33 dwellings will be completed in 2026/27 with the remaining 31 dwellings anticipated to be completed in 2027/28.
Standen, Clitheroe Phases 2,3 and 4 (HS2)	As at 1 st April 2026, 86 dwellings remain to be completed. Taylor Wimpey advised that all remaining dwellings are expected to be completed by the end 2028/29. They anticipate 58 completions in 2026/27, 62 completions in 2027/28 and the remaining 57 completions in 2028/9. The Council have identified an additional 9 dwellings remaining to be completed. These additional 9 dwellings have been included within the anticipated completions for 2026/27. The Council have otherwise used the completion rates provided by Taylor Wimpey for 2027/8 and 2028/29.
Land West of Preston Road, Longridge (HS3)	As at 1 st April 2026, 49 dwellings remaining to be completed. Completions over the last three years were recorded at 20, 37 and 46 respectively, giving an average annual completion rate of 34 dwellings. On this basis the Council has anticipated 34 completions in 2026/27 with the 15 dwellings anticipated to be completed in 2027/28.
74 Higher Road, Longridge (HS4)	There are 122 dwellings (net) remaining to be completed on site. A Certificate of Lawfulness (Ref 3/2024/0353) confirms that development has lawfully commenced with the demolition of the domestic garage at 74 Higher Road having taken place. Onward Homes has advised that the first completions are anticipated in 2027/28 with 41 dwellings expected to be completed in 2027/28 and the same number in 2028/29 and 2029/30. These figures represent gross completions and do not take into account the demolition of the dwelling at 74 Higher Road. The completion rates provided by Inward Homes are considered to be higher than those typically achieved on comparable developments. The Council has anticipated 30 completions in each of 2027/28, 2028/29, 2029/30 followed by the remaining 32 completions in 2030/31.
Crow Trees Farm, Chatburn (HS5)	As at 1 st April 2026, 32 dwellings remain to be completed. Pringle Homes have advised they expect all these dwellings to be completed by the end of 2026/27. A site visit confirms that many of the dwellings are nearing completion. The Council has anticipated 32 completions in 2026/27.
Land off Dale View, Billington (HS6)	A reserved matters application for 49 dwellings was approved in 2000. To date, 14 dwellings have not been completed. Given the significant period of time that has elapsed since approval and absence of any clear indication that the remaining dwellings will be delivered, the council has anticipated 0 completions over the next 5 years.
Land off Accrington Road, Whalley (HS7)	An application was approved on appeal in 2025 for 74 dwellings, this granted full planning permission for the site. Development has not yet commenced, however the council has received discharge of conditions applications and is confident that development will be completed within the next 5 years. The council has anticipated 37 completions in 2029/30 and 2030/31. Whilst these represent higher annual completions than those typically achieved on comparable sites, this is considered justified given that 57 of the approved dwellings are apartments which are expected to support a higher rate of delivery.
Land at Highmoor Farm, Clitheroe (HS8)	An outline application for 125 dwellings was approved in 2023. However, due to delays associated with securing access to the site, no progress was made towards delivery. In April 2026, a reserved matters application was submitted by Morris Homes for 124 dwellings. At the time of publication of this statement, the application remains undetermined. In accordance with NPPF guidance on deliverability, the Council has therefore assumed 0 completions within the next 5 years at this stage. This will be reviewed should the reserved matters application be approved.
Standen, Clitheroe Phases 5, 6 (HS9)	Outline planning permission was granted in 2014 for 1,040 dwellings. Phase 1 of the development has been completed, with Phases 2,3 and 4 well under way. A reserved matters application for phases 5 and 6 was submitted in 2022 and remains undetermined, with revised plans and additional information submitted in 2025. As at 31 st March 2026, the Council had not been made aware by the developer of any anticipated completions within the next 5 years. Given that the reserved matters application remains undetermined and in accordance with the NPPF guidance on deliverability, the Council has therefore assumed no completions within the five year housing supply period. The Council subsequently received information from the developer in July 2026 indicating that completions were anticipated in the next five years. However, as this information was received after the baseline date of 31 st March 2026, the Council will review its position should the reserved matters application for Phases 5 and 6 be approved.
Pendle Mill, Clitheroe (HS10)	Outline planning permission was granted in 2024 for a 75 bedroom care home. In accordance with PPG guidance this is considered equivalent 40to dwellings for the purpose of calculating housing supply. Development has not yet commenced and the Council has been unable to obtain information confirming when work on the site is expected to commence. In the absence of evidence to demonstrate that development is deliverable within the five year period, the Council has therefore assumed 0 completions in the next five years.

Appendix A: Extant permissions for small sites

Table 14 below shows extant permissions at 1st April 2026 for small sites with less than 10 dwellings. The Council made site visits or email contact with as many sites as possible to check the dwellings have not been completed and where the permission was due to expire that work had commenced. For those permissions contact could not be made the council has left the permission as extant if it is within the three years of being approved. The Council reviews completions throughout the year and will update its records once further information is received.

The table provides the site address, parish, planning application number, the total number of permissions granted and the number of extant permissions. Also included is a column recording if the development has commenced, for those sites we have been unable to establish this the record has been recorded as unknown. All small sites, with the exception of those which are Permission in Principal applications are expected to be completed within the next 5 years and have therefore been included in the 5 year housing supply.

Table 14 - Extant Permissions for Small Sites									
Site Address	Parish	Planning Application Number	Application Type (Permission in Principal, Outline, Full, Variation of Condition or Permitted Development)	Date Permission Granted	Expiry Date	Total Permissions Granted	Extant Permissions	Has Developed Commenced	No. of dwellings expected to be completed between 1st April 2026 and 31st March 2031
Brockhall Farm, Gleneagles Drive, Brockhall Farm, Old Langho (HS11)	Old Langho	3/2024/0601 3/2021/0311	Full	29/8/2024	29/8/2027	8	8	Yes – Technical start	8
Land adjacent to The Ferns, Langho (HS12)	Langho	3/2022/0537	Full	28/4/2023	28/4/2026	8	7	Yes	7
Oakhill College, Wiswell Lane, Whalley (HS13)	Whalley	3/2024/0403 3/2018/1124	Variation of Condition, Full	6/9/2024, 16/4/2019	6/9/2027	8	1	Yes	1
Tan Yard Farm, Ribchester Road, Hothersall, PR3 3YA (HS69)	Hothersall	3/2023/0075	Full	30/11/2023	30/11/2026	2	2	Unknown	2
Former garages, Back Brennand Street, Clitheroe, BB7 2HB (HS70)	Clitheroe	3/2022/0136	Full	20/04/2022	20/04/2025	2	2	Yes	2
Parsonage Farm, York Road, Wilpshire, BB1 4AE (HS71)	Wilpshire	3/2025/0285 3/2021/1015	Reserved matters, Outline	05/06/2025	05/06/2028	1	1	No	1
Talbot Hotel, 5 Talbot Street, Chipping, PR3 2QE (HS72)	Chipping	3/2022/0279	Full	01/06/2022	01/06/2025	4	3	Yes	3
New Laithe Farm, Settle Road, Bolton by Bowland, BB7 4NU (HS73)	Bolton by Bowland	3/2022/0277	Full	06/06/2022	06/06/2025	1	1	Yes	1
23 Whalley Road, Wilpshire, BB1 9LQ (HS74)	Wilpshire	3/2021/1054	Full	27/06/2022	27/06/2025	3	3	Yes	3
Post Office 1-3 Bridge Road, Chatburn, BB7 4AW (HS75)	Chatburn	3/2022/0465	Full	12/08/2022	12/08/2025	2	1	Yes	1
Black Horse Inn, Pimlico Road, Clitheroe, BB7 4PZ (HS76)	Clitheroe	3/2022/0148	Full	30/08/2022	30/08/2025	6	6	Unknown	6
Newhurst Farm, Anna Lane, Bolton by Bowland, BB7 4NZ (HS77)	Bolton by Bowland	3/2022/0319	Full	07/09/2022	07/09/2025	1	1	Yes	1

Tile Croft, Chipping Road, Longridge, PR3 2NB (HS78)	Longridge	3/2022/0751	Prior notification	04/10/2022	04/10/2025	2	2	Unknown	2
Barn adjacent to The Newdrop, Stoneygate Lane, Ribchester, PR3 2XE (HS79)	Ribchester	3/2022/0545	Full	02/12/2022	02/12/2025	1	1	Yes	1
Land off Clough Bank Lane, Chatburn, BB7 4AW (HS80)	Chatburn	3/2022/1005	Full	08/12/2022	08/12/2025	2	2	No	2
Land opposite Ashbrook, Ribblesdale Avenue, Clitheroe, BB7 2HZ (HS81)	Clitheroe	3/2025/0869 3/2022/0990	Full, Full	24/11/2025	24/11/2028	1	1	No	1
Twitter Bridge Farm, Twitter Lane, Waddington, BB7 3LG (HS82)	Waddington	3/2026/0205 3/2022/0791	Variation of Condition, Full	19/10/2022	19/10/2025	1	1	Yes	1
Thornley Hall Farm, Up Bedlam Road, Thornley, PR3 2TN (HS83)	Thornley with Wheatley	3/2023/0549 3/2022/0265	Full, Outline	18/12/2023	18/12/2026	1	1	Unknown	1
Bomber Farm, Skipton Road, Gisburn, BB7 4HP (HS84)	Gisburn	3/2023/0054	Full	21/04/2023	21/04/2026	1	1	Unknown	1
Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ (HS85)	Slaidburn	3/2023/0056	Full	16/06/2023	16/06/2026	4	4	Yes	4
Dilworth Coach House, 41 Dilworth Lane, Longridge, PR3 3ST (HS86)	Longridge	3/2023/0374	Full	04/07/2023	04/07/2026	1	1	Unknown	1
Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL (HS87)	Mellor	3/2025/0089 3/2025/0088 3/2022/1165	Variation of Condition (LB), Full, Full	13/06/2025	13/06/2028	3	3	Yes	3
Hawkshaw Farm, Clayton Le Dale, BB2 7JA (HS88)	Clayton Le Dale	3/2022/1093	Full	31/08/2023	31/08/2026	1	1	Unknown	1
Land adj to 110 Ribchester Road, Clayton Le Dale, BB1 9HQ (HS89)	Clayton Le Dale	3/2025/0081 3/2023/0321	Reserved matters, Outline	01/05/2024	01/05/2027	1	1	No	1
43A Moor Lane, Clitheroe, BB7 1BE (HS90)	Clitheroe	3/2024/0932	Prior notification	10/12/2024	10/12/2027	2	2	Unknown	2
Lawson House Farm, Bolton by Bowland, BB7 4NJ (HS91)	Bolton by Bowland	3/2023/0751 3/2021/0752	Variation of condition, Full	17/11/2023	17/11/2023	2	2	Yes	2
Barn adjacent to Big Holme Farm, Anna Lane, Bolton by Bowland, BB7 4NZ (HS92)	Bolton by Bowland	3/2023/0718	Full	18/12/2023	18/12/2026	1	1	Unknown	1
Dog and Partridge, Hesketh Lane, Chipping, PR3 2TH (HS93)	Chipping	3/2023/0156	Full	20/10/2023	20/10/2026	7	6	Yes	6
Healings Farm, West Bradford Road, Waddington, BB7 3JE (HS94)	Waddington	3/2023/0687	Prior Approval	11/06/2024	11/06/2027	1	1	Unknown	1
Abbott Brow, Mellor, BB2 7HT (HS95)	Mellor	3/2023/0580	Full	24/11/2023	24/11/2026	1	1	Yes	1
Former Waste Treatment Works, Whalley Road, Barrow, BB7 9AP (HS96)	Barrow	3/2022/0489 3/2021/1059	Non material amendment, Full	31/05/2022	31/05/2025	2	1	Yes	1

Primrose House, Primrose Road, Clitheroe, BB7 1DR (HS97)	Clitheroe	3/2023/0634	Full	29/11/2023	29/11/2026	1	1	No	1
Barn to the South of Grove House, Malt Kiln Brow, Chipping, PR3 2GP (HS98)	Chipping	3/2023/0285	Full	15/12/2023	15/12/2026	1	1	Unknown	1
Barn at Long Holme Row, Gisburn Road, Sawley, BB7 4LH (HS99)	Sawley	3/2021/1238	Full	25/01/2022	25/01/2025	1	1	Yes	1
Land adj. to No. 9 Old Road, Chatburn, BB7 4AB (HS100)	Chatburn	3/2023/0866 3/2021/1153	Full, Full	10/05/2024	10/05/2027	1	1	No	1
Moor Cock Farm, Clitheroe Road, Ribchester, PR3 2YT (HS101)	Ribchester	3/2023/0619 3/2021/0261	Variation of condition, Full	08/12/2023	08/12/2026	1	1	Unknown	1
Laneside Barn, Grindleton Road, Grindleton, BB7 4QH (HS102)	Grindleton	3/2025/0073 3/2021/0307	Full, Prior Notification	09/05/2025	09/05/2028	1	1	Yes	1
Thorneyholme Hall, Newton Road, Dunsop Bridge, BB7 3BB (HS103)	Bowland Forest Lower	3/2022/0942	Full	11/12/2024	11/12/2027	-1	-1	No	-1
The Tyreman, 28-30 Parson Lane, Clitheroe, BB7 2JP (HS104)	Clitheroe	3/2023/0789	Full	08/02/2024	08/02/2027	4	4	Yes	4
Avenue Farm, Hurst Green, BB7 9QB (HS105)	Aighton, Bailey and Chaigley	3/2025/0006 3/2023/0964	Full, Full	15/02/2024	15/02/2027	1	1	No	1
34 York Street, Clitheroe, BB7 2DL (HS106)	Clitheroe	3/2024/0071	Full	08/03/2024	08/03/2027	2	2	No	2
Barrowbridge House, Club Street, Barrow, BB7 9AY (HS107)	Barrow	3/2024/0990	Technical Details, Permission in Principle	26/03/2025	26/03/2028	4	4	Yes	4
Barn at Cockshotts Farm, Stubbins Lane, Sabden, BB7 9EH (HS108)	Sabden	3/2024/0530	Full	18/10/2024	18/10/2027	3	3	No	3
The Stables, Chaigley Road, Longridge, PR3 3TQ (HS109)	Longridge	3/2024/0976	Permission in Principle	17/02/2025	17/02/2028	1	1	No	0
Old Vicarage Farm, Bashall Eaves, BB7 3DB (HS110)	Bashall Eaves	3/2024/0766	Full	06/12/2024	06/12/2027	1	1	No	1
8 Walmsley Brow, Billington, BB7 9TT (HS111)	Billington	3/2024/0286	Full	20/02/2025	20/02/2028	2	2	No	2
Writtenstone Farm, Writtenstone Lane, Longridge, PR3 2ZN (HS112)	Longridge	3/2024/0622	Full	17/01/2025	17/01/2028	1	1	Unknown	1
16-18 Lowergate, Clitheroe, BB7 1AD (HS113)	Clitheroe	3/2024/0363	Full	28/06/2024	28/06/2027	3	3	Yes	3
Land adjacent to Miles Hill, Moor Lane, Billington, BB7 9JH (HS114)	Billington	3/2026/0019 3/2024/0455	Variation of condition, Prior notification	07/08/2024	07/08/2027	1	1	No	1
Moorcot 24 Nickey Lane, Mellor, BB2 7HF (HS115)	Mellor	3/2024/0239	Full	23/09/2024	23/09/2027	1	1	No	1
14 and 16 Inglewhite Road and 1A Crumpax Avenue, Longridge, PR3 3JS (HS116)	Longridge	3/2024/0579	Full	04/09/2024	04/09/2027	-1	-1	No	-1

Park Farm, Whalley Road, Barrow, BB7 9LB (HS117)	Barrow	3/2024/0700	Full	09/12/2024	09/12/2027	2	2	No	2
33a King Street, 33b King Street and ground floor 33 King Street, Whalley, BB7 9SP (HS118)	Whalley	3/2024/0540	Full	02/10/2024	02/10/2027	-1	-1	No	-1
Parsonage Farm, Church Street, Ribchester, PR3 3YE (HS119)	Ribchester	3/2024/0764	Prior notification	09/01/2025	09/01/2028	1	1	Yes	1
Meargill Farm, Holden Lane, Bolton by Bowland, BB7 4LZ (HS120)	Bolton by Bowland	3/2024/0981	Full	25/02/2025	25/02/2028	1	1	Yes	1
Land adjacent to Black Horse Inn, Pimlico Road, Clitheroe, BB7 4PZ (HS121)	Clitheroe	3/2024/0415	Full	06/12/2024	06/12/2027	7	7	No	7
Eaves House Farm, Waddington Road, West Bradford, BB7 3JF (HS122)	West Bradford	3/2025/0198 3/2025/0177	Full, Listed Building	26/06/2025	26/06/2028	1	1	No	1
Lower Edge Farm, Tinklers Lane, Slaidburn, BB7 4TP (HS123)	Slaidburn	3/2021/0674	Outline	04/07/2025	04/07/2028	1	1	No	1
Holkers Farm, Whins Lane, Read, BB12 7RB (HS124)	Read	3/2025/0398	Prior notification	18/07/2025	18/07/2028	1	1	Yes	1
The Works, Talbot House, Gisburn, BB7 4HD (HS125)	Gisburn	3/2025/0083	Full	25/07/2025	25/07/2028	1	1	No	1
Sykes Barn, Longsight Road, Copster Green, BB1 9ER (HS126)	Copster Green	3/2025/0266	Full	07/08/2025	07/08/2028	2	2	No	2
Pack Horse Garage, Mellor Brow, Mellor, BB2 7PL (HS127)	Mellor	3/2025/0262	Full	19/08/2025	19/08/2028	5	5	Yes	5
Land at Lower Standen Hey Farm, Whalley Road, Pendleton, BB7 1PP (HS128)	Pendleton	3/2025/0527	Outline	05/09/2025	05/09/2028	1	1	No	1
3 Church Street, Clitheroe, BB7 2DD (HS129)	Clitheroe	3/2025/0231	Full	10/10/2025	10/10/2028	1	1	Yes	1
33 Castle Street, Clitheroe, BB7 2BT (HS130)	Clitheroe	3/2025/0701	Listed Building	10/10/2025	10/10/2028	1	1	No	1
49 Whalley Road, Sabden, Clitheroe, BB7 9DZ (HS131)	Sabden	3/2025/0546	Full	26/09/2025	26/09/2028	1	1	No	1
Higher College Farm, Lower Road, Longridge, PR3 2YY (HS132)	Longridge	3/2025/0614	Full	19/09/2025	19/09/2028	-1	-1	No	-1
Blue Bell Farm, Higher Road, Longridge, PR3 2YX (HS133)	Longridge	3/2025/0710	Permission in Principle	09/01/2026	09/01/2029	1	1	No	0
45-47 Whalley Road, Clitheroe, BB7 1EE (HS134)	Clitheroe	3/2025/056 3/2025/0565	Full, Listed Building	03/02/2026	03/02/2029	5	5	No	5
31 Whalley Road, Read, BB12 7PB (HS135)	Read	3/2025/0843	Full	12/02/2026	12/02/2029	1	1	No	1
Honfleur 3 Grindleton View, Chatburn, BB7 4BE (HS136)	Chatburn	3/2025/0878	Full	11/02/2026	11/02/2092	1	1	No	1

Holmes Farm, Higher Commons Lane, Balderstone, BB2 7LR (HS137)	Balderstone	3/2025/0580	Full	18/02/2026	18/02/2029	2	2	No	2
Barn and outbuilding adjacent to Leagram Mill Farm, Dinkling Green Lane, Chipping, PR3 2QS (HS138)	Chipping	3/2025/0895	Full	27/02/2026	27/02/2029	1	1	No	1
Land at Woone Lane, Clitheroe, BB7 1BJ (HS139)	Clitheroe	3/2026/0052	Permission in Principle	25/02/2026	25/02/2029	9	9	No	0
Thornley Hall Farm, Up Bedlam Road, Thornley, PR3 2TN (HS15)	Thornley with Wheatley	3/2026/0217 3/2025/0289	Reserve matters, Outline	13/08/2025	13/08/2028	1	1	No	1
Total							142		131(F)

Appendix B: Small Site Completions

Completions and Losses on Small Sites 1st April 2025 -31st March 2026

As with large sites, the Council has undertaken a review of small sites. Site visits and further investigations have identified a number of sites that were completed in previous monitoring periods but had not been recorded within the housing supply. These sites are identified by an asterisk (*) in the table below and comprise references HS25, HS28, HS31, HS32 and HS36.

Table 15 - Small site Completions and Losses 1st April 2025-31st March 2026								
Site Address	Planning Application Number	Number of Completions or Losses	Site Address	Planning Application Number	Number of Completions or Losses	Site Address	Planning Application Number	Number of Completions or Losses
15 Bridge Road, Chatburn, BB7 4AW (HS24)	3/2022/0242	1	Westmoor Farm, Holden Lane, Bolton by Bowland, BB7 4LZ (HS39)	3/2022/0840	1	Melrose, 2 Goosebutts Lane, Clitheroe, BB7 1JT (HS55)	3/2023/0303	-1
Land to the rear of 16 Whiteacre Lane, Barrow, BB7 9BJ (HS25)*	3/2021/1042	1	Little Town Farn, Chipping Road, Thornley, PR3 2TB (HS40)	3/2022/1062	1	68 Mitton Road, Whalley, Clitheroe, BB7 9RY (HS56)	3/2024/0581	-1
Talbot Hotel, 5 Talbot Street, Chipping, PR3 2QE (HS26)	3/2022/0279	1	Rossendale House, York Street, Clitheroe, BB7 2DL (HS46)	3/2024/0999 3/2023/0547	8	Rock House, 24 Church Street, Clitheroe, BB7 2DG (HS57)	3/2023/0931	1
Pendle House, Clitheroe Road, Chatburn, BB7 4JY (HS27)	3/2022/0325	-1	New Ings Farm, Hellifield Road, Bolton by Bowland, BB7 4LU (HS41)	3/2023/0320 3/2018/0079	2	Former Public Toilets, Market Place, Longridge, PR3 3RQ (HS58)	3/2024/0056	1
The Follies Bungalow, Vicarage Lane, Wilpshire, BB1 9HY (HS28)*	3/2022/0281	1	Slack Farm, Settle Road, Newsholme, BB7 4JF (HS42)	3/2023/0332	1	Higher Newfield Edge, Burnley Road, Gisburn, BB7 4JN (HS59)	3/2024/0160	1
1 Brewery Street and 7 Berry Lane, Longridge, (HS29)	3/2022/0377	-1	Teewood Farm Barns, Slaidburn Road, Waddington, BB7 3JJ (HS43)	3/2022/0777	1	The Institute Rear of St Mary's Centre, Church Street, Clitheroe, BB7 2DG (HS60)	3/2021/0542	3
Post Office 1-3 Bridge Road, Chatburn, BB7 4AW (HS30)	3/2022/0465	1	Garages to rear of 28 Coniston Close, Longridge, PR3 3AU (HS44)	3/2023/0164	1	22-24 Castle Street, Clitheroe, BB7 2BX (HS61)	3/2020/1096	3
Eastham House Farm, Clitheroe Road, Mitton, BB7 9PH (HS31)*	3/2022/0587	2	1 Ribblesdale Avenue, Wilpshire, BB1 9LY (HS45)	3/2023/0193	1	Beacon Holmes, Whalley Road, Simonstone, BB12 7HT (HS62)	3/2021/1040	1
9A Castlegate, Clitheroe, BB7 1AZ (HS32)*	3/2022/0502	-1	Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LQ (HS47)	3/2021/0954	1	NJS Rehabilitation, Cow Ark Equestrian Centre, Whitewell Road, Cow Ark, BB7 3DG (HS63)	3/2025/0068	1
Barn on land between Edenfields, Ribchester Road and A59 Clayton Le Dale, BB1 9EY (HS33)	3/2022/0639	1	Dog and Partridge, Hesketh Lane, Chipping, PR3 2TH (HS48)	3/2023/0156	1	Timothy House Farm, Whalley Road, Hurst Green, BB7 9QJ (HS64)	3/2020/0299	1
Land adjacent to Mulgrave House, Ribblesdale Avenue, Wilpshire, BB7 2HZ (HS34)	3/2022/0762	1	Evesons Barn, Simonstone Lane, Simonstone, BB12 7NU (HS49)	3/2023/0521	1	Surbiton House, Parson Lane, Clitheroe, BB7 2JN (HS65)	3/2025/0689	-1
12a Knowsley Road, Wilpshire, BB1 9PX (HS35)	3/2018/0643	2	Former Waste Treatment Works, Whalley Road, Barrow, BB7 9AP (HS50)	3/2021/1059	1	4 Towneley Road, Longridge, PR3 3EA (HS66)	3/2025/0576	1
Land at Hillside, Brockhall Village, Old Langho, BB6 8HY (HS36)*	3/2021/0370, 3/2010/0387	1	Tippings Meadow, Lyndale Avenue, Wilpshire, BB1 9LP (HS51)	3/2021/0820	1	Brooklyn Guesthouse, 32 Pimlico Road, Clitheroe (HS67)	3/2025/0837	1
1,2,3,4 The Graces, Slaidburn Rd, Waddington, BB7 3AA (HS37)	3/2018/0344	1	Tree Tops, Wiswell Lane, Whalley, BB7 9AF (HS52)	3/2021/0998	1	36 Green Bank Park, Higher Road, Longridge, PR3 2YU (HS68)	3/2/025/0853	1
2 Whiteacre Lane, Barrow, BB7 9BJ (HS38)	3/2021/0471	1	Ravenscourt, Neville Lane, Longridge, PR3 3FD (HS53)	3/2023/0956	4	50 Green Bank Park, Higher Road, Longridge, PR3 2YU (HS69)	3/2025/0855	1
Smalden House Farm, Smalden Lane, Grindleton, Clitheroe, BB7 4TN (HS54)	3/2021/1058	1	Land adjacent to the Ferns, Langho (HS12)	3/2022/0537	1	Plot 3 Franklin Hill, Borckhall Village, Old Langho (HS14)	3/2020/0915 3/2010/0387	1
Total Completions for the Period 1 st April 2025 to 31 st March 2026								53

Appendix C – Standard Method Calculation

The following calculation uses the standard method as described in [National Planning Policy Guidance](#)²

Step 1 – Setting the baseline: 0.8% of the existing housing stock for the Local Authority area

The baseline is set using the value of existing housing stock for the area of the local authority available on [Gov.uk](#)³. This is obtained from Table 125: Dwelling stock estimated by local authority district).

The baseline is 0.8% of the existing housing stock for the area, the most recent data published at the time should be used.

Ribble Valley the existing housing stock = 30,588 (2025 figure) and the baseline = 244.70 (0.8% of 30,588)

Step 2 – An adjustment to take account of affordability

The housing stock baseline figure of (244.70) calculated above in Step 1 is then adjusted based on the affordability of the area. The affordability data used is the [median workplace-based affordability ratio](#)⁴ which is published by the Office for National Statistics at a local authority level. The mean average affordability over the last 5 years available data should be used.

No adjustment is applied where the ratio is 5 or below (this does not apply to Ribble Valley). For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%. For example, an authority with an average ratio of 10 will have a 95% increase on its annual housing stock baseline.

Where an adjustment is to be made, the formula is as follows: Adjustment factor = ((Five year average affordability – 5) divided by 5)) multiplied by 0.95 plus 1

Table 16 - Average Affordability Ratio in Ribble Valley	
Year	Affordability Ratio
2025	5.57
2024	6.46
2023	6.27
2022	7.15
2021	6.6
Average	6.41

Using the above adjustment factor calculation. The adjustment factor for Ribble Valley is

(6.41-5) = 1.41 ÷5 = 0.282 x 0.95 + 1 = 1.2679

Minimum annual local housing need figure equals housing stock baseline multiplied by the adjustment factor.

244.70 x 1.2679 = 310.26 (310 dwellings to the nearest whole dwelling)

Please note that minimum annual housing need figure has been calculated utilising the latest date tables on dwelling stock (including vacant) published in May 2026.

Appendix D – Housing Trajectory 6-15 years

The table below shows the housing trajectory for those sites which the Council does not anticipate being delivered in the next five years (by the 31st March 2031).

Included below are sites with Outline planning permission and Permission in Principle. The delivery assumptions for HS13 and HS14 have been informed by previous completion rates achieved on comparable sites. Land off Longsight Road (HS141) was approved on appeal in June 2026. Given the recent approval, the Council has no certainty at this stage as to when a reserved matters application will be submitted. The Council has therefore assumed delivery of 200 dwellings within years 6-10 with the remaining 100 dwellings within years 11-15. These assumptions will be reviewed, and where necessary, revised once a reserved matters application is submitted and, if approved, as further information on the delivery of the site becomes available.

Table 17 Sites Trajectory 6- 15 years											
Site Address	Planning Reference	Permission Type	Total Dwellings Granted Planning Permission	Total Dwellings remaining at 31st March 2031	Expected Completions 1 st April 2031 – 31 st March 2032	Expected Completions 1 st April 2032- 31 st March 2033	Expected Completions 1 st April 2033 – 31 st March 2034	Expected Completions 1 st April 2034 – 31 st March 2035	Expected Completions 1 st April 2035 – 31 st March 2036	Expected Completions between 1st April 2031 - 31st March 2036 (6-10 Years)	Expected Completions between 1st April 2036 - 31st March 2041 (11-15 years)
Land at Highmoor Farm, Clitheroe (HS13)	3/2020/0601 3/2026/0089	Outline and Reserved matters – No decision	125	125	30	30	30	35	0	125	0
Standen Phases 5 and 6 (HS14)	3/2012/0942	Outline – RM - No decision	230	230	50	50	50	50	30	230	0
The Stables, Chaigley Road, Longridge, Preston, PR3 3TQ (HS109)	3/2024/0976	Permission in Principle	1	1	0	0	0	0	0	1	0
Blue Bell Farm, Higher Road, Longridge, Preston, PR3 2YX (HS132)	3/2025/0710	Permission in Principle	1	1	0	0	0	0	0	1	0
Land at Woone Lane, Clitheroe, BB7 1BJ	3/2026/0052	Permission in Principle	9	9	9	0	0	0	0	9	0
Land off Longsight Road, Langho (HS141)	3/2025/0196	Outline – no RM app received	300	300	40	40	40	40	40	200	100
Pendle Mill, Clitheroe (Care Home site) (HS10)	3/2024/0327	Outline – no RM app received	40	40	40	0	0	0	0	40	0
Total			706	706	169	120	120	125	70	606	100

Appendix E – Housing Pipeline Supply

The table below identifies large housing sites that, as at 28th August 2026, have either received outline planning permission but are awaiting submission or determination of reserved matters; are awaiting determination; or have been refused planning permission but remain within the period during which an appeal may be submitted. It should be noted that this table has been produced as at 10th August 2026, whereas the other information presented in this report relates to the period ending 31st March 2026. The Council has adopted this approach to provide the most up-to-date assessment of housing ‘pipeline supply’ at the date of publication of this document thereby ensuring that the future development sites identified in the table are represented as accurately as possible.

Table 18 - Not Determined and Pipeline Sites as at 10th August 2026						
Application Reference	Site Location	Application Type	Proposal	Possible No. of Dwellings	Expected Decision Dates	Progress (e.g. awaiting signing of legal agreement, further evidence to be submitted)
3/2026/0089	Land at Highmoor Farm, Clitheroe	Reserved Matters	Reserved Matters application relating to appearance, landscaping, layout and scale of 124 residential dwellings together with public open space and attenuation pond following outline planning permission 3/2020/0601	124	31/10/2026	It is anticipated that the application will be taken to the October planning committee (at earliest) for determination
3/2022/0317	Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe	Reserved Matters	Reserved Matters application in respect of Phase 5 and 6 to include access, appearance, landscaping, layout and scale with respect to 230 dwellings following outline approval 3/2015/0895	230	28/08/2026	The reserved matters application was approved at P&D Committee in August 2026.
3/2025/0801	Land to east of Salesbury View, Wilpshire	Full	Proposed erection of new residential development comprising 80 new homes, including 30% affordable housing, open space and associated infrastructure.	80	Refused 28/08/2026	The application was refused at P&D Committee in August 2026 for several reasons including being in a prominent hillside location at the edge of a settlement.
3/2025/1006	Land off Pendle Road, Clitheroe, BB7 1JH	Outline	Outline application for the erection of up to 200 dwellings and associated landscaping, children’s play area, sustainable urban drainage and other infrastructure with all matters reserved except access.	200	30/09/2026	The application has a resolution to grant planning permission, a decision notice cannot be issued until outstanding ecology surveys are submitted and agreed and the Section 106 legal agreement is agreed by all parties. The application is expected to go to September P&D Committee
3/2026/0356	Land at Hammond Ground, Whalley Road, Read, BB12 7RP	Full	Erection of 77 no dwellings and creation of community parkland, with vehicular access from Whalley Road and associated infrastructure, parking and landscaping.	77	September/ October 2026	It is anticipated that the application will be taken to the September Planning Committee (at the earliest) - Currently awaiting consultee responses and additional information
3/2025/0997	Land off Henthorn Road, Clitheroe, BB7 3BY	Outline	Outline application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access.	115	Deferred 28/08/2026	The application was taken to P&D Committee in August and was deferred for discussions with the applicants regarding alternative access to the site. The applicant is expected to go to September's P&D Committee
3/2026/0230	Land to the south of Ribblesdale Primary School west and north of Higher Standen Drive	Full	The erection of 60 dwellings comprising houses, bungalows, flats, related infrastructure (including public open space) and landscaping.	60	Approved on 28/08/2026	The application was approved at P&D Committee in August 2026

3/2025/0588	Land east of Clitheroe Road Whalley	Full	Proposed erection of 77 no. affordable dwellings with associated access, gardens, parking and landscaping areas.	77		Outline planning permission was refused in February 2026 as the development would result in the introduction of an incongruous and discordant form of development within the Open Countryside. An appeal was received in August 2026 and a new application for 39 dwellings was received on the 20 th August 26
3/2026/0315	Land off Chatburn Road Clitheroe BB7 4JX	Full	Residential development of 39 dwellings with associated landscaping, car parking and access.	39		It is expected that the application will be taken to September Planning Committee at the earliest
3/2024/0327	Pendle Mill Pendle Road Clitheroe BB7 1JQ	Outline	Outline application for demolition of existing buildings and erection of a care home (Use Class C2) with access, appearance, layout and scale applied for	40*		Outline planning permission was approved in 2024. Awaiting submission of reserved matters application. * figure adjusted for number of bedrooms in a residential unit
3/2025/0196	Land off Longsight Road Langho bounded by the railway Northcote Park and Wildmans Farm	Outline	Outline planning application for up to 300 residential dwellings, associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access).	300	Approved on Appeal	Outline permission approved on appeal 11/6/2026. Awaiting submission of reserved matters application.
3/2026/0078	Land South of Causeway Farm Balderstone BB2 7HZ	Outline	Outline application for up to 85 no. residential units with access applied for off A59 Longsight Road (all other matters reserved).	85	Refused 24/07/26	No appeal has been received at present. Reasons for refusal include unsustainable location.
3/2026/0214	Land at Albany Drive Copster Green BB1 9EH	Full	Proposed erection of 26 affordable dwellings with associated access, gardens, parking and landscaping.	26	Refused 26/8/26	Application was received in March 2026 and was refused on 26/8/2026 due to being in an unsustainable location and represents poor design.

References and Useful Reading

- National Planning Policy Framework (NPPF) 2024 - [National Planning Policy Framework - GOV.UK](#)
- Planning Policy Guidance (PPG) - [Planning practice guidance - GOV.UK](#)
- Ribble Valley Core Strategy (2014) - [Adopted Core Strategy – Ribble Valley Borough Council](#)
- Ribble Valley Housing and Economic Development (HED 2019) - [HED DPD Adoption Documents – Ribble Valley Borough Council](#)
- Longridge Neighbourhood Plan - [Longridge Neighbourhood Plan – Ribble Valley Borough Council](#)
- Ribble Valley Local Plan Timetable (2026) [Local Plan Timetable – Ribble Valley Borough Council](#)
- Housing Delivery Test – Gov.uk (updated 2024) - [Housing Delivery Test - GOV.UK](#)