

Site ref.	Site address	has site assessment (SA) been done	LCC highways assessment from SA	LCC highway comments from SA	NEW Local Plan area	gross area (ha)	Net developable area (ha)	Open Space Audit	Habitats Survey (level/s of recommendation and summary)	Total No. of dwellings	0-5	6-10	11-15	2026/37	17+	BF/GF	Land owner	Company	Response Received 2022	Please indicate when the site will be available for	Number of Owners	2025 update (green response received in 2025, amber response still outstanding)	Planning History	
H1	The Steel Works, Charter Street, Accrington	yes Reg 18(2)	green		Accrington, Baxenden & Church	0.29	0.29	N/A	6. No significant constraint to development	9	0	0	9	0	0	BF	Robert Nicholas Steel Works	Robert Nicholas Steel Works	Yes	0-5 years	Sole	Owner is still interested in selling site if able to relocate although it doesn't sound like there is any current developer interest, possibly later in the plan.	No relevant planning history	
H2	Land at Charter Street	yes Reg 18(2)	green	Vehicular access from Howard Close	Accrington, Baxenden & Church	2.38	1.02	Woodland record 144 (NSGS)	3. desirable to maintain for urban wildlife and amenity value	45	0	45	0	0	0	GF	HBC	HBC	N/A HBC	6-10 years	Sole	Council owned site	11/25/0025 Major Full: Erection of 40 Affordable Dwellings, Vehicular Access from Howard Close, Open Space, Landscaping and Associated Infrastructure - awaiting decision applicant is submitting details regarding arboriculture, viability	
H3	Pendle Street	no			Accrington, Baxenden & Church	0.17	0.17	N/A	N/A	15	15	0	0	0	0	BF	HBC	HBC	N/A HBC	0-5 years	Sole	Council owned site	No relevant planning history	
H4	Land at Hopwood St	yes Reg 18(2)	amber	Hopwood Street unadopted - previous application raised concerns	Accrington, Baxenden & Church	0.93	0.84	Land off Hopwood Street (NSGS)	Not included in habitats survey (has extant pp).	50	50	0	0	0	0	GF	N/A	Stratford Investments (North West) Limited	No	??	Sole	Posted letter and questionnaire on 27/05/25. Companies house has address changed to Crossgate Farm, Edenfield Road, Rochdale, Lancashire, United Kingdom, OL12 7TY Emailed agent for previous (now expired PP) granted in 2017 in case they still represent.	11/17/0012 Major: Outline application for up to 50 No houses all matters reserved apart from access - Decided 11/06/2018 now expired 11/99/0529 Full Planning Application - Erection of 29 No. dwellings - Withdrawn 15/03/2001	
H6	Union Works and Union St Garage	yes Reg 18(2)	green		Accrington, Baxenden & Church	0.31	0.31	N/A	6. No significant constraint to development	9	0	0	9	0	0	BF	Mr Steven Bracewell, Judith Hughes, Alan D Fielding, Michael D Fielding, Benjamin R W Sparrow			0-5 years	2 owners (or possibly more)	Outline application (11/22/0221) refused in Aug 2023 for 14 dwellings on majority of site. Applicant Mr Andrew Lockley. Refused on access (access route not included in red line and through 3rd party land), density too high and amenity for residents. Jon Tweddell Planning Ltd emailed back to say they no longer represent the site.	11/22/0221 Outline Planning Application: Demolition of industrial buildings and erection of 14 no. dwellings (C3 use) - Refused 16/08/23 on access, amenity and density issues.	
H7	Land north of Sandy Lane	yes Reg 18(2) - as part of larger site	green	Sandy Lane needs widening to accommodate development traffic. A proposed access scheme has been prepared and pre-application advice has been provided to the applicant by LCC highways. (note: agent submitted further information at Reg 18 (3) stage to supplement CFS submission to demonstrate access can be achieved).	Accrington, Baxenden & Church	1.97	1.42	N/A	3. Part of site desirable to maintain 5. Parts of site may be suitable for small scale development with suitable buffers.	43	0	43	0	0	0	GF	John Slinger c/o Stuart Booth	JWPC Ltd	Yes	0-5 years	sole owner	Agent email to confirm site is available and no changes since last contact. He also said that he sent details of improved access arrangements to DM as part of a pre-app so may forward this to the Inspector via Tony.	No relevant planning history although agent says pre-app submitted.	
H8	Lower Barnes Street	yes Reg 18(2)	green	N/A	Clayton-le-Moors (incl Altham)	0.54	0.49	Land off Lower Barnes Street (NSGS)	3. desirable to retain meadow for its diversity and amenity value	15	15	0	0	0	0	GF	HBC	HBC	N/A HBC	0-5 years	Sole	Council owned site	No relevant planning history	
H9	Ringstonhigh Farm	yes Reg 18(2) - as part of larger site	red	Capacity and safety issues at Hare & Hounds junction. Western most section of Rishton Road is private	Clayton-le-Moors (incl Altham)	1.13	1.02	N/A	3. 4. and 5. Larger area assessed. Ideally whole site should be retained although some small scale development may be acceptable where it does not damage or disturb hedgerow or species rich meadow	31	0	0	31	0	0	GF	Henry Gilbraith, Robert Gilbraith, Anne Gilbraith, Elizabeth Cheesborough - c/o Stuart Booth	JWPC Ltd	Yes	0-5 years	4 owners	Agent replied saying site is developable within next 5 years. They have proposed an extended site suggesting the additional land is safeguarded.	No relevant planning history	
H10	Clayton Triangle	yes Reg 18(2)	red	Safety concerns - 14 collisions in 5 years - Congestion and queuing at Hare & Hounds junction	Clayton-le-Moors (incl Altham)	2.54	1.91	Canal Street (NSGS) Mill Entrance and Mill Street (off Whalley Road) (Amenity Green Space)	2. Canalside vegetation should be retained for biodiversity and amenity value. 6. Remainder of site unlikely to be a constraint but limited access and further survey necessary.	127	0	0	57	0	0	BF	Paul Graham Brown	N/A	N/A - now developed	Now		Site developed	11/22/0047 Major Full: Erection of 74 No houses and 53 No apartments with associated infrastructure (100% affordable) - Site now developed	
H11	Former Huncoat Co	yes Reg 18(2)			Huncoat	23.96		N/A	N/A	426	0	133	90	53	150	mix								
H12	Huncoat East strategic site (north)			Subject to separate highways discussion involving	Huncoat	38.67		N/A	N/A	683	240	267	176	0	0	mix								
H13	Huncoat East strategic site (south)				Huncoat	13.1		N/A	N/A	322	0	0	138	27	157	GF							Subject to HGV Master Planning and ongoing discussions with developers.	
H14	Land to W. of A56	yes Reg 18(2)	amber	refer to Huncoat masterplan	Huncoat	3.8		N/A	N/A	73	0	0	73	0	0	GF								
H15	Land south east of Moorfield Avenue	yes Reg 18(2)	green	N/A	Huncoat	4.18	1.80	N/A	1. part of site should be considered for DWS designation in association with site 79 and adjoining land. 2. parts of site should be retained for high biodiversity value 4. Part of site should ideally be retained for good biodiversity potential / connectivity 6. Part	54	0	0	54	0	0	GF	HBC	HBC	N/A HBC	11-15 years		Council owned site	No relevant planning history	

H16	Land south of Stanhill Road, Knuzden	yes Reg 18(2)	green	N/A	Oswaldtwistle & Knuzden	6.76	5.07	N/A	3. Desirable to retain part S41 species present. 5) no major constraints to development of quarry floor	152	0	152	0	0	0	GF	Martin R Bury Georgina M Rawlinson Alan Towers Marjorie towers Colin Heywood Diane Heywood Robert A Gregory Lisa Ann Gregory John Coar Elaine Coar Robert Townson Janet Townson		Yes	0-5 years	7 owners, see sheet	Emailed Racheal Graham 21.05.25. Sent follow up asking to confirm site info. "The ownership is at present still the same, and their contact details remain the same. The Vendors are in a contract for purchase with Seddon Homes, and following the full planning approval received last year, this is expected to go through and complete summer 2025 with construction starting swiftly. " Emailed Mr Heywood 22.05.25 asking for an update, he owns the most western side. He confirmed on 26/06 that he would still be open to development on the site. Emailed Mr Towers who owns site in between PP and Mr Heywood. Confirms all info the same form questionnaire.	Eastern side of the site has Planning permission - Mount St James, Knuzden, BB1 2DR - 11/23/0207 - Major Full: Detailed planning application for the erection of up to 89 dwellings, creation of new vehicular access from Mount St James and all associated works
H17	Land off Brookside Lane/Nook Lane, Oswaldtwistle	yes Reg 18(2) - as part of larger site	green	Max 100 dwellings from Brookside Lane	Oswaldtwistle & Knuzden	5.08	2.06	N/A	1. part of site should be considered for DWS designation (with sites 76 & 82). 2. part of site should be retained for high biodiversity value. 6. Part of site no significant constraints.	62	0	0	62	0	0	BF	Sajed Hussain	Sajed Pension Scheme	No	??	Sole	Landowner responded to say that they have "every intention to put in a planning application in the coming months for housing on this site". Pre app P/11/0335 was submitted by Countryside Partnership. Land owner has also submitted details of an larger site which extends east and west. They believe the site can delivery more houses than HBC has indicated and within the next 0-5 years.	11/13/0428 Major outline: Erection of 52 detached and semi-detached dwellings together with a 70 place single storey children's day nursery and 2-storey 30 bed residential care home - Refused 23/01/2014 due to loss of employment land, no affordable housing and no open space.
H18	Land south of Rhyddings Street and north of Stone Bridge Lane	yes Reg 18(2) - as part of larger site	green	N/A	Oswaldtwistle & Knuzden	1.35	1.22	N/A	not included in habitats survey (PDL site, no likely adverse impacts identified at initial desktop stage)	36	0	36	0	0	0	BF	Peter Ashton c/o Dransfield Properties and Lionbridge Ltd	c/o Robert Barnes, Planning Prospects Ltd	Yes	0-5 years	Sole	Majority of site being developed (37 affordable units) 11/23/0422 Google 2024 shows land being developed. Mill site not included but already meets housing numbers. In trajectory for 6-10 Emailed 21.05.25. Agent says he is no longer representing. "Dransfield were my main client, they have disposed of their interest. I suspect it's Lionbridge you need - but I never dealt with them directly."	11/23/0422 - Major Full: Demolition of a former church and the erection of 37 affordable two and three-bedroom dwellings consisting of 27 two-storey semi-detached and mews properties and 10 two and half-storey semi-detached town houses with associated access, car parking, open space and landscaping. Approved 29/04/2024 and
H19	Land off Rhoden Road/Nook Greave Road	yes Reg 18(2) as 2 separate sites	green/amber	Rhoden Road private road - potential access issues	Oswaldtwistle & Knuzden	2.28	1.71	N/A	Unable to access site 75 for Habitats Survey. Area of scrub desirable to retain. Unlikely to have other constraints. Remainder of site assessed as part of planning application	51	0	0	51	0	0	mix	numerous names on file	N/A	Yes	0-5 years	6 owners	Emailed S O'Toole who owns northern builder's yard portion 27.05.25 - called and confirmed site is available. Wrote to Brian Douglas Dawson and Henry Grimshaw at end of May. Henry Grimshaw has passed away and his 3 daughter's now own the site (Anne Challoner, Lesley Dunne and Susan O'Kane). Mr Dawson owns the northern section, Anne confirmed he is also working with McDermotts. Likely to come forward in near future.	No relevant plannig history
H20	land to the northeast of Cut Lane	yes Reg 18(2)	amber	Additional land to widen Cut Lane is required to accommodate the development traffic. Cut Lane is privately maintained and has a right of access for pedestrians only	Rishton & Whitebirk	13.23	6.26	N/A	2. Part of site in NW corner should be retained for high biodiversity value. 3. desirable to retain surrounding fields that cover most of site. 5. Small fenced area in eastern part of site maybe appropriate for development if it does not damage retained habitats.	188	0	150	38	0	0	GF	Trustees of RC Petre 1990 Settlement Dunkenhalgh Estate	C/o Helen Vickery Ingham and Yorke	Yes	0-5 years	Sole	Emailed HV 21.05.25 HV confirmed that "As an update my client is currently reviewing proposals from various developers with their intention to instruct solicitors to draft an option agreement in the next couple of months. Yes, the numbers are correct but will know better in the next couple of months so will update you then. I am thinking that it will probably be closer to 0-5 years rather than 6-10." It has come to light that the woodland at the side of the proposed access track has been identified by Natural England as Ancient Woodland, this could present a significant development constraint on the site.	No relevant plannig history
H21	York Mill, Livesey St, Rishton	yes Reg 18(2)	green	N/A	Rishton & Whitebirk	0.78	0.70	N/A	not included in habitats survey (PDL site, little ecological value identified at initial desktop stage)	21	0	21	0	0	0	BF	Mdsc (Liverpool) Limited, Alan S Mercer, Beverley A Mercer, AJ Bell Trustees Ltd.		Yes	0-5 years		June '25 - Stephen Ward is contacting his client for information. Sent leasehold numbers form 2024 file for reference. Taylors Solicitors confirm they no longer represent the site. Mill has been cleared and is currently being used for storage. Site name on MDSC changed to: Former York Mill Riston Ltd, Rawlings House, Exchange Street, Blackburn, BB1 7JN Names: Mark Damien Clarkson, Andrew William Thompson.	11/12/0506 Major: Outline : Residential Development (All Matters Reserved) - Approved 26/06/2003 11/12/0264 Prior notification (28 days) Demolition of building - Approved 26/07/2012 11/08/0521 Outline Application: Erection of 31 houses and conversion to 8 apartments -
H22	land off Fielding Street and Barn Meadow Crescent	yes Reg 18(2)	amber	Butler Street has limited visibility at the junction with High Street. On-street parking generated by the terraced properties causes the main issue. Wharf Street/High Street junction has daytime parking restrictions to prevent parking. Wharf Street narrows at the southern most end and is privately maintained. Some additional land is required to allow the full development to be accommodated	Rishton & Whitebirk	4.50	2.65	N/A	3. desirable to retain certain features. 6. ley grasslands on most of site is less of constraint to development where it does not disturb or damage adj BHS	79	0	79	0	0	0	GF	Trustees of RC Petre 1990 Settlement	C/o Helen Vickery Ingham and Yorke	Yes	0-5 years		"We have received offers from Barratts and McDermotts for this site and both are convenient they could start building in 2 - 4 years. The number of dwellings they are looking to build is between 80 -100 but not sure if that is them overpromising the land owners. " Agent - Helen Vickery 27.05.25	No relevant plannig history

Application Ref.No.	Site Address	Ward	Local Plan Area	Description	Gross No. New	Net. No. New	Not started	Under construction	Total remaining	Total Complete	Completed 21/22	Completed 22/23	Completed 23/24	Total No. Affordable	Expiry date	Type of Construction	2024 Notes	2025 Notes for inspector
11/23/0313	1 Willow Street, Accrington, Lancashire, BB5 1LP	Barnfield	Accrington Central, Baxenden and Church	Major Full: Change of use and conversion from nightclub to 14 no flats and 6 bed HMO	15	15	15	0	15	0	0	0	0		22/03/2027	CoU SuIG to C3 and C4		No google evidence it has started. Agent is Doug Pumell DP Architectural Services Ltd - site visit confirmed stoill offices.
11/20/0204	Land Adjacent to Charter Street, Accrington	Central	Accrington Central, Baxenden and Church	Major Full: Erection of 100% affordable, zero-carbon housing scheme of 46 properties across a mix of apartments and family homes, including a community training hub; communal growing spaces; a children's play area; private and communal gardens; etc	46	46	46	0	46	0	0	0	0	46	14/07/2024	NB	Decided 12/07/2024. No evidence of construction. Supersedes 11/20/0204.	Zara Moon Architects for Building for Humanity. Application on neighbouring site but no evidence this has started from desk top. AB confirms it has commenced.
11/22/0019	Land at Commercial Street Off Clayton Street Great Harwood BB6 7AH	Netherton	Great Harwood	Full: Major Erection of 12No two-bedroom apartments and associated car parking	12	12	0	12	12	0	0	0	0		30/06/2025	NB	Site visit 17/09/2024. Scaffolding and external works occurring.	
11/20/0413	The Cabin End Hotel, Windsor Road, Knuzden Brook, Oswaldtwistle	St. Oswalds	Oswaldtwistle and Knuzden	Major Full: Demolition of former Cabin End, to be replaced with 100% affordable housing scheme comprising 4 x 2 bed semi detached houses and 16no apartments	20	20	0	20	20	0	0	0	0	20	26/05/2024	NB	SV 20/09/2024 - construction underway.	Modification to S106 requested, contractors went into liquidation and new ones being appointed - SV and check with Iain. Iain says 10K just been paid and issue regarding AH is being resolved so that fdefinition matches new NPPF.
11/20/0477	Land at Albert Mill	Rishton	Rishton and Whitebirk	Major Full: Erection of 25No. dwellings with associated access parking and landscaping	25	25	25	0	25	0	0	0	0		17/01/2025	NB	Superseded by 11/24/0347 on planning map - no results on planning search website.	Conditions currently being discharged
11/17/0566	Land bounded by Salisbury Street Park Road and Balfour Street	Overton	Great Harwood	Major: Erection of 57 No residential dwellings and associated infrastructure	57	57	52	52	52	5	5	0	0		11/12/2021	NB	Additional application 11/22/0504. Plus 8 dwellings from 11/22/0397.	U/C
11/22/0047	Land known as Clayton Triangle	Clayton-le-Moors	Clayton-le-Moors and Altham	Major Full: Erection of 74 No houses and 53 No apartments with associated infrastructure (100% affordable)	127	127	0	121	121	6	0	0	6	127	23/09/2025	NB	11/24/0101 - discharge of conditions. Decided 04/2024.	U/C
11/21/0627	Land to the north and south of, Britannia Street, Great Harwood	Overton	Great Harwood	Major Full: Erection of 53 No dwellings and associated infrastructure including demolition of existing buildings	53	53	0	23	23	30	0	0	30		04/08/2025	NB	Supersedes 11/18/0327. 53 dwellings rather than 46 of previous application.SV 17/09/2024. Spoke to foreman and informed they had built 40 dwellings up to 01.04.2024. Previous number was 30	U/C
11/17/0114	Land South of Harwood Lane/ adjacent to Wood Street, Great Harwood	Netherton	Great Harwood	Reserved Matters Major: Application for access appearance landscape layout and scale pursuant to 11/15/0248 (Part A)	217	217	125	125	125	92	13	38	41		22/06/2020	NB		U/C

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11/22/0107	27 - 31 Whalley Road, Accrington, BB5 1AS	Barnfield	Accrington Central, Baxenden and Church	Full: Change of use from public house to create 7 one bedroom flats and 1 two bedroom flat	8	7	7	0	7	0	29/04/2025	CoU SuiG to C3	Site visit 12/09/2024. No construction work started.	Appears to be either U/C or complete. Flats have doorbells and construction bags to rear but still looks a bit rundown.
11/22/0295	103-105 Blackburn Road Accrington BB5 1JJ	Barnfield	Accrington Central, Baxenden and Church	Prior Approval: Change of use of the first and second floors from commercial (Class E) to residential (Class C3) to create 6 x studio apartments (under Class MA) (external works to be subject of separate Full Planning Application).	6	6	6	0	6	0	04/10/2025	CoU E to C3	Decided 10/2022. Supersedes 11/22/0189	SV 11.06.25, Not started
11/22/0082	5-7 Black Abbey Street Accrington BB5 1HT	Barnfield	Accrington Central, Baxenden and Church	Full: Change of use of building to create 6 No apartments	6	6	6	0	6	0	04/04/2026	CoU E to C3	Site visit 12/09/2024. No construction started. Still all derelict.	SV 11.06.25 still derelict and no conditions discharged.
11/23/0349	The Arcade, Church Street, Warner Street, Accrington, BB5 2EH	Barnfield	Accrington Central, Baxenden and Church	Full: Proposed Change of use of existing 1st & 2nd floor offices into 6 No. 1 Bed flats and 2 No. Studio flats	8	8	8	0	8	0	21/12/2026	CoU E to C3 office	Site visit 12/09/2024. No construction started.	SV 11.06.25 - 4 bungalows completed and occupied. Final 2 building being constructed and looks soon to be finished. 11/24/0531 - new PP for additional 2 bungalow onsite.
11/20/0068	Alliance Mill Alliance Street Baxenden Accrington BB5 2RT	Baxenden	Accrington Central, Baxenden and Church	Outline application: Development of 8 No residential units for all matters apart from landscaping (resubmission 11/19/0046)	8	8	8	0	8	0	Outline expired feb 23			outline has expired.
11/23/0348	Land at Moor Street, Off Pickup Street, Clayton Le Moors	Clayton-le-Moors	Clayton-le-Moors and Altham	Full: Erection of 6 No bungalows on cleared former garage colony site	6	6	2	2	0	4	20/02/2027	NB	Superseded by 11/23/0348. Decided 20/02/2024. Supersedes 11/20/0383	SV 11.06.25 - 4 bungalows completed and occupied. Final 2 building being constructed and looks soon to be finished. 11/24/0531 - new PP for additional 2 bungalow onsite. Granted 2025
11/22/0397	Land at Balfour Street Great Harwood Lancashire BB6 7SZ	Netherton	Great Harwood	Full: Erection of 8 No two-storey houses (6 No semi-detached and 2 No detached)	8	8	8	0	8	0	15/12/2025	NB	Additional 8 dwellings on 11/22/0504 due to abattoir removal.	Site visit 11.06.25 abattoir has been removed and area forms part of the larger construction site.
11/23/0019	Hesketh House 1 Hesketh Street Great Harwood BB6 7DW	Netherton	Great Harwood	Full: Conversion of existing office building to 6 No self-contained 1 and 2 bedroom flats	6	6	6	0	6	0	09/06/2026	CoU E to C3 office		Site visit 11.06.25 - site has scaffolding and is UC.
11/22/0190	266 Whalley Road Clayton le Moors Clayton le Moors BB5 5HE	Altham	Huncoat	Full: Change of use and conversion of shop/showroom (Use Class E) to form 7 No. residential apartments (Use Class C3), together with formation of car park and landscaped area (Resubmission of 11/21/0583)	7	7	0	7	7	0	20/04/2026	CoU E to C3		UC
11/23/0074	Land at Hillock Vale 370 Burnley Road Accrington	Huncoat	Huncoat	Permission in Principle for the erection of up to 9no dwellings.	9	9	9	0	9	0	25/05/2026	NB		Site visit 11.06 - No work commenced. Fencing around building
11/22/0277	47 Union Road Oswaldtwistle Lancs BB5 0EW	St. Andrews	Oswaldtwistle and Knuzden	Full: Change of use of former public house into retail unit at ground floor level and conversion of first floor level flat into 3 no. 1 bedroom flats and 2 no additional 1 bed flats with dormer extension at second floor level	5	5	0	5	5	0	25/04/2026	CoU SuiG to C3 and E		UC