

Your Ref:
Our Ref : 2026-02-25 LPA
Date : 25 February 2026

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The Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam,

**REQUEST FOR EIA SCREENING OPINION - LAND AT NORTH OF WHALLEY ROAD, READ
REGULATION 6 – TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 (AS AMENDED)**

I write on behalf of the applicant, Applethwaite, to formally request an Environmental Impact Assessment (“EIA”) Screening Opinion pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

The Proposed Development

The request relates to land known as Land North of Whalley Road, Read, within the administrative area of Ribble Valley Borough Council. The site was the subject of a recent pre-application enquiry (your ref.: RV/2025/ENQ/00036).

The proposed development comprises approximately 80 residential dwellings, together with:

- new vehicular access and internal estate roads;
- associated drainage and utility infrastructure; and
- extensive areas of new publicly accessible parkland, green infrastructure and landscaped open space.

The total site area extends to approximately 48 acres (c. 19.4 hectares), of which only around 7.5 acres (c. 3.0 hectares) would be occupied by built development, with the remainder delivered as new parkland and green infrastructure.

EIA Schedule Status

The proposal constitutes Schedule 2 development within the meaning of the EIA Regulations, falling under Schedule 2,

paragraph 10(b) (urban development projects), by virtue of the overall site area exceeding 5 hectares.

However, for the reasons set out in the enclosed Screening Statement, I consider that the proposed development is not likely to have significant effects on the environment having regard to the Schedule 3 selection criteria and therefore does not constitute EIA development.

Submitted Information

In accordance with Regulation 6, sufficient information is enclosed to enable the Council to adopt a screening opinion, including:

- an EIA Screening Statement addressing the Schedule 3 criteria;
- a Schedule 3 Screening Matrix; and
- a Site Location Plan identifying the land to which the request relates.

Statutory Timescale

This request is made pursuant to Regulation 6(3) of the EIA Regulations. Accordingly, the Council is required to adopt a screening opinion within 21 days of receipt of this request, unless a longer period is agreed in writing.

No such extension is agreed at this time.

Relationship to Any Future Planning Application

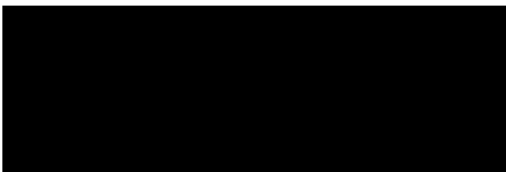
For the avoidance of doubt, this request is made independently of the submission of any planning application. However, should a planning application be submitted during the screening period, it is understood that the application may be received and validated, but must not be determined until a screening opinion has been issued or, if required, an Environmental Statement submitted.

Conclusion

Having regard to the scale and characteristics of the proposed development, the limited built footprint, the dominance of green infrastructure and parkland, and the absence of nationally designated sensitive areas, it is respectfully requested that the Council issues a negative EIA Screening Opinion, confirming that Environmental Impact Assessment is not required.

Should you require any clarification on the enclosed information, please do not hesitate to contact me.

Yours sincerely,



DANIEL CONNOLLY BA (Hons) DipTP MRTPI
Managing Director
Connollys Planning & Development Ltd