

Land North of Whalley Road, Read

Adoption Statement

June 2026

AMA Project Number: 22655/ECT/ATM

INTRODUCTION

This Adoption Statement has been prepared to support the full planning application for 77 dwellings located on land to the north of the A671 Whalley Road, Read.

The adoption statement requires the following:

Item	Location	Comments
Estate Road Phasing and Completion Plan	Appendix A AMA Drawing 22655-SK005 1.3.	Entire access road to be constructed, then private shared drives.
Highway Intended for Adoption	Appendix B AMA Drawing 22655-SK005-2.3.	Access road including turning heads and footways.
LCC Access Standard	See below.	See below
Street design: a) Manual for Streets (MfS) b) Design Manual for Roads and Bridges (DMRB) c) LCC guidance Creating Civilised Streets: Policy and Design Guidance d) LCC guidance 'Estate Road Specification'	Section 4 of the Transport Assessment and Transport Assessment Supporting Appendices for Swept Path.	Access road constructed to 5.5m wide with 2m footway on both sides of the carriageway to be adopted. Visibility for site access and right turn ghost island on A671 Whalley Road in line with DMRB standards for 40mph. Internal junction visibility in line with Manual for Streets standards for 20mph. Turning heads can accommodate a large refuse vehicle.
Creation of new junctions	Appendix B and Section 4.2 of the Transport Assessment.	New access with the A671 Whalley Road via a priority-controlled T junction with a right turn ghost island as per the site layout plan.
All new roads and footways designed to be accessible and safe to all road users	Proposed Site Layout.	Dropped kerbs and tactile paving to be incorporated as per the site layout plan.
Non-adopted common areas and maintenance proposal	Appendix C AMA Drawing 22655-SK005 3.3.	Private shared drives, landscaping and common areas will be maintained by a management company.

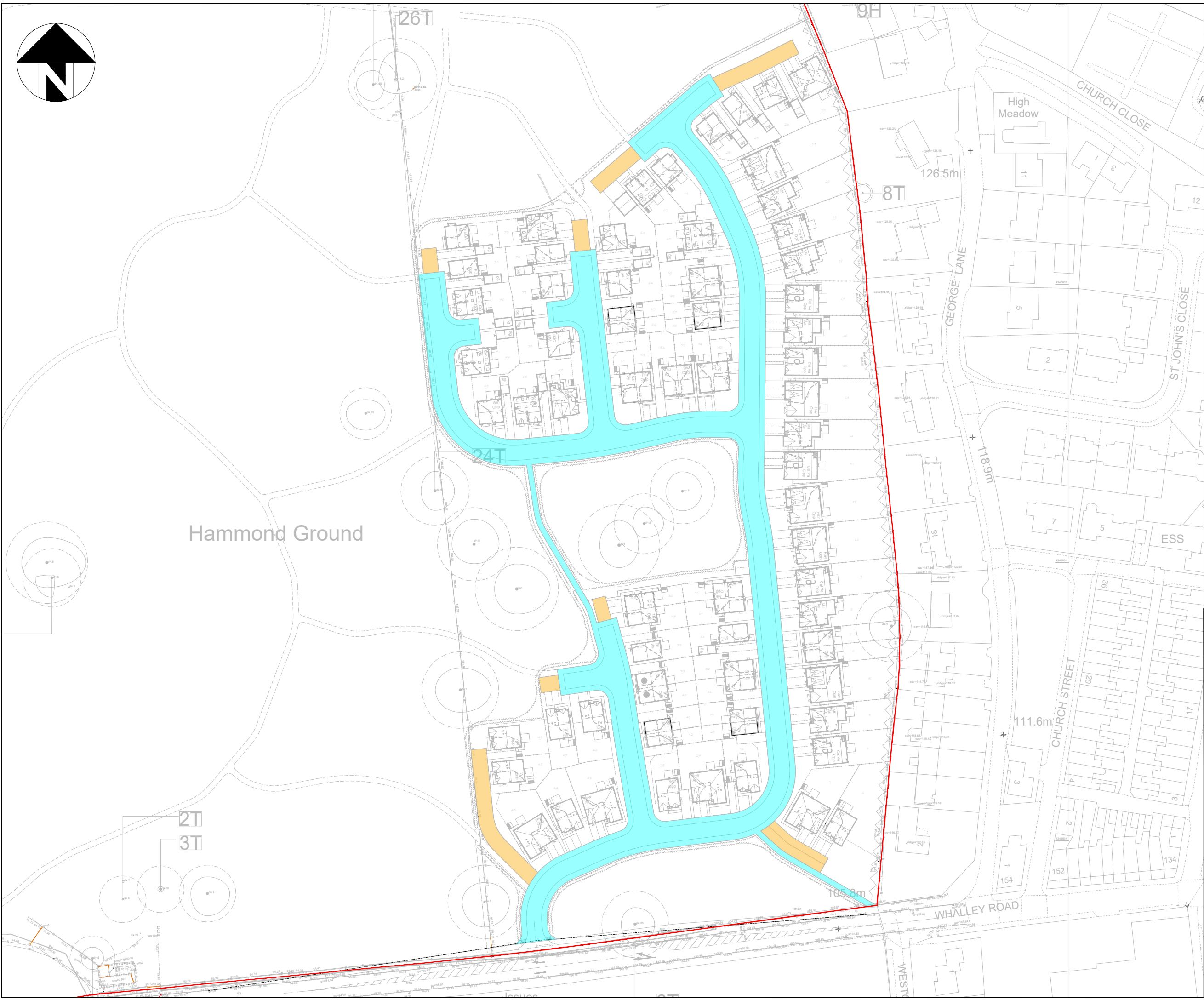
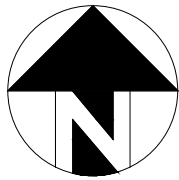
APPENDICES

Appendix A Estate Road Phasing and Completion Plan

Appendix B Highway Intended for Adoption

Appendix C Non-Adopted Common Areas and Maintenance Proposal

Appendix A
Estate Road Phasing and Completion Plan



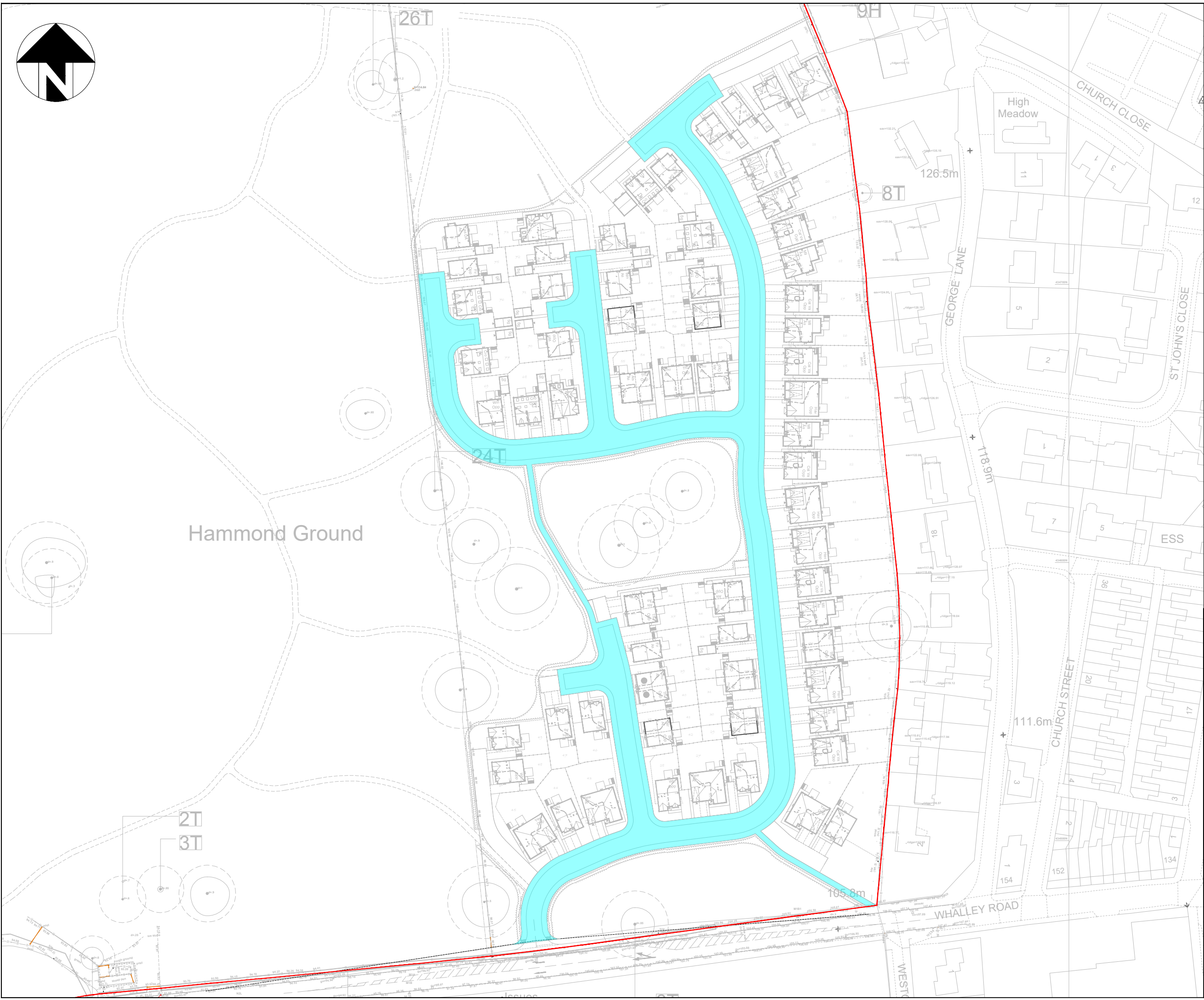
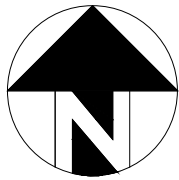
KEY:

Entire Access Road to be Constructed First

Following Access Road Construction, Private Drives Constructed

P01	Preliminary Issue	28.05.26	SA
 ANDREW MOSELEY ASSOCIATES		Transport & Infrastructure Consultants 15 St Paul's Street Second Floor Leeds LS1 2JG www.amatp.co.uk	
Project: LAND NORTH OF WHALLEY ROAD, READ			
Client: APPLETHWAITE			
Drawing: ESTATE ROAD PHASING AND COMPLETION PLAN			
Drawn By: SA		Date: 28.05.2026	
Checked: ECT		Scale: 1:1250	
Drawing No. AMA-22655-SK005-1.3		Paper: A3	
		Rev. P01	

Appendix B
Highway Intended for Adoption

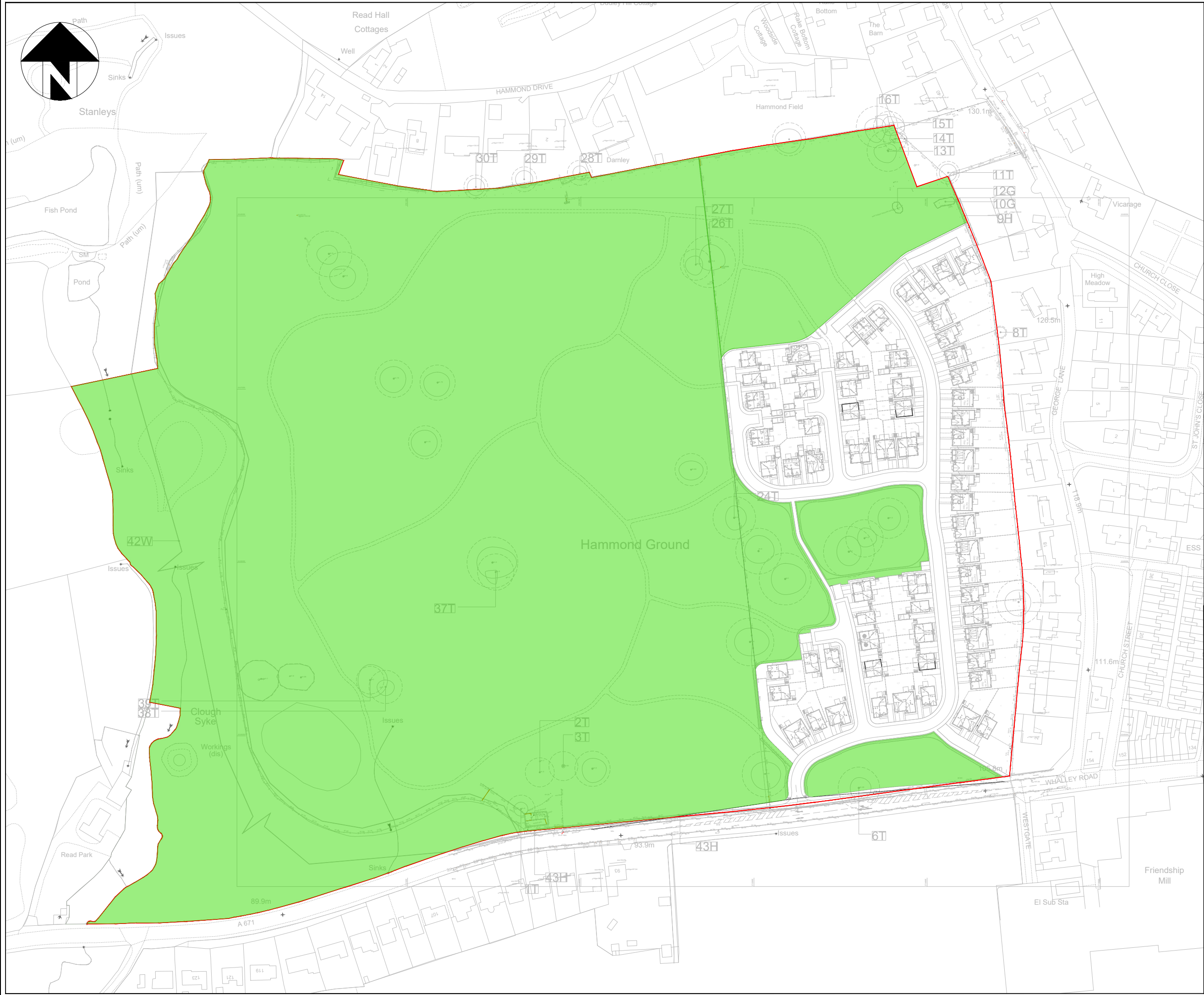


KEY:

Extent of Road Intended for Adoption

P01	Preliminary Issue	28.05.26	SA
 ANDREW MOSELEY ASSOCIATES Project: LAND NORTH OF WHALLEY ROAD, READ		Transport & Infrastructure Consultants 15 St Paul's Street Second Floor Leeds LS1 2JG www.amatp.co.uk	
Client:		APPLETHWAITE	
Drawing:		HIGHWAY INTENDED FOR ADOPTION	
Drawn By:	SA	Date:	28.05.2026
Checked:	ECT	Scale:	1:1250
Drawing No.	AMA-22655-SK005-2.3	Paper:	A3
		Rev.	P01

Appendix C
Non-Adopted Common Areas and
Maintenance Proposal



KEY:

Extent of Areas to be Maintained by Management Company

P01	Preliminary Issue	28.05.26	SA
AMA ANDREW MOSELEY ASSOCIATES Transport & Infrastructure Consultants 15 St Paul's Street Second Floor Leeds LS1 2JG www.amatp.co.uk			
Project: LAND NORTH OF WHALLEY ROAD, READ			
Client: APPLETHWAITE			
Drawing: NON-ADOPTED COMMON AREAS AND MAINTENANCE PROPOSAL			
Drawn By: SA		Date: 28.05.2026	
Checked: ECT		Scale: 1:2000	Paper: A3
Drawing No. AMA-22655-SK005-3.3			Rev. P01