

Your Ref:
Our Ref : 2026-04-30 LPA
Date : 1st May 2026

Connollys
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BB4 8EQ

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

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Sent by Email only to: planning@ribblevalley.gov.uk

Dear Sir / Madam,

PLANNING APPLICATION: LAND NORTH OF WHALLEY ROAD, READ

ERECTION OF 77 NO. DWELLINGS AND CREATION OF COMMUNITY PUBLIC OPEN SPACE, WITH VEHICULAR ACCESS FROM WHALLEY ROAD AND ASSOCIATED INFRASTRUCTURE, PARKING AND LANDSCAPING

On behalf of Applethwaite Ltd, I am pleased to submit a full planning application for the erection of 77 new dwellings on land to the north of Whalley Road, Read, including the creation of a significant area of publicly accessible open space, the future of which is to be secured by legal agreement.

The scheme incorporates a range of house types and sizes, including affordable provision and bungalows, in order to bring variety and to maximum home ownership opportunities in Read. This is a critical issue considering the Council's current significant housing land supply shortfall and the negligible number of new homes that have been provided in the area in recent history.

The application is supported by a comprehensive set of technical reports, including a Landscape and Visual Assessment, Built Heritage Statement, Flood Risk Assessment and Drainage Strategy, Transport Assessment and Travel Plan, Ecological Impact Assessment and BNG Report, noise and contamination assessments, together with the full drawing package and Design & Access Statement. The full list is indexed and included at **Annex 1** to this letter.

In planning terms, the development delivers much needed housing in a sustainable and accessible location and aligns fully with the aims of the National Planning Policy Framework in securing a range of clear benefits which weigh heavily in favour of the proposals.

We trust the enclosed documents provide the information required to validate and determine the application. However, should any further detail be needed, please do not hesitate to contact me.

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