

# MAYBERN

PLANNING + DEVELOPMENT

52a Bolton Road  
Ramsbottom  
Bury  
Lancs  
BL0 9HX

Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancs  
BB7 2RA

19<sup>th</sup> August 2026

Dear Sir/Madam,

**FULL PLANNING APPLICATION: The Erection of 39.no Dwellings with Associated Access, Gardens, Parking and Landscaping Areas.  
Land East of Clitheroe Road, Whalley.**

On behalf of Pringle Homes (Langho) Ltd, Maybern Planning and Development Limited ('Maybern') has today submitted a full planning application for the proposed development as referenced above at Land East of Clitheroe Road, Whalley.

The application has been submitted via the Planning Portal under reference PP-15020744 and the application fee of £25,701 has been paid via the Planning Portal.

The application includes the following submitted supporting documents (drawings and reports):

**PLANS (*Provided by MCK unless stated*):**

- Location Plan – Ref – 24-124 LP01
- Proposed Site Layout – Ref – 24-124-0003 Rev M
- Coloured Site Layout – Ref - 24-124-0003 Rev M
- Boundary Treatments Plan – Ref – 24-124-BT01 Rev C
- Street Scenes – Ref – 24-124-SS01 Rev C
- Waste Management Plan – Ref – 24-124-WM01 Rev B
- Material Plan – Ref – 24-124-MP01 Rev C
- Landscaping Scheme (submitted as 3 drawings ref: 7585.01 Rev F, 7585.02 Rev F, 7585.03 Rev F) prepared by Trevor Bridge Associates (August 2026)
- Topographical Survey (ref: S22-0921) prepared by JLP
- Tree Survey with TPO Analysis (June 2026) prepared Iain Tavendale
- Tree Survey Plan with Shadow (June 2026) prepared by Iain Tavendale

- Tree Survey Plan with No Shadow (June 2026) prepared by Iain Tavendale

**HOUSE TYPE PACK (Provided by MCK unless stated): Elevations and Floor Plans**

- 3B Corner Turner Planning Drawings
- Bickerton Planning Drawings
- Bransfield Planning Drawings
- Bungalow Planning Drawings
- Cavendish Planning Drawings
- Farnley Planning Drawings
- Frobisher Planning Drawings
- Grantley Planning Drawings
- Haworth Planning Drawings
- Maisonettes Planning Drawings
- Marsden Planning Drawings
- Wollaston Planning Drawings
- Garage Planning Drawings

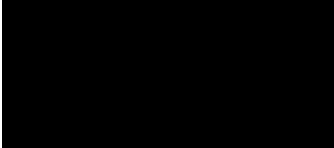
**REPORTS:**

- Design and Access Statement Rev C (August 2026) prepared by MCK
- Statement of Community Involvement (August 2026) prepared by Maybern
- Flood Risk Assessment and Drainage Strategy (July 2026) prepared by ReFord
- Preliminary Ecological Appraisal (August 2026) prepared by ERAP
- Assessment of Biodiversity Net Gain (August 2026) prepared by ERAP
- Statutory Biodiversity Metric (August 2026) prepared by ERAP
- Phase 1 Geo-Environmental Desk Study Report (submitted in four parts) - 24175/GEDS/03 (July 2025) prepared by REFA
- Transport Statement - (August 2026) prepared by Mode Transport Planning
- Arboricultural Impact Assessment (August 2026) prepared by Iain Tavendale
- Road Traffic Noise Assessment (July 2026) prepared by Martec Environmental Consultants
- Affordable housing Statement (August 2026) prepared by Pringle Homes

- Draft Heads of Terms (August 2026) prepared by Pringle Homes

I trust you have everything required to register this application and I look forward to discussing it with you in the near future. If you require any further information or clarification, please contact me.

Yours Faithfully,



Katie Delaney  
Director  
For and behalf of Maybern Planning and Development