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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 August 2025 18:53
To: Planning
Subject: Planning Application Comments - 3/2025/0460 FS-Case-741321561

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Planning Application Reference No.: 3/2025/0460

Address of Development: Hammond View
38 George Lane
Read, BB12 7RH

Comments: I write to support the objections lodged in relation to the change of use of the plot of land the subject of this application from Agricultural to Residential. I have seen the notice placed on George Lane dated 30th July 2025 giving a further 21 days to respond.

[REDACTED] Hammond Ground Residents Group who were fully involved in the successful resistance to the two planning applications in 2016 and the Appeal in 2018 by the landowners in relation to the proposed development of 50 house on Hammond Ground Read which is adjacent to this property. For the second application leading to the Appeal, we were able to obtain the support of 169 official letters of objection to the Council and a petition against development with 402 signatures. There was and remains very strong local objection to any form of development of Hammond Ground.

We have reviewed the well-argued objections to this present application published on the Council website and would specifically endorse the comments made in relation to Hammond Ground. We have also read the documentation online for the application 3/2021/0011 relating to The Planning Officer's report on that application concludes "appropriately worded conditions could ensure that an appropriate definitive boundary is created to distinguish the residential development along George Lane from the landscape of Hammond Ground. This will seek to assist in protecting the special characteristics of Hammond Ground for future generations in accordance with the overarching vision of the Borough". The impact of the development of the Hammond View property on Hammond Ground was clearly very much of concern to the Planning Officer.

It appears that by agreement with the applicants the boundary for residential development was limited to that set out in Plan F012 and the attempt to have the extended boundary to where the applicants now wish to have it placed was abandoned. It seems reasonable to suggest that the boundary approved under Plan 012F was required by the Planning Officer as outlined in his report to protect Hammond Ground.

It appears that nothing has changed since this decision save for what other objectors suggest is use of the plot of land concerned without permission. I appreciate that the plot of land is small, but the

principle seems clear and change of use from agricultural to residential should not be approved.

