[redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 March 2026 23:37
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-818091510

Name: [redacted]

Address: 1[redacted]

[redacted]

Email: [redacted]

Planning Application Reference No.: 3/2026/0149

Address of Development: Land at Hammond Ground Whalley Road Read BB12 7RP

Comments: Dear Sir/Madam,

I am a resident of Read for over 14 years and wish to raise concerns regarding the renewed proposal to develop housing on land formerly known as Read Park, now referred to as Hammond Ground.

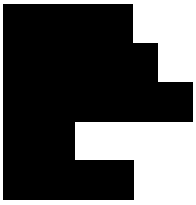
I am concerned that the developers are attempting to present this land as underutilised farmland in order to avoid the requirement for an Environmental Impact Assessment (EIA). This characterisation is misleading. The site provides a valuable landscape, contributing significantly to the visual character, heritage, and setting of Read, Simonstone, and the wider Ribble Valley, an area recognised for its outstanding natural beauty.

Given the potential impact of development, it is essential that a full EIA is conducted. It is also concerning that, although the current proposal refers to developing only approximately 25% of the site (around 70 homes), the entire area has been mapped. This suggests a phased approach that could ultimately lead to the loss of the whole parkland.

Notably, Natural England has also recommended that an EIA be undertaken, recognising the importance and quality of this landscape.

Furthermore, a similar application in 2018 was refused on the grounds that development would harm the character, appearance, and setting of the surrounding countryside and village. These considerations remain unchanged today.

It is also difficult to ignore the perception that this proposal is primarily financially motivated, rather than being driven by the needs or interests of the local community. The landowners are not local residents and do not share in the long-term impact such development would have on the village and its surroundings.

In summary, this land continues to hold significant environmental, historical, and visual value. It should be preserved as a lasting asset for future generations. The developers' assertion that an EIA is unnecessary should be treated as grounds for rejecting the proposal.

Yours Faithfully