

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 March 2026 00:21
To: Planning
Subject: Planning Application Comments - 38238 FS-Case-808294661

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38238

Address of Development: hammond ground Read

Comments: Formal Objection to Proposed Residential Development – Village of Read

To: The Planning Department

Subject: Formal Objection to Proposed Development of Multiple Houses in Read

I am writing to formally object to the proposed residential development of multiple houses [REDACTED] [REDACTED] in the village of Read.

This proposal raises several serious concerns that I believe have not been adequately addressed and would have a detrimental impact on the character, infrastructure, and environment of our village.

1. Development within the Green Belt

The proposed site lies within the designated Green Belt. National and local planning policy strongly emphasises the importance of protecting Green Belt land from inappropriate development. The fundamental aim of Green Belt policy is to prevent urban sprawl, preserve the openness of the countryside, and safeguard the character of rural communities.

Constructing multiple new dwellings on this land would significantly erode the open character of the area and set a precedent for further encroachment into protected land. There do not appear to be any exceptional circumstances that would justify development on this site.

2. Traffic and Road Safety

The addition of several new households will inevitably increase vehicle traffic in an area that already experiences congestion, particularly during peak times. The local road network in and around Read was not designed to accommodate significant increases in traffic volume.

Additional traffic would raise concerns about road safety for pedestrians, cyclists, and residents, especially children and elderly residents. Increased vehicle movements entering and exiting the

development would also pose hazards on what is already a constrained road layout.

3. Pressure on Local Schools and Infrastructure

Local services and infrastructure within Read are already operating close to capacity. The addition of multiple new homes would place further strain on:

Local schools, which already face pressure for available places

Healthcare services such as GP surgeries

Drainage and utilities infrastructure

Parking and road capacity

Without clear evidence that these services can accommodate additional demand, the development risks placing unsustainable pressure on community resources.

4. Previous Rejections and Community Opposition

It is also important to note that proposals relating to development in this area have previously been rejected on at least two occasions following strong objections from local residents. The concerns raised at that time remain valid today.

The community has consistently expressed its wish to preserve the rural character of Read and protect the surrounding Green Belt from incremental development.

5. Impact on the Character of the Village

Read is a small rural village whose character is defined by its open surroundings, low-density housing, and community atmosphere. A development of this scale would fundamentally alter the appearance and feel of the area, creating urban-style expansion that is not in keeping with the existing village environment.

Conclusion

For the reasons outlined above—namely the protection of Green Belt land, increased traffic risks, pressure on local infrastructure and schools, previous planning refusals, and the negative impact on the character of the village—I strongly urge the planning authority to refuse this application.

I respectfully request that the council take full account of the concerns of local residents and uphold planning policies designed to protect rural communities such as Read.

Yours faithfully,

██████████

[REDACTED]

From: [REDACTED]
Sent: 09 March 2026 13:58
To: Planning
Subject: Re: Planning Application Comments - 3/2001/0444 FS-Case-808477374

⚠ External Email

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Yes, sorry don't know where I got that other number from.

Regards

[REDACTED]

Sent from [Outlook for iOS](#)

From: Planning <planning@ribblevalley.gov.uk>
Sent: Monday, March 9, 2026 12:29:07 PM
[REDACTED]
Cc: Planning <planning@ribblevalley.gov.uk>
Subject: RE: Planning Application Comments - 3/[REDACTED] FS-Case-808477374

[REDACTED]

Please could you confirm the application number for me, [REDACTED] was back in 2001 and for a two storey extension.

Do you mean: [Planning Application - Ribble Valley Borough Council 3/2026/0149](#)

Kind regards

Planning Department

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
T: 01200 425111 | E: planning@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 March 2026 12:11
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2001/0444 FS-Case-808477374

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3 [REDACTED]

Address of Development: Development of Whalley road

Comments: I would like to oppose this planning application as this is a green belt area and there is enough road traffic on Whalley road as it is, this small village would not be able facilitate a housing estate

Disclaimer

Tops for resident satisfaction – 78% of residents are satisfied with Ribble Valley as a place to live (2023 Residents Survey - Life in Ribble Valley)

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[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 March 2026 16:50
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-810185130

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0149

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

Comments: Hi,

I am responding on behalf of [REDACTED] to a screening statement that has been submitted in regard as to whether an Environmental Impact Assessment is necessary for the planning submitted as per ref number.

We have details of an active badger setts within 0.38km of the centre of the proposed site.

We also have records of badger RTA's on the A671 at Clough Syke. There is clearly an active badger community in the area. Our records show 13 setts within 2kms of the site

We would hope that this information is taken into account and further investigation/surveys are carried out, with mitigation put in place dépendant on what is found.

We would be happy to provide any more information and work with yourselves and the developer to achieve the best possible outcome for the badgers in the area.

Yours faithfully

[REDACTED]