

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 March 2026 11:18  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-812703510

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

**Address of Development:** Hammond Ground

**Comments:** Objection to avoidance of Environmental Impact Assessment (EIA) screening

I would like to strongly object to the lack of an Environmental Impact Assessment screening for the proposed development of 80 houses on Hammond Ground.

The need for this assessment is evident in the specific reasons for rejection on the appeal by the Secretary of State's inspector in 2018. I believe this is necessary scrutiny and this type of comprehensive study is required.

I believe the development is likely to have significant environmental effects due to its nature, size and location on the original parkland of the historic Read Hall. It was determined in the last appeal in 2018 to the Secretary of State by its inspector that "residential development would adversely affect the parkland character and the setting of the village in the countryside". Specifically, he praised the 'landscape value derived from its parkland character and appearance'.

I am not against housing development, but in the right place, with the right affordable homes and supported with appropriate infrastructure spend. There are lots of suitable fields for development in the Ribble Valley, this parkland is a special and not the place for further development of this scale. The Secretary of States Inspector's findings in our favour remain highly relevant today. The fundamental characteristics of the site have not changed. Hammond Ground continues to:

1. Form part of the open countryside outside the defined settlement boundary of Read
2. Make a significant contribution to the character, appearance and setting of Read village.
3. Conflict with planning policies intended to protect open countryside outside the defined settlement boundary.
4. Possess landscape value derived from its parkland character and mature tree structure. This distinctive parkland character is associated historically with Read Hall Estate.

I believe any development in the precious Hammond Ground Pakland would cause unacceptable harm to the character and appearance of the countryside and the setting of the village, so an EIA screening is necessary to ensure this is preserved.

**From:** [REDACTED]  
**Sent:** 15 March 2026 17:10  
**To:** Planning  
**Subject:** 3/2026/0149 - Hammond Ground

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

FOR THE ATTENTION OF LYNDSEY HAYES

[REDACTED], an area of open parkland located on the edge of Read village adjacent to Whalley Road and associated historically with the Read Hall estate.

I'm sure you are aware but between 2012 and 2017, several planning applications were submitted seeking permission for housing development on the site. These applications were refused by Ribble Valley Borough Council. The most recent proposal was subsequently taken to appeal and considered by a Planning Inspector on behalf of the Secretary of State. In 2018 the appeal was dismissed.

The Inspector's decision concluded that development would cause unacceptable harm to the character and appearance of the countryside and the setting of the village.

We have now reconstituted the Save Hammond Ground Community Group to oppose any inappropriate development on this special parkland. I have recently taken over from [REDACTED] as [REDACTED].

The last planning refusal was in no small part fuelled by substantial local support against the development. At the second application leading to appeal in 2018 there were 168 official letters of objection, and hundreds signed the petition against the proposed development. We believe this local support is even strong now.

We understand that the landowners are now preparing a new planning application for residential development, potentially involving around 80 houses.

The Inspector's findings in the 2018 appeal remain relevant today. At that time the decision concluded that development of Hammond Ground would:

- Harm the character and appearance of the countryside.
- Adversely affect the setting and edge of Read village.
- Result in the loss of a parkland landscape with mature trees linked to the historic Read Hall estate.
- Conflict with planning policies intended to protect open countryside outside the defined settlement boundary.

These characteristics of the site have not materially changed.

The process appears to have started with the submission not to conduct an Environmental Impact Assessment Screening and asserts a position that this assessment is not required. We believe there will be significant environmental impacts, and the screening activity should be completed ahead of any formal planning application. The support and recent intervention by Natural England is also most welcome and I hope will guide your decision on this matter. We have encouraged a small number of our members to object to the lack of EIA but wanted to check timescales for objections. If I may, I'll give you a call in the morning to introduce myself, check timings and ensure we're working constructively with the process.

Regards

[Redacted]

[Redacted]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 March 2026 15:38  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-812787439

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

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

**Comments:** I am writing to formally object to the above planning application on the grounds of its potential environmental impacts.

The proposed development raises significant concerns regarding its effect on the local environment. In particular, I am concerned about the potential loss of natural habitats, including vegetation and wildlife that currently occupy the site. Development of this nature may result in habitat fragmentation and disruption to local biodiversity.

Additionally, the proposal appears likely to increase traffic, noise, and air pollution in the surrounding area. These impacts may negatively affect both local residents and the ecological balance of the area. Increased vehicle emissions and construction activity could contribute to a deterioration in local air quality.

There is also concern regarding surface water runoff and drainage. Without sufficient mitigation measures, the development could increase the risk of flooding and water contamination, particularly if existing natural drainage systems are altered or removed.

Furthermore, I would ask the Council to consider whether a full Environmental Impact Assessment (EIA) has been carried out and whether it adequately addresses the cumulative environmental effects of the development.

Given these environmental risks, I respectfully request that the Council carefully review the environmental implications of this proposal before making any decision. I urge the planning authority to refuse the application unless it can clearly demonstrate that the development will not cause significant harm to the local environment.

Thank you for taking the time to consider this objection.

[REDACTED]

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**From:** [REDACTED] >  
**Sent:** 15 March 2026 15:39  
**To:** Planning  
**Subject:** Application 3/2026/0149 - Land at Hammond Ground BB12 7RP

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

FAO Lyndsey Hayes

I write as a local resident and Council Tax Payer in response to this application.

I ask that you reject the request by the Applicants that you issue a negative EIA Opinion.

I see that submissions have already been made by others in relation to this request. In particular Natural England identified the selection criteria under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 of 'Environmental Sensitivity' because of the potential for adverse effects on the Forest of Bowland Area of Outstanding Natural Beauty.

I note that paragraph 4 of the Applicant's EIA Screening Statement attached to this application argues that although the site area exceeds the "5 hectares" referred to in the 2017 Regulations the "overwhelming majority" of the site remains undeveloped. The application argues therefore an EIA is not mandatory. However, for whatever reason, the whole 19.4 hectare site with all its environmental implications is included in this application. Indeed the whole site has also been put forward in the Council's "Call for Sites" consultation for development which is currently underway. To try and diminish the importance of the huge impact this proposal would have on all this land to avoid an EIA is unacceptable.

You will be aware of the Planning Appeal decision under reference APP/T2350/W/17/3185445 dated 14th November 2018 in relation to this land. The Appeal by the current owners of the land against refusal to grant permission to build 50 houses on this land was rejected by the Planning Inspector. He found that the land had particular landscape value and the proposed development, through loss of parkland, would give rise to substantial harm to the character and appearance of the countryside and setting of the village and that it fell within National Character Area (LCT)6 Industrial Foothills and Valleys.

Paragraph 4(2)(d) of the 2017 Regulations states that an EIA must identify the direct and indirect significant effects of a proposed development on factors including "material assets, cultural heritage and the landscape".

Schedule 3 of the 2017 Regulations (referred to in the Applicants EIA Screening Statement) identifies criteria for selection for an EIA and at Section 2(1)(c)(viii) refers to "Landscapes and sites of historical, cultural or archeological significance".

Bearing in mind the criteria in relation to landscape and cultural heritage in the 2017 Regulations and that these issues are specifically identified in the 2018 Appeal decision I would ask that you reject the request by the Applicants for a negative EIA Opinion.

Regards

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 March 2026 17:20  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-812816464

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

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

**Comments:** We wish to formally and strongly object to the proposed planning application above. We are concerned that the applicant has chosen not to submit an Environmental Impact Assessment (EIA). Given the sensitivity of this site, its location within open countryside, landscape value, and its historic association with the Read Hall Estate, makes the absence of a comprehensive EIA troubling. The development has the potential to impact landscape character, biodiversity, mature tree structures, and the wider rural setting of Read village. Without a full EIA, it is difficult for residents, consultees, and the planning authority to properly understand the cumulative environmental effects of the proposal. This lack of assessment reduces transparency and raises legitimate concerns about whether the full environmental consequences of the development have been adequately considered or that their ultimate development would detrimentally impact the village.

It is highly important to note that planning was refused in 2018. The reasons for which remain relevant today, as the fundamental characteristics of the site and village have not changed in this short space of time. The site continues to lie outside the defined settlement boundary, remains part of the open countryside that contributes to the character and setting of Read village, and still retains its parkland landscape qualities and mature tree structure. The planning policy framework intended to protect such areas from inappropriate development also remains in place.

In light of this, it is difficult to see how the proposal overcomes the substantive concerns that previously led to refusal.

Unless there have been significant material changes in circumstances or policy, which do not appear to be evident, the reasons for refusing development on this site should continue to apply.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 March 2026 17:38  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-812829187

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

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

**Comments:** We wish to formally and strongly object to the proposed planning application above. We are concerned that the applicant has chosen not to submit an Environmental Impact Assessment (EIA). Given the sensitivity of this site, its location within open countryside, landscape value, and its historic association with the Read Hall Estate, makes the absence of a comprehensive EIA troubling. The development has the potential to impact landscape character, biodiversity, mature tree structures, and the wider rural setting of Read village. Without a full EIA, it is difficult for residents, consultees, and the planning authority to properly understand the cumulative environmental effects of the proposal. This lack of assessment reduces transparency and raises legitimate concerns about whether the full environmental consequences of the development have been adequately considered or that their ultimate development would detrimentally impact the village.

It is highly important to note that planning was refused in 2018. The reasons for which remain relevant today, as the fundamental characteristics of the site and village have not changed in this short space of time. The site continues to lie outside the defined settlement boundary, remains part of the open countryside that contributes to the character and setting of Read village, and still retains its parkland landscape qualities and mature tree structure. The planning policy framework intended to protect such areas from inappropriate development also remains in place.

In light of this, it is difficult to see how the proposal overcomes the substantive concerns that previously led to refusal.

Unless there have been significant material changes in circumstances or policy, which do not appear to be evident, the reasons for refusing development on this site should continue to apply.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 March 2026 17:59  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-812831439

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

**Address of Development:** Hammond Ground  
Whalley Road  
Read

**Comments:** As a resident of Read for [REDACTED] I write asking you to refuse to grant a negative Environmental Impact Assessment opinion.

[REDACTED] an Inspector appointed by the Secretary of State made an Appeal Decision to refuse a planning application on Hammond Ground, Whalley Road, Read on 14th November 2018.

He had found that the land in question had particular landscape value.

The effect of development on the countryside and its effects upon parkland and the setting of the village of Read and the Forest of Bowland Area of Outstanding Natural Beauty.

He concluded by saying 'Overall taking into account of the Framework, which is an important material consideration and the benefits of the development and all other matters raised I find that material considerations do not indicate that planning permission should be granted for the development, which is in conflict with the development plan'

Nothing has changed on this land in the past seven year and for this reason I ask you to refuse to grant a negative EIA opinion

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 15 March 2026 18:18  
**To:** Planning  
**Cc:** Carol Ashley  
**Subject:** Application 3/2026/0149 - Land at Hammond Ground BB12 7RP

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

FAO. Lyndsey Hays

As a resident of Read for [REDACTED] I write asking you to refuse to grant a negative Environmental Impact Assessment opinion.

[REDACTED] an Inspector appointed by the Secretary of State made an Appeal Decision to refuse a planning application on Hammond Ground, Whalley Road, Read on 14th November 2018.

He had found that the land in question had particular landscape value.

The effect of development on the countryside and its effects upon parkland and the setting of the village of Read and the Forest of Bowland Area of Outstanding Natural Beauty.

He concluded by saying 'Overall taking into account of the Framework, which is an important material consideration and the benefits of the development and all other matters raised I find that material considerations do not indicate that planning permission should be granted for the development, which is in conflict with the development plan'

Nothing has changed on this land in the past seven year and for this reason I ask you to refuse to grant a negative EIA opinion

Regards  
[REDACTED]  
[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 16 March 2026 16:01  
**To:** Planning  
**Subject:** Re: Application 3/2026/0149 - Land at Hammond Ground BB12 7RP

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Sent from my iPad

On 15 Mar 2026, at 18:18, [REDACTED]:

FAO. Lyndsey Haye

As a resident of Read for [REDACTED] I write asking you to refuse to grant a negative Environmental Impact Assessment opinion.

[REDACTED] an Inspector appointed by the Secretary of State made an Appeal Decision to refuse a planning application on Hammond Ground, Whalley Road, Read on 14th November 2018. He had found that the land in question had particular landscape value. The effect of development on the countryside and its effects upon parkland and the setting of the village of Read and the Forest of Bowland Area of Outstanding Natural Beauty.

He concluded by saying 'Overall taking into account of the Framework, which is an important material consideration and the benefits of the development and all other matters raised I find that material considerations do not indicate that planning permission should be granted for the development, which is in conflict with the development plan'

Nothing has changed on this land in the past seven year and for this reason I ask you to refuse to grant a negative EIA opinion

Regards  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 March 2026 14:03  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-813272452

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

**Address of Development:** Hammond Ground

**Comments:** I understand that the potential developers of Hammond Ground are proposing that no EIA would be required should a formal Planning Application be submitted. The reason for this is that the developer suggests they would only be building on a small part of the parkland and the remaining land would remain undeveloped and would be delivered as “publicly accessible parkland and environmental infrastructure”.

I believe the development is likely to have significant environmental effects due to its nature, size and location on the original parkland of the historic Read Hall. The last appeal against development on this land in 2018 stated that “residential development would adversely affect the parkland character and the setting of the village in the countryside”. Specifically, the Inspector praised the ‘landscape value derived from its parkland character and appearance’.

The Inspector’s assessments from 2018 are still relevant now. Hammond Ground continues to form part of the open countryside outside the boundary of Read village. Any building would conflict with planning policies intending to protect open countryside outside defined settlement boundaries. It possesses landscape value derived from its parkland character and mature tree structure. This distinctive parkland character is associated historically with Read Hall Estate.

As well as the direct impact of development of the site on Read village, I think consideration should also be given to wider environmental effects. Other developments in Ribble Valley have put our infrastructure under considerable pressure. In particular traffic on A671 is very heavy and congestion would only worsen with building on this site, especially as access would be directly on to Whalley Road.

Therefore, I consider it essential a full EIA is carried out as part of any planning process.

17 MAR 2026



16<sup>th</sup> March 2026.

Planning Department  
Ribble Valley Borough Council

SUBJECT: Request for Formal EIA Screening Opinion- Proposed Residential Development at Hammond Ground, Read,  
Ref. 3/2026/0149

Dear sir or Madam,

I write regarding statements attributed to the trustees of Hammond Ground suggesting that a planning application for residential development of the site should not require Environmental Impact Assessment screening.

I strongly object to this position and request that the Council confirms that a formal screening opinion will be undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Schedule 2 of the regulations specifically includes “urban development projects” where the development area exceeds 0.5 hectares or where the project may have significant environmental effects by virtue of factors such as its nature, size or location. Given the scale of housing development that has been discussed for Hammond Ground, it is highly likely that the proposal would fall within the scope of Schedule 2 development.

Furthermore, the regulations make clear that where development is proposed in a location that may be environmentally sensitive, or where there is potential for significant effects on landscape, biodiversity, transport infrastructure, drainage, or local amenity, the local planning authority should undertake a formal screening process to determine whether a full Environmental Impact Assessment is required.

Hammond Ground is a prominent area of open parkland which contributes significantly to the landscape character and visual setting of the surrounding area. Development of housing on this site has the potential to give rise to a number of environmental effects, including:

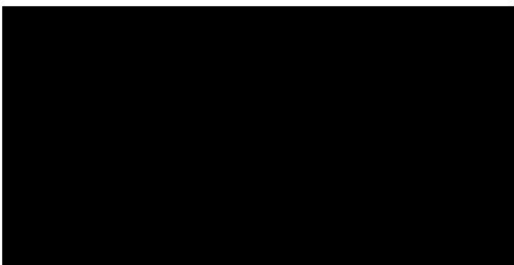
- Landscape and visual effects in the Ribble Valley
- Potential loss of habitats and impacts on biodiversity
- Increased traffic generation and associated impacts on local roads, noise and air quality
- Surface water drainage and flood risk considerations
- The cumulative effects of development within the wider area

In these circumstances, it would be entirely inappropriate to assume that EIA screening is unnecessary. The purpose of the screening process is precisely to allow the planning authority to determine whether the scale and characteristics of a proposal could give rise to significant environmental effects requiring detailed assessment.

For this reason, I respectfully request that Ribble Valley Borough Council formally confirms that any planning proposal for housing development at Hammond Ground will be subject to a screening opinion under EIA regulations before the application is determined.

Ensuring that this statutory process is followed will provide transparency, public confidence, and proper consideration of the environmental implications of any development of this important site.

Yours faithfully



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 17 March 2026 11:14  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-813803848

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

**Address of Development:** Land at Hammond Ground BB12 7RP

**Comments:**

I am writing to formally request that a full Environmental Impact Assessment be required of the landowners in relation to the proposed development at Hammond Ground, Read for approximately 80 dwellings.

Given the scale, nature, and potential implications of the development, I strongly believe that an EIA is both necessary and appropriate. The proposal raises a number of important environmental concerns, including

- Potential impacts on local biodiversity and wildlife habitats
- Effects on landscape character and visual amenity
- Increased traffic, noise, and air pollution
- Drainage, flooding, and soil stability considerations
- Cumulative impacts alongside existing or nearby developments

An EIA would ensure that these factors are properly assessed, transparently reported, and taken into account before any planning decision is made. It would also provide reassurance to the local community that environmental risks are being fully and responsibly considered.

In my view, proceeding without a comprehensive EIA risks overlooking significant adverse effects that could have long-term consequences for both the environment and local residents.

I therefore urge the planning authority to require the applicant to undertake and submit a full Environmental Impact Assessment in accordance with relevant planning regulations before any determination is made.

I would appreciate confirmation that this request will be considered as part of the planning process.

**From:** [REDACTED]  
**Sent:** 17 March 2026 11:23  
**To:** Planning  
**Subject:** Application 3/2026/0149

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Attention of Lyndsey Hayes

I am writing to formally request that a full Environmental Impact Assessment be required of the landowners in relation to the proposed development at Hammond Ground for approx 80 dwellings

Given the scale, nature, and potential implications of the development, I strongly believe that an EIA is both necessary and appropriate. The proposal raises a number of important environmental concerns, including

- Potential impacts on local biodiversity and wildlife habitats
- Effects on landscape character and visual amenity
- Increased traffic, noise, and air pollution
- Drainage, flooding, and soil stability considerations
- Cumulative impacts alongside existing or nearby developments

An EIA would ensure that these factors are properly assessed, transparently reported, and taken into account before any planning decision is made. It would also provide reassurance to the local community that environmental risks are being fully and responsibly considered.

In my view, proceeding without a comprehensive EIA risks overlooking significant adverse effects that could have long-term consequences for both the environment and local residents.

I therefore urge the planning authority to require the applicant/landowner to undertake and submit a full Environmental Impact Assessment in accordance with relevant planning regulations before any determination is made.

I would appreciate confirmation that this request will be considered as part of the planning process.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 March 2026 07:34  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-813047706

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

**Address of Development:** Hammond Ground

**Comments:** Subject: Objection – Request for Environmental Impact Assessment Screening  
Planning Reference: 3/2026/0149 – Proposed Development at Hammond Ground

Dear Sir/Madam,

We are writing to formally object to the request by the developer to proceed without conducting an Environmental Impact Assessment (EIA) screening in relation to the proposed housing development at Hammond Ground.

[REDACTED] the land in question, and we are very concerned about the potential impact that this development could have on the local environment, infrastructure and character of the surrounding countryside.

Hammond Ground is currently used daily for grazing livestock, including sheep and cattle, and forms an important part of the rural landscape that defines this area.

Whalley Road is already an extremely busy main road, and additional housing development would inevitably bring a significant increase in traffic. This would likely worsen congestion, create delays and potentially introduce safety issues for residents and road users. Any proposal that may add a substantial number of vehicles to this road should be carefully assessed through a full environmental review.

Furthermore, Hammond Ground forms part of the historic parkland associated with Read Hall and contributes greatly to the open countryside setting of Read village. As noted in the 2018 appeal decision by the Secretary of State’s Inspector, residential development on this land would adversely affect the parkland character and the setting of the village. The fundamental characteristics of the site have not changed since that decision.

The developer’s suggestion that only a small portion of the land would initially be developed, with the remainder designated as publicly accessible parkland, does not provide sufficient reassurance. Without proper assessment and protection, there is a real risk that further development could follow once initial planning permission has been granted.

For these reasons, we strongly believe that a full Environmental Impact Assessment screening is required before any planning application is given further consideration.

The potential environmental, landscape, traffic and infrastructure impacts of a development of this scale must be properly evaluated and subject to public scrutiny.

Hammond Ground is a valued part of the local countryside, and developments of this nature should not proceed without a thorough and transparent assessment of their long-term effects.

Thank you for taking our comments into consideration.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

**From:** [REDACTED]  
**Sent:** 16 March 2026 15:32  
**To:** Planning  
**Subject:** Re: Subject: Application 3/2026/0149 - Land at Hammond Ground BB12 7RP

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

F.A.O Lyndsey Haye

Dear Madam.

I am a resident of Read and have become aware that land developers are once again seeking permission to build houses on the land, formally known as Read Park and now Hammond ground.

There are a number of issues which I would draw your attention to

1. They are presenting a narrative to deliberately down grade the parkland to basic under-utilized farm land and therefore negate the need for an (Environmental Impact Assessment). Can I stress that this area of land is not as the developers would have you perceive it to be, but one that offers a beautiful vista which adds character and historical value, not only to Read and Simonstone, but to the Ribble Valley as a whole, enhancing it's reputation as an area famous for its A.O.N.B
2. Further to this, based on the potential impact of the loss of such a beautiful area, it is imperative that the E.I.A is undertaken.
3. I understand that the developers without any E.I.A, are looking to seek approval to develop just a relatively small 25% of the available area for just 70 homes yet they have mapped out the whole area. Surely this scheme must be seen as the initial stage which in time must see the whole Parkland developed with all the said subsequent loss of the parkland
4. To support my concerns the government sponsored body Natural England have also raised the call for an E.I.A. outlining the beauty of this area.

Finally, in 2018 this area was subjected to a similar application which was refused on the grounds that the area offers history and character and value and any development would lead to substantial damage to the appearance of the immediate country side and the setting of the village.

5. In summary this area, as sited in the 2018 rejection, still offers the same beautiful characteristics and heritage and should be viewed as a legacy for generations to come

As custodians we should view the developer's negative opinion that E I A is unnecessary as a grounds for complete rejection.

Regards



Address



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 March 2026 16:32  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-813405999

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

**Address of Development:** Land at Hammond Ground

**Comments:** please lodge my objection to this development under the terms of the previous application that was also rejected I cannot see that anything has changed to enable the building of houses here.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 March 2026 18:36  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-813467401

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

**Address of Development:** Land at Hammond Ground

**Comments:** Director of Economic Development and Planning  
Ribble Valley Borough Council  
Council Offices, Church Walk  
Clitheroe  
BB7 2RA

Dear Sir/Madam,

Re: EIA Screening Opinion Request – Land North of Whalley Road (Hammond Ground), Read  
Proposed Development of Approximately 80 Residential Dwellings  
Applicant: Applethwaite (Eric Wright Group)

#### 1. Introduction

I write to make representations in respect of the EIA Screening Opinion request submitted by Connollys on behalf of Applethwaite (part of the Eric Wright Group) for the proposed development of approximately 80 residential dwellings on land known as Hammond Ground, north of Whalley Road, Read.

Having carefully reviewed the Screening Statement submitted in support of the request, I submit that it contains material omissions and deficiencies which, if left unaddressed, would result in the Council issuing its Screening Opinion on an incomplete and misleading basis. I respectfully request that the Council either requires a full Environmental Impact Assessment or, at minimum, requires the applicant to address the deficiencies identified below before reaching its determination.

#### 2. Material Planning History Omitted from the Screening Statement

The Screening Statement makes no reference whatsoever to the planning history of Hammond Ground. This is a significant omission. The site was the subject of a previous outline planning application (reference 3/2016/0421) for 50 residential dwellings, submitted by the Trustees of Hammond Ground. That application was refused by the Council on 22 July 2016 and subsequently dismissed at appeal by Inspector Philip Lewis following a public hearing.

The Inspector's findings on that appeal are directly material to the current Screening Opinion request. In dismissing the appeal, Inspector Lewis found that:

1. Hammond Ground constitutes a valued landscape with good scenic quality;
2. The development would cause harm to the countryside setting and the parkland character of the

area;

3. The setting of Read Hall and St John the Evangelist Church, both listed buildings, would be adversely affected;

4. The proposal would cause harm to the setting of the Forest of Bowland Area of Outstanding Natural Beauty.

The Screening Statement fails to mention the proximity of the AONB, the presence of listed buildings whose setting would be affected, or the Inspector's finding that this is a valued landscape. These are plainly relevant to the Schedule 3 assessment of environmental sensitivity and the absorptive capacity of the receiving environment. The statement's assertion at paragraph 3.2 that the site does not adjoin any nationally designated sensitive areas requires careful scrutiny in this context.

### 3. Increased Scale of Development

The current proposal is for approximately 80 dwellings – a 60% increase on the 50 dwellings refused and dismissed at appeal in 2016. The Screening Statement characterises the proposal as being of “modest scale” (paragraph 8.1). It is difficult to reconcile this characterisation with the fact that a materially smaller scheme on the same site was found to cause unacceptable environmental harm by a Planning Inspector less than ten years ago.

The Council should consider whether a larger development on a site already found to be environmentally sensitive is properly characterised as unlikely to have significant environmental effects.

### 4. Cumulative Effects and the Risk of Incremental Development

The Screening Statement dismisses cumulative effects in a single line at page 6 of the Schedule 3 matrix, stating: “No abnormal or significant cumulative effects identified.” This assessment is inadequate given the circumstances.

The total site area is approximately 48 acres (19.4 hectares), of which the applicant states only 7.5 acres would be built upon, with the remaining 40.5 acres retained as parkland and green infrastructure. The practice of seeking to establish the principle of development on a large site through an initial modest proposal, with a view to bringing forward further phases once that precedent is set, is well recognised in planning law and practice.

There are strong grounds for suspecting that the 80-unit scheme is the first phase of a more intensive development of the whole 48-acre site:

1. The site has been the subject of a previous development proposal, demonstrating longstanding development intent by the landowners;

2. The current applicant (Applethwaite/Eric Wright Group) is a substantial housebuilder with the resources and commercial incentive to pursue further phases;

3. Once the principle of residential development is established on the site and access infrastructure is in place, it would be materially more difficult for the Council to resist subsequent applications for further development on the remaining land;

4. The Screening Statement's repeated emphasis on retaining 85% of the site as open space reads as a framework for future phase justification rather than a genuine commitment to permanent landscape protection.

The EIA Regulations require the Council to consider cumulation with other existing and/or approved development when assessing the characteristics of the development under Schedule 3, paragraph 1(b). In *R (Larkfleet Ltd) v South Kesteven District Council* [2015] EWCA Civ 887, the Court of Appeal confirmed that screening decisions must consider the cumulative effects of development that is reasonably foreseeable, not merely that which has been formally consented. I would urge the Council to consider the realistic development trajectory of the whole site, not merely the 80 units presented in isolation.

I would also ask the Council to investigate whether the wider Hammond Ground site has been promoted through any Local Plan call for sites. The Council undertook a Call for Sites exercise in

2021 with an update in 2025 as part of the new Local Plan preparation. Any such promotion would be material evidence of the landowner's intention for the site as a whole.

## 5. Heritage Assets and Landscape Sensitivity

The Screening Statement's assessment of environmental sensitivity is deficient in the following respects:

1. No reference is made to the proximity of the Forest of Bowland AONB (now designated as a National Landscape) or the potential effects of development on its setting. This is a nationally designated landscape and its setting is a material consideration. The Inspector in the 2016 appeal found that the development would harm this setting;
2. No reference is made to Read Hall or St John the Evangelist Church, both of which are listed buildings in close proximity to the site. The Inspector found that the setting of these heritage assets would be adversely affected. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty to have special regard to the desirability of preserving the setting of listed buildings;
3. The Inspector's finding that Hammond Ground is a valued landscape is not acknowledged. This is directly relevant to the assessment of the absorptive capacity of the environment under Schedule 3, paragraph 2.

These omissions mean that the Schedule 3 matrix appended to the Screening Statement presents an incomplete and overly favourable picture of the environmental sensitivity of the site. The Council cannot properly discharge its duty under the EIA Regulations on this basis.

## 6. Settlement Boundary and Policy Context

The Screening Statement acknowledges at paragraph 7.1 that the site lies outside the defined settlement boundary of Read. It then seeks to argue at paragraphs 7.2 to 7.5 that settlement boundary policies are merely development management controls and do not indicate environmental sensitivity for EIA purposes.

While this is technically correct as a general proposition, it is misleading in the specific context of Hammond Ground. The reason the site is outside the settlement boundary is precisely because of its landscape, heritage, and countryside value – qualities that the Inspector explicitly recognised in dismissing the 2016 appeal. The Screening Statement's attempt to divorce settlement boundary policy from environmental sensitivity ignores the substantive reasons why the site has not been allocated for development.

Furthermore, the Council's Core Strategy and the High Court's decision in Ribble Valley Borough Council v Secretary of State for Housing, Communities and Local Government and Oakmere Homes have affirmed the importance of protecting the open countryside in the Ribble Valley from unjustified development. The Council's track record of successfully defending these principles at appeal and in the courts should inform its approach to this screening request.

## 7. The Revised National Planning Policy Framework

The applicant may seek to argue that the revised National Planning Policy Framework (NPPF), published in December 2024, materially alters the planning context since the 2016 appeal was determined. The Council should be alive to this argument but should also recognise its limitations in the context of a screening opinion.

It is acknowledged that the revised NPPF has significantly increased the pressure on local planning authorities to deliver housing. The standard method for calculating local housing need has been revised, resulting in Ribble Valley's annual requirement increasing to 311 dwellings per annum for 2025/26. The requirement for a five-year housing land supply with a 5% buffer has been reinstated, and the Council's Core Strategy (adopted 2014) is now over ten years old. An appeal decision in 2025 found the Council's supply to be approximately 3.45 years, which if correct would engage the "tilted balance" under paragraph 11(d) of the NPPF, whereby the presumption in favour of sustainable

development applies.

However, three important points should be made:

First, the question before the Council is whether an EIA is required, not whether planning permission should be granted. The NPPF's housing policies and the tilted balance are relevant to the planning merits of any future application, but they do not diminish the environmental sensitivity of the site or reduce the need for proper environmental assessment. If anything, the increased development pressure created by the revised NPPF makes it more important that the environmental effects of development on sensitive sites are properly understood and assessed before decisions are taken.

Second, the tilted balance under paragraph 11(d) of the NPPF is expressly subject to the protective policies identified in footnote 7 of the Framework. These include designated heritage assets and National Landscapes (formerly AONBs). Since the Inspector in 2016 found that development at Hammond Ground would harm the setting of listed buildings and the Forest of Bowland AONB, these protective policies are directly engaged. The tilted balance does not override the statutory duty under Section 66 of the Listed Buildings Act 1990, nor does it set aside the weight to be given to conserving and enhancing National Landscapes under paragraph 182 of the NPPF.

Third, the revised NPPF and the Government's December 2025 consultation on further reforms emphasise a "brownfield first" approach and the development of sustainable locations within existing settlements. The site lies outside the settlement boundary of Read and is greenfield land. While the grey belt provisions in the NPPF relate to Green Belt land (which Hammond Ground is not), the policy direction is clear that the Government's housing ambitions should be delivered preferentially on previously developed land and within existing urban areas, not on valued countryside landscapes adjacent to small settlements.

## 8. Conclusion and Request

For the reasons set out above, I submit that the Screening Statement is materially deficient and does not provide a sound basis upon which the Council can issue a negative Screening Opinion. In particular:

1. The planning history of the site – including a refused and appeal-dismissed scheme for fewer dwellings – has been entirely omitted;
2. The Inspector's findings regarding the valued landscape, the AONB setting, and the setting of listed buildings have not been addressed;
3. The assessment of cumulative effects is wholly inadequate and fails to address the realistic prospect of further incremental development on the remaining 40.5 acres;
4. The current proposal represents a 60% increase in dwelling numbers over a scheme already found to cause unacceptable environmental harm on the same site;
5. The revised NPPF does not diminish the environmental sensitivity of this site, nor does it remove the need for proper environmental assessment, particularly where heritage assets and a National Landscape are affected.

I respectfully request that the Council either:

- (a) Issues a positive Screening Opinion requiring the applicant to submit a full Environmental Impact Assessment; or
- (b) At minimum, requires the applicant to address the deficiencies identified in this letter before the Council reaches its determination, including a proper assessment of cumulative effects, heritage impacts, and the relationship of the current proposal to the wider site.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 March 2026 19:56  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-813493607

[REDACTED]

[REDACTED]

Lancashire

[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 write to object to the applicant's request that Ribble Valley Borough Council issue a negative EIA Screening Opinion for the proposed development of approximately 80 dwellings on Hammond Ground, Read. For the reasons set out below, the Council should adopt a positive screening opinion requiring the submission of an Environmental Statement.

This is not an ordinary screening request on an unremarkable site. Hammond Ground is a historic parkland site within the setting of a Grade II\* listed building and a National Landscape. It has been the subject of two previous planning refusals and a dismissed appeal where a Secretary of State Inspector found the landscape harm to be so severe that it "significantly and demonstrably" outweighed the benefits of development. Natural England - the Government's statutory nature conservation body - has already advised the Council that this proposal has potential likely significant effects on statutorily designated nature conservation sites or landscapes. In these circumstances, the case for requiring an EIA is overwhelming.

1. Natural England has advised that significant environmental effects are likely:

Natural England's consultation response dated 9 March 2026 (ref: 542740) is clear. It advises that, on the basis of the material supplied, the proposed development has "potential likely significant effects on statutorily designated nature conservation sites or landscapes and further consideration is required."

Specifically, Natural England identifies that the proposed development is located within or partly within, or has the potential for adverse effects on, the Forest of Bowland Area of Outstanding Natural Beauty, now a National Landscape. Natural England further recommends that advice be sought from ecological, landscape and soils advisers, local record centres, recording societies, and wildlife bodies on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected, before any determination is made as to whether an EIA is necessary.

This statutory consultee response alone should be sufficient to require an EIA. The applicant's Screening Statement at paragraph 3.2 asserts that the site is not located within, nor does it adjoin,

any nationally designated sensitive areas including AONBs. Natural England's response directly contradicts this. To issue a negative screening opinion in the face of advice from the Government's own statutory nature conservation body identifying potential significant effects would be procedurally and legally indefensible.

2. The applicant's Screening Statement fundamentally mischaracterises the environmental sensitivity of the site:

The Screening Statement submitted by Connollys Planning & Development Ltd systematically understates the environmental sensitivity of Hammond Ground. The Schedule 3 screening matrix it contains is superficial and fails to engage with the site's true characteristics.

The site is not, as the applicant implies, an unremarkable piece of greenfield land. Hammond Ground forms part of the historic parkland of Read Hall Estate. The site is identified in the Lancashire Historic Landscape Characterisation as "ornamental" parkland. It contains mature specimen trees, including several that may be protected by Tree Preservation Orders, arranged in a pattern characteristic of designed historic parkland. Read Hall itself is Grade II\* listed — placing it among the top 5.8% of listed buildings nationally in terms of significance. Both parties agreed at the 2018 public inquiry, in the Heritage Statement of Common Ground, that Hammond Ground lies within the setting of Read Hall and that its mature trees contribute to the understanding of the former designed parkland landscape.

The site also lies within the setting of the Forest of Bowland National Landscape (formerly AONB). The proximity to this designated landscape is precisely why Natural England has raised concerns about potential significant effects.

The applicant's screening matrix dismisses environmental sensitivity by stating the site is "not within or adjacent to nationally designated sensitive areas." This is factually wrong: Natural England has identified potential effects on the Forest of Bowland National Landscape. The matrix assesses cumulative effects as "no abnormal or significant cumulative effects identified," yet makes no attempt whatsoever to consider the cumulative impact of this development together with other significant housing developments in the wider area, including recent and ongoing development at Whalley and Standen Farm, which are already placing infrastructure, highways, and services under considerable pressure. The assessment of potential impacts characterises them as "localised only" and "low magnitude and non-complex." This is flatly irreconcilable with a Secretary of State Inspector's finding, following a public inquiry on this very site, that residential development here would cause harm so significant it outweighed even substantial housing benefits.

3. The 2018 appeal decision establishes that this site has exceptional environmental sensitivity: The planning history of this site is directly relevant to the screening determination. Application 3/2016/1192 for up to 50 dwellings was refused by the Council and the appeal was dismissed by Inspector Philip Lewis on 14 November 2018 (Appeal Ref: APP/T2350/W/17/3185445). The Inspector's findings are critical to the EIA screening assessment:

On landscape: The Inspector found that the development would cause substantial harm to the character and appearance of the countryside. He identified that the site has a recognisable parkland character with mature specimen trees that make an important contribution to the landscape. The site falls within the "Undulating Lowland Farmland with Parkland" Landscape Character Area and the "Industrial Foothills and Valleys" Landscape Character Type. The Inspector found that even 50 bungalows would fundamentally change the open, green character of the site and that this harm could not be adequately mitigated, regardless of design.

On heritage: The Inspector found "less than substantial" harm to the significance of Read Hall (Grade II\*) through the loss of its historic parkland setting. This was agreed between the parties in the Heritage Statement of Common Ground.

On the setting of the National Landscape: The Inspector found that the development would harm the setting of the Forest of Bowland AONB by eroding the rural transition between the settlement of Read and the wider countryside.

The Inspector concluded that the adverse impacts "significantly and demonstrably" outweighed the benefits, even when the tilted balance under the NPPF was engaged in the applicant's favour. That is a finding of harm of the most serious order.

These findings establish beyond doubt that this site possesses exceptional environmental sensitivity. The Schedule 3 criteria under the EIA Regulations require consideration of "the environmental sensitivity of geographical areas likely to be affected by development, having regard in particular to... the absorption capacity of the natural environment, paying particular attention to... mountain and forest areas, nature reserves and parks, areas classified or protected under national legislation, [and] landscapes and sites of historical, cultural or archaeological significance."

Hammond Ground engages every one of these considerations. To adopt a negative screening opinion in the face of the Inspector's detailed findings would be to ignore the most authoritative assessment of this site's environmental sensitivity that exists.

4. Protected species are present on and around the site, and the applicant has ignored them: Third party representations already on the application file include evidence from a local wildlife group confirming an active badger sett within 0.38km of the centre of the proposed site, records of badger road traffic accidents on the A671 at Clough Syke, and 13 badger setts within 2km of the site. This indicates a clearly active and significant badger community in the area. Badgers and their setts are protected under the Protection of Badgers Act 1992.

Natural England's response confirms that it does not hold information on the location of significant populations of protected species and that the developer must provide sufficient information for the authority to assess whether protected species are likely to be affected.

The applicant's Screening Statement and Schedule 3 matrix make no reference whatsoever to protected species on or near the site. This is a glaring omission. A development of 80 dwellings with associated access roads and infrastructure in an area with a documented active badger population plainly has the potential for significant effects on protected species. The proper mechanism for assessing these effects is an EIA.

5. The "limited footprint" framing is designed to minimise the apparent scale of the development: The applicant places considerable emphasis on the claim that only 7.5 acres (approximately 15%) of the 48-acre site would be built upon, with the remaining 85% delivered as publicly accessible parkland and green infrastructure. This framing is calculated to present the development as modest in environmental terms. It should not be accepted at face value for the purposes of screening.

First, the remaining land would still belong to the developer. There is nothing in this screening request, nor could there be at this stage, that would prevent the developer from seeking planning permission for further phases of development on the retained land once the initial dwellings are built. This incremental approach is a well-recognised development tactic: establish a residential presence, then argue that the character of the area has already changed to justify further building. Indeed, this

very concern was flagged in the email circulated by the local campaign group, and the planning history of this site, now attracting its third major application, demonstrates the pattern of persistent applications.

Second, the EIA Regulations require consideration of the development's effects as a whole, including cumulative effects. By seeking a negative screening opinion at the outset, the applicant would avoid any proper assessment of the cumulative environmental impact of phased development. This is precisely the kind of "salami-slicing" that the EIA regime is designed to prevent.

Third, even on the applicant's own figures, the total site area is approximately 48 acres (19.4 hectares), well above the 5-hectare threshold for Schedule 2 screening. The applicant concedes the development falls within Schedule 2. The question is not whether the development could have significant environmental effects, but whether the Council can be satisfied that it will not. Given Natural England's advice, the Inspector's findings, and the evidence of protected species, the Council plainly cannot reach that conclusion.

6. Highway, infrastructure and flood risk impacts require proper assessment:

The proposed development would create a new vehicular access directly onto Whalley Road - the main arterial route through the area. Multiple third party representations confirm that Whalley Road already suffers from significant congestion at peak times, with residents reporting numerous accidents. An additional 80 households would generate an estimated 160 or more additional daily vehicle movements.

Read village has no GP surgery, no dentist, and no optician. Lancashire County Council has identified the Ribble Valley as a "priority hotspot" for secondary school capacity. The cumulative impact of this development on already-strained services is a matter that falls squarely within the scope of an environmental impact assessment.

The site currently consists of permeable greenfield land that absorbs rainfall and assists in managing surface water. Development of 80 dwellings with roads and hardstanding would significantly increase surface water runoff and potentially contribute to local flooding, particularly given the site's sloping topography. This is another effect that an EIA would properly quantify and assess.

7. The enhanced statutory duty on National Landscapes strengthens the case for an EIA:

Since the 2018 inquiry, a significant new statutory duty has come into force. Section 85(A1) of the Countryside and Rights of Way Act 2000 (inserted by s.245 of the Levelling-Up and Regeneration Act 2023, in force since 26 December 2023) now requires relevant authorities, including local planning authorities, to "seek to further the purpose of conserving and enhancing the natural beauty" of National Landscapes. This replaces the previous, weaker duty to merely "have regard to" that purpose.

In *R (CPRE Kent) v SSHCLG* [2025] EWHC 1781 (Admin), the High Court confirmed that decision-makers are required to do more than merely weigh the effect of proposed development on the purposes of conserving and enhancing the National Landscape. The duty is active, not passive. The Forest of Bowland is a National Landscape. The 2018 Inspector found the development would harm its setting. Under the enhanced duty, the Council must now actively "seek to further" the conservation of the Forest of Bowland - a significantly stronger test than was in force at the time of the 2018 inquiry. The Forest of Bowland Management Plan 2026–2031 is currently being finalised and is a material consideration. In these circumstances, requiring an EIA is not merely appropriate: it is necessary to enable the Council to discharge this enhanced statutory duty properly.

8. Since 2018, mandatory Biodiversity Net Gain has been introduced:

Since 12 February 2024, all major developments must deliver a mandatory 10% Biodiversity Net Gain (BNG), maintained for a minimum of 30 years. This requirement did not exist at the time of the 2018 inquiry. On a parkland site containing mature specimen trees protected by TPOs, with established grassland ecology and an active badger population, achieving a genuine 10% BNG while constructing 80 dwellings will be extremely challenging. An EIA would establish the ecological baseline necessary to assess whether BNG can realistically be achieved, and at what cost to the existing environmental quality of the site.

9. The legal framework supports a positive screening opinion:

Under Schedule 3 of the Regulations, the Council must consider: (1) the characteristics of the development; (2) the location of the development, including environmental sensitivity; and (3) the characteristics of potential impacts. The precautionary principle applies: where there is genuine uncertainty about the significance of environmental effects, the appropriate course is to require the assessment.

In this case, the combination of Natural England's identification of potential significant effects on the Forest of Bowland National Landscape, the Secretary of State Inspector's findings regarding severe landscape, heritage and setting harm, evidence of protected species in the vicinity, the site's location outside the settlement boundary in open countryside with historic parkland character, and the site's relationship to a Grade II\* listed building all indicate how this development is likely to have significant environmental effects within the meaning of the Regulations.

The applicant's request for a negative EIA Screening Opinion should be refused. An EIA is necessary for this site. The evidence before the Council - from Natural England, from the Secretary of State's Inspector, and from third party representations - establishes that the proposed development has the clear potential for significant environmental effects on a nationally designated landscape, a Grade II\* listed building and its historic parkland setting, protected species, local hydrology, highways, and community infrastructure.

To allow the developer to bypass this essential process would be to deny the community the transparency and rigour that the EIA Regulations are designed to provide. It would also risk the Council making a screening determination that is vulnerable to legal challenge, given the weight of evidence pointing towards the need for an assessment.

I respectfully urge the Council to adopt a positive EIA Screening Opinion requiring the submission of an Environmental Statement before any planning application for this site can be determined.

Yours faithfully,



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 March 2026 20:39  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-813503340

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

**Address of Development:** Hammond Ground

**Comments:** I would like to object to the planning application on the above open space. We have recently [REDACTED] and would not have done so if we had known that the beautiful open space maybe spoiled. We were actually told by the estate agent that planning would never be allowed on this area of outstanding natural beauty, which includes mature trees, wildlife and open parkland.  
A detailed environmental impact assessment should be completed by the developers, to assess the impact on the beautiful countryside, rare parkland setting and the affect on the local community, highway safety and infrastructure.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 17 March 2026 08:39  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0149 FS-Case-813696833

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0149

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

**Comments:** I object to this development going ahead without an environmental impact assessment. The land in question lies outside the boundary of the village of Read, and is part of the historical parkland around Read Hall. It is part of the Forest of Bowland National Landscape. The previous planning application was refused at national government level (APP/T2350/W/17/3185445). Natural England has already called for an EIA to be undertaken.

The development would need access via the main Whalley Road which has a 40MPH limit at this point. There would have to be major changes made to allow access for so many households. The volume of traffic along this road already creates jams throughout the day.

The land around the village is prone to flooding at times of heavy rainfall. If the fields are build on, the rainwater will not soak away, meaning the road will be prone to flooding more often than it does already.

The village of Read has no doctor's surgery, no dentist, and one small primary school. Such a development would place further strain on the facilities in nearby towns such as Whalley and Padiham,

For these reasons, I strongly object to this application progressing any further without a proper environmental impact assessment being completed.