

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 March 2026 15:58
To: Planning
Subject: Planning Application Comments - 38238 FS-Case-814004889

Planning Application Reference No.: 38238

Address of Development: Hammond Ground

Comments: 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. I believe you should adopt a positive screening opinion requiring the submission of an Environmental Statement

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. 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'.

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:

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 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.

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.

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 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.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 March 2026 16:59
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-814023113

Planning Application Reference No.: 3/2026/0149

Address of Development: Hammond Ground, Read, Burnley lancs

Comments: I believe that developers are looking to make an application to build 80 houses on Hammond Ground, in the, as yet, beautiful village of Read. They are asking not to have to complete an environmental Impact Assessment (EIA) ! Read, as you know is a country side village in the Ribble valley and as such in in the midst of fields and trees and well used farmland. Read is already overwhelmed with traffic on Whalley road, quite often, daily, backed up from Portfield bar traffic lights to the entrance to the Haywood caravan park entrance. Perhaps someone from the council should come and do an up to date assessment of that situation in order to have the correct/full facts to make an informed decision. on the additional problems that the building of housing accessed from and to Whalley road ,will cause. To allow a developer not to have to complete an impact assessment to the environment is not acceptable and we wish to register our strong objection to this proposal happening. On top of the traffic issues the schools in our village are also overwhelmed and there are no doctors, dentists hospital beds and infrastructure to support more houses in this area. It is already difficult to get appointments for any and all of these essential services. The beautiful Ribble valley, where I have always been proud to live is fast disappearing. Please don't let it! There is no way that the environment here will not have be seriously affected in this village and surrounding areas. An EIA will clearly show that and must be submitted. Thankyou

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 March 2026 19:48
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-814085218

Planning Application Reference No.: 3/2026/0149

Address of Development: Land at Hammond Ground BB12 7RP

Comments: As a resident of Read [REDACTED] I am again made aware that the Trustees of Hammond Ground are seeking permission to build houses on the land formerly known as 'Read Park'

This proposal for a residential development consisting initially of 80 houses which lies within a designated green belt of land in Read continues to raise serious concerns.

Previously Lancashire Gardens Trust have objected to planning applications on the land know as Hammond Ground as residential development within the historic boundaries of Read Park would result in a loss of part of the historic designated landscape.

In 2017 the Lancashire branch of the Campaign to Protect Rural England objected to a previous planning application siting that the heritage setting of Read Park would be adversely impacted. They stated that it was an important local historic landscape with important views to natural environments. The local list of Lancashire's Unregistered Historic Designed landscapes gives the site of Read Hall and its environs an A2 classification (nearly the highest) as a historic landscape but it is unregistered.

The proposed site is in proximity to the Forest of Bowland Area of Outstanding Natural Beauty and the development would cause harm to this protected landscape.

The landowners previous application to build on Hammond Ground was dismissed in 2018 by the Planning Inspector stating "the appeal scheme would give rise to substantial harm to the character and the appearance of the countryside and the setting of the village.

We are now 8 years since the landowners appeal was dismissed and nothing has changed for the villagers of Read. The land on Hammond Ground continues to be the local historic landscape it always has been. However the landowners proposal is now for 80 houses rather than their original proposal in 2017 which was for 50 dwellings. They are proposing to only build on 7.5 acres of the 48 acres that Hammond Ground covers, however their location plan maps out the whole area, which indicates that 80 dwellings is only the initial stage application. Also it must be remembered that during the consultation for the Planning Core Strategy the same land owners offered Hammond

Ground as being a site for 700+ houses.

Other concerns is the lack of infrastructure to support further substantial housing developments in Read. The schools, local GPs would not be able to cope with the increase in population to this area. The proposed entrance to the development will be hazardous on to a road which is already heavily congested at peak times during the day. 80 dwellings will increase traffic trying to leave/enter by a further 100+ vehicles.

To conclude it is vital that a full and in-depth Environmental Impact Assessment is undertaken.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 March 2026 23:10
To: Planning
Subject: Planning Application Comments - 38238 FS-Case-814188979

Planning Application Reference No.: 38238

Address of Development: Hammond Ground
Whalley rd
Read.

Comments: I am objecting to the development of 80 dwellings on Hammond Ground. Reasons being this is a Parkland that has local history to Read Hall and our village , also a battle ground that is often talked about in our schools and around the village. We haven't the infrastructure in our schools, doctors surgeries, etc. Our main road through the village is gridlocked most working days , especially in the rush hours. The main road is a narrow busy road which can not accommodate an entrance in or out of this parkland. There is no EIA either on this application which Natural England have already in past applications been involved in to protect our rural countryside. This is just a loop hole which if given the go ahead will lead to more development in the future. Therefore it is essential and I would hope an EIA screening is completed.

17.3.26

Planning@ribblevalley.gov.uk

Reference 3/2026/0149.

RE: Objection to above submission.

EIA SCREENING STATEMENT Land North of Whalley Road, Read (Ribble Valley Borough Council)

Dear Sirs,

I write as a local resident and Council Tax payer in response to the application for an EIA Screening Opinion concerning Land North of Whalley Road, Read.

I strongly object to the Applicants' request for a negative EIA Opinion. I note that other submissions have raised valid concerns, particularly from Natural England, who identified environmental sensitivity under Schedule 2 of the EIA Regulations due to potential impacts on the Forest of Bowland Area of Outstanding Natural Beauty.

While the Applicant asserts that the site exceeds the 5-hectare threshold but argues that most of the site remains undeveloped, the entire 19.4-hectare site is nevertheless part of this application. Moreover, the site is also being promoted in the Council's current "Call for Sites" consultation, underscoring the substantial impact this proposal could have on the entire area. To downplay this vast environmental impact in order to avoid a full EIA is, in my view, unacceptable.

I would also like to draw your attention to the Planning Appeal decision (APP/T2350/W/17/3185445) dated 14th November 2018, in which a previous proposal for 50 houses on this land was rejected. The Planning Inspector specifically found that the site held particular landscape value and that the development would cause substantial harm to the countryside and the village's setting—falling within the Industrial Foothills and Valleys National Character Area (LCT 6).

I would further highlight that, under Paragraph 4(2)(d) of the EIA Regulations, any EIA must identify direct and indirect significant effects on material assets, cultural heritage, and landscape. Similarly, Schedule 3 (specifically Section 2(1)(c)(viii)) stresses the importance of landscapes and sites of cultural or historical significance. Given these criteria and the conclusions of the 2018 Appeal, I urge you to reject the Applicants' request for a negative EIA Opinion.

Regards

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 March 2026 20:34
To: Planning
Subject: Planning Application Comments - N/A FS-Case-814751076

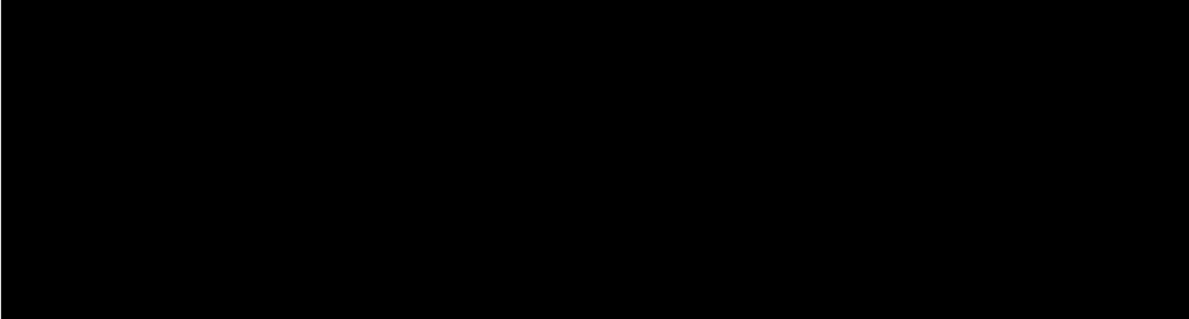
Planning Application Reference No.: N/A

Address of Development: Hammond Ground

Comments: We understand a pre planning application has been submitted for this land and that the developers are requesting not to have to do an EIA. We object to this on the grounds that this is a particularly beautiful tract of land which is parkland associated with Read Hall and any building on it would have a significant environmental effect on it, the village of Read and the wider Ribble Valley for reasons outlined previously by the inspector to the Secretary of State in 2018. Natural England are in agreement with the need for an EIA and we would ask that their views be respected.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 March 2026 07:57
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-814924507



Planning Application Reference No.: 3/2026/0149

Address of Development: Hammond ground

Comments: I live [REDACTED] proposed site with a stream running to [REDACTED] that takes the run off water from the proposed site down to the river. We are also situated [REDACTED] than the proposed site and have grave concerns that our home will suffer damp if houses are built without a full understanding as to how they propose to deal with the surface water from the land. regarding the opening to the site we need a understanding the impact on an already busy road how this will impact our ability to access. Also regarding wildlife we regularly see deer enjoying the land early in a morning. I strongly ask if you can request them to carry out an environmental impact assessment. Kind regards [REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 March 2026 08:07
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-814936863

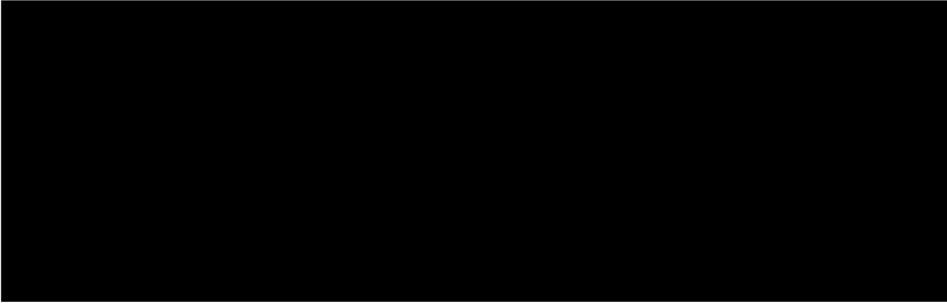
Planning Application Reference No.: 3/2026/0149

Address of Development: Hambledon ground, read

Comments: Not to mention how busy this road is already! Traffic is terrible! , theres just no room in this little village for any extra dewllings! Also my concerns are run off of surface water from the land! It already almost flood our houses in bad rain! Damp homes if houses are built also wildlife ie dear on the land is magical! Impact on an already busy road & noise! Doctors, schools, are full!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 March 2026 09:25
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-814966345



Planning Application Reference No.: 3/2026/0149

Address of Development: Hammond ground

Comments: Need for an environmental assessment. I am concerned that drainage from Hammond ground already [REDACTED] via a stream to the [REDACTED] and there's also an underground water Calvert lower down from the same land under property's on the same row.the proposal of new houses will put added strain on the drainage system and my home is at risk of flooding and damp. How is this going to be managed.i feel the proposed impact of any development on Hammond ground have not been thoroughly thought out especially for the existing residents of the immediate area and I urge you to seek an environmental assessment be carried out before any decision is made on any application. The wildlife on Hammonds ground will be severely affected as you often see wildlife enjoying the natural surroundings and any disruption will affect their natural habitat kind regards [REDACTED]