

From: clerk@read-pc.gov.uk
Sent: 29 June 2026 13:58
To: Planning
Subject: FAO Lyndsey Hayes RPC comments on planning application, 3/2026/0356, Land at Hammond Ground

 External Email

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Dear Lyndsey Hayes,

I am writing to inform you that Read Parish Council wishes to object to the planning proposal 3/2026/0356 on the following grounds:

1. The impact of this development on an already overstretched highway with a 40 mph speed limit and inadequate infrastructure would cause serious additional congestion through the villages of Read and Simonstone. Read, unlike Whalley and Clitheroe, was not fortunate enough to obtain funding for the by-pass planned during the 1980's and still remains a bottleneck on the main route to the M65. Until a bypass is constructed avoiding Read and Simonstone it is not a suitable area for a development of this size. Furthermore, the 30mph speed limit would need to be extended past the development to the outer edge of the village.
2. The proposed development does not meet the requirements of our parish. Our parish plan (gathered from resident feedback in 2024 and valid until 2034) clearly indicates that any development should consist of starter homes and bungalows, not 4- and 5- bedroom houses of which there are plenty in the village already.
3. It appears that the current proposal is intended to be expanded in future years to include the whole of Hammond Ground which will seriously impact on the rural aspect and eventually result in the creation of a small town. We are highly concerned that by developing in small incremental steps the developers will avoid incurring any necessary supporting infrastructure and traffic management costs themselves.
4. There does not appear to be any proposals in the application to mitigate the effects that the development will have on current village infrastructure, including childcare provision, medical services and utilities infrastructure.
5. There is insufficient clarity on the open space aspect: how open access will the site be? What Public Rights of Way (PROW) will be in place for the whole parish of Read to utilise, and are these guaranteed to be safeguarded from future development? Will public access connect to any other existing village rights of way such as along Hammond Drive? There needs to be connections to other Public Rights of Way in order for people and children to access village facilities safely on foot/bike, as the main carriageway along Whalley Road has a 40 mph limit, permits significant traffic from HGVs and pedestrians can only currently utilise a very narrow walkway that is insufficient for wheelchairs or large prams.
6. Being mindful of recent developer failings associated with the Meadowview Estate in our parish, we want to avoid any possibility that the parish council will be responsible for the maintenance of grounds, emptying of bins, etc in future years. Our precept is a mere £14824 and will have to be raised significantly to cover the costs of maintaining a housing development and parkland of this size.

With kind regards,

Dr Anna Haines
Parish Clerk

clerk@read-pc.gov.uk

My usual working hours are Monday & Wednesday mornings and Thursday afternoons