

From: [REDACTED]
Sent: 12 June 2026 16:01
To: Planning
Subject: Objection to Hammond Ground Read

⚠ External Email

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Ref Application 3/2026/0356

To whom it may concern,

I am writing to object to the proposed development at Hammond Ground, Read. The grounds for this objection are based on the following issues:

Development Plan:

- The proposals are located in an area of open countryside and are not located with the Read and Simonstone Village settlement area, therefore development in this area does not accord with the local development plan strategy.

Transport:

- Visibility splays and speeds - The proposed design has been based on proposed visibility splays of 2.4m x 125m, based on the posted speed limit of 40mph. However this visibility splay should be based on the 85th percentile vehicle speed and not the signed speed limit. There appears to be no evidence provided to suggest that these speed surveys have been undertaken to support this. Historically this stretch of road was national speed limit and as a long time resident of Whalley Road I can assure you that in my experience many drivers are well in excess of the 40mph speed limit on this section of the road and therefore the proposed visibility splays are not adequate.

- Collision data - the collision data provided only covers 200m either side of the proposed access. Whilst this shows limited collisions, I would question whether this area is wide enough, considering it includes only a few of the residential driveways on Whalley Rd and does not include the access to the caravan park which has had fatal collisions in the past. I would also add that there is no data to show near misses. As a resident of [REDACTED], I have witnessed a number of near misses from residents accessing their drives and nearly colliding with oncoming speeding vehicles. The fact that these have not resulted in serious injuries is purely a matter of luck, and adding another junction onto this stretch of the road is likely to exacerbate an existing safety issue.

Accessibility:

- Services - Read is a small village with limited local services. These have only reduced over time with a number of shops and local services having shut down over the years. The only convenience store is now a petrol station on the other side of the village and as a nearby resident, I can confirm that this takes longer than 10 mins to walk in reality.

- Pedestrian Accessibility - The 400m walking distance to amenities appears to be based on crow fly rather than actual walking distances and does not appear to account for the proposed layout of the site and lack of pedestrian connectivity into George Lane to the east. It also appears to have been taken from the site

access as opposed to the centre of the site, which is artificially shortening the walking distances. This also does not account for the topography or the physical infrastructure in place. Whalley Rd is hilly in nature (as are parts of the site) and has very narrow pavements, making it unsuitable for many residents.

- Pedestrian infrastructure - the existing pavements on Whalley Rd are not suitable for residents - they are very narrow in places and backed by large hedges. For large sections of the year these hedges are overgrown and block the majority of the pavement on the northern side, making them largely unusable and not accessible for prams/wheelchairs etc. There are no improvements proposed to the surrounding infrastructure as part of these developments.

- Public Transport - There is limited local transport in the local area, with only one infrequent bus service serving the village (M2) every half an hour. However there are no services before 7am and services become hourly after 6:30pm on a weekday. On weekends the service is even more infrequent. The services are unreliable and often late. The limited and unreliable public transport means there is a greater reliance on private vehicular transport for most trips.

- Trip data - The trip rate has been calculated based on an 'edge of town' location within TRICS, which is not comparable to a rural village location such as Read which has limited public transport and services. It is likely that a development in this location would have a higher level of vehicular trips due to the lack of public transport and walking trip opportunities as set out above.

Heritage & Environment:

- Flooding - As a resident of [REDACTED] I have witnessed numerous occasions where the fields have been severely waterlogged after a period of rainfall. In addition to this, often this flooding then extends out onto the road at Whalley Rd, in the vicinity of the existing properties on Whalley Rd at the bottom of the hill. Due to limited drainage in this area, this often then impacts our property, with us having to place [REDACTED] at the [REDACTED] to limit damage. The development of this part of Hammond Ground will only reduce the available area for soakaway and increase this flooding issue for existing residents.

- Landscape - Hammond Ground is a valued local landscape of high landscape quality, creating an open parkland setting which defines the boundary of the village settlement in the west. Development in this area would encroach on this landscape and erode the openness at the edge of the village. It would also have a significant adverse visual impact for me as a [REDACTED] and others on this street and neighbouring George Lane.

- Heritage - The development would have a negative impact on the nearby Grade II* listed Read Hall and would damage an important part of local heritage, with Hammond Ground being part of the Hall's historic parkland setting and also being locally associated with potential burial site for soldiers in the Battle of Read Bridge. The built heritage statement suggests that the 'creation' of an undeveloped area of parkland to the west would be appropriate with the setting of Read Hall, however this is misleading as the development proposals only remove an existing area of parkland and do not 'create' any new parkland.

Signed,

[REDACTED]

Sent from my iPhone

Sent from [Outlook for iOS](#)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 June 2026 14:08
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-847356024

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Subject: Objection to Planning Application 3/2026/0356 – Hammond Ground, Whalley Road, Read, BB12 7RP.

13th June 2026

Dear Sir/Madam,

We are writing to formally object to Planning Application 3/2026/0356 concerning the proposed erection of 77 dwellings at Hammond Ground, Whalley Road, Read.

[REDACTED] years. It was the natural surroundings and beautiful countryside that originally drew us here, and it is this that continues to make Read such a special place to live. The open green spaces surrounding the village are an important part of its character and one of the reasons many people choose to make their home here.

We are deeply concerned that this development would permanently alter the character of the area and result in the irreversible loss of valuable countryside. Once green space such as this is built on, it cannot be restored to what it once was.

We are also concerned about the impact this development would have on local wildlife and the natural habitats that currently exist on this land. Areas such as Hammond Ground provide an important environment for birds, insects, and other wildlife, and a development of this scale would

inevitably cause disruption and long-term environmental harm.

Traffic and road safety are another major concern. Whalley Road already experiences congestion at busy times, and the addition of potentially dozens of extra vehicles from 77 new homes would place further pressure on local roads and increase safety concerns for both residents and pedestrians.

In addition, we worry about the strain this development could place on local infrastructure and services. Villages such as Read have limited capacity, and further development should not come at the expense of the quality of life of existing residents.

Read is a village valued for its countryside setting, open spaces, and rural character. We strongly believe this development would cause lasting harm to those qualities and fundamentally change the nature of the area for the worse.

For these reasons, we respectfully ask the council to refuse this application.

Yours faithfully,

A black rectangular redaction box covering the signature area.

[REDACTED]

From: [REDACTED]
Sent: 13 June 2026 14:29
To: Planning
Cc: [REDACTED]
Subject: Objection to Planning Application 3/2026/0356 – Hammond Ground, Whalley Road, Read.

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13th June 2026

Dear Sir/Madam,

We are writing to formally object to Planning Application 3/2026/0356 concerning the proposed erection of 77 dwellings at Hammond Ground, Whalley Road, Read.

[REDACTED]. It was the natural surroundings and beautiful countryside that originally drew us here, and it is this that continues to make Read such a special place to live. The open green spaces surrounding the village are an important part of its rural character and one of the key reasons residents choose to live here.

We are concerned that this development would permanently alter the character of the area and result in the irreversible loss of open countryside. Once developed, this type of green space cannot be restored, and we believe this would cause lasting harm to the rural setting of the village.

We also note that a previous planning appeal relating to development at this location was refused, and we do not believe the current application sufficiently addresses the concerns raised in that decision. The issues identified in the appeal, particularly in relation to landscape impact and harm to the rural character of the area, remain highly relevant and appear to persist in the current proposal. We therefore consider this application to be inconsistent with the established planning context for the site.

We are also concerned about the impact on local wildlife and existing habitats. The site appears to support a range of wildlife, including birds, insects, and deer that are regularly observed using the land for grazing and movement. Development on this scale would inevitably result in habitat loss and disruption to established ecological corridors and biodiversity.

Traffic and highway safety are also a significant concern. Whalley Road already experiences congestion at busy times, and the addition of traffic associated with 77 new dwellings would place further pressure on the local road network and increase safety risks for both residents and pedestrians.

In addition, we are concerned about the pressure this development would place on local infrastructure and services. Villages such as Read have limited capacity, and further development should not come at the expense of the existing quality of life of residents.

Read is valued for its rural setting, open spaces, and countryside character. We believe this development would cause lasting harm to those qualities and would fundamentally change the nature of the area.

For these reasons, we respectfully ask the council to refuse this application.

Yours faithfully,

[Redacted signature block]

Sent from my iPhone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 15:25
To: Planning
Subject: Planning Application Comments - Planning Application 3/2026/0356 FS-Case-848396863

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: Planning Application 3/2026/0356

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

Comments: 16th June 2026

Dear Sir/Madam,

Further to my previous objection, having reviewed the application in greater detail, I wish to raise additional concerns regarding the harm this proposal would cause to the historic landscape setting of Read Hall, particularly in light of the fact that a Government Planning Inspector appointed through the Planning Inspectorate previously refused development on this site in 2018 on landscape grounds. I am also concerned that the current application provides no clear evidence of any material change in circumstances sufficient to justify reaching a different planning outcome.

Yours faithfully,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 June 2026 14:36
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-847363203

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Subject: Objection to Planning Application 3/2026/0356 – Hammond Ground, Whalley Road, Read

13th June 2026

Dear Sir/Madam,

We formally object to Planning Application 3/2026/0356 for the erection of 77 dwellings at Hammond Ground, Whalley Road, Read.

[REDACTED] years and have a strong attachment to its rural character, open countryside, and landscape setting. The proposed development would result in the permanent loss of valued greenfield land and would cause significant and demonstrable harm to the character and appearance of the area. We consider this to be contrary to the protection of valued landscapes and the established rural identity of the village.

We note that a previous planning appeal relating to this site was refused, and we do not believe the current proposal sufficiently addresses the concerns previously identified, particularly in relation to landscape and visual impact and harm to rural character. This is a material consideration which, in our view, reinforces the unsuitability of the site for development of this scale.

The site also appears to support established wildlife activity, including birds, insects, and deer, and its development would result in habitat loss and fragmentation of local biodiversity corridors.

In addition, Whalley Road already experiences periods of congestion, and the introduction of 77 dwellings would significantly increase traffic levels, placing further pressure on an already constrained local highway network. There is also concern regarding the capacity of local infrastructure and services to accommodate this level of development.

For these reasons, we respectfully request that the council refuse this application.

[REDACTED]

From: [REDACTED]
Sent: 16 June 2026 15:33
To: Planning
Cc: [REDACTED]
Subject: Re: Objection to Planning Application 3/2026/0356 – Hammond Ground, Whalley Road, Read.

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16th June 2026

Dear Sir/Madam,

Further to our previous objection, having reviewed the application in greater detail, we wish to raise additional concerns regarding the harm this proposal would cause to the historic landscape setting of Read Hall, particularly in light of the fact that a Government Planning Inspector appointed through the Planning Inspectorate previously refused development on this site in 2018 on landscape grounds. We are also concerned that the current application provides no clear evidence of any material change in circumstances sufficient to justify reaching a different planning outcome.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2026 16:31
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848071512

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Land at Hammond ground, Whalley eoad

Comments: Hi, I would like to again object to the proposed development of 77 new homes. The current infrastructure cannot possibly handle around 200 new people and 100-140 cars. I have seen numerous serious car accidents on Whalley Road in the [REDACTED] I have lived in the village. There can't be enough school places. Morning traffic is already horrendous, and the existing roads constantly need work. There are lots of elderly people and children in the area. The historic value and general countryside appeal should be retained.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2026 18:06
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848079386

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: 77 Houses proposed for Hammond Ground, Read

Comments: As a local resident of Read, I wish to formally OBJECT to the above planning application. Hammond Ground is not just 'unoccupied land' as stated in the planning application, it is beautiful parkland with historic connections to Read Hall dating back to the 16th Century and famous events that occurred at that time. It is a unique part of Read and Simonstone's heritage and is much loved and appreciated by those that live in the village. To build houses on Hammond Ground would destroy its unique characteristics and village pride in its identity.

As you will already know, previous proposals to build on Hammond Ground have been rejected and as recently as 2018 following intervention by the then Secretary of State, the Government Planning Inspector concluded that a housing development would cause "significant harm to the character and appearance of the countryside". Nothing has changed in that respect and the thought that approval of this application could open the door to even further development on this beautiful parkland and consequent urbanisation of the village is too awful to contemplate.

On more practical issues, there are concerns about the increases in traffic and road safety. Whalley Road is massively busy, the road itself is rarely fit for purpose now and accidents and road incidents in the village are a regular occurrence. There are currently only two small schools in Read and Simonstone and the traffic is horrendous at peak-times not just on Whalley Road but with cars speeding up and down the surrounding roads and lanes in the village to avoid the main road. Adding hundreds of new residents will result in gridlock and dangerous traffic congestion on roads unequipped to deal with the surge in cars.

Regarding medical services, six weeks is an average wait time for a routine medical appointment at my local GP Practice now. It was two weeks when I moved to Read [REDACTED] ago. This will only get even worse if there is no additional infrastructure provided.

Regarding biodiversity and wildlife - the natural landscape will be altered destroying its visual impact forever, with new construction threatening centuries old trees, destroying local wildlife habitats and reducing the area's biodiversity. How will this fit with the Government's current National Biodiversity Strategy 2030?

Previous applications to build on Hammond Ground have all been rejected for the same absolutely valid reasons, please take this into consideration and reject yet another attempt to destroy the landscape of our beautiful village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2026 18:58
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-848115244

[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 would like to raise concern about the potential implementation of Planning Application 3/2026/0149 at Hammond Ground, Read (received 25/02/2026 and registered 02/-3/2026).

This proposed development would spoil and damage an edge of settlement that is an area of green field, trees and wild life and that is part of the beauty of the rural landscape.

The land is situated beside the very busy A671. Adding access for potentially up to or above 200 residents would create an unacceptable pressure on traffic. There are already parking issues on this road going through the village, with large lorries also passing through or parking for customers to the local deli. In my opinion, the paved area on the A671, next to Hammond Ground, would be too narrow and unsuitable for child pedestrians, child buggies or wheelchairs from the proposed estate. The accident rate on the A671 shows that the location of housing in this position would be a further hazard to this road.

The proposed development would require gas, electric and water connections that are not currently available. To make them available would lead to considerable expense and disruption to traffic through the village.

The village schools at Read and Simonstone are already popular and not of a size to take the potential numbers of additional pupils. The medical centre at Whalley has taken large numbers of patients due to developments there and is unlikely to be able to provide health facilities for residents of the proposed estate.

According to local folklore, the area of proposed development was a Civil War burial site. I would suggest it is an area of potential historical and archaeological interest. Parts of the village are above coal fields and it is possible Hammond Ground is above mine shafts.

I hope you will carefully consider these objections to this proposed development.

Thank you.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2026 19:43
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848121556

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground, Whalley Rd., Read

Comments: I wish to register my comments and objection to this development in the strongest possible terms.

Having been [REDACTED] and having raised my children and hopefully grandchildren and subsequent generations, I feel this proposed development goes against everything that makes this proposal inappropriate. Green spaces around this area are particularly important for the wellbeing of local residents and provide an aesthetically vital resource. My objection is not simply a 'NIMBY' response, I live [REDACTED]. However, my daily activities would be negatively impacted by the development, the main road through the village cannot cope already with the volume of traffic, and the local infrastructure cannot cope with overcrowded doctors surgeries, schools and amenities. I already have to use a GP service in Burnley because neither Whalley or Padiham can cope. This type of housing would be beyond the reach of my children as they look to move into their own home. Local nature and environmental diversity and habitat would be destroyed and the grounds of Read Hall have significant historical importance. All developers see is an opportunity to profiteer from what would undoubtedly be desirable accommodation, at the expense of existing residents and people from surrounding areas that enjoy the benefits green spaces like this afford. There are much more suitable areas to develop housing needs that don't have an impact on the surrounding area, in areas better suited with more appropriate infrastructure to support. Please, for the benefit of my parents, children, and future generations to come denying this proposed application.

[REDACTED]

From: [REDACTED]
Sent: 15 June 2026 19:47
To: Planning
Subject: Hammond Ground 3/2026/0356

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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.

I wish to object to the proposed development on Hammond Ground.

Permanent loss of the historic parkland character of Hammond Ground.

Serious damage to the attractive countryside setting of Read Village.

Urbanisation of an important open landscape.

Harm to the historic landscape associated with Read Hall A larger scheme of 77 houses would create even greater harm than the 50-houses scheme rejected by the Secretary of State Planning Inspector in 2018.

The proposed community open space is only included to make the overall plan more acceptable and would be used as a stepping stone to further development.

Infrastructure is already under pressure— traffic,school capacity,healthcare,etc

Sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2026 19:51
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848123965

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, North of Whalley Rd

Comments: Subject: Objection to Planning Application 3/2026/0356 – Hammond Ground, Read

Dear Planning Officer,

I wish to formally object to planning application 3/2026/0356 for the proposed housing development at Hammond Ground, Read.

As a resident of [REDACTED], I regularly travel through Read and the surrounding area and I am concerned about the significant impact this development would have on the local community, infrastructure and countryside.

Traffic through both Read and Simonstone is already heavily congested during peak periods, particularly at school run times and commuting hours. Residents regularly experience delays on local routes and at junctions serving the villages. The addition of a substantial housing development would inevitably generate a significant number of extra vehicle movements every day. This would increase congestion, lengthen journey times and place further pressure on roads that are already struggling to cope with existing traffic levels.

I am not convinced that the highway network has sufficient capacity to accommodate the additional demand without a noticeable deterioration in conditions for existing residents.

Hammond Ground is also an important open green space that contributes greatly to the rural character and setting of Read. The site forms part of the attractive countryside landscape that separates and defines local communities. Development of this scale would permanently urbanise a currently open area and result in the loss of landscape qualities that cannot be replaced. The Council has previously recognised concerns regarding landscape harm and damage to the countryside setting. I do not believe those concerns have changed and the site remains worthy of protection for future generations.

The Council has previously identified concerns relating to:

Landscape harm;

Pressure on infrastructure;

Damage to the countryside setting.

These concerns remain relevant today. Indeed, pressures on roads, healthcare and public services have increased in recent years rather than diminished if anything.

I therefore respectfully request that Ribble Valley Borough Council refuse planning application 3/2026/0356.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2026 20:33
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848132293

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground

Comments: May I object in the strongest possible terms. Hammond ground is a very historical and valuable to the Read community. As well as both local schools being full, the the main road running through Read is already really busy, this proposed development would only make the situation worse. Previous applications for the same place was rejected out of hand by the government planning inspector in 2018, on reason being it would cause significant damage to the character of the village, Thank you

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2026 20:40
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848125562

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground, Whalley Rd, Read

Comments: I would like to object to the development proposed for 77 houses on this site. We are well aware of the planning permission that was rejected in 2018 and to the best of our knowledge nothing has changed since then. Except, for the state of the roads, the ever increasing traffic and the speed at which people come through the village at. Building a further 77 houses and making an entrance/exit onto Whalley Rd in my opinion is dangerous. We have seen how development in Whalley and the surrounding villages is impacting on their local schools, doctors, roads and the endless congestion through both Read and Simonstone via Portfield Bar from the increased traffic coming through our village etc etc. Traffic almost all day long is ridiculous. Trying to get out of the streets and the housing estate across from the petrol station onto Whalley Rd is a nightmare at best. To even consider putting another estate entrance on a dangerous stretch of road is unthinkable. This is obviously a stepping stone to more and creating 'open spaces' is a smoke screen to this end. Hammond Ground has historic heritage and building a soul-less housing estate would diminish the character and heritage forever. Some of the trees that would have to be demolished are hundreds of years old and were planted to enhance the landscape and encourage wildlife which would be a travesty to lose for monetary purposes only. The majority of the developers/trustees with the exception of I believe the Farmer in Altham all live offshore so have no idea the impact this will have. It's just a money making scheme and more unnecessary destruction.

I understand we need more housing but not here. There are plenty of old warehouse/factories that need demolishing and the land redeveloping.

Please do not allow this development to progress.