

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 June 2026 21:39
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848146340

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground,
Read

Comments: I object to the above planning application because I live in Read and the new housing development would completely ruin a traditional Ribble Valley village. It would harm the historical landscape of Read Hall, associated with the Pendle Witches. It is important to keep our traditional villages and history safe and free from development.

All previous planning applications have been turned down in the past, so please could you explain to me why planning permission should be allowed to go ahead now.

Surely if all the residents of our village are against the development then it would be morally wrong to go against our wishes. That would mean we are living in a dictatorship rather than a democracy.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 07:15
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848192467

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond ground
Whalley Road
Read Lancashire

Comments: To the Planning Officer,

I wish to raise an objection to this planning application on the following grounds:

Loss of Countryside and Rural Character

The proposed development would result in the loss of valuable countryside and open green space. This area contributes significantly to the rural character of the locality and provides an important visual and environmental buffer. Development of this site would lead to urbanisation of the landscape and the permanent loss of open countryside.

Increased Traffic and Highway Safety Concerns

The development is likely to generate a substantial increase in vehicle movements on local roads. Existing roads already experience congestion at peak times, and additional traffic would place further pressure on the highway network. Increased traffic raises concerns regarding road safety for motorists, pedestrians, cyclists, and particularly children travelling to and from school.

School Capacity

Local schools are already operating under significant pressure. There is insufficient evidence that adequate school places will be available to accommodate the additional demand created by this development. Without suitable educational provision, the proposal risks placing an unacceptable burden on local services.

Impact on Wildlife and Biodiversity

The site provides habitat and foraging opportunities for a variety of wildlife species. Development could result in habitat loss, disturbance to wildlife, and a reduction in biodiversity. The protection and enhancement of local wildlife should be a key consideration in determining this application.

Pressure on Local Infrastructure and Services

The development would place additional strain on local infrastructure, including roads, public services, and healthcare facilities. The application does not sufficiently demonstrate how these impacts will be mitigated.

For these reasons, I respectfully request that the planning authority refuses this application

Kind regards [REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 07:35
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848194528

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Whalley Rd, Read, Burnley, Lancs

Comments: I have major reservations about this application on many fronts, however the loss of green space on the edge of the village and the pressure that would be put on the local infrastructure of the village are my main concerns. The traffic is already very heavy at certain times of the day, the local amenities are not suitable for such a large development, Read and Simonstone don't have any doctors, dentists etc and the schools are only small, with no scope or wish to extend.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 08:27
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848205106

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground

Comments: I would like to oppose this development, our village cant cope with the amount of traffic as it is also we need to keep our green belt for the wildlife

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 08:35
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848205577

[REDACTED] [REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read Lancashire

Comments: This is historic land that needs to be kept as it is. I have enough problems with how busy Whalley Road is now, I cannot envisage how busy it will then become with more cars on this road. It's impossible now to get out of Fountains Ave at certain times of the day; this will make it worse. I moved to this area as I wanted to live in a village but this development will make it more feel like a town. The area will become less attractive.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 09:08
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848215911

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I have driven past this area for over [REDACTED] years. It is really beautiful, quintessential, English countryside and is an asset to the area. To build houses on this land will be disastrous for the area and ruin its beauty. As well as the impact on wildlife there will be increase in traffic and disturbance to the community. Read is only a small village with just the one main road in and out. As a result of this proposed development, traffic levels will increase to the detriment of existing residents. If this development goes ahead, I believe it will be a gateway to future developments which will completely destroy the rural area that is Read and Simonstone.

From: [REDACTED] >
Sent: 16 June 2026 09:14
To: Planning
Cc: [REDACTED]
Subject: Objection to Planning Application No - 3/2026/0356

⚠ 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.

Dear Lyndsey Hayes,

Objection to Planning Application No - 3/2026/0356

As residents of [REDACTED], Read, we strongly object to the planning application submission for the proposed erection of 77 dwellings on the land at Hammond Ground, Whalley Road, Read, BB12 7RP.

We moved to the Read Village area [REDACTED] ago from a [REDACTED]. We wanted to get out of the rat race and have always been attracted to Read Village because of its beauty, history, beautiful village community, tranquil setting within the Ribble Valley (AONB), outstanding countryside views, and its wide open green spaces that are all on our doorstep, including Hammond Ground, the land on which the 77 new dwellings are proposing to be built.

The area of Hammond Ground is historic and is a burial site linked to those that died in the Battle of Read Bridge in 1642. We believe old mine shafts have also been found on the area of ground that the proposed dwellings are to be built upon. Building on this land would mean that the parkland character of Hammond Ground and the historic landscape associated with Read Hall would be lost forever. Hammond Ground is part of Read's identity.

We believe that the proposed open space is designed to appeal to the community to make plans more attractive and acceptable. We have no doubt that 77 dwellings would be the end of development on this historic Land, it would be highly likely to be just the start.

This development will also have a detrimental effect on wildlife habitats. For example, wild deer are can be seen on a regular basis on Hammond Ground.

Previous development proposals of 50 houses were rejected in 2018, included by a Government Planning Inspector who concluded that development would cause "significant harm to the character and appearance of the countryside", therefore why would a new planning application for 77 houses be approved when nothing has changed?.

Ribble Valley Council Planning Officers have previously raised concerns about Hammond Ground development, including landscape harm, pressure on infrastructure, damage to Read's countryside setting. Ribble Valley Council also referred to protecting the special characteristics of Hammond Ground for future generations.

There is not enough infrastructure to support this kind of development. There will no doubt be an increase in road traffic accidents along Whalley Road due to the increase in traffic as a result of this scheme, especially being so close to St John's primary school where very young children have to cross this already busy road to access their school.

There is 1 primary school in Read, 1 local shop and 1 small pharmacy for approximately 1500 Read residents. Inviting new households in to Read by building 77 new homes is only going to put more pressure on these services.

This development will cause serious road traffic safety issues, noise from building work and general inconvenience for a very long time. Residents of Read live here for the peace and tranquility that the beautiful village offers.

Read is not the right place for new houses and development. Read has already been judged as unsuitable for this kind of scheme.

We, as residents of this beautiful and historic village of Read, strongly object to this planning application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 09:16
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848223397

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: As residents of [REDACTED], Read, we strongly object to the planning application submission for the proposed erection of 77 dwellings on the land at Hammond Ground, Whalley Road, Read, BB12 7RP.

We moved to the Read Village area [REDACTED]. We wanted to get out of the rat race and have always been attracted to Read Village because of its beauty, history, beautiful village community, tranquil setting within the Ribble Valley (AONB), outstanding countryside views, and its wide open green spaces that are all on our doorstep, including Hammond Ground, the land on which the 77 new dwellings are proposing to be built.

The area of Hammond Ground is historic and is a burial site linked to those that died in the Battle of Read Bridge in 1642. We believe old mine shafts have also been found on the area of ground that the proposed dwellings are to be built upon. Building on this land would mean that the parkland character of Hammond Ground and the historic landscape associated with Read Hall would be lost forever. Hammond Ground is part of Read's identity.

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This development will also have a detrimental effect on wildlife habitats. For example, wild deer are can be seen on a regular basis on Hammond Ground.

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Ribble Valley Council Planning Officers have previously raised concerns about Hammond Ground development, including landscape harm, pressure on infrastructure, damage to Read's countryside setting. Ribble Valley Council also referred to protecting the special characteristics of Hammond

Ground for future generations.

There is not enough infrastructure to support this kind of development. There will no doubt be an increase in road traffic accidents along Whalley Road due to the increase in traffic as a result of this scheme, especially being so close to St John's primary school where very young children have to cross this already busy road to access their school.

There is 1 primary school in Read, 1 local shop and 1 small pharmacy for approximately 1500 Read residents. Inviting new households in to Read by building 77 new homes is only going to put more pressure on these services.

This development will cause serious road traffic safety issues, noise from building work and general inconvenience for a very long time. Residents of Read live here for the peace and tranquility that the beautiful village offers.

Read is not the right place for new houses and development. Read has already been judged as unsuitable for this kind of scheme.

We, as residents of this beautiful and historic village of Read, strongly object to this planning application.

Yours sincerely,

A large black rectangular box redacting the signature of the person writing the letter.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 09:19
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848214274

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground Read

Comments: As a close neighbour to the proposed housing development I have a number of concerns and objections:

Permanent loss of open countryside and historic parkland
Impact on village identity and character
Increased traffic and road safety concerns
Pressure on schools, GP's and drainage
Harm to wildlife and biodiversity
Urbanisation of the village edge
Risk of further large-scale development in the future

Living on [REDACTED] I have witnessed numerous serious road traffic accidents right outside my front door. The thought of any further increased volume of traffic fills me with dread. Rush hour traffic is already a major concern. Trying to access whalley Road from any of the streets and roads leading off whalley Road is extremely slow and difficult. As is pulling out from my parking space at my own front door; tricky at best, treacherous at times. Again the number of cars being bumped and crashed into as they try to pull out on to the main road is distressing and concerning. These traffic issues are only going to worsen with the addition of so many new properties too

Our two village schools are already heavily oversubscribed; where are the children who live in this proposed new build development going to be schooled? Expanding the village schools is no easy quick fix and will change completely the lovely half Intake small, caring village education our children currently enjoy

My neighbours and I already have recurring drainage and main sewer problems and regularly have to call out united utilities as we have raw sewage in our back gardens. The old Victorian sewerage system can barely cope as it is

Urbanisation of our village edge and boundary is a real concern and worry too. I believe that greenbelt land is there for a reason and should under no circumstances be encroached upon by an eager

property developer

I fear that granting permission for this development will also set a precedent for future large scale developments within our village.

As residents of Read and Simonstone we chose to make our homes here in a village; to rest our families in a village setting

My final questions are

1) when does a village become a town

2) what has changed since planning permission for a previous development was rejected in 2018

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 09:19
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848220573

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: 1. Failure of due diligence and unresolved issues of a much smaller development in Read

Residents remain extremely concerned that the most previous 16-bed development in the village was not completed to the standard originally set out, despite the involvement of multiple statutory bodies. At the recent residents' meeting, it was strongly felt that there had been a collective failure of due diligence by all agencies responsible for approving, monitoring and signing off that scheme — including the Planning Department of RVBC, the Highways Department of LCC, and United Utilities.

Residents believe they have been unfairly left to resolve the resulting problems on the Estate entirely by themselves, even though these issues should have been prevented through proper oversight. The developer already had a known track record of failing to complete works on other estates they had sold off, yet this does not appear to have been adequately investigated or considered by any of the statutory bodies involved.

The view expressed at the meeting was that mistakes were made at multiple levels, but none of the agencies have accepted any financial responsibility for the consequences. This situation exposes a wider systemic problem: a failure within the UK's national legal framework, which currently provides no effective safety net to protect residents when a developer fails to complete essential infrastructure or estate works.

Given this history, residents have no confidence that another developer will deliver the proposed Hammond Ground development to an acceptable standard. This is a material planning consideration and strongly supports refusal of the current application.

2. Impact on village character and scale

Hammond Ground is a small rural settlement. The proposed development is disproportionate to the scale, density and character of the village. Likely harms include:

- Overdevelopment of a rural site

- Loss of the village's low-density character
- Encroachment into open countryside
- * increase pollution and traffic through road

This conflicts with Local Plan policies requiring development to be proportionate, context-sensitive, and in keeping with the settlement hierarchy.

3. Highways and access concerns

The access roads around Hammond Ground are:

- Narrow
- Poorly lit
- Lacking safe pedestrian routes
- Limited in passing places

Increased traffic from the proposal would create highway safety risks, especially for pedestrians, farm vehicles and existing residents.

4. Drainage, flooding and infrastructure capacity

There is insufficient evidence that the site can be serviced safely and sustainably. Concerns include:

- Surface water drainage capacity
- Sewer network limitations
- Increased run-off to neighbouring properties
- Lack of robust SuDS proposals

Given the unfinished state of the previous 16-bed development, confidence in the developer's ability to deliver adequate infrastructure is understandably low.

5. Environmental and landscape harm

The Hammond Ground site contributes to the rural landscape and local biodiversity. The proposal risks:

- Loss of greenfield land
- Disturbance to wildlife habitats
- Visual intrusion into open countryside
- Erosion of rural character

This conflicts with policies protecting landscape quality and ecological value.

6. Lack of demonstrable community benefit

The application does not provide:

- Affordable housing
- Community facilities
- Infrastructure improvements
- Evidence of local need

Without clear public benefit, the proposal fails the sustainable development test.

7. Cumulative impact with the unfinished 16-bed development

Residents are already dealing with the consequences of an incomplete and substandard development in the village. Approving another scheme before the previous one is finished would:

- Compound existing disruption
- Increase visual and environmental harm
- Undermine public confidence
- Reward non-completion of existing commitments

As a resident of the village, we have already experienced the negative impact of a development that remains unfinished and below the standard originally promised. It would be inappropriate to approve Hammond Ground based on all the above points due to the potential to harm to the character, infrastructure, landscape and safety of the village, therefore planning permission should be refused. We have enough houses in the Ribble Valley and according to the most recent published data (Housing Land Supply Statements and Local Plan monitoring reports), Ribble Valley has:

- Already delivered more homes than required under its adopted Local Plan
- A strong 5-year housing land supply (well above the minimum 5-year requirement)
- No current shortfall that would justify releasing additional countryside land such as Hammond Ground

This means the council is not under pressure from national policy to approve speculative or unsuitable sites.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 09:40
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848223831

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond ground Read

Comments: I am writing to lodge my objections to this development, I am a resident of the village of read and the traffic both ways through the village is horrendous it is only a matter of time before there is a serious accident and the building of all these houses is only going to compound this. The Ribbe valley is or at least was regarded as part of Englands Green and pleasant land sadly with a development of this nature the councillors are happy for this to be no longer the case, Please Think long and hard and do the correct thing and turn the application down.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 09:46
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848233782

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: HAMMOND GROUND DEVELOPMENT

Comments: OBJECTION TO THE PROPOSED DEVELOPMENT OF 77 HOUSES BEING BUILT ON HAMMOND GROUND;
PERMANENT LOSS OF CHARACTER OF HAMMOND GROUND
DAMAGE TO ATTRACTIVE COUNTRYSIDE SETTING OF READ
URBANISATION OF AN OPEN LANDSCAPE
HARM TO HISTORIC LANDSCAPE ASSOCIATED WITH READ HALL
A LARGER SCHEME OF 77 HOUSES WOULD CREATE EVEN GREATER HARM THAN THE 50 HOUSE SCHEME REJECTED BY THE SECRETARY OF STATES PLANNING INSPECTOR IN 2018
ROAD ARE BUSY ENOUGH, SCHOOL ARE AT CAPACITY AND HEALTHCARE WILL BE AFFECTED