

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 17:54
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851783423

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: I have lived in the [REDACTED], I'm writing to object to the Hammond Ground development consisting of 77 homes.
I cycle daily on the A671 through Read village. This is already a busy and extremely dangerous road to cycle along. Increasing the housing will make it even busier and if it's possible.. more dangerous! More cars and lorries equals more noise and more pollution.
With the irreversible loss of farming land that will definitely lead to a loss of food security for future generations , when it's gone.. it's gone forever.
Then there's the loss of biodiversity in the fields, deer , badgers, voles, and moles etc. Then there's the bird life, swallows, swifts, wagtails and buzzards. Just a few I've noticed whilst cycling through. Mounting infrastructure will put pressure on doctor's surgeries, hospitals, schools, not to mention our already crumbling potholed roads.
Water and sewage will over spill , running off into local rivers and streams, again affecting local wildlife.
I understand the council has to build new homes and is committed to building 300 homes per annum. But with hundreds already built at Whalley Manor, Calder Grange, and Monks Cross.. to name just a few, and plenty coming in Longridge and surrounding areas.
Surely there are brown sites in and around the Altham area that are more suitable, and that would save you ripping up Historical and beautiful farm land. I therefore object to this planning application.
Thank you.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 18:03
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-851778538

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground
Read

Comments: A previous application has been knocked back with the support of the Secretary of State so why are we being subjected to all this again?

We treasure our rural surroundings. If the application was to be granted the good folk of Read and Simonstone would have to suffer all sorts of vital values being degraded and in some cases lost. Hammond Ground is a gem in an unscrupulous world and it should be protected for its values to humanity and should not be regarded as a cash cow.

A local cynic states that if the application is progressed it could be regarded as an an example of money changing hands. I am sure that the Ribble Valley Council would not want that label attached to them particularly as previous applications have been rejected. There is much to lose and little to gain over considerations given to this matter.

Have regard to all aspects of the value of Hammond Ground, with its special characteristics.(which have to be protected for future generations)

[REDACTED]

From: [REDACTED]
Sent: 28 June 2026 21:07
To: Planning
Subject: Fw: Planning application No :-3/2026/0356

⚠ External Email

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

9th June 2026

FAO Lyndsey Heys

Planning @[Ribblevalley.gov.uk](mailto:Planning@Ribblevalley.gov.uk)

RE :- No:- 3/2026/0356

Erection of 77 houses along with parkland at Hammond Ground Whalley Road Read

BB12 7RP

I would like to lodge an objection to the above proposed planning application for the following reasons :-

It would have a real impact on openness in an area of outstanding natural beauty.

A permanent loss of the historic parkland character of Hammond Ground

Infrastructure is already under immense pressure i.e. traffic, school capacity, healthcare facility.

The proposed community open space is only included to make the overall plan more acceptable and is just a stepping stone to the next development of even more properties.

This large scheme of 77 houses will surely create even greater harm than the 50 houses rejected by the secretary of state planning inspector in 2018

It will cause harm to the historic, beautiful landscape that is associated with Read Hall.

The effect of the development on the character and appearance of the area.

The proposed development would result in disproportionate amount of houses to the original village and would be an inappropriate development in the Green Belt contrary to the provisions of Key Statement EN1 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy framework which attaches substantial weight to the openness of the Green Belt.

The proposed development by virtue of its size, scale and massing, would result in a large scale form of development that would dominate the landscape and result in harm to the visual amenities and immediate area. This would be contrary to policies DMG1 and DMS of the Ribble Valley Core Strategy.

The fundamental aim of green Belt policy is to prevent URBAN SPRAWL by keeping land permanently open, the essential characteristic of Green Belts are their openness and their permanence.

Yours sincerely

A solid black rectangular box used to redact a signature.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 21:41
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851826202

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground, Read , Burnley Lancashire.

Comments: Carrying out this development would ruin the village life as we know it.

We would lose the environmental beauty as we drive into read.

The traffic through read will be unbearable and won't cope with the extra people .

I don't believe this should go a ahead for the sake of our village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 21:43
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851827144

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I firmly object to this planning application. There are multiple reasons for this objection. These include: The impact on the beauty and historical importance of the site. The impact on nature, damage to habitat, thoroughfares and loss of important wildlife, unbalancing the eco system and Adding additional carbon output. The lack of infrastructure to cope with the additional houses, principally traffic (the area already struggles with the current traffic at peak times and a simple issue like a breakdown or dug up road creates significant traffic build up which impacts on residents health and day to day activities), school capacity, impact and potential delays to school transportation through Read and Simonstone. The possibility of future developments; once any agreement on this size development opens the door to potential more changes and unwelcome development. There are, and have been, numerous developments already within a short distance of the proposed site and therefore this one is unnecessary. Previous applications have rightly been rejected and this application is for a larger development, therefore the position has not changed and this application should be rejected. Whilst the reasons are not exhaustive, there is sufficient highlighted in this objection to prevent this application from proceeding.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 21:44
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851829265

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground

Comments: I am concerned about over utilisation of our resources and the increased pressure on our highways

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 21:48
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851830386

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Re: Planning Application 3/2026/0356 – Land at Hammond Ground, Whalley Road, Read

I wish to formally object to planning application 3/2026/0356 for the proposed development of 77 dwellings at Hammond Ground, Read.

My objection is based on the following planning grounds:

- The site lies within open countryside where development should only be permitted in exceptional circumstances. This proposal would result in the permanent loss of an important greenfield site that contributes significantly to the rural character and setting of Read.
- A previous proposal on this site was refused and that refusal was upheld at appeal. The Planning Inspector concluded that development would cause unacceptable harm to the landscape, countryside and historic setting. The current application proposes even more houses, meaning the impact is likely to be even greater.
- The development would urbanise the approach to Read, eroding the distinctive character of the village and creating a harmful precedent for further development on surrounding countryside.
- The proposal would generate additional traffic on Whalley Road, increasing congestion and creating further highway safety concerns, particularly during peak periods and school times.
- Local infrastructure, including GP services, schools, drainage and other community facilities, is already under pressure. There is little evidence that these services can accommodate a development of this scale without adversely affecting existing residents.
- The site provides valuable open space and wildlife habitat. Although mitigation is proposed, it cannot replace the loss of established countryside and landscape character.

This application should also be considered in the wider context of recent planning decisions across the Ribble Valley. The recent Langho appeal has raised significant public concern regarding the

increasing weight being given to the tilted balance and housing land supply over locally identified environmental harm. Many residents are concerned that this risks undermining confidence in the planning system and the ability of Ribble Valley Borough Council to protect valued countryside.

It is therefore essential that this application is assessed rigorously against the Development Plan, the National Planning Policy Framework and all relevant material considerations. The Council should ensure that significant and irreversible harm to the landscape, countryside, heritage and local community is not outweighed by general claims of housing benefit unless there is compelling evidence that such harm is clearly justified.

Approving this application would result in the permanent loss of countryside that can never be replaced and would set an undesirable precedent for future speculative development within the borough.

For these reasons, I respectfully request that Ribble Valley Borough Council refuses planning application 3/2026/0356.

Yours faithfully,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 21:54
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851831388

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Re: Planning Application 3/2026/0356 – Land at Hammond Ground, Whalley Road, Read

I wish to formally object to planning application 3/2026/0356 for the proposed development of 77 dwellings at Hammond Ground, Read.

My objection is based on the following planning grounds:

- The site lies within open countryside where development should only be permitted in exceptional circumstances. This proposal would result in the permanent loss of an important greenfield site that contributes significantly to the rural character and setting of Read.
- A previous proposal on this site was refused and that refusal was upheld at appeal. The Planning Inspector concluded that development would cause unacceptable harm to the landscape, countryside and historic setting. The current application proposes even more houses, meaning the impact is likely to be even greater.
- The development would urbanise the approach to Read, eroding the distinctive character of the village and creating a harmful precedent for further development on surrounding countryside.
- The proposal would generate additional traffic on Whalley Road, increasing congestion and creating further highway safety concerns, particularly during peak periods and school times.
- Local infrastructure, including GP services, schools, drainage and other community facilities, is already under pressure. There is little evidence that these services can accommodate a development of this scale without adversely affecting existing residents.
- The site provides valuable open space and wildlife habitat. Although mitigation is proposed, it cannot replace the loss of established countryside and landscape character.

This application should also be considered in the wider context of recent planning decisions across the Ribble Valley. The recent Langho appeal has raised significant public concern regarding the

increasing weight being given to the tilted balance and housing land supply over locally identified environmental harm. Many residents are concerned that this risks undermining confidence in the planning system and the ability of Ribble Valley Borough Council to protect valued countryside.

It is therefore essential that this application is assessed rigorously against the Development Plan, the National Planning Policy Framework and all relevant material considerations. The Council should ensure that significant and irreversible harm to the landscape, countryside, heritage and local community is not outweighed by general claims of housing benefit unless there is compelling evidence that such harm is clearly justified.

Approving this application would result in the permanent loss of countryside that can never be replaced and would set an undesirable precedent for future speculative development within the borough.

For these reasons, I respectfully request that Ribble Valley Borough Council refuses planning application 3/2026/0356.

Yours faithfully,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 09:02
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851897346

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground Read

Comments: I strongly object to this application for yet more houses in the Read area and in general in the Ribble Valley.

Our historic green space being turned into initially a 77 housing estate and then once this is completed opening the floodgates for further future housing developments on the site!

The main road cannot currently take the amount of traffic especially at peak times due to all the increased traffic from previous allowed housing developments in the Ribble Valley and yet more being passed and in the pipeline, roads are clogged up, queuing traffic along with the noise and pollution in association with further vehicles from this development.

I live on [REDACTED] and have done for [REDACTED], this used to be a quiet lane but now the increase in traffic, driving too fast with no disregard for pedestrians has vastly increased due to drivers using it as a cut through/ rabbit run to avoid the main road in both directions in Read due to the current congestion and this is increasing year on year due to the increase in cars/ vehicles of all sizes on the main rd through Read. through to Whalley and the surrounding areas of the RV,

The main road being widened to accommodate a turning lane will cause further congestion along with traffic and delays.

I object to the housing as any sacred green space especially one with a historic connection to Read Hall is being eroded for profit and increased noise, pollution, vehicles and as mentioned previously an opening then for further larger housing developments encompassing vast areas.

The land owners do not live locally but mainly offshore and it is for profit and ultimate financial gain.

I totally oppose the housing application which was previously given the thumbs down in an earlier application by a previous government official due to all the factors that I have raised and many more.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 09:17
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851911299

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: I strongly object to this application for yet more houses in the Read area and in general in the Ribble Valley.

Our historic green space being turned into initially a 77 housing estate and then once this is completed opening the floodgates for further future housing developments on the site!

The main road cannot currently take the amount of traffic especially at peak times due to all the increased traffic from previous allowed housing developments in the Ribble Valley and yet more being passed and in the pipeline, roads are clogged up, queuing traffic along with the noise and pollution in association with further vehicles from this development.

I live on [REDACTED] and have done for [REDACTED] this used to be a quiet lane but now the increase in traffic, driving too fast with no disregard for pedestrians has vastly increased due to drivers using it as a cut through/ rabbit run to avoid the main road in both directions in Read due to the current congestion and this is increasing year on year due to the increase in cars/ vehicles of all sizes on the main rd through Read. through to Whalley and the surrounding areas of the RV,

The main road being widened to accommodate a turning lane will cause further congestion along with traffic and delays.

I object to the housing as any sacred green space especially one with a historic connection to Read Hall is being eroded for profit and increased noise, pollution, vehicles and as mentioned previously an opening then for further larger housing developments encompassing vast areas.

The land owners do not live locally but mainly offshore and it is for profit and ultimate financial gain. I totally oppose the housing application which was previously given the thumbs down in an earlier application by a previous government official due to all the factors that have raised and many more.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 09:24
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851915536

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I'm writing to formally object to this planning application, and I want to be really clear about why this matters so much to those of us who actually live here.

Hamond Ground is genuinely beautiful open parkland, and the thought of losing it permanently is heartbreaking. This isn't just about aesthetics — it's about biodiversity. The wildlife, green space, and natural character of this land cannot be replaced once it's gone. Future generations will never get to experience this beautiful village and its parkland, and that loss would be irreversible. Previous planning applications on this very site were rejected for exactly this reason, and nothing has changed to make those concerns any less valid.

For those of us living in Read and Simonstone, the pressure on local infrastructure is already really serious. We don't have a doctor, a dentist, a library, a police presence, or a fire service — and there are no traffic calming measures either. The surrounding towns and villages are already struggling to keep up with ongoing development, and adding 77 more dwellings (which is almost certainly just phase 1 of something much bigger) will only make things worse for residents.

The impact on schools is something I feel particularly strongly about. Both primary schools in Read and Simonstone are already full, and the school run is honestly chaotic — there's barely any parking, which causes real congestion and stress for families every single day. More homes means more children, and there is simply nowhere for them to go.

If this application is approved, we risk Read and Simonstone being absorbed into the kind of urban sprawl we've already seen swallow up Whalley and Barrow. Once that character is gone, it's gone forever.

A previous application on this site was rejected following intervention by the Secretary of State. Nothing has changed since then — if anything, population growth has made the original concerns even more pressing.

Please, please reject this application. We need to protect this community and its green spaces for the people who live here now and for those who come after us.

Thank you for taking the time to consider my objection.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 09:31
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851919156

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I am writing to express my strong objection to this planning application and urge the committee to consider the very real consequences this development would have on our community.

My primary concern is the irreversible damage this would cause to local biodiversity and the natural environment. Hamond Ground is a precious piece of open parkland that supports local wildlife and provides green space that simply cannot be recreated once it is lost. It would be an absolute tragedy to see it concreted over. Previous applications on this land were refused for this very reason, and I fail to see what has changed to justify a different outcome now — particularly given that one rejection came following intervention from the Secretary of State.

The character of Read and Simonstone is something I care deeply about. Approving this application sets a dangerous precedent and, given that this is almost certainly the first phase of a much larger development, risks turning our villages into another faceless urban sprawl like the one that has effectively merged Whalley and Barrow. That would be a permanent and devastating change to the area.

I am also deeply concerned about what this means for residents day to day. Our villages already lack basic amenities — there is no GP surgery, no dentist, no library, no local police or fire service presence, and no traffic calming in place. The infrastructure simply cannot support more homes. The schools are at capacity too, and anyone who has been near either primary school at drop-off or pick-up time will know how congested and stressful it already is for local families. There is no capacity — physical or logistical — for the additional demand more housing would bring.

The concerns raised in previous rejections of applications on this site have not been addressed. If anything, organic population growth over the years means the situation has only worsened. I would urge the committee to learn from those decisions and protect this land, this community, and its biodiversity for future generations.

Please reject this application.

Yours sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 09:40
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851923787

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I am writing as a [REDACTED] and a long-standing resident of this community to register my strong objection to this planning application. I have watched this village grow and change over the years, and I am genuinely worried about what approving this development would mean for the people who live here.

My most immediate concern is road safety. Our lanes and village roads are simply not designed to handle significantly more traffic. With 77 new dwellings — and almost certainly more to follow — we would see a serious increase in the number of vehicles using roads that are already busy and, in places, dangerous. As it stands, the school run is already a stressful and at times unsafe experience. Parents are forced to park haphazardly due to a lack of dedicated spaces, causing congestion and creating real risks for children walking to and from school. More homes means more cars, more lorries during construction, and more danger for pedestrians — including our children. There are no traffic calming measures in place whatsoever, and that has to be addressed before any further development is even considered.

Both primary schools in Read and Simonstone are already full. There is no room for the additional children that 77 new homes would bring, and I have seen no proposals to address this. The same is true of healthcare — we have no local GP surgery, no dentist, no library, and no meaningful police or fire service presence. These are not minor inconveniences; they are essential services that families depend on, and they are already stretched beyond what is reasonable.

I also want to speak up for what we stand to lose in terms of our natural environment. Hamond Ground is beautiful, open parkland and home to local wildlife that depends on it. Once this land is built on, that biodiversity is gone permanently. Previous planning applications on this site were rejected precisely because of this, and nothing has changed to make those objections any less valid. One application was even refused following intervention by the Secretary of State. The concerns raised then are just as relevant today — more so, given how much the local population has grown in the intervening years.

I have lived long enough to see what happens when villages like ours are gradually swallowed up by development. Whalley and Barrow are a stark example of two communities that have effectively

merged into one sprawling area, losing their individual identity in the process. I do not want that for Read and Simonstone, and I do not believe the majority of residents do either. This application should be refused. Please listen to the community and protect what makes this place worth living in.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
Sent: 29 June 2026 09:35
To: Planning
Subject: Objection to Planning Application 3/2026/0356

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Objection to Planning Application 3/2026/0356

Residential Development of 77 Dwellings and Community Parkland at Hammond Ground, Whalley Road, Read

I wish to object strongly to this planning application.

Main Reasons:

1 Previous Refusal & Appeal Dismissal

This site was previously refused planning permission (3/2016/0421) and the appeal was dismissed. The Planning Inspector highlighted significant harm to the landscape, parkland character, and countryside setting. The site has not fundamentally changed, so those findings remain highly relevant. Increasing the proposal from 50 to 77 homes makes the harm even greater.

2 Harm to Landscape & Countryside

Hammond Ground is an attractive area of open countryside and historic parkland that forms an important transition between Read village and the surrounding rural landscape. Building 77 homes, roads, and gardens would urbanise this prominent greenfield site and cause permanent damage to its character and visual amenity. New planting cannot replace the mature trees and open character that would be lost.

3 Out-of-Date Surveys

The Tree Survey is from February 2024 and is only valid for two years. The application is dated June 2026, so it is now out of date. Up-to-date surveys should be required.

4 Ecology & Protected Species

There is insufficient current information on protected species. The Lancashire Badger Group has highlighted an active badger sett nearby, regular badger activity in the area, and the need for further surveys and mitigation. The proposal risks harming habitats and protected species. The precautionary principle should apply.

5 Highways & Traffic

The development would generate significant extra traffic on an already busy road. The proposed access arrangements would require major works including removal of the stone wall and hedgerows, raising safety and capacity concerns.

6 Unsupervised Community Park

The proposed parkland lacks adequate natural surveillance, a dedicated car park, and clear long-term management plans. This risks anti-social behaviour, disturbance, and additional pressure on nearby roads (including parking on George Lane). The new pedestrian access onto Whalley Road next to existing homes would also harm privacy, security, and amenity for neighbours.

7 Cumulative Impact & Future Phases

The application hints at further development phases. This proposal would add pressure on local roads, services, and the rural character of the area.

Conclusion

This application would cause significant and irreversible harm to the landscape, countryside setting, and residential amenity of Read. The reasons for refusing the earlier application and dismissing the appeal still apply. I therefore respectfully request that Ribble Valley Borough Council **refuses** this application.

Thank you for considering my objection.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 09:49
To: Planning
Subject: Formal Objection to planning application 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.

Subject: Formal Objection to planning application 3/2026/0356

Dear Planning Officer,

**RE: Objection to the Proposed Residential Development at Hammond Ground, Read
Planning Application Number: 3/2026/0356**

I am writing to formally object to the proposed development of 77 dwellings at Hammond Ground, Read. I request that the Local Planning Authority gives full weight to the following material planning considerations when determining this application.

Housing Need and Scale of Development

There is no clear evidence of a specific local housing need within Read to justify a development of this magnitude. Significant housing delivery has already occurred in nearby strategic settlements, including Padiham, Whalley, and Clitheroe. This proposal is disproportionate to the infrastructure capacity, character, and size of Read. Adding 77 dwellings constitutes an overdevelopment that risks urbanising a distinct semi-rural village, destroying its openness and relationship with the surrounding countryside.

Impact on Village Character, Landscape, and Heritage

Read possesses a distinct village identity, historic character, and countryside setting that must be preserved. Hammond Ground serves as a vital landscape asset, contributing to the visual openness and physical separation that prevents coalescence with nearby urban areas. Introducing a large, dense residential estate would cause irreversible harm to the landscape. The layout, form, and density are entirely out of keeping with the established rural settlement pattern.

Ecology and Biodiversity

The parkland and open fields at Hammond Ground provide critical habitats for local wildlife and contribute heavily to the area's ecological network. Developing this site will disrupt wildlife corridors, reduce biodiversity, and weaken the natural character of the area. The applicant has failed to demonstrate a credible strategy for Biodiversity Net Gain (BNG) or sufficient mitigation for habitat loss.

Highways, Traffic, and Pedestrian Safety

The vehicle movements generated by 77 additional homes will place an unsustainable burden on the local road network. The proposed access points and narrow village road geometry cannot safely accommodate this surge in daily traffic or the heavy vehicles required during construction. Drivers will then take diverted through the village causing additional traffic via Straits and Whins Lane. This

poses a direct threat to highway safety and elevates risks for vulnerable pedestrians, particularly children and elderly residents.

Infrastructure and Local Services

As a small village, Read has limited infrastructure. The local primary school, healthcare services, and public transport networks are already operating at or near maximum capacity. This application offers no viable solutions to mitigate the severe strain it will place on these overstretched community assets, to the detriment of existing residents.

Flood Risk and Drainage

Replacing a substantial area of permeable greenfield land with impermeable surfaces will drastically alter surface water dynamics. I am deeply concerned that the proposed sustainable drainage systems (SuDS) will be insufficient, leading to increased surface water runoff and elevating the risk of localized flooding on the site and adjacent properties.

Conclusion

In conclusion, this proposal represents an unsustainable overdevelopment that directly conflicts with local and national planning policies designed to protect the countryside, preserve biodiversity, and ensure highway safety.

I strongly urge the Planning Authority to refuse this application.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 09:54
To: Planning
Subject: Ref 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.

Good Morning

I am writing to object to the above planning request. I do live in the Village but not in direct line of sight as [REDACTED]. I do walk past and around the area.

I believe it would affect the village with losing a beautiful green space in a village. The Applicant and Agent do not live near and therefore do not care about making money in a little village not really designed to cope with expansion. They will themselves not have to deal with the disruption and added burden to the village.

I also know that Whalley rd struggles with the amount of traffic it has passing through at peak times. Any accident or traffic calming measures create massive delays. When these delays happen the amount of traffic that diverts itself to go over Back lane, old read bridge and Whins lane creates a dangerous route for other road users. I myself have witnessed crashes and lot of near misses. The disruption not only the build but the added traffic will cause more people to drive along one laned tracks often at increased speeds due to not allowing for the delays. These roads can not sustain that level and often wildlife is killed by irresponsible drivers who do not know the roads. What would happen if drivers or pedestrians lives are put at risk? All so a developer can make money on destroying another piece of our countryside.

Thank you for reading

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 14:16
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851746803

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: Objection to Planning Application 3/2026/0356

Land at Hammond Ground, Read

I wish to strongly object to planning application 3/2026/0356 for the following reasons.

1. Contrary to Previous Appeal Decision

This proposal is fundamentally the same development that was refused by Ribble Valley Borough Council in 2016 and subsequently dismissed on appeal in 2018.

The Planning Inspector concluded that development of Hammond Ground would cause unacceptable harm to the landscape, the rural setting of Read and the character of the settlement. Those reasons remain valid today.

No material changes have occurred that justify reaching a different conclusion.

2. Harm to the Landscape and Settlement Character

Read is a historic Tier 1 village whose attractive rural setting is one of its defining characteristics.

Development of Hammond Ground would:

- remove an important open green field;
- extend built development into the countryside;
- erode the clear settlement edge;
- permanently urbanise a prominent entrance into the village.

The submitted Landscape and Visual Appraisal understates the importance of this landscape and fails to acknowledge the Inspector's previous conclusions.

The proposal conflicts with policies intended to protect landscape character and local distinctiveness.

3. House Types are Out of Character

The submitted House Type Booklet confirms that the development includes three-storey dwellings, specifically the Crofton house type, with accommodation over ground, first and second floors.

There are no existing three-storey houses within Read. Their introduction would be entirely out of keeping with the established scale and character of the village.

Furthermore:

- several house types have steep roof pitches of between 30° and 45°, increasing their apparent height and visual dominance;
- the cumulative effect would be a much more imposing development than suggested within the Planning Statement.

This also appears inconsistent with Applethwaite Homes' own House Style guidance, which promotes development that reflects local character.

4. Serious Harm to Residential Amenity

The application proposes an 8-foot acoustic fence [REDACTED]

[REDACTED].

The documents incorrectly describe this [REDACTED].

This is not correct.

[REDACTED]

barrier.

This would create:

an oppressive sense of enclosure;

significant loss of outlook;

an urban boundary where open countryside currently exists;

an unacceptable impact on the enjoyment of my home.

The submitted assessment seriously underestimates this impact.

5. Natural Surveillance and Increased Anti-Social Behaviour

The proposal creates a public park immediately adjacent to homes.

Who is expected to offer natural surveillance.

Who is going to maintain it.

The park is likely to attract:

anti-social behaviour;

noise;

dog fouling

vandalism;

gatherings

The Planning Statement does not adequately assess these impacts on neighbouring residents.

6. Highway Safety

The submitted Transport Assessment raises significant concerns.

Whalley Road presently measures approximately:

7.2 metres carriageway

1.3 metre footway

1.5 metre footway

The proposal introduces a priority-controlled right-turn ghost island with 3 lanes of 3.6 metres each

This does not equate unless the boundary wall is demolished and the hedging removed to widen the road. Applethwaites state that the wall and hedgerows will remain.

Given the volume of additional traffic generated by 77 dwellings, this raises concerns regarding:

highway capacity;

pedestrian safety;

vehicle conflicts;

congestion.

The assessment also appears to underestimate existing traffic movements.

7. Public Footpath Safety

The proposed public footpath exits onto Main Road immediately adjacent to the corner of the bungalow at the bottom of George Lane. Compromising their privacy.

Visibility is poor.

Introducing increased pedestrian movements at this point creates unnecessary conflict between pedestrians and vehicles and represents a significant highway safety concern.

8. Ecology

The ecological information does not properly reflect the value of Hammond Ground.

The site currently supports wildlife associated with open grassland, mature trees and hedgerows.

Deer, Fox, Bats, Many Bird Species, Owls and Herons.....all of which I have witnessed from [REDACTED]

Development would inevitably lead to:

- habitat fragmentation;
- disturbance to wildlife;
- increased lighting;
- increased recreational pressure.

Biodiversity Net Gain does not compensate for the permanent loss of an established greenfield site.

9. Tree Survey

The Tree Survey Report is already out of date.

Given the age of the survey and the importance of the mature trees around the site, current information should be required before any determination is made.

10. Planning Statement

The Planning Statement consistently seeks to minimise the effects of the proposal.

It fails to properly acknowledge:

- the previous appeal decision;
- the scale of visual change;
- impacts upon neighbouring residents;
- the cumulative effect of landscape loss, traffic, noise and urbanisation.

11. Development is Out of Keeping with Read

The proposed development bears little resemblance to the existing character of Read.

Instead it introduces:

- estate-style housing;
- three-storey dwellings;
- prominent acoustic fencing;
- engineered highways;
- urban open space;
- suburban street layouts.

Collectively these changes fundamentally alter the character of Hammond Ground.

12. Conclusion

This proposal would result in:

- unacceptable landscape harm;
- loss of an important greenfield site;
- serious harm to neighbouring residential amenity;
- increased highway and pedestrian safety concerns;
- development out of character with Read;
- failure to respect the conclusions reached by the Planning Inspector in dismissing the previous appeal.

The proposal fails to follow the National Planning Policy Framework

Recognise the intrinsic character and beauty of the countryside

Respond positively to local character and history

Create places with high standard of amenity for existing residents

For these reasons I respectfully request that Ribble Valley Borough Council refuses planning permission for application 3/2026/0356.

From: [REDACTED]
Sent: 29 June 2026 11:27
To: Planning
Subject: Objection to Application 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.

To The Planning Offer

Objection to Planning Application 3/2026/0356

Land at Hammond Ground, Read

I wish to strongly object to planning application 3/2026/0356 for the following reasons.

1. Contrary to Previous Appeal Decision

This proposal is fundamentally the same development that was refused by Ribble Valley Borough Council in 2016 and subsequently dismissed on appeal in 2018.

The Planning Inspector concluded that development of Hammond Ground would cause unacceptable harm to the landscape, the rural setting of Read and the character of the settlement. Those reasons remain valid today.

No material changes have occurred that justify reaching a different conclusion.

2. Harm to the Landscape and Settlement Character

Read is a historic Tier 1 village whose attractive rural setting is one of its defining characteristics.

Development of Hammond Ground would:

- remove an important open green field;
- extend built development into the countryside;
- erode the clear settlement edge;
- permanently urbanise a prominent entrance into the village.

The submitted Landscape and Visual Appraisal understates the importance of this landscape and fails to acknowledge the Inspector's previous conclusions.

The proposal conflicts with policies intended to protect landscape character and local distinctiveness.

3. House Types are Out of Character

The submitted House Type Booklet confirms that the development includes three-storey dwellings, specifically the Crofton house type, with accommodation over ground, first and second floors.

There are no existing three-storey houses within Read. Their introduction would be entirely out of keeping with the established scale and character of the village.

Furthermore:

several house types have steep roof pitches of between 30° and 45°, increasing their apparent height

and visual dominance;
the cumulative effect would be a much more imposing development than suggested within the Planning Statement.

This also appears inconsistent with Applethwaite Homes' own House Style guidance, which promotes development that reflects local character.

4. Serious Harm to Residential Amenity

The application proposes an 8-foot acoustic fence [REDACTED]
of my property.

The documents incorrectly describe [REDACTED].
This is not correct.

[REDACTED]
barrier.

This would create:

an oppressive sense of enclosure;

significant loss of outlook;

an urban boundary where open countryside currently exists;

an unacceptable impact on the enjoyment of my home.

The submitted assessment seriously underestimates this impact.

5. Natural Surveillance and Increased Anti-Social Behaviour

The proposal creates a public park immediately adjacent to homes.

Who is expected to offer natural surveillance.

Who is going to maintain it.

The park is likely to attract:

anti-social behaviour;

noise;

dog fouling

vandalism;

gatherings

The Planning Statement does not adequately assess these impacts on neighbouring residents.

If this isn't Phase 1 as their Environmental and Coal Mining Risk Assessment states then why are they pushing right up the house boundaries on George Lane.

6. Highway Safety

The submitted Transport Assessment raises significant concerns.

Whalley Road presently measures approximately:

7.2 metres carriageway

1.3 metre footway

1.5 metre footway

The proposal introduces a priority-controlled right-turn ghost island with 3 lanes of 3.6 metres each
This does not equate unless the boundary wall is demolished and the hedging removed to widen the road.

Given the volume of additional traffic generated by 77 dwellings, this raises concerns regarding:

highway capacity;

pedestrian safety;

vehicle conflicts;
congestion.

The assessment also appears to underestimate existing traffic movements.

7. Public Footpath Safety

The proposed public footpath exits onto Main Road immediately adjacent to the corner of the bungalow at the bottom of George Lane. Compromising their privacy.

Visibility is poor.

Introducing increased pedestrian movements at this point creates unnecessary conflict between pedestrians and vehicles and represents a significant highway safety concern.

8. Ecology

The ecological information does not properly reflect the value of Hammond Ground.

The site currently supports wildlife associated with open grassland, mature trees and hedgerows. Deer, Fox, Bats, Many Bird Species, Herons and Buzzards.....all of which I have witnessed from my front windows which overlooks Hammond Ground

Development would inevitably lead to:

habitat fragmentation;

disturbance to wildlife;

increased lighting;

increased recreational pressure.

Biodiversity Net Gain does not compensate for the permanent loss of an established greenfield site.

9. Tree Survey

The Tree Survey Report is already out of date.

Given the age of the survey and the importance of the mature trees around the site, current information should be required before any determination is made.

10. Planning Statement

The Planning Statement consistently seeks to minimise the effects of the proposal.

It fails to properly acknowledge:

the previous appeal decision;

the scale of visual change;

impacts upon neighbouring residents;

the cumulative effect of landscape loss, traffic, noise and urbanisation.

11. Development is Out of Keeping with Read

The proposed development bears little resemblance to the existing character of Read.

Instead it introduces:

estate-style housing;

three-storey dwellings;

prominent acoustic fencing;

engineered highways;

urban open space;

suburban street layouts.

Collectively these changes fundamentally alter the character of Hammond Ground.

12. Conclusion

This proposal would result in:

unacceptable landscape harm;

loss of an important greenfield site;

serious harm to neighbouring residential amenity;

increased highway and pedestrian safety concerns;

development out of character with Read;

failure to respect the conclusions reached by the Planning Inspector in dismissing the previous appeal.

The proposal fails to follow the National Planning Policy Framework

Recognise the intrinsic character and beauty of the countryside

Respond positively to local characteristics and history

Create places with high standard of amenity for existing residents

For these reasons I respectfully request that Ribble Valley Borough Council refuses planning permission for application 3/2026/0356.



From: [REDACTED]
Sent: 29 June 2026 12:22
To: Planning
Subject: Objection to Planning Application 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.

To The Planning Officer

Ribble Valley Borough Council Planning Department

Re: Planning Application 3/2026/0356 – Residential Development of 77 Dwellings and Community Parkland at Hammond Ground, Whalley Road, Read

I wish to object strongly to the above application for the following reasons.

1. Previous Refusal and Dismissed Appeal

This proposal seeks to develop substantially the same site that was previously refused planning permission under application 3/2016/0421 for 50 dwellings and subsequently dismissed on appeal under APP/T2350/W/17/3185445. The Planning Inspector found significant harm arising from development on this site, particularly concerning its landscape value, parkland character and encroachment into the countryside. Now 77 dwellings!

The intrinsic characteristics of Hammond Ground have not fundamentally changed since that decision. Consequently, the Inspector's findings remain highly material and should continue to carry substantial weight.

2. Harm to Landscape Character and Visual Amenity

Hammond Ground forms an attractive and distinctive area of open countryside that contributes significantly to the setting and character of Read. The site acts as an important transition between the built form of the village and the surrounding rural landscape.

The proposed development of 77 dwellings, roads, parking areas, lighting and domestic boundaries would urbanise a prominent area of countryside and irreversibly alter its open and attractive character.

The Planning Inspector previously recognised that Hammond Ground retains characteristics of historic parkland associated with the former Read Hall Estate and contains mature trees of significant amenity value. The proposal would fundamentally erode these qualities.

As Bill Bryson observed:

“Britain still has the most reliably beautiful countryside of anywhere in the world. I would hate to be part of the generation that allowed that to be lost”

The special quality of the British countryside lies not in dramatic wilderness but in its cumulative landscape character and historic parkland settings. Once lost to development, these landscapes cannot be recreated.

3. Failure of Landscape Mitigation

The submitted Landscape and Visual Appraisal appears to understate the significance of the site and the extent of visual harm. Proposed landscaping and replacement planting cannot compensate for the immediate and permanent loss of open countryside and mature landscape features.

Trees planted today will take decades to reach maturity and cannot replicate the established landscape character that currently exists.

4. Out-of-Date Tree Survey.....Report dated February 2024 Page 3..2.2 states... Due to changing nature of trees and possibly other site circumstances-this report and recommendations are limited to a 2 year period. Application date June 2026.

The Tree Survey Report appears to rely on information that may no longer accurately reflect current site conditions. Tree surveys become increasingly unreliable as time passes due to growth, disease, storm damage and changing conditions.

Given the acknowledged importance of mature trees to the character of Hammond Ground, the Council should require up-to-date arboricultural information before determining this application.

There is insufficient certainty that all trees and root protection areas have been properly assessed and safeguarded.

Protected Species and Ecology

I also object to this application because there remains insufficient evidence that the ecological impacts have been fully assessed.

The **Lancashire Badger Group** has formally commented on this site and advised Ribble Valley Borough Council that:

- there is an **active badger sett approximately 380 metres from the centre of the proposed development;**
- there are **records of badger road traffic casualties on the A671 at Clough Syke,** demonstrating that badgers regularly use the surrounding area; and
- there are **13 recorded badger setts within 2 kilometres of the site,** confirming that the development lies within an established badger population.

The Lancashire Badger Group has specifically requested that this information is properly taken into account and that **further investigations and surveys are undertaken, with appropriate mitigation measures implemented depending on the findings.**

This proposal would introduce 77 dwellings together with new roads, lighting, drainage infrastructure, domestic gardens and increased vehicle movements. These changes have the potential to fragment habitat, disturb foraging and commuting routes, and increase road mortality for protected species.

These concerns are particularly important because other ecological information submitted with the application is already questionable. The Tree Survey is out of date, and there is insufficient evidence that all ecological surveys accurately reflect current site conditions. National planning policy requires decisions to be based on up-to-date ecological information, and where there is uncertainty, the precautionary principle should apply.

Until comprehensive and current protected species surveys have been completed, the Council cannot be satisfied that it has fully discharged its statutory duties in relation to biodiversity and protected species. Permission should therefore be refused, or at the very least deferred until adequate ecological evidence has been provided.

Furthermore, the loss of mature hedgerows, grassland and wildlife corridors would inevitably reduce habitat connectivity. Whilst biodiversity net gain is referred to within the application, this does not replace the requirement to first avoid significant harm to existing habitats and protected species.

5. Impact of Proposed Acoustic Fence on Residential Amenity

I also object strongly to the proposed 2.4-metre acoustic fence and its impact [REDACTED]

The application documents state that the acoustic fence would affect “rear gardens that back onto the site”. This is factually incorrect in relation to my property and a number of other properties on George Lane. [REDACTED]

[REDACTED]. Consequently, the proposed acoustic fence would be positioned [REDACTED] and [REDACTED]

[REDACTED] 2.4-metre-high acoustic barrier at such close proximity would have a significant adverse impact on my residential amenity. It would introduce an overbearing and oppressive [REDACTED], creating an unacceptable sense of enclosure and materially altering my outlook.

The proposal would:

-

Introduce a visually intrusive and dominant feature [REDACTED];

-

Create an oppressive and enclosed environment in front of my principal living accommodation;

-

Result in the loss of openness and fundamentally change the character and appearance of my property’s outlook;

-

Demonstrate that the relationship between existing and proposed development has not been accurately represented in the application documents.

Noise disturbance. Loss of outlook. Create an overpowering impact. Loss of privacy.

The fact that the application incorrectly describes the affected properties as rear gardens backing onto the site raises serious concerns regarding the accuracy of the submitted assessment and whether the true impacts on neighbouring residents have been properly considered.

The need for an acoustic fence of this height also suggests that there are inherent concerns regarding the compatibility of the proposed development with existing residential amenity, particularly in relation to traffic noise and the relationship between the development and neighbouring properties.

I respectfully request that the Council gives significant weight to the adverse impact that this 2.4 metre acoustic fence [REDACTED] and recognises that the application documents do not accurately reflect the relationship between my property and the proposed development.

The submitted House Type Booklet confirms that the development includes **three-storey dwellings**, specifically the Crofton house type, with accommodation over **ground, first and second floors**.

There are **no existing three-storey houses within Read**. Their introduction would be entirely out of keeping with the established scale and character of the village.

Furthermore:

- several house types have steep roof pitches of between **30° and 45°**, increasing their apparent height and visual dominance;
- the cumulative effect would be a much more imposing development than suggested within the Planning Statement.

This also appears inconsistent with Applethwaite Homes' own House Style guidance, which promotes development that reflects local character.

6. Transport and Highways Concerns

The submitted Transport Assessment raises significant concerns.

The existing carriageway measures approximately 7.2 metres in width with pavements of approximately 1.3 metres and 1.5 metres respectively. The proposal introduces a priority-controlled right-turn ghost island incorporating 3x3.6-metre lane arrangements. These dimensions are considerably wider than existing carriageway widths and raise questions regarding vehicle movements, safety and traffic capacity. Appendix 3 Access design page 24. The only way this can be implemented is by removing the stone boundary wall and mature hedgerows. The application states 'The stone wall boundary will be retained to reflect the local landscape' This constitutes major road works for a long period on a very busy commuter route to major roads and motorways.

The development would generate substantial additional traffic movements on Whalley Road and surrounding roads, increasing congestion and creating additional risks for pedestrians, cyclists and motorists.

The application fails to demonstrate satisfactorily that the local highway network can safely accommodate development of this scale. Although community parkland is presented as a benefit, the proposed public open space raises legitimate concerns.

7. Unsupervised Community Park and Anti-Social Behaviour

Although community parkland is presented as a benefit, the proposed public open space raises legitimate concerns

The park would be largely unsupervised and there is insufficient evidence that effective natural surveillance can be achieved. Experience elsewhere demonstrates that poorly supervised open spaces can become focal points for anti-social behaviour, vandalism, littering and disturbance, particularly during evenings.

The application does not adequately demonstrate:

- How natural surveillance will operate in practice;
- How anti-social behaviour will be prevented;
- Who will be responsible for long-term management and maintenance;
- How public safety concerns will be addressed.

There is no Car Park shown for visitors to the Community Parkland? The nearest place to park is George Lane which has been demonstrated by people visiting the site to carry out observations etc. George Lane is presently used for parking by vehicles from residents on adjoining streets as they are unable to park near to their homes.

These matters have the potential to adversely affect both existing residents and future occupants.

I also object to the proposed pedestrian access onto Whalley Road at the corner of the bungalow garden adjoining George Lane.

The submitted plans show a public footpath linking the development directly to Whalley Road immediately adjacent to an existing residential property. This access point raises significant concerns regarding residential amenity, privacy, security and public safety.

The proposed route would channel a substantial number of pedestrians, including residents, visitors and potentially users of the wider public open space, past the boundary of an existing bungalow. This would result in:

- Increased noise and disturbance throughout the day and evening.
- Loss of privacy for neighbouring residents due to constant pedestrian activity immediately adjacent to their property.
- Greater opportunity for anti-social behaviour, loitering and trespass in an area currently benefiting from a quiet residential environment.
- Security concerns arising from a publicly accessible route positioned directly beside an existing dwelling and garden boundary.

The application documents place considerable emphasis on natural surveillance within the development itself. However, the proposed footpath access creates an unsupervised route at the edge of the site where there is little natural surveillance and where neighbouring residents would bear the impact of increased public activity.

Furthermore, the footpath emerges onto Whalley Road close to the junction with George Lane, creating a potential conflict between pedestrians, vehicles and residents entering or leaving nearby properties. The safety implications of concentrating pedestrian movements at this location do not appear to have been adequately assessed.

The proposal therefore fails to demonstrate that the development would protect the living conditions, privacy and security of existing residents and is contrary to the principles of good design and residential amenity set out in local and national planning policy.

You may also wish to add that the public access point could become a shortcut between the estate and the village centre, resulting in pedestrian use significantly greater than assumed in the application, particularly by non-residents. This would further increase disturbance to the bungalow at the bottom of George Lane.

8. Encroachment into the Countryside

The proposal would extend built development into open countryside beyond the established settlement form of Read.

Although Read is identified as a Tier 1 settlement, this does not justify development that causes substantial landscape harm or undermines the carefully balanced relationship between the village and its rural setting.

The proposal represents an unnecessary and harmful intrusion into an area that contributes significantly to the identity and character of the village.

9. Cumulative Development Pressure

The Phase 1 Geo Environmental and Coal Mining Risk Assessment Page 28 appears to be the proposed Phase 2 along the edge of Hammond Drive.

Phase 1 means they fully intend to have further Phases and the public open space point is just a temporary tick box exercise until the next Phase or Phases.

This proposal would place additional pressure on local roads, infrastructure and community facilities whilst further eroding the rural character that makes the area attractive.

Appears they have just removed this from the document which was obviously an error on someone's part. However I do have a saved copy.

Concerns Regarding Delivery, Construction Management and Quality of Development

I note that reports concerning other developments by the applicant have raised issues including alleged breaches of planning conditions, construction management concerns and homeowner complaints regarding build quality. There have also been wider industry surveys indicating reduced public confidence in the quality of some new-build developments.

I recognise that planning decisions must be determined on the merits of the application before the Council and not on unproven allegations concerning other sites. However, these reports reinforce the need for the Council to apply rigorous scrutiny to this application and, if approved, ensure that robust safeguards are in place.

In particular, the Council should be satisfied that:

- All pre-commencement planning conditions can be fully discharged before any works begin.

- A comprehensive Construction Management Plan is secured and enforceable.
- Measures are in place to protect neighbouring residents from construction traffic, parking problems, noise, dust and highway safety issues.
- Adequate supervision and monitoring arrangements exist to ensure compliance with approved plans and conditions.
- Landscaping, drainage, ecological mitigation and public open space are delivered and maintained to the required standards.

The scale of this proposal, comprising 77 dwellings on a prominent greenfield site adjoining existing homes, means that any shortcomings in construction management or delivery could have significant and long-lasting consequences for residents and the character of the village.

When considered alongside the Planning Inspector's dismissal of the previous proposal on this site, concerns regarding the loss of open countryside, harm to the landscape setting of Read, increased pressure on infrastructure and the urbanising effect of the development, there are substantial reasons for the Council to exercise caution and give significant weight to protecting the character and amenity of the area.

For these reasons, I respectfully request that Ribble Valley Borough Council refuses planning permission for application 3/2026/0356

Conclusion

I was present at the application in April 2017 when Councillors on the Planning Committee voted unanimously to refuse Planning Permission on Hammond Ground..Read Park. The Councillors represented wards throughout Ribble Valley. One Councillor who had no connection with Read and Simonstone said having heard the application:

‘To put bricks and mortar on this land would be sacrilege’

In a recent George Lane planning decision, Ribble Valley also referred to protecting

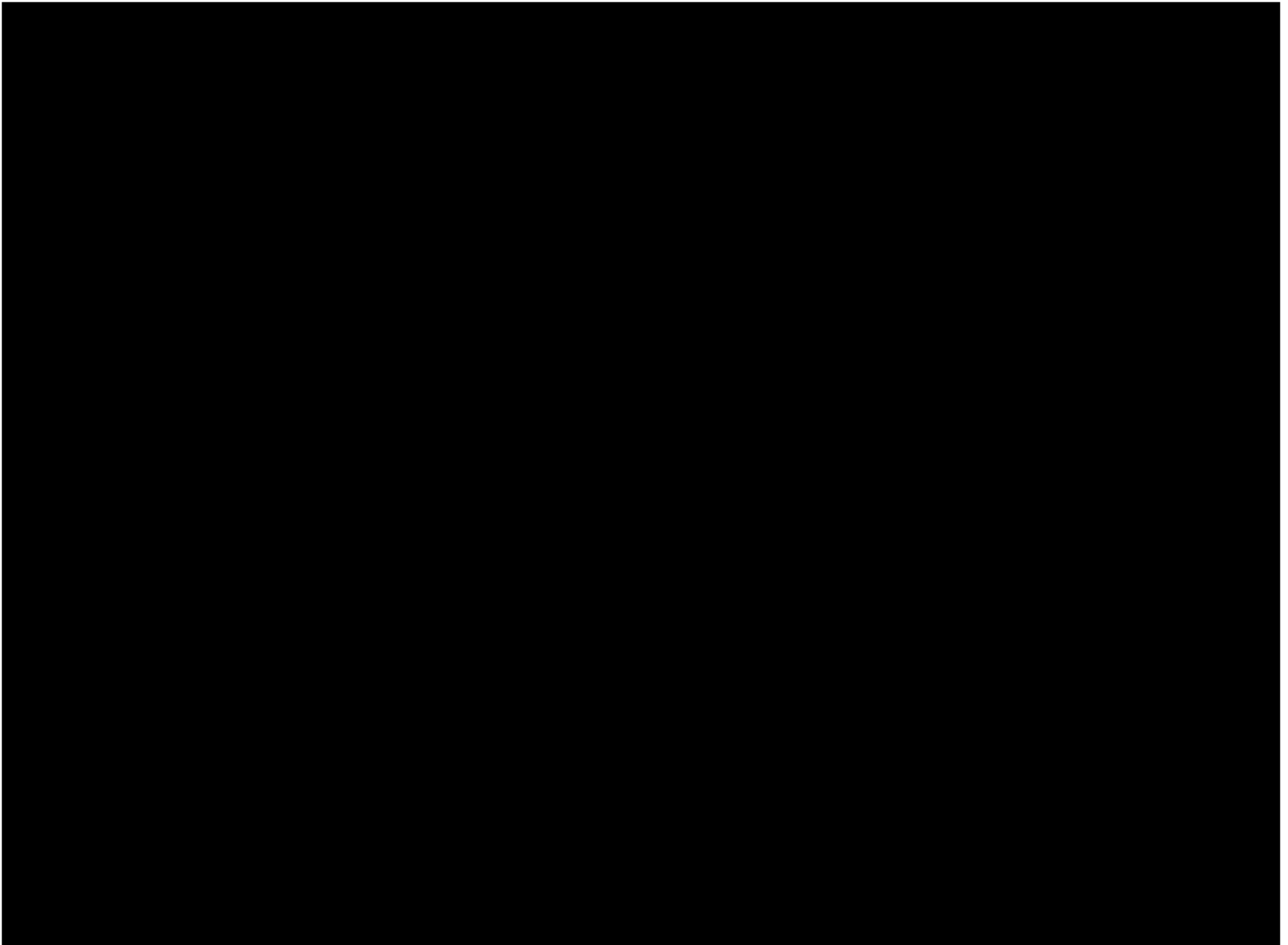
“The special characteristics of Hammond Ground for future generations”

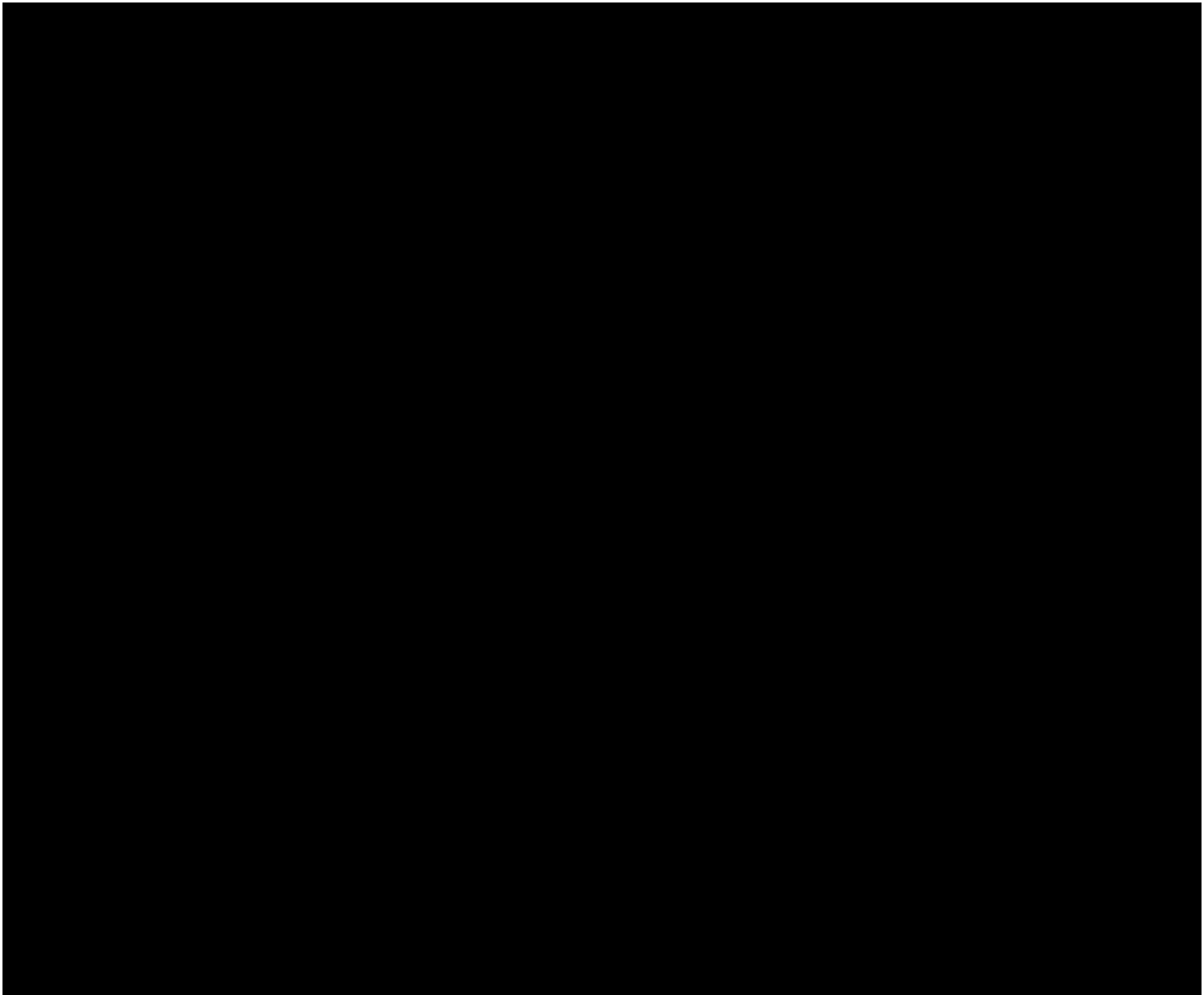
The proposed development would cause significant and irreversible harm to the landscape character and historic parkland setting of Hammond Ground, result in unacceptable encroachment into the countryside, raise serious transport and highway concerns, rely upon potentially outdated arboricultural information and create risks associated with an unsupervised public park.

The concerns raised by the Lancashire Badger Group further demonstrate that this application has not adequately assessed the environmental effects of the development and reinforce the need for a precautionary approach. When considered alongside the previous Inspector's findings, the outdated Tree Survey, deficiencies in the Landscape Appraisal, transport concerns, harm to residential amenity, and the introduction of a 2.5 metre acoustic fence only seven metres from my principal living room and bedroom windows, there are compelling planning reasons why this application should be refused.”

The reasons that led Ribble Valley Borough Council to refuse the earlier application and the Planning Inspector to dismiss the subsequent appeal remain substantially applicable today.

Appendix 1





Sent from my iPad

From: [REDACTED]
Sent: 29 June 2026 11:39
To: Planning
Subject: Fwd: OBJECTION TO PLANNING APPLICATION: 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.

Sent from my iPhone

Begin forwarded message:

Date: 29 June 2026 at 09:55:53 BST

Subject: OBJECTION TO PLANNING APPLICATION: 3/2026/0356

Forward this email below to planning@ribblevalley.gov.uk

To:
Planning Department
Ribble Valley Borough Council
Council Offices, Church Walk
Clitheroe, Lancashire, BB7 2RA

OBJECTION TO PLANNING APPLICATION: 3/2026/0356

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

Proposal: Erection of 77 dwellings and associated works

Dear Sir/Madam,

I am writing to formally register my **strong objection** to the above planning application for 77 new houses at Hammond Ground. As a local resident, I believe this proposal represents inappropriate over-development that contradicts both local and national planning policies.

I urge the planning committee to refuse permission based on the following material planning considerations:

1. Landscape and Visual Impact on Countryside Character

1. **Loss of open countryside:** The development will cause irreversible harm to the rural, open character of Hammond Ground.

2. **Harm to historic setting:** The site provides a critical green buffer and forms part of the historic landscape character linked to Read Hall.
3. **Urbanisation:** Converting this agricultural greenfield site into a high-density housing estate results in severe "urban sprawl," fundamentally damaging the visual identity of Read village.

2. Highway Safety and Traffic Congestion

1. **Whalley Road capacity:** Whalley Road already experiences high traffic volumes. Adding vehicles from 77 new households will severely worsen congestion.
2. **Access point hazard:** The proposed access point onto a fast, busy main road introduces significant highway safety hazards for both motorists and pedestrians.
3. **Inadequate parking:** Increased on-street parking overflow will restrict visibility and impede emergency service vehicle access.

3. Severe Strain on Infrastructure and Public Services

1. **School capacity:** Local primary schools are already operating at or near full capacity and cannot support a sudden influx of school-aged children.
2. **Healthcare strain:** Local GP surgeries and dental practices face long waiting lists and lack the resources to absorb dozens of new families.
3. **Drainage and utility pressure:** The addition of 77 homes risks overloading local wastewater, sewage, and utility networks.

4. Environmental and Ecological Impact

1. **Habitat destruction:** The development will destroy existing hedgerows and open grassland, disrupting local wildlife networks and nesting birds.
2. **Flood risk:** Replacing natural absorbent topsoil with tarmac and concrete impermeable surfaces will significantly escalate surface water runoff and localized flooding risks.

Conclusion

The proposed development fails to preserve or enhance the local environment. It will cause severe, irreversible harm to the community's infrastructure, traffic safety, and countryside landscape. I respectfully request that the Ribble Valley Borough Council **refuse planning permission** for this application.

Yours faithfully,

A black rectangular redaction box covering the signature area.