

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 08:33
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849253869

[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 the proposed plan to build 77 houses on Hammond Ground.

77 houses means at least 154 more cars, 2 cars per household. Read village in its present state cannot cope with the volume of traffic, & many residents have to leave for work at least 30 mins earlier to get to work on time.

Traffic is not the only issue, there is nothing for children to do in Read, except roam around the streets, this then leads to Anti - Social Behaviour. Then what about schools are the council going to build another school? probably not!

The last new houses to be built in read was Meadow View, & what an EYESORE that has turned out to be. I have to pass this estate every day there isn't even a decent pavement to walk on, the estate is what I call unfinished & are the Council bothered NO!

Hammond Ground is Historic, why would anyone want to spoil this land, all these developers want is to line there own pockets with as much money as they can make, & its Sod the rest of us, they don't live in Read.

Hammond Ground is a Buriel Ground

The Civil War Era (1642): Local legend holds that Hammond Ground contains the burial site of war casualties from the Battle of Read Old Bridge. This conflict pitted Royalist forces against a smaller, victorious contingent of Parliamentarians.

The village of Read itself, once a township in the ancient parish of Whalley, grew alongside the estate in the 16th century along the medieval road between Whalley and Padiham, and the park's history has always been inseparable from the village's identity.

Though the grand hall and landscaped grounds may no longer be the stage for sheriffs, theologians, or battlefield dramas, they still play a main role in the county's greater historical cast, and to smother this with yet another ill-considered, soul-less housing estate would diminish Lancashire's heritage

and character forever.

Don't let these developers spoil our beautiful Countryside.

Regards

[REDACTED]

A Resident of Read

[REDACTED]

From: [REDACTED] >
Sent: 16 June 2026 20:23
To: Planning
Subject: Hammond Ground planning application 3/2026/0356

⚠ External Email

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3/2026/0356

To whom it may concern,

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

Development Plan:

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

Transport:

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

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

Accessibility:

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

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

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

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

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

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

Heritage & Environment:

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

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

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

Signed,

[REDACTED],
[REDACTED]

Sent from [Outlook for iOS](#)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 16:42
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-849450042

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground, Read

Comments: Apart from the ascetic view of the new build spoiling the approach to the village the infrastructure is not there to support 77 extra houses. The schools are full, there is no doctor's surgery, the nearest ones being Whalley or Padiham and trying to get appointments at either is getting almost impossible.

The main road through the village is already very busy and is very difficult for pedestrians to cross and adding extra vehicles would make it even worse.

Hammond Ground is such a beautiful area and it would seriously impact on the wildlife.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 18:24
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849475112

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: I wish to formally object to this planning application, primarily due to the significant impact it would have on the local infrastructure, particularly the road network. Traffic levels through the village are already extremely high, and the addition of vehicles associated with a new residential development would inevitably worsen the situation. The village experiences substantial congestion during peak commuting hours, with both morning and evening traffic causing considerable delays.

Furthermore, a large number of heavy goods vehicles use the village as a route to access the A56 towards Manchester, adding to the existing traffic burden. As a result, residents already face significant difficulties when travelling to work, school, and other daily commitments. Given the current pressures on the local road infrastructure, I do not believe it has the capacity to accommodate the increased traffic that this development would generate.

I am also concerned about the impact that this development would have on local healthcare services. Access to GP appointments is already under significant pressure, with non-urgent appointments at both the Whalley and Padiham surgeries often requiring patients to wait up to two weeks. The addition of new households and families from this development would place further strain on services that are already struggling to meet existing demand.

Furthermore, approving a development of 77 houses could set a precedent for further residential expansion in the area, potentially leading to additional applications for several hundred more properties in the future. In my view, the village and its infrastructure are not equipped to accommodate development on this scale. The cumulative impact on roads, healthcare provision, schools, and other local services must be carefully considered.

I therefore respectfully urge the planning authority to take these concerns fully into account when determining this application.

[REDACTED]

From: [REDACTED]
Sent: 19 June 2026 19:36
To: Planning
Subject: Planning Application - 3/2026/0356 Hammond Ground Read.

⚠ 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 Sirs,

Ref: 3/2026/0356

Regarding the above application for the development of 77 houses on Hammond Ground, Read. My [REDACTED] I wish to comment on the following reasons why we feel this development should not be given approval:-

- * Hammond Ground is an exceptionally beautiful area and if given over to the development of 77 houses, we will lose a special part of countryside which can never be replaced.
- * We feel that if this proposal is successful it will open doors for further planning applications to be put forward as 77 houses are a substantial decrease in the quantity of their earlier application.
- * There will be pressure on schools, local doctor's surgeries etc. Making an appointment to see a doctor is currently a minimum of three weeks. The waiting time will only increase as more people move to the area adding extra stress on both the GPs and patients delayed in gaining access to the care they need.
- * The heavy volume of traffic through the village on Whalley Road makes it difficult to drive onto from the side roads, which will increase even more should the application be approved.

On a final note, we feel the whole unique essence of the Ribble Valley is in danger of being ruined as the villages are being swamped with large housing developments. There is a danger that all the villages will merge into one large urbanisation, at risk of losing their identity and strong community ethics.

Kind regards,
[REDACTED]
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 20:30
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849493896

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground
Whalley Road
Read
Burnley

Comments: An application for housing on Hammond Ground for 50 houses has already been rejected by the Secretary of States Planning Inspector in 2018 following objections from residents in the area. Whalley Road through Read is already gridlocked with traffic especially during rush hour and this is before the houses at Whalley Manor, Springwood are occupied. The historic parkland character of Hammond Ground would be lost and cause harm to land associated with Read Hall. Local roads and infrastructure are already under severe pressure and so to are the local schools and health care services. This development should NOT be allowed as it would cause so much damage to a very important historic open landscape.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 21:54
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849506642

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground

Comments: Hammond ground development will cause massive issues in read which is already plagued with traffic. [REDACTED] and am objecting on her behalf. Traffic is already awful and dangerous there. Main concerns ate that there will be a Loss of historic parkland and open countryside which isnt a lit of in main village.

- Harm to the character and setting of Read
- Heritage impacts associated with the Read Hall Estate
- Increased urbanisation of a sensitive rural landscape
- Traffic and infrastructure pressures
- Drainage, flooding and sewage concerns
- Whether proposed landscaping can genuinely mitigate the harm

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 June 2026 11:21
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-849575661

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Drive, Read

Comments: Serious damage to the attractive countryside setting of Read village
Urbanisation of an important open landscape
Infrastructure is already under pressure - traffic schools capacity, healthcare etc.
please do not let this planning go ahead

[REDACTED]

From: [REDACTED]
Sent: 20 June 2026 16:15
To: Planning
Subject: Planning application 38441 Land at Hammond Ground 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 planning team ,

As a resident who deeply values the unique character of Read, I am writing to express my unwavering objection to the proposed development at Hammond Ground and to stand firmly with the village community in protecting this historic site.

The historical and ecological significance, particularly its ties to the 1642 Battle of Read Bridge, Read Hall, and its status as a valued vista cannot be overstated.

The developer's focus on "public open space" feels like a tactical distraction from the long-term reality: once the initial footprint is established, the rural buffer that defines our village identity will be permanently eroded. This "foot in the door" tactic of an initial development of 77 houses is a major concern, especially due to the closeness of the buildings to the properties already on George Lane, once the principle of development is conceded, it creates a dangerous precedent for resisting future expansion, which is highly likely as can be seen from Phase 2 plan inadvertently left in the application. Today's "open space" will inevitably become tomorrow's "Phase Two".

Our small village infrastructure simply cannot absorb a development of this scale without detrimental effects on safety and quality of life.

I have also noted over the last few weeks the field, and hedge onto Whalley Road, have been left to overgrow, so the land looks rather neglected, has this been done on purpose as a distraction tactic?

Finally, and most importantly, nothing has materially changed since the previous refusal and appeal dismissal of a similar smaller development. I would urge the council and developers to respect those prior rulings made by the Secretary of States Planning Inspector and protect this beautiful, irreplaceable, historic parkland so it can be enjoyed for future generations. This type of development wouldn't be allowed on land adjoining Townley Hall or Gawthorpe Hall, so Read Hall shouldn't be any different. There are plenty of other sites much more suited to this type of large scale development rather than this beautiful land with such historic village significance.

Kind regards,

[REDACTED]

Sent from my iPhone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 June 2026 20:27
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849648890

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Whalley Road, Read

Comments: I object to the planning application for 77 houses on Hammond Ground. My concerns are as following:

1. The permanent loss of the historic parkland character of Hammond Ground.
2. The serious damage to the countryside setting of Read and Simonstone.
3. The exarcebation o

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 June 2026 20:32
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849649169

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Whalley Road, Read

Comments: I object to this planning application for 77 houses. My main concerns are:

1. Permanent loss of the historic parkland character of Hammond Ground.
2. Serious damage to the countryside setting of Read and Simonstone.
3. Additional pressure on already overwhelmed public services, most notably: Traffic on Whalley Road which is already incredibly heavy; and primary schools in Read and Simonstone.

This planning application would do greater harm than the previous application for 50 houses rejected by the Secretary of State in 2018 and should clearly, therefore, also be rejected.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 June 2026 09:17
To: Planning
Subject: Planning Application Comments - 3/2026/0365 FS-Case-849689237

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0365

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

Comments: Dear Planning Officer

I wish to formally object to planning application 3/2026/0356 for the proposed housing development at Hammond Ground, Read. The proposed development would cause significant harm to all areas of the village of Read, the area concerned is of significant historic value to the area and has a significant amount of wildlife that would be decimated, the roads and services in Read would come under more strain and that particular entry/exit to the site is unsuitable due to excessive traffic at peak periods of the day, schools, doctors surgeries and other services are not coping with the amount of people registered and it is near impossible to get a doctors appointment at our local Padiham Medical Centre. The pavements are already overgrown and unsafe along Whalley Road and are very unsafe for the children walking to the 2 schools so more children and traffic along that road is a disaster waiting to happen.

There was an application rejected for 50 houses by the Secretary of States Planning Inspector in 2018 on the same land and this application is for 77 houses, the new application does not address the previous concerns and is for more houses than the 2018 application so as far as I can see this application should be rejected on those grounds alone. The proposed open spaces also causes concerns for future upkeep by a possibly failed resident run management company and could in the future open the flood gates for a future planning application for more dwellings on what is a Historic peace of land that should be treasured and kept for all the historic reasons that are associated with the area

So I feel this planning application should be refused

Yours

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 June 2026 09:43
To: Planning
Subject: Planning Application Comments - Application 3/2026/0356 FS-Case-849694728

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

Comments: The main attraction to this area is its rural aspect and beauty. Adding a development would considerably change the area and have an impact on people visiting and choosing to live there.

I also have concerns over how narrow the main road is and how it would manage with more traffic, especially how residents would join the main road. There doesn't seem to be enough room for a roundabout, traffic lights would cause considerable traffic jams especially as this road is used by people commuting to Manchester and Burnley. This would have a huge impact on residents of the Ribble Valley and future residents planning to relocate. I think adding a stop sign or give way sign would mean residents of the proposed development would have to wait a long time to join the traffic on the main road.

My other concern is for the lack of infrastructure. There is only one primary school in the local area. The demographic of residents joining a new estate tends to be young families, couples wanting to extend their family, older residents. We also need to address the pressure on healthcare in the local area and adding a further 77 houses would only contribute to the current issues.

There have been projects for this area which have all been rejected. This new project for 77 houses would add even more pressure and would cause even more damage to the 50-house scheme in 2018 which was rejected. The area is loved and used for its rural aspect and beauty. Why urbanise such a beautiful open landscape in an area which already suffers from pressure on its infrastructure? I think the impact of this project on the current residents and users of the area (commuters, visitors, etc.) would be incredibly negative and I vehemently oppose this project. This project would not work and would cause permanent damage for the area.

I thank you for taking my comments into account and I sincerely hope this project will not go ahead.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 June 2026 11:03
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-849706641

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground
Read

Comments: I wish to raise an objection to this application on the grounds of the increase in traffic which would go through the village on the only through road if this application was to be approved. Safety is also a big concern as school children and elderly people already take their lives in their hands when attempting to cross the road due to the current traffic loading. Plus, all previous applications were rejected due to serious concerns raised by planners for pressure on infrastructure, Damage to countryside and landscape. This was also rejected by the Secretary of States Planning Inspector 2018 which should carry weight.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 June 2026 12:46
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-849717804

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground Read

Comments: To Development Management , Ribble Valley Borough Council, re-objection to proposed residential development at Hammond Ground Read

Dear Sir/Madam

I write to object in the strongest possible terms to the proposed residential development at Hammond Ground Read.

Hammond Ground is one of the most prominent and visually important areas of open countryside associated with the village of Read. Due to its elevated position above the Calder Valley, the site forms part of the wider landscape setting of the village and contributes significantly to the character of the area. Ribble Valley's own planning documents have previously recognise the sites elevated nature and its expansive views across the wider landscape.

The proposed development would result in the permanent urbanisation of a highly visible, greenfield site. Unlike development contained within existing settlement boundaries, this proposal would introduce a substantial housing estate onto open sloping land that is visible, not only from Read itself, but from large parts of the surrounding area, including viewpoints from Burnley, Accrington and Blackburn. The site currently acts as an important visual break between built development and the open countryside beyond.

The cumulative impact is of particular concern. Residents have seen indications that the current proposal may represent only the first phase of a much larger development. Previous objections raised during consideration of earlier Hammond Ground applications highlighted concerns that approval would create a precedent and open the door to further development on the remainder of the site.

If permission is granted for the current scheme the council must consider not only the immediate loss of countryside but also the realistic prospect of future expansion. The effect of successive phases could fundamentally alter the rural character of Read and transform Hammond Ground from open landscape into a major suburban extension .

The site also has recognised historical and heritage associations. Previous planning reports and public consultations have referred to Hammond Ground's historic significance, including its association with the Read Hall estate and local Civil War history.

The open nature of the landscape is integral to that significance and should not be eroded through incremental development.

Furthermore, previous proposals for housing on Hammond Ground were refused and appeal against

refusal of 50 dwellings was dismissed by a planning inspector who agreed with the council decision. While each application must be considered on its own merits, the planning history demonstrates the long-standing and legitimate concerns regarding development of this site.

For these reasons I respectfully request that Ribble Valley, Borough Council, refuse, planning permission and protect Hammond Ground from inappropriate and harmful development.

Yours Faithfully

A large black rectangular redaction box covering the signature area.

From: [REDACTED] >
Sent: 21 June 2026 14:12
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.

Dear Sir/Madam,

I am writing as a resident of Read to strongly object to the proposed planning application for the construction of 77 houses on Green Belt and historically significant land.

Having reviewed a number of objections already submitted, I would like to highlight my own concerns, particularly regarding traffic, road safety, and the impact on local infrastructure.

Traffic and Highway Safety

Whalley Road already experiences severe congestion on weekday mornings, with traffic frequently backing up from Simonstone Lane and beyond, extending through the village for up to two hours. Read is served by two primary schools, located at opposite ends of the village, and the route is also heavily used by buses transporting pupils to the secondary schools serving the area.

The existing road network is already under considerable pressure. Trapp Lane, a narrow country road, becomes extremely hazardous during school drop-off and pick-up times. Similarly, Straits Lane regularly becomes virtually impassable due to the volume of traffic and parked vehicles. This creates significant safety risks for both pedestrians and motorists.

As congestion has worsened, I have increasingly found myself using Whins Lane to travel towards Padiham. However, this is a rural country lane with limited passing places and a 60mph speed limit!! Traffic on this route has increased substantially over recent years and, in my view, it is wholly unsuitable for accommodating further significant traffic growth.

The addition of 77 new homes could realistically generate in excess of 200 additional vehicle movements, placing even greater strain on roads that are already operating beyond their practical capacity. I am particularly concerned about the safety implications for existing residents and road users.

I would therefore ask whether comprehensive and up-to-date traffic surveys have been undertaken to assess the true impact of this development. The proposed access onto Whalley Road appears likely to create further congestion, disruption, and safety concerns.

Impact on the Character of the Area

While there are compelling arguments for protecting the Green Belt, countryside, and historic landscape, I am equally concerned about the cumulative impact of continued development on the character of our communities and the capacity of local infrastructure. Has this been considered Whalley used to be the overspill for schools and NHS services they are now at limits due to the developments sited below.

We only need to look at the extensive development along the route between Whalley and Clitheroe, particularly through Barrow, to see how incremental expansion can fundamentally alter the identity of a village. What was once a distinct community has increasingly become absorbed into a wider area of urban sprawl.

I believe this proposal represents another step towards the erosion of the rural character of Read, while placing unacceptable pressure on roads and infrastructure that are already struggling to cope with existing demand.

For these reasons, I respectfully urge the Council to refuse this planning application.

Yours faithfully,

[Redacted signature]

Kind Regards

[Redacted name]

[Redacted address line 1]

[Redacted address line 2]

[Redacted contact details]