

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 June 2026 17:21
To: Planning
Subject: Planning Application Comments - Application 3/2026/0356 FS-Case-850807919

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

Comments: I wish to object to the above planning application on these grounds:

1. The A671 is a very busy, narrow road. Additional housing will add to the congestion and pollution. It is difficult now to turn on to Whalley Road from my estate.
2. Regardless of how many houses are built, this development will have a detrimental effect on infrastructure, loss of green space and place major demands on primary school places and healthcare provision.
3. The area needs more affordable housing, rather than 4 and 5-bedroomed properties.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 June 2026 20:51
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850857614

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Planning Application 3/2026/0356 – Objection

Dear Planning Officer,

I am a resident of Simonstone and wish to formally object to the proposed development of 77 houses at Hammond Ground.

As someone who lives in the village, I believe this proposal would cause significant and irreversible harm to the character of Read and place unacceptable pressure on local infrastructure and services.

Loss of Countryside and Village Character

One of Read's defining features is its relationship with the surrounding countryside. Hammond Ground forms a highly visible and important part of the village setting and provides an open green space between the built-up area and the wider landscape.

The proposed development would permanently replace this countryside and historic parkland with a large housing estate. This would fundamentally alter the rural character of Read and erode the qualities that make the village an attractive place to live.

Traffic and Highway Impacts

Traffic is already a concern within the village, particularly at peak times and during school drop-off and collection periods. Additional vehicle movements from 77 new homes would inevitably increase congestion on local roads and at key junctions.

As a resident, I regularly experience the pressure on local roads and am concerned that the highway network is not capable of accommodating development of this scale without a negative impact on safety and traffic flow.

Pressure on Schools, Healthcare and Local Services

Local infrastructure is already under strain. Residents face increasing pressure on GP services, schools and other community facilities.

Adding 77 new homes is likely to increase demand significantly. Before any development is considered acceptable, there should be clear evidence that local services have the capacity to absorb this growth without reducing service levels for existing residents.

Drainage and Flood Risk

The loss of greenfield land raises concerns regarding surface water drainage. Open countryside naturally absorbs rainfall, whereas housing development introduces large areas of hard surfacing that increase runoff.

Given recent periods of heavy rainfall experienced across Lancashire, I am concerned that the proposal could increase pressure on drainage systems and contribute to flooding problems both on and off site.

Heritage and Landscape Impact

Hammond Ground is part of the historic landscape associated with Read Hall and contributes to the area's distinctive identity. The open setting is an important part of the village's heritage and should not be sacrificed for a development of this scale.

Previous Planning Decisions

Previous proposals for Hammond Ground have been rejected because of the harm they would cause to the countryside and landscape setting. Those concerns have not disappeared.

Indeed, the current proposal is larger than schemes previously refused. I do not believe there has been a sufficient change in circumstances to justify a different outcome.

Future Development Concerns

I am also concerned that approval of this proposal would create a precedent for further development within Hammond Ground. Once roads and infrastructure are established, future applications become more difficult to resist, leading to gradual urbanisation of the area.

Conclusion

I am not opposed to new housing in principle. However, housing should be delivered in sustainable and appropriate locations.

Hammond Ground is an important countryside and heritage asset that contributes significantly to the character of Read. The proposed development would result in unacceptable landscape harm, increased traffic, pressure on local infrastructure and the permanent loss of open countryside.

For these reasons, I respectfully request that Ribble Valley Borough Council refuse planning permission for Application 3/2026/0356.

Yours faithfully,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 June 2026 10:06
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850962148

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hamond Ground, Read

Comments: This planning application for 77 dwellings is undoubtedly phase 1 of a larger development plan. The infrastructure in surrounding towns and villages is already inadequate to cope with the ever growing population and constant increase in new developments. The infrastructure and amenities of Read and Simonstone do not currently include a Doctor, Dentist, Library, Police presence, Fire service presence nor any traffic calming measures.

Schools in the area are already struggling and the two primary schools in Read and Simonstone are full. The schools drop off and collection times are already hectic with almost no parking for parents leading to further congestion.

Hamond ground itself is beautiful open parkland and its loss would be a tragedy, as noted in the rejections to previous planning applications on this land. Loss of this land will permanently impact the local biodiversity and forever change the character of the villages, risking turning Read and Simonstone into a town in the same way that Whalley and Barrow are effectively now one larger urban sprawl. Future generations would never again be able to enjoy this quintessentially English village and its beautiful parkland.

I strongly object to this planning application on many grounds including all of the above and more. There is no doubt that future planning requests would be submitted following this one. We should protect this future by learning from the past. Previous applications for development on this site were rejected for all of the same reasons. Nothing has changed to allay previous worries. A previous application was rejected after intervention by the secretary of state; nothing has changed since that rejection other than the organic population growth having exacerbated those concerns.

Please, please reject this application!

Regards
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 June 2026 11:53
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851014998

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground read

Comments: This development is totally unnecessary. It should not proceed for the following reasons:

- 1greenfield building should never take priority over brownfield- the Hammond ground is an essential amenity feature of what makes the rubble valley special- why ruin it because of a greedy developer
- 2the traffic in read is already terrible at peak times, I drive through it every day and I'm always backed up at peak times-why add to the problem?
- 3 there are no close links to Rail and therefore this development is completely unsustainable.
- 4 in the northwest there are plenty of alternative sites to build on-albeit less profitable for the developer. They should be built on first.
- 5 there is insufficient health infrastructure in the area

Please oh please RBC-do not have approval of this shocking proposal in your conscience

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 June 2026 11:57
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851019129

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: As a local resident living near the site, I have significant concerns regarding both the impact on traffic and highway safety and the loss of an important area of countryside that contributes to the character of Read.

My primary concern is the effect the development will have on traffic along Whalley Road and the surrounding road network. Traffic levels are already extremely high, particularly during morning and evening peak periods. Congestion and delays are a regular occurrence, and residents frequently experience difficulty entering and exiting side roads safely. The addition of traffic generated by 77 new homes would inevitably place further pressure on roads that already operate under significant strain.

In addition to congestion, I am concerned about the impact on highway safety. Increased vehicle movements will create additional risks for pedestrians, cyclists and other road users. This is particularly important in a village environment where residents regularly walk between residential areas and local facilities.

I am also concerned about the permanent loss of open countryside. Hammond Ground forms part of the rural landscape that helps define the character of Read. The site currently provides an attractive open aspect and contributes to the transition between the built environment and the surrounding countryside. Once developed, this landscape character would be lost permanently and replaced by urban development.

The countryside surrounding Read is an important part of what makes the village distinctive. Incremental losses of open land can gradually erode the rural identity of the area, and I believe this proposal represents a significant step in that process. While the application includes areas of landscaping and open space, these cannot replicate the character, openness and environmental value of the existing countryside.

For these reasons, I respectfully request that Ribble Valley Borough Council refuse planning permission for this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 June 2026 13:05
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-851045224

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond ground

Comments: I would like to object to the planning application of 77 houses on beautiful historic parkland. I feel the construction of houses on this park land would be detrimental to the wildlife that exists on the park. Not only does it change the beauty of countryside on entering and exiting the village of Read it will also have an effect on the residents of Whalley who have issues with flooding with the river Calder unable to take the capacity of water and heavy rain. When houses are made here the run off would be to the Calder creating more flood issues for them. I do feel when the 77 houses have been constructed more will follow at Hammond ground. This will lead to more congestion on Whalley road . The infrastructure of Read with two primary schools will be put under pressure. I think Ribble Valley Council should protect this historic lovely landscape, I think accepting the application would be deeply regrettable.

25 JUN 2026

24th June 2026

The Planning Department,
Ribble Valley Borough Council
Council Offices,
Church Walk,
Clitheroe.
BB7 2RA

Re. Planning Application 3/2026/0356. Hammond Ground.

Dear Sirs / Mesdames,

I write to express my objections to the above planning application.

In this objection I shall firstly describe the current situation from my personal point of view, discussing previous applications and the importance of the site as it now exists.

I shall progress my objection by illustrating some of the very numerous problems which would be caused by any development on the site.

I objected to a similar planning application in 2018 and, as nothing has changed since the refusal of that application, I would like the objections I made to that 2018 application to be considered alongside this current objection.

Current Situation.

The 16th Century Read Hall Estate can be viewed, like the neighbouring Towneley Hall and Gawthorpe Hall as a local, if not national, landmark. Whilst the original hall was completely rebuilt by 1825 it remains a grand stately home set in its own parkland. Much of that parkland is the area we now know as Hammond Ground.

Whilst it is private land it is accessible to public view via several public footpaths.

The Hall itself has played a role in historical events, all important in English history: The Dissolution of the Monasteries, the Pendle Witch trials and the English Civil War, to name but a few. Clearly, it is an historically important estate.

Hammond Ground clearly marks the edge of the village of Read. Its landscape provides the first glimpse of what is to come as travellers drive west into the Ribble Valley and its area of designated Outstanding Natural Beauty.

It is a very picturesque piece of land, used presently for grazing sheep and cows which are accompanied by wild flora and fauna. Whilst I am not a naturalist I have witnessed, deer, rabbits, foxes and stoats and other small mammals in the field. I am informed that there are badgers and, through feeding birds in the garden I can attest that a great variety of birds populate Hammond Ground and its perimeter.

It is a special place.

Nothing of this has changed since the 2018 planning application was rejected. At that time the Planning Officer spoke of the importance of protecting "the special characteristics of Hammond Ground for future generations." I ask myself how on earth could a scheme for 77 houses be considered now when a scheme for 50 houses was firmly rejected only eight years

ago; everything pertaining to Hammond Ground remains the same except for a great increase in traffic passing the site.

The Development Proposal.

The proposal is to build 77 houses on the Southeastern part of Hammond Ground. This, I suspect is only the first stage in the planned development of the whole of the site- a suspicion confirmed by the developers in something of a faux-pas in their mining report in which they show a further, planned, block of housing to the north of the site, obviously the second stage of their overall plan.

Such a development would certainly have a very negative effect on “the special characteristics” of Hammond Ground. The proposed development would cause unacceptable and irreparable harm to the parkland and the setting of both Read Hall and the village.

Any development on the Hammond Ground site would significantly alter the boundaries of the village, weakening its rural identity, creating the beginnings of an urban sprawl.

Increased traffic and further traffic congestion are a serious concern for the villages of both Read and Simonstone. Seventy-seven new properties at the edge of Read would cause hundreds more daily trips on Whalley Road (A671) where congestion is often already severe. The effect of extra traffic would further rebound into more traffic problems in Sabden as commuters seek alternative routes.

The transport impact of the proposed development has been grossly underestimated.

Whilst I am not trained in many areas covered by the reports, I did read [REDACTED] at [REDACTED] can, therefore, make educated comment on the issue of water run-off from the site. Hammond Ground acts like a huge sponge, soaking up vast quantities of water whenever there is rainfall. When there is very heavy rain, particularly over a long period, ‘the sponge’ becomes saturated and water runs off rapidly into the River Calder, as in February 2020 when storm Clara flooded 70 properties in Whalley- and on Boxing Day, 2015 Storm Eva caused the flooding of 196 properties in Whalley. There have been three major floods in Whalley in the last 14 years. In the 200 years before 2000 there were only four. The situation will continue to worsen if steeply sloping land, like Hammond Ground, is covered with hard surface which will facilitate rapid run-off into the River Calder, flooding Whalley before going on to flood villages such as Ribchester, on the Ribble. Local residents, south of Hammond Ground already have regular drainage problems when there is heavy rainfall.

I appeal to you to reject this application.

Yours faithfully,

[REDACTED]

Planning application no
3/2026/0356
Hammond Ground

25 JUN

28th June 2026

Dear Ms Hayes

I am writing to record my objections to the above planning application to build 77 dwellings, and create community parkland, to be accessed from Whalley Road, Lead.

I have lived on [REDACTED] in this beautiful rural village, for [REDACTED] years.

The wonderful countryside surrounding the village and the lovely open views are the reasons why I love living here.

Hammond Ground is an integral and historic piece of land which should never be used to build houses on. The developers plan to "create parkland"! We already have the most delightful parkland in Hammond Ground, with no vehicles (except tractors) accessing it from Whalley Road. Nothing could match its importance, or beauty, to the street of the village itself. There would be no benefit, or sense, in allowing housing to be built here. Whalley Road is already a very busy main road, and more traffic using this road as

its only access to and from the estate, which is what this would be, will put even more pressure on an existing, overloaded route. In addition, the construction work involving this new road would cause chaos and havoc to all the traffic, not least the buses, using this route, for months on end.

Secondly - There will be no extra doctors, dentists, school places or hospital beds to support more houses and families in this area.

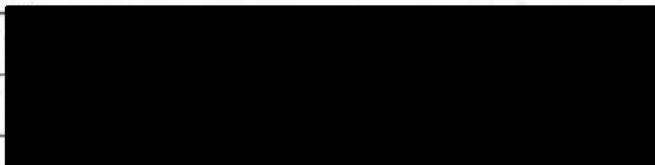
Thirdly - There is a great amount of history associated with the Hammond ground site, and of Reed Hall, with which the land is associated. This should not be underestimated or ignored!

Fourthly - This application is for an increased number of houses, namely 77, from the previous 50, which of course was firmly rejected! The points raised at that time, in 2018, have not changed. I also worry that once they have had permission to build some houses, that they will have a good opening to build a great many more, towards the 700 houses that were originally mentioned! Granting any building on Hammond Ground will mean that the floodgates will be opened! all the valid reasons for rejecting all

the previous applications will have been
overruled, leaving the developers completely
open to erecting as many houses as they wish.

Please don't let this happen to our
beautiful village countryside and to our
very special Hammond Grounds.

Thank you



[REDACTED]

From: [REDACTED] >
Sent: 25 June 2026 14:29
To: Planning
Subject: Planning application 3//2026/0356 for the erection of 77 dwellings, community parkland, infrastructure, parking and landscaping at 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 Sir,

We are the owners of [REDACTED] and hereby submit our formal **OBJECTION** to the above application based on the following grounds:

1. Harm to the character and appearance of the area including:

Loss of open countryside and historic parkland

Adverse impact on the identity and character of the village

Harm to wildlife and biodiversity

Urbanisation of the village edge and

Risk of further large scale development in the future.

A previous planning application for only 50 houses was rejected by the Secretary of State's Planning Inspector in 2018 concluding that the development would cause "significant harm to the character and appearance of the countryside".

As nothing at all has changed since that decision it follows that a scheme comprising 77 houses would cause even greater harm and should on that basis be rejected.

You have already received many objections from concerned residents of Read and Simonstone setting out their specific concerns regarding the above, the majority of which we share and therefore will not repeat those comments here. We do however have the following specific comments:

The developer has lodged with its application a Preliminary Ecological Appraisal carried out in January/February 2024 (Appraisal). The Appraisal acknowledges that its surveys were carried out "outside the optimum period for presence/absence surveys" which begs the question, why wasn't the Appraisal carried out a couple of months later when it might not have been necessary to make quite so many assumptions...

Notwithstanding this, the Appraisal still finds that the site is or is likely to be home to numerous species including badgers, bats, newts and other reptiles and amphibians and many different species of birds. It concludes that the site is a Habitat of Principal Importance (HPI) and its development will inevitably result in a loss of such habitat. If the development of the site is permitted this valuable and ecologically rich HPI will be lost forever.

The Appraisal suggests that only a small area of the site is being developed but this is simply not true. Around 25% of the site will be built on to create 77 homes, garages, roads, parking spaces, street lighting etc which in itself will fundamentally change the character of the site and its surroundings forever but in reality a far greater area will be affected (possibly even the whole of the site) during the creation of the new surface water drainage system which is

proposed and by the various site compounds for construction vehicles and equipment, materials, portakabin offices etc which means the majority of this parkland will be a building site for many years and is likely to result in the permanent loss of this HPI.

In addition, the developer is proposing to “open up “ the unbuilt upon areas of the HPI by constructing footpaths throughout the (currently) pristine parkland. We cannot see how this could have a positive impact for the flora and fauna within the HPI (including the ground nesting birds mentioned in the Appraisal). A more likely consequence of such construction and its use by walkers and their dogs will be to degrade the parkland to such an extent that there will be little or no obstacle to future development of the rest of Hammond Ground.

2. Traffic and Highway Safety Concerns

The developer has lodged with its application a Transport Assessment (TA) dated April 2026.

Our personal impression on reading this document was that it was written in relation to a different village.

The TA states that the site is “well served by existing transport services and...will not result in a detrimental impact on the surrounding road network “ and that “future residents of the development would have the opportunity to travel for all key journey purposes by modes other than by private car”.

As stated previously in connection with our first point, the Council has already received many objections from residents of Read and Simonstone setting out specific concerns and detailing specific examples regarding road safety, traffic congestion and traffic related air and noise pollution and is therefore aware that this is a very serious concern for many of us.

We concur with our fellow residents and would make the following further points:

The National Planning Policy Framework (NPPF) states that “development should ...be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network following mitigation would be severe.

The development will have one point of access and egress to and from the A671. This road is already seriously congested at most times of the day with HGVs, agricultural vehicles and of course, the endless stream of cars heading to the motorway network. Walking along this road is at best unpleasant and at worst dangerous and unsafe.

The TA states that walking and cycling from the development is a viable option, it is not.

The TA also states that future residents of the development would have the opportunity to travel for all key journey purposes by modes other than the private car. This is not correct. We have lived in Read for many years (over [REDACTED] the case of one of us) and the public transport has not changed significantly in that time. No one in Read chooses to regularly use public transport to travel anywhere from the village if they have a car.

The reality is that at least half of the 150 plus cars expected to be owned by the residents of the development will be seeking to exit/enter the estate during peak periods and as a consequence these 75 plus cars will adversely impact the already seriously compromised road network and the wait times for the cars backed up in the estate itself, trying to exit onto the A671 is likely to be up to half an hour (based on current experience of trying to exit from Straits Lane or George Lane in the morning) which is surely completely unacceptable and will potentially blight this new estate.

3. Pressure on local infrastructure

As others have commented the schools in the village do not have capacity to cope with a significant influx of new students. There are no GP/medical services in the village and those of the surrounding areas are at capacity. We have no additional comments to make in this regard but agree with the points made by our fellow residents on this issue.

We would urge the Council to reject this planning application and to protect this important and historic site for future generations. If the development of this land is permitted this beautiful and ecologically valuable parkland will be lost forever.

Please acknowledge receipt of this objection.

Yours faithfully,

[Redacted signature]

[Redacted name]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 June 2026 16:26
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850450295

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Whalley Road, Read, BB12 7RP
Grid reference: 376948 434530

Comments: RE: Planning Application for Residential Development at Hammond Ground, Read

We write in response to the above planning application and wish to formally object to the proposed development due to the significant adverse impacts it would have on existing residents, the local environment and the wider community.

Whilst we recognise the need for additional housing within the Borough, development must be carefully balanced against its impact on established residential area, local infrastructure, highway safety and the environment. We do not believe that the current proposal achieves this balance.

Highway Safety

One of our principal concerns relates to the substantial increase in traffic that would be generated by a development of approximately 77 dwellings. The local highway network through Read already experiences congestion at peak times, particularly along Whalley Road and at key junctions serving the village.

The addition of potentially over 150 extra vehicles associated with this development would inevitably increase traffic movements throughout the day, resulting in greater congestion, delays and road safety concerns for motorists, cycles and pedestrians. Consideration should be given to the cumulative impact of existing and proposed developments in the area, rather than assessing this application in isolation.

Increased vehicle movements would also result in higher levels of traffic noise, air pollution and disturbance for existing residents who currently enjoy a relatively peaceful residential environment.

Pressure on Local Infrastructure & Services

The application appears to give insufficient consideration to the capacity of local infrastructure and community services. A development of this scale will inevitably place additional pressure on local GP surgeries, schools, utility networks, drainage systems and other community facilities.

Residents are already aware of increasing demands on local services, and it is unclear whether sufficient capacity exists to accommodate the growth arising from this proposal without negatively affecting existing residents.

Furthermore, concerns remain regarding surface water drainage and the ability for the existing infrastructure to cope with increased run off from a substantial area of new hardstanding and roof coverage. Given the increasing frequency of severe weather events, these matters should be robustly assessed before any approval is considered.

Impact on the Character of the area

Many of the properties on George Lane were originally subject to restrictive covenants designed specifically to preserve the open aspect and visual amenity provided by Hammond Ground. These covenants reflected a clear intention that the land should remain an important part of the setting of surrounding homes.

The layout of the existing properties was carefully designed so that principal living rooms and bedrooms faced the open fields, whilst service areas faced George Lane. Boundary treatments were restricted in height and appearance in order to maintain openness and preserve views across the landscape.

Residents have respected these restrictions for many decades. Consequently it is difficult to understand how a development that fundamentally alters the character and purpose of this land can now be considered acceptable. The proposal would replace an open green outlook with rear elevations, gardens, fencing and domestic activity associated with a large housing estate, resulting in a significant and irreversible change to the character of the area.

Loss of Privacy and Residential Amenity

Our family have [REDACTED] for over [REDACTED] years and has witnessed the area remaining largely unchanged during that period.

Our property is [REDACTED] with the principal living accommodation facing Hammond Ground. The proposed plans indicate that two storey dwellings would be positioned directly behind existing properties, [REDACTED] George Lane. Given the elevated nature of the site, these properties would sit at a higher level than our home and would therefore overlook our living room, bedrooms and private garden areas.

This would result in a significant loss of privacy and enjoyment of our property. The introduction of substantial boundary fencing and nearby two-storey development would also create a greater sense of enclosure and reduce natural light currently enjoyed by our home and garden.

These impacts would materially diminish the residential amenity of existing residents who purchased their homes with the reasonable expectation that the open character of Hammond Ground would remain an important feature of the area.

Noise and Disturbance

The proposal would introduce additional noise both during construction and throughout the lifetime of the development.

Construction activity over several years would generate significant disturbance from heavy machinery, vehicle movements, deliveries, groundworks and associated works. Thereafter, increased traffic, domestic activity, outdoor recreation, garden maintenance and general day to day activity associated with 77 new homes would permanently alter the quiet character currently enjoyed by neighbouring residents.

The cumulative impact of this increased noise should not be underestimated particularly for older residents and those whose homes directly adjoin the development site.

Ecology & Wildlife

The site currently provides an important habitat and wildlife corridor supporting a variety of species. Our garden and the surrounding area regularly accommodate hedgehogs, owls, nesting bullfinches, bats and numerous other bird species.

The proposed development would inevitably result in habitat loss, increased disturbance, additional

lighting and fragmentation of wildlife corridors. The introduction of extensive fencing, roads and residential buildings would adversely affect biodiversity and reduce opportunities for wildlife to thrive within the area.

Given national and local planning policies relating to biodiversity enhancement and environmental protection, these impacts require careful consideration.

Alternative Development Options

Should development of the site ultimately be considered acceptable in principle, we respectfully request that the Planning Committee consider alternative layouts that would better protect the amenity of existing residents.

In particular, consideration should be given to locating the development on the opposite side of the site, thereby retaining meaningful green space behind the existing properties on George Lane and Hammond Drive. This would preserve privacy, maintain visual amenity, and allow a larger number of existing residents to continue enjoying access to open space.

We also strongly encourage consideration of a greater proportion of single storey bungalows rather than the predominantly two and three storey housing. There is a well-documented shortage of suitable downsizing accommodation for older residents, and such provision would meet an identified local need whilst reducing the visual and overlooking impacts associated with taller dwellings.

Conclusion

For the reasons outlined above, we respectfully request that the Planning Authority refuse this application in its current form.

The proposal would result in unacceptable impacts on highway safety, traffic levels, noise, local infrastructure, residential amenity, privacy, landscape character and biodiversity. Whilst we support the provision of appropriate housing, it should not be at the expense of the quality of life enjoyed by the existing residents or the distinctive character of this part of Read.

We therefore ask that our objections be given full consideration during the determination of this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 June 2026 17:08
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850462836

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I write to formally object to this application for 77 dwellings on Hammond Ground, north of Whalley Road, Read.

I grew up in this area and [REDACTED], made the deliberate choice to return here as an adult. That decision was shaped in no small part by the village character, open countryside and sense of community that Read and Simonstone still offer. Hammond Ground is central to that identity, and I am deeply concerned about the lasting harm this development would cause to the place I have chosen to call home.

Hammond Ground forms a sensitive historic parkland closely associated with Read Hall. Its open, rural character makes a fundamental contribution to the identity and setting of Read village. This proposed development which is larger in scale than the 50-house scheme already rejected by a Government Planning Inspector in 2018, would cause even more severe and permanent harm to this irreplaceable landscape. The Inspector's own conclusion that development would cause significant harm to the character and appearance of the countryside remains equally, if not more, applicable here.

Having lived in this area across different periods of my life, I have witnessed first-hand how significantly busier Whalley Road has become over time. The road already presents real dangers to residents, particularly pedestrians and families due to the single pelican crossing along the stretch of Whalley road. Adding the traffic generated by 77 new homes onto this road would make an already serious safety concern significantly worse, and I do not believe adequate mitigation has been proposed to address this.

I am deeply concerned that the proposed public open space is presented primarily to make the scheme more palatable, rather than as a genuine community benefit. Introducing roads, access and infrastructure into Hammond Ground creates a clear stepping stone for further large-scale development. Early proposals reportedly discussed up to 700 units, this application should be seen in that wider context.

Read's existing infrastructure including schools, GP services and drainage is already under strain. A

development of this scale would exacerbate these pressures on a community that has seen significant change already.

Ribble Valley Borough Council has previously recognised Hammond Ground's special characteristics and the need to protect them for future generations, including in the recent George Lane decision. Nothing material has changed to justify departing from that position.

For these reasons, I strongly urge the planning authority to refuse this application and protect Hammond Ground for the community and generations to come.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 June 2026 17:26
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850470950

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I am writing to object to the application for 77 dwellings on Hammond Ground, north of Whalley Road, Read.

Read and Simonstone were [REDACTED] and, although [REDACTED], my family still do. It is a place I care deeply about, and Hammond Ground is part of what makes it special. It is not just open land, but an important part of the character, history and setting of Read. To see a development of this scale proposed there is deeply upsetting, because once that landscape is lost, it cannot be replaced.

This proposal would cause lasting harm to a historic parkland linked to Read Hall and to the rural character that gives Read its identity. It is also larger than the 50-house scheme refused by a Planning Inspector in 2018, despite the conclusion then being that development on this site would significantly harm the countryside.

I am also very concerned about the impact on Whalley Road. Having grown up in the area, I have seen how much busier it has become over the years. It already feels unsafe at times, especially for pedestrians and families, with only one pelican crossing along this stretch. Adding the traffic from 77 new homes would only make an already difficult situation worse.

The village's schools, GP services and drainage are already under pressure, and this development would only add to that. I am also concerned that introducing roads and infrastructure into Hammond Ground would make further large-scale development more likely in future.

For all of these reasons, I strongly urge the Council to refuse this application and protect Hammond Ground from permanent damage.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 June 2026 17:29
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850471547

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond road, read

Comments: I am writing to object to the application for 77 dwellings on Hammond Ground, north of Whalley Road, Read.

Read and Simonstone were [REDACTED] and, although I [REDACTED], my family still do. It is a place I care deeply about, and Hammond Ground is part of what makes it special. It is not just open land, but an important part of the character, history and setting of Read. To see a development of this scale proposed there is deeply upsetting, because once that landscape is lost, it cannot be replaced.

This proposal would cause lasting harm to a historic parkland linked to Read Hall and to the rural character that gives Read its identity. It is also larger than the 50-house scheme refused by a Planning Inspector in 2018, despite the conclusion then being that development on this site would significantly harm the countryside.

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The village's schools, GP services and drainage are already under pressure, and this development would only add to that. I am also concerned that introducing roads and infrastructure into Hammond Ground would make further large-scale development more likely in future.

For all of these reasons, I strongly urge the Council to refuse this application and protect Hammond Ground from permanent damage.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 June 2026 17:35
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-850467419

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond ground

Comments: This would create untold traffic issues in the villages of read and simonstone. Whalley road cannot cope as it is, it only takes a van to deliver to business on the main road or customers calling in for the road to become blocked. As in the premier shop and fuzzy duck. I have seen many near misses with this. [REDACTED] the school and can only describe the school drop off as horrendous. The school is at capacity, there is no parking nearby and I regularly receive abuse from parents parking on the [REDACTED] and no safe crossings for pupils catching the secondary school buses. As for the environment it would be a disaster as one of the reasons we chose to move here was the beautiful surroundings. I walk my dogs daily and revel in seeing deer, horses and cows grazing and it's such a peaceful area to be in, Whins lane and trapp lane are like racetracks at all times of the day and I have almost been knocked over on several occasions. The influx of more houses and the increased activity would just exacerbate this. There is no GP or dentist unless you go to Padiham and these are also at capacity. There have been two significant water bursts leaving my home without water for three days one one occasion and reduced water pressure for the second, the junction of school and simonstone lines is an absolute shocker and there have been far too many accidents here. I beg of you to look elsewhere, we are losing so much of our countryside and whilst I appreciate progress I hope this is not just a foregone conclusion. I am proud to say I live in [REDACTED] and am active in the local community but it feels as though residents are being offered their opinion as a token gesture. Living here has dramatically improved my mental health and it has been an absolute joy to look forward daily to walking my dogs come rain or shine and get a friendly hello from people you don't know but who lift that mood instantly. The county council are a shambles when dealing with the blocked drain on school lane which leads to icy conditions in winter and constant running water for the rest of the year. I have lived here for [REDACTED] years and the road outside my house has been patched up more times than I care to remember. Please explain how the addition of more children will affect the school and all that entails. I honestly believe this is the wrong place to build. I hope my voice is heard and I am willing to provide further testament should it be necessary. Consider the impact of the building works and the chaos this would cause. Get someone to put a new road in near the viaduct to reduce the flow on the devil's elbow. There are so many other options. Simonstone and read are simply not equipped to deal with this. Look at the previous applications on traffic calming, school access (a proposed new path to alleviate the parking is not coming to fruition) and the crossing.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 June 2026 21:18
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850517754

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground. Read.

Comments: Surely there must be a better place to put 77 houses. I think the south of the main road where the can be tucked away. This land defines our village and should still be part of Read Hall. I will be really sad if you build on this beautiful field

From:

24 June 2026 09:22

To:

Planning

Subject:

Rejection of 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.

Planning application reference number: 3/2026/0356

Address of development: Hammond Ground

Dear planning officer,

I am writing to formally object to the proposed residential development at Hammond Ground, Read (BB7 7RP), based on the significant and adverse impacts the proposal would have on local infrastructure, the character of the landscape, and the area's heritage setting.

Firstly, I have serious concerns regarding the additional pressure this development would place on local infrastructure and public services. Having lived in Read for [REDACTED], I have witnessed first-hand the increasing strain on local roads, schools, and healthcare provision.

- Read is served by one small primary school which already operates close to capacity. The addition of 77 new dwellings would inevitably increase demand for school places and **place further pressure on educational facilities that are already limited in size and resources.**
- The proposed site is located adjacent to a key route connecting the Ribble Valley with Burnley, the M65 and A56. Traffic levels have increased considerably in recent years due to developments within the Ribble Valley, and further residential development would generate additional vehicle movements, exacerbating congestion and road safety concerns. **The application provides insufficient evidence to demonstrate that the local highway network can accommodate this increase without detrimental impacts on existing residents and road users.**
- Healthcare provision is also a significant concern. Read does not have its own GP surgery or healthcare centre, meaning residents already rely on services in Whalley and Padiham. These facilities are themselves under pressure, and **there is little evidence to suggest that adequate healthcare capacity exists to support a substantial increase in population.**

It would be unsustainable and irresponsible to approve a development of this scale without clear and deliverable infrastructure improvements to support it.

In addition, the proposal would cause considerable and irreversible harm to the landscape character of the area. The site forms part of an important area of open countryside and contributes significantly to the rural setting of Read. **Development of this land would result in the loss of historic parkland and would adversely affect land of recognised heritage significance.**

The site also provides valuable habitat for wildlife and contributes to the environmental quality of the area. Replacing open countryside with a substantial housing estate would result in the urbanisation

of a prominent greenfield site and would fundamentally alter the character and appearance of the landscape. Such harm cannot easily be mitigated and would represent a permanent loss to the local environment.

Importantly, these concerns are not new. **In 2018, a proposal for approximately 50 dwellings on this site was dismissed by the Secretary of State's Planning Inspector due to the harm it would cause to the landscape and surrounding area.** Those conclusions remain highly relevant today. Indeed, the current proposal for 77 dwellings represents a significantly larger development, with the potential for even greater adverse impacts on the landscape, heritage assets, infrastructure, and overall character of the village.

Considering these factors, I urge the planning officers to reject this application to focus on sustainable and responsible developments which can be supported by appropriate public services and infrastructure.

Thank you for your consideration,

[Redacted Signature]

[REDACTED]

From:

[REDACTED]
24 June 2026 10:04

To:

Planning

Subject:

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.

Attn: Lyndsey Hayes.

Dear Ms. Hayes.

As a homeowner on [REDACTED] in Read I feel that I have to write to you about some recent comments from the applicant Applethwaite Ltd.

On page 21 of the landscape report they state that the houses on George Lane have their main rooms facing towards the road and therefore the proposed development on Hammond Ground will not affect them.

In my case it is entirely the [REDACTED] as our [REDACTED], which we sit in all the time, faces the [REDACTED] and directly [REDACTED] the proposed development.

As does the [REDACTED].

Upstairs, [REDACTED] of our [REDACTED] overlook Hammond Ground.

Therefore, we will be significantly affected.

Yours sincerely,

[REDACTED]
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 June 2026 10:14
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850616388

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments:

I am strongly opposed to Planning Application Nr. 3/2026/0365 for the following reasons (all policies quoted refer to Ribble Valley Borough Council's Adopted Core Strategy 2008-2028):

1. The proposed development will have a significantly detrimental impact on the landscape and the wider character of the area as Hammond Ground rises from the south to the north and as historic 19th century parkland, can be seen from view-points some distance from the site. This is a breach of KEY STATEMENT EN2 – LANDSCAPE and POLICIES DMG1 – GENERAL CONSIDERATIONS (10.4, 3.) and DME2 – LANDSCAPE AND TOWNSCAPE PROTECTION (10.13) as it will considerably harm the character of this important landscape and will have a major impact on existing amenities. There is no GP or dental surgery in Read and village residents already struggle to register with surgeries outside the village. The proposed landscaping included with the proposed development cannot overcome the harm that it will do to the landscape as Read already has the benefit of open countryside, whose beauty derives from it being unspoilt.
2. The proposed development will have a very detrimental impact on the visual amenity of the immediate setting of the village of Read in the countryside and will damage the historic visual approach into Read from the direction of Whalley. As an area of sloping historic parkland, Hammond Ground can be seen from parts of Whalley Road, George Lane, Whins Lane, Hammond Drive and from the grounds of Read Hall.
3. Hammond Ground's historic parkland is in the open countryside. In my opinion, the proposed development will be in breach of KEY STATEMENT EN2 and POLICY DMH3 – DWELLINGS WITHIN THE OPEN COUNTRYSIDE AND AONB (10.20, 1.). Although the offer of 30% affordable housing within the development will contribute to meeting local housing needs, the remaining 70% of the dwellings comprising the speculative development of four and five bedroom executive-style detached houses will not meet local housing needs as they will aim to attract buyers with no previous connection to the Borough of the Ribble Valley.
4. The proposed development will result in the urbanisation of the village of Read. It is unsympathetic

to the existing land use of historic parkland within open countryside in terms of its scale and massing, the resulting harm of which in my opinion puts it in breach of POLICY DMG1 – GENERAL CONSIDERATIONS (10.4, 2.)

5. Hammond Ground became an area of historic parkland in the 19th century within the original grounds of Read Hall. Read Hall and its grounds have a rich history including Roger Nowell (the local magistrate who initiated the investigation into the Pendle Witches in 1612), Alexander Nowell (Dean of St Paul's during Elizabeth 1's reign) and Read has associations with the English Civil War 1642-1651 including the Battle of Read Old Bridge in 1643. Hammond Ground is a heritage asset. Therefore, the proposed development may be in breach of KEY STATEMENT EN5 – HERITAGE ASSETS and POLICY DME4 – PROTECTING HERITAGE ASSETS (10.15, 4.). The archaeological report included with the planning application found evidence of "extensive relict farming landscape which dates from Medieval and Modern Periods." The report anticipates that the proposed development's actual impact on significant archaeological remains will be low but then "notes" that there has been a lack of previous archaeological investigations. Finally, it concedes that "it is unlikely that any archaeological remains present within the footprint of the proposed residential development would survive the development process." I would summarise the report as saying that they found evidence of Medieval human activity, think it is unlikely that significant archaeological remains are present but can't be sure because no-one has checked to find out, and if the proposed houses are built, nothing within the footprint of the residential development would survive construction. In my opinion, this report is fatally flawed due to its self-contradictory findings, opinions and conclusion and ought not to be relied upon.

6. The Tier 1 villages of Read & Simonstone already suffer with a huge increase of through traffic passing through them on the A671 (Whalley Road) or via Sabden Road and Trapp Lane in Simonstone when passing over Pendle Hill. This increased traffic volume results directly from the already high quantity of housing development in the area, particularly in Clitheroe, Whalley and Barrow. The type of housing built has attracted many working families from outside the Borough that tend to have a high level of car ownership (two or three vehicles per family) and professional people who commute through Read & Simonstone to connect to the M65 or Accrington Bypass to join the wider motorway network. There is only one Pelican crossing in Read to serve both villages. The south side of Simonstone is severed from the north side by the A671, preventing safe pedestrian access to the convenience store and Post Office at the Texaco Garage, the Stork Hotel or Simonstone St Peter's CE Primary School. I have personal experience of waiting for up to three minutes to cross the A671 in Simonstone even on a Sunday. Any further housing development in Read or Simonstone should pay for a new Pelican or Puffin crossing to serve Simonstone on the A671 in the area of its junction with Scott Avenue and an uncontrolled refuge crossing should be provided near the junction of the A671 and Fountains Avenue. This development will only increase traffic volumes further and will create an unsafe junction on a 40mph section of Whalley Road. The sketch plan of the development's proposed junction with the A671 is dangerous, not fit for purpose and does not comply with LCC Highways standards for visibility splay design. The central filter lane for traffic turning right into the development from the direction of Padiham proposed on the sketch plan crosses the full width of the junction opening. Traffic queuing to turn right into the development will block the exit of traffic wishing to turn right onto the A671 towards Whalley and Accrington and there is no safe area on the main road for it to make that turn. There are many examples across the Ribble Valley where LCC Highways has failed to insist that the traffic orders and signage are changed to create a safer 30mph speed limit where the new proposed junction meets the A671 and I think traffic orders should be changed to ensure traffic approaching the proposed junction along Whalley Road is limited to 30mph from both directions. This proposed junction layout will be particularly dangerous during the 2-3 year construction phase when heavy plant, HGV's and vans will be frequently accessing the site and as there is no other way into or out of the site, the disruption and hazard this will cause will be considerable.

7. Read residents report that during times of prolonged heavy rainfall, the manhole cover to the mains sewer running along the A671 already lifts and overflows and that surface water ponds in the southwest corner of the Hammond Ground site and runs across the A671 when it rises above footpath level, affecting traffic safety. The proposed development appears to rely on the existing mains surface water drains and sewers which are already failing during flood conditions. Although the installation of an attenuation basin has been included to the southeast of Hammond Ground in the proposed plans, The risk of this backing up, overtopping and causing a major flood across the A671 is high. In my opinion, even with a SUDS scheme, the development risks creating an unacceptable risk of flooding and breaching POLICY DME6 – WATER MANAGEMENT (10.17) due to the inadequacy of the existing infrastructure.

8. The proposed development includes the provision of a network of footpaths across a preserved area of parkland which will be intended for public access as well as for the enjoyment of residents of the dwellings on the development. However, the proposal is to place the responsibility and cost of maintaining this public access space onto the residents of the development via the vehicle of a Management Company into which residents would make regular financial contributions. The maintenance of public access space containing paths and a large number of ageing mature trees is going to be very onerous from a public liability point of view and the costs very high. Good practice would require a 3 yearly tree survey to be carried out by a qualified tree surgeon and the recommendations implemented. The proximity of many of the trees to footpaths will put them in a high-risk category where any failure to maintain the trees could have fatal consequences. In my opinion, the idea that private residents on the development will be willing or able to pay the costs of maintaining public access space are highly dubious. There are already cases in the Ribble Valley where residents who are in dispute with or disagree with the Management Company, withhold their payment contributions which can lead to the responsible Management Company being unable to meet its obligations. With public access land, there is always a risk of attracting anti-social behaviour or vandalism which would require a Police response. If this behaviour occurs and causes distress, inconvenience or cost to the residents of the new development, the residents paying into the Management Company may be tempted to try to restrict access to the 'public access' parkland. This flawed model, whose future failure is entirely foreseeable could lead to the proposed public access space becoming unsafe and could place other publicly funded bodies in a very difficult situation where the wider public interest is at stake. For these reasons, I consider that the proposal for a Management Company to be responsible for public access land should be within the scope of this Planning Application for Planning Officers and the Planning Committee to consider very carefully.

9. There is no children's play area provision shown in the proposed area of residential development of the public access parkland. Bearing in mind that 70% of the proposed residential units are large, detached houses, they will definitely be attractive to families with children. The closest play area to the proposed site is in Read next to the Cricket Ground and would need children from the development to walk some distance and cross the busy A671, which is completely unacceptable. The development should include play area provision on site and should also contribute to the provision or maintenance of existing play area provision in Read.

10. Both local primary schools in Read and Simonstone are very popular and fully subscribed despite the national birth rate being at a record low level. The children of the families on the proposed development would need to be provided with school places somewhere and in the short term these are likely to be a long way from Read. This is just one example of the unsustainability of this development – that primary school pupils will need to travel miles for a school place, increasing traffic on already busy roads and increasing greenhouse gas emissions.

11. The Travel Plan for the proposed development expects any cyclists to use the A671 to enter or exit the site. This is an extremely busy and dangerous road without cycle lanes and through Read narrows considerably due to parked vehicles. The Travel Plan suggests that cyclists could ride approximately 3km southeast of the site to access Route 685 which is a traffic free cycle route on the National Cycle Network. As long as the Martholme Greenway remains severed and discontinuous in Read by private land ownership along its route, this is completely inadequate provision for cyclists and is not a safe or reasonable proposal. The Travel Plan goes on to say that an on-road cycle route not on the national cycle network is available approximately 4km northwest of the site from Accrington Road in the neighbouring village of Whalley. To access this requires cycling along a 50mph section of the busy and winding A671 without a cycle lane. In my opinion this is not adequate provision for cyclists and puts the development in breach of KEY STATEMENT DMI2 – TRANSPORT CONSIDERATIONS.

In summary, for the reasons set out in 1. – 11. above, I think that the multiple major harms that this proposed development would cause considerably outweigh the development's benefits and that consequently the Planning Application should be refused.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 June 2026 11:25
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-850657825

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: As a local family with [REDACTED], we have significant concerns about the suitability of this development and the long-term impact it will have on the community. Existing local infrastructure is already under considerable strain, with limited access to school places, GP and dental services, and increasing pressure on policing. Further residential development of this scale would exacerbate these issues and reduce the quality of services available to families.

Road safety is a particular and immediate concern. Whalley Road is already heavily congested, especially during peak and school times, and presents risks for pedestrians and cyclists. Any additional traffic generated by 77 (with most homes having 2 cars) new homes would significantly increase congestion and further compromise safety, particularly for children and families travelling through the area.

The proposed development would also result in the loss of valued green space and outdoor environments that are essential for children's wellbeing, recreation, and healthy development. Hammond Ground is an important natural space that supports wildlife and biodiversity, and its loss would have a lasting environmental impact, including the destruction of established habitats. In addition, the development would fundamentally change the character of the village, eroding its rural identity and reducing access to open, peaceful spaces that contribute to residents' quality of life.

Overall, the combination of infrastructure strain, serious road safety concerns, environmental harm, and loss of outdoor space means this proposal is not considered appropriate or sustainable for the area. We respectfully urge that planning permission is refused