

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 July 2026 17:10
To: Planning
Subject: Planning Application Comments - 03/2026/0356 FS-Case-853308901

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 03/2026/0356

Address of Development: Hammond Ground
Read

Comments: I am a [REDACTED]

I object to this housing development being built on this beautiful land causing damage to the countryside, that can never be replaced. The mature trees and traditional character make it a very highly valued green barrier to the urban buildings. The habitat of the animals and insects destroyed. I feel strongly to try and retain green space for future generations.

There will be pressure on the main road with extra cars turning onto the main road despite making the entrance wider due to the amount of traffic on this road at all times of day. Driving along this road is difficult especially at peak times.

This area is of historic interest with Read hall the fields are locally rumoured to contain the unmarked burial sites of soldiers who died during the Battle of Read Old Bridge in 1642. How could our conscious allow us to consider a housing estate to be built on this land? I hope you give my objection your full consideration.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 July 2026 21:19
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853369063

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground Read Burnley BB12

Comments: Substantial, irreversible harm to the character and appearance of the countryside and open parkland landscape.

Substantial harm which would arise to the character and appearance of the countryside... significantly and demonstrably outweighs the benefits.

The inspector previously ruled that building here causes "substantial harm to the countryside," the law requires the developer to prove how their new application magically fixes that harm.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 July 2026 21:26
To: Planning
Subject: Planning Application Comments - FS-Case-853371549 FS-Case-853372149

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: FS-Case-853371549

Address of Development: Hammond Drive

Comments: I object to the proposed house on Hammond Drive. The development would significantly alter the landscape, remove natural green areas, and negatively impact local amenities. It would also increase traffic on an already very busy village road, causing further disruption for residents. I also do not believe this development would provide genuinely affordable homes that give local residents a realistic opportunity to buy.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 July 2026 11:08
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853504739

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: If this planning application is approved this will put more pressure on the infrastructure within Read and Simonstone which is already full to capacity for example, traffic using Whalley Road. Also, children living in the area will not be able to attend the Local Peimary Schools within Read and Simonstone.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 July 2026 11:32
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853509527

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: FORMAL OBJECTION TO PLANNING APPLICATION 3/2026/0356

Land at Hammond Ground, Whalley Road, Read, BB12 7RP

I wish to formally object to Planning Application 3/2026/0356 for the erection of 77 dwellings and associated infrastructure on land at Hammond Ground, Read.

My objection is based upon material planning considerations, the statutory development framework, the National Planning Policy Framework (NPPF), the Ribble Valley Core Strategy, and the findings of the previous Planning Inspector relating to this site.

1. Conflict with Section 38(6) of the Planning and Compulsory Purchase Act 2004

Section 38(6) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposed development constitutes a significant encroachment into open countryside and conflicts with the established plan-led approach to sustainable growth within the borough. No exceptional circumstances have been demonstrated that justify overriding this fundamental statutory requirement.

2. Conflict with Ribble Valley Core Strategy Policies DMG2 and DME2

The proposal conflicts with Core Strategy Policy DMG2, which requires development to respect local distinctiveness, protect residential amenity, safeguard environmental quality and ensure that infrastructure is capable of accommodating growth.

It also conflicts with Policy DME2, which seeks to protect the landscape character and environmental quality of the borough and resist development that would undermine important visual and countryside assets.

Hammond Ground forms an integral part of the rural setting of Read and contributes significantly to the identity and character of the village. The permanent loss of this land to urban development would cause irreversible harm.

3. Previous Inspector Findings Must Carry Significant Weight

A previous proposal for residential development on Hammond Ground was dismissed on appeal. The Planning Inspector concluded that the site possesses an attractive parkland character and that development would harm the countryside setting of Read and the setting of nearby heritage assets.

Those findings remain highly material. The current application proposes 77 dwellings, representing a greater scale of development than previously considered and intensifying the very harms that led to refusal.

Consistency in planning decisions requires substantial weight to be afforded to those earlier conclusions unless there has been a fundamental change in circumstances, which has not been demonstrated.

4. Harm to Heritage Assets and Breach of Section 66(1) Duties

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to give special regard to preserving listed buildings and their settings.

The historic relationship between Hammond Ground, Read Hall and the wider estate landscape contributes significantly to the significance of these heritage assets. The loss of open parkland and the introduction of substantial housing development would erode that setting and diminish its historic character.

The courts have repeatedly confirmed that considerable importance and weight must be given to preserving heritage assets. Any public benefits arising from the proposal must clearly outweigh that harm, which has not been established.

5. Harm to Landscape Character and the Countryside

The National Planning Policy Framework requires planning decisions to recognise and protect the intrinsic character and beauty of the countryside.

Hammond Ground provides an important green gateway into Read and maintains the village's rural identity. Development on this scale would urbanise a prominent landscape feature, reduce openness and create irreversible visual harm.

The proposed community open space cannot replicate the value, character or historic significance of the existing undeveloped landscape.

6. Highway Safety and Infrastructure Capacity

Whalley Road already experiences significant congestion during peak periods, particularly in connection with school traffic and commuter movements.

The development of 77 dwellings will generate substantial additional vehicle movements and place further pressure on infrastructure that is already constrained.

The Council should require robust evidence demonstrating that:

- Highway safety will not be adversely affected;
- Existing junctions possess adequate capacity;
- Pedestrian and cyclist safety will be maintained;
- Emergency access will not be compromised;
- The cumulative impact of development across the area has been properly assessed.

In accordance with Paragraph 116 of the NPPF, development should only proceed where safe and suitable access can be achieved for all users.

7. Pressure on Community Infrastructure

The proposal will increase demand upon local schools, healthcare provision, drainage systems, public transport and community facilities.

The applicant must demonstrate that the necessary infrastructure either exists or will be delivered alongside development. Existing residents should not experience a reduction in service quality as a consequence of additional growth.

8. Drainage, Surface Water and Climate Resilience

The Council must be satisfied that the development will not increase flood risk or surface water runoff affecting existing communities.

Sustainable Drainage Systems should accommodate future climate change projections and maintain greenfield runoff rates. Any uncertainty regarding the long-term effectiveness or maintenance of these systems should weigh against approval.

9. Biodiversity and Environmental Protection

The Environment Act 2021 requires measurable Biodiversity Net Gain and reinforces the duty to protect and enhance the natural environment.

The site contains mature landscape features and ecological connections that contribute to local biodiversity and visual amenity. Mitigation measures cannot fully compensate for the permanent loss of established habitats and historic open space.

The precautionary principle should apply where uncertainty remains regarding long-term ecological outcomes.

10. Unsustainable and Cumulative Development

Sustainable development requires a balance between economic, social and environmental objectives.

The cumulative effect of continued greenfield expansion around Read risks:

- Eroding the countryside setting of the village;
- Increasing car dependency;

- Placing additional strain on infrastructure;
- Undermining local character and distinctiveness;
- Establishing an undesirable precedent for future development.

Once these environmental and heritage assets are lost, they cannot be restored.

Conclusion

The proposed development conflicts with:

- Section 38(6) of the Planning and Compulsory Purchase Act 2004;
- Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- The National Planning Policy Framework;
- Ribble Valley Core Strategy Policies DMG2 and DME2;
- The material findings of the previous Planning Inspector relating to Hammond Ground.

The increase to 77 dwellings exacerbates the harms previously identified and would result in irreversible damage to the landscape, heritage setting, environmental quality and identity of Read.

For these reasons, I respectfully request that Ribble Valley Borough Council refuse Planning Application 3/2026/0356 and protect the long-term character, environmental quality and historic significance of Hammond Ground and the wider village of Read.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 July 2026 13:23
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853545859

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: The village of Read is simply not equipped for a major housing development and 77 homes is a major development for a village. Nothing has changed since the previous application to build on the land which was dismissed in 2018. Any new building works on the land would be highly detrimental to the countryside and permanently damaging of the historic parkland setting of the Grade II* listed Read Hall. Furthermore, there would be great impact on the visual character of the gateway into the Ribble Valley and the nearby Forest of Bowland Area of Outstanding Natural Beauty. Read is a village and any major development would drastically alter it's village identity forever. Nothing can change these facts from 10 years ago, the land should not be available for building and must be preserved. Finally, it is estimated there are at least 8,000 empty Local Authority owned properties in the UK and 175,000 privately owned empty non-residential properties in England alone. As a building surveyor who has entered a number of empty town and city centre buildings, I am well placed to comment that the focus should be on retrofitting these empty buildings which are nearer to transport infrastructure and jobs. This would be cheaper, faster and greener than building new homes on countryside and historic parkland.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 July 2026 13:09
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853781539

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground

Comments: I am aware that previous applications to build on this land have been denied due to the heritage of the land and its importance in the biodiversity of the area. So cannot understand why a further application would even get to this stage?

We are all well aware that if this assault on the natural environment of Read is allowed, that two things will happen:

- 1) Despite promises of creating community green spaces within the development this will not be enforced and the plans will be quickly and conveniently changed.
- 2) Once the initial number of houses have been built another application will go in to build more houses and will be passed.

The environmental devastation to the historic land should be enough to stop this!

Additionally, there is the impact on the village residents whilst the roadworks would be completed and all other infrastructure put in place. Affecting, travel to work and safety.

The road is extremely busy as it is, and additional use would make it hazardous.

I cannot fathom how building these houses which is not for community, but simply profit, and as far as I know there is no burden to provide proof that the housing is needed, how this outweighs the environmental impact and social, emotional and health cost to the residents of the village.

I can only hope that this potentially irreversible damage to our countryside is prevented.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 July 2026 13:22
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853785790

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond drive/ground

Comments: This development will cause an abundance of issue to the village of Read and the wider areas.

These fields and grass lands are what makes Read and the Ribble valley. The development plans to change the whole feel of the Village it will feel clustered and occupants will not live a life they have worked hard for and to maintain. Many people live in Read for the lifestyle and deserve it. We are hard working middle class people many of who are volunteers in sustaining this community.

The development would see a MASSIVE rise in traffic, a danger to road users and pedestrians and a constant problem to the road infrastructure in general. More money will be spend maintaining the roads due to the increase of the already high taxes we pay.

The schools will be affected, very little parking is available for the two schools in this area and this will cause great problems let alone the higher risk to residents and children getting to school.

Whalley road will soon be bumper to bumper with this development with people make bad driving decisions to cut corners and at worse overtake on bad area (devils elbow) to catch up the commute times.

This development is putting lives at risk, there is a wider picture! Not just a money grabbing development.

There is also risk that the development will not follow full guidelines like many developments have not done up and done the county but similar to one in read in whilst has left resident in a very bad dangerous position.

Because the roads would be busier people will use the side roads more many being single track roads, and Pendle hill. You will see a rise in car accidents and at worse fatal!

Protecting the Countryside, Heritage .

This sensitive countryside and historic parkland has been protected from development before. If this application is approved, many residents fear it will permanently change the character of Read and make future development around the village much harder to resist.

Why Residents Are Concerned!

- Loss of open countryside and historic parkland
- Impact on village identity and character
- Increased traffic and road safety concerns
- Pressure on schools, GPs and drainage
- Harm to wildlife and biodiversity
- Urbanisation of the village edge
- Risk of further large-scale development

It is about protecting a sensitive and historic landscape and asking: Is this the right development, in the right place?

Previous Applications Were All Rejected

Previous major proposals for Hammond Ground were rejected, including by a Government Planning Inspector in 2018. It is extremely rare that the Secretary of State would intervene in this way. The Inspector concluded development would cause: “Significant harm to the character and appearance of the countryside.”!!!!!!!

Concerns About the “Public Parkland”

Developers propose opening the remaining land as public open space.

Many residents fear this could become a stepping stone to further development in future by introducing roads, access and infrastructure into Hammond Ground. Early applications have talked about up to 700 houses, which we believe is nearer the Trustees aspirations. The Trustees, many of whom reside in offshore tax havens, are seeking to maximise return.

Once countryside protection is weakened, future applications often become harder to resist. Even in the short term we have concerns about how this land might be managed to prevent any anti-social behaviour, littering, dog fouling and increased security challenges. (PTO)

Ribble Valley Council Has Previously Recognised Hammond Ground’s Importance – So What Has changed? Nothing!

Planning officers have previously raised concerns about:

- Landscape harm
- Pressure on infrastructure
- Damage to the countryside setting

In a recent George Lane planning decision, Ribble Valley Council also referred to protecting: “The special characteristics of Hammond Ground for future generations.”

- Permanent loss of the historic parkland character of Hammond Ground.
- Serious damage to the attractive countryside setting of Read village.
- Urbanisation of an important open landscape.
- Harm to the historic landscape associated with Read Hall.
- A larger scheme of 77 houses would create even greater harm than the 50-house scheme rejected by the Secretary of States Planning Inspector in 2018.
- The proposed community open space is only included to make the overall plan more acceptable and would be used as a stepping stone to further development.
- Infrastructure is already under pressure – traffic, school capacity, healthcare, etc.

Stop this development....

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 July 2026 13:28
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853789552

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: This development will cause an abundance of issue to the village of Read and the wider areas.

These fields and grass lands are what makes Read and the Ribble valley. The development plans to change the whole feel of the Village it will feel clustered and occupants will not live a life they have worked hard for and to maintain. Many people live in Read for the lifestyle and deserve it. We are hard working middle class people many of who are volunteers in sustaining this community.

The development would see a MASSIVE rise in traffic, a danger to road users and pedestrians and a constant problem to the road infrastructure in general. More money will be spend maintaining the roads due to the increase of the already high taxes we pay.

The schools will be affected, very little parking is available for the two schools in this area and this will cause great problems let alone the higher risk to residents and children getting to school.

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This development is putting lives at risk, there is a wider picture! Not just a money grabbing development.

There is also risk that the development will not follow full guidelines like many developments have not done up and done the county but similar to one in read in whilst has left resident in a very bad dangerous position.

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Why Residents Are Concerned!

- Loss of open countryside and historic parkland
- Impact on village identity and character
- Increased traffic and road safety concerns
- Pressure on schools, GPs and drainage
- Harm to wildlife and biodiversity
- Urbanisation of the village edge
- Risk of further large-scale development

It is about protecting a sensitive and historic landscape and asking: Is this the right development, in the right place?

Previous Applications Were All Rejected

Previous major proposals for Hammond Ground were rejected, including by a Government Planning Inspector in 2018. It is extremely rare that the Secretary of State would intervene in this way. The Inspector concluded development would cause: “Significant harm to the character and appearance of the countryside.”!!!!!!!

Concerns About the “Public Parkland”

Developers propose opening the remaining land as public open space.

Many residents fear this could become a stepping stone to further development in future by introducing roads, access and infrastructure into Hammond Ground. Early applications have talked about up to 700 houses, which we believe is nearer the Trustees aspirations. The Trustees, many of whom reside in offshore tax havens, are seeking to maximise return.

Once countryside protection is weakened, future applications often become harder to resist. Even in the short term we have concerns about how this land might be managed to prevent any anti-social behaviour, littering, dog fouling and increased security challenges. (PTO)

Ribble Valley Council Has Previously Recognised Hammond Ground’s Importance – So What Has changed? Nothing!

Planning officers have previously raised concerns about:

- Landscape harm
- Pressure on infrastructure
- Damage to the countryside setting

In a recent George Lane planning decision, Ribble Valley Council also referred to protecting: “The special characteristics of Hammond Ground for future generations.”

- Permanent loss of the historic parkland character of Hammond Ground.
- Serious damage to the attractive countryside setting of Read village.
- Urbanisation of an important open landscape.
- Harm to the historic landscape associated with Read Hall.
- A larger scheme of 77 houses would create even greater harm than the 50-house scheme rejected by the Secretary of States Planning Inspector in 2018.
- The proposed community open space is only included to make the overall plan more acceptable and would be used as a stepping stone to further development.
- Infrastructure is already under pressure – traffic, school capacity, healthcare, etc.

Stop this development....

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 July 2026 15:31
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853809282

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground Read

Comments: This development would be disastrous for read a quiet village there is no infrastructure for the amount of houses they want to build building on countryside will spoil the community of read

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 July 2026 10:01
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853913074

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Whalley road, read

Comments: I initially approved of the original plans for the housing development on the outskirts of read known as Hammond ground, however after seeing recent plans shared online which differ to the original plans I have seen I wanted to object. This is due to the low quality homes suggested which do not fit with the character of the local area. The submitted plans have a clear design, led towards further expansion which is disingenuous to what has been shared with the local community. I am a resident with an address in padiham but have friends and family living in Read and Simonstone, we regularly use the read hall grounds with dogs and children when walking to local businesss and towards great harwood and bridge heywood caravan park.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 July 2026 14:05
To: Planning
Subject: Planning Application Comments - 3/2026/3056 FS-Case-853955473

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/3056

Address of Development: Hammond Ground

Comments: This sensitive countryside and historic parkland has been protected from development before. If this application is approved, many residents fear it will permanently change the character of Read and make future development around the village much harder to resist.

Why Residents Are Concerned

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

This is not about opposing housing. It is about protecting a sensitive and historic landscape and asking: Is this the right development, in the right place?

Previous Applications Were All Rejected

Previous major proposals for Hammond Ground were rejected, including by a Government Planning Inspector in 2018. It is extremely rare that the Secretary of State would intervene in this way. The Inspector concluded development would cause: "Significant harm to the character and appearance of the countryside."

Concerns About the "Public Parkland"

Developers propose opening the remaining land as public open space.

Many residents fear this could become a stepping stone to further development in future by introducing roads, access and infrastructure into Hammond Ground. Early applications have talked about up to 700 houses, which we believe is nearer the Trustees aspirations. The Trustees, many of whom reside in offshore tax havens, are seeking to maximise return.

Once countryside protection is weakened, future applications often become harder to resist. Even in the short term we have concerns about how this land might be managed to prevent any anti-social behaviour, littering, dog fouling and increased security challenges. (PTO)

Ribble Valley Council Has Previously Recognised Hammond Ground's Importance – So What Has changed? Nothing!

Planning officers have previously raised concerns about:

- Landscape harm
- Pressure on infrastructure
- Damage to the countryside setting

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

“The special characteristics of Hammond Ground for future generations.”

Key planning concerns include:

- Permanent loss of the historic parkland character of Hammond Ground.
- Serious damage to the attractive countryside setting of Read village.
- Urbanisation of an important open landscape.
- Harm to the historic landscape associated with Read Hall.
- A larger scheme of 77 houses would create even greater harm than the 50-house scheme rejected by the Secretary of States Planning Inspector in 2018.
- The proposed community open space is only included to make the overall plan more acceptable and would be used as a stepping stone to further development.
- Infrastructure is already under pressure – traffic, school capacity, healthcare, etc.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 July 2026 14:16
To: Planning
Subject: Planning Application Comments - 3/2026/3056 FS-Case-853956873

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/3056

Address of Development: Hammond Ground

Comments: We do not have the relevant infrastructure in place in and around Read for additional housing and increased population. Roads, congestion, schools and facilities will all be an issue.

The additional housing will also put huge strain on the beautiful local wildlife.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 July 2026 15:54
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853962987

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: I would like to formally object to the development of Hammond Ground- an historic site on the edge of Read.

The development would result in the loss of valued open countryside and completely change the character of Read which is known for its rural aspects.

The road through Read cannot cope with the demands of extra traffic from the proposed building of 77 extra houses .It is already overwhelmed with through traffic of which we have seen a significant increase with the overdevelopment of other Ribble Valley villages. We have seen increased pressure on our road system but the highway infrastructure is unchanged.

A proposal of this scale would increase pressures on our already stretched health care service and put significant demands on our school system.

It is for the above reasons that i wish to formally object to this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 July 2026 16:53
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853982930

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Land at Hammond ground, Whalley rd, read, BB127rp

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

Dear Planning Officer,

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

My objection is based on the following planning grounds:

The proposed development would result in the permanent loss of an important area of open countryside and historic parkland that forms a significant part of the setting and identity of Read. Hammond Ground provides an attractive rural approach to the village and contributes greatly to its character. Replacing this landscape with a housing estate would fundamentally alter the appearance of the area and erode the clear distinction between the village and the surrounding countryside. This site has previously been found unsuitable for development. The 2018 Planning Inspector concluded that development would cause significant harm to the character and appearance of the countryside. The current proposal is for an even larger development of 77 houses, making it difficult to see how those concerns have been overcome.

The proposal would also place additional pressure on local infrastructure. Roads through and around Read already experience congestion, particularly at peak times. Increased traffic from a development of this scale would worsen highway safety and congestion. Local schools, GP services and drainage infrastructure are also under pressure, and I am not convinced sufficient evidence has been provided to demonstrate that these impacts can be adequately mitigated.

I am also concerned about the impact on biodiversity and wildlife. Hammond Ground provides valuable habitat and green space that would inevitably be fragmented by development. The urbanisation of this prominent countryside site would diminish the area's environmental value. Although the application includes public open space, I do not believe this outweighs the permanent harm caused by the housing development itself. Open space surrounded by housing cannot replace the existing undeveloped landscape or its historic character. Furthermore, introducing roads and infrastructure into Hammond Ground may increase pressure for additional development on adjoining land in the future, leading to further erosion of the countryside setting.

Ribble Valley Borough Council has previously recognised the importance of protecting Hammond Ground and its contribution to the special character of Read. I believe those planning considerations remain valid today, and I have seen no compelling justification for departing from previous decisions. For these reasons, I respectfully ask the Council to refuse planning permission for application

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 July 2026 23:33
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-854041957

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, north of Whalley Road.

Comments: I am very concerned about the above Planning Application and wish to object.

I believe that the Plan will significantly harm the sensitive countryside and historic parklands of the area. Hammond Ground is fundamental to:

- the rural character and identity of Read village.
- the wider countryside and landscape views
- the distinctive parklands character is associated historically with Read Hall Estate.

Previous Applications have been refused by the Planning Inspectorate citing that it would cause significant harm.

I strongly believe that there are more appropriate (brownfield) sites available for the proposed Plan. Once this type of development is established in a historical setting, the unique and special character is eroded, causing harm to the area and reducing morale and quality of life among existing residents.

from same address as previous
received twice

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 July 2026 00:21
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-854044847

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, north of Whalley Road

Comments: I strongly object to this Plan.

Hammond Ground is beautiful, open parkland much loved by residents. It is central to the unique character and identity of Read Village. It complements the rich history of Read Hall Estate. To build here will harm not only the biodiversity, existing habitats, landscape and tranquil setting but also harm residents morale and quality of life by removing the history and beauty encased in the area.

There are much more suitable (brownfield) sites available for development.

We cannot continue to erase our cherished history and beautiful quaint villages in the name of unrealistic housing targets.

From: [REDACTED]
Sent: 06 July 2026 11:28
To: Planning
Subject: 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.

I OBJECT TO THIS APPLICATION.

Application Ref: 3/2026/0356

Site Address: HAMmond Ground, Read

Proposal: planning permission for up to 77 houses (and then what? How many more will be proposed?)

There is an issue of safety. The impact of increased vehicular traffic on already busy and congested roads (through Read towards Padiham in particular) will be enormous leading to issues concerning pedestrian safety, not to mention the difficulty of vehicles accessing the main road from the side roads in the village. Towards the caravan site is a bend where a young police woman was killed some years ago - a bench was set up in her memory - so we know this is already a dangerous road and the increased traffic won't help that. Parking is already an issue on the main road through the village and the village itself is already a pinch point when larger vehicles are on the road.

I can't believe that you are considering the PERMANENT destruction of historic parkland, where a Civil war was fought. Once that parkland has gone, to be replaced by houses, the visual harm to the village will be enormous, and the joy that many people have in passing that view (either by car, or on foot) will be ruined by the sight of houses (no matter how prestigious). Irreversible harm to the landscape of the Ribble Valley.

The development goes against local planning principles aimed at preventing urban sprawl (although you appear not to care about that, as evidenced in Whalley/Barrow/Clitheroe where towns and villages are already losing their identities).

The site is a rich habitat for local wildlife. At a time when ecologically we should be protecting our wildlife, how can this proposal even be entertained. In addition, we need the green space - it's a PLANET thing as well. Covering the beautiful countryside with tarmac and brick will not help conservation.

I think that the Trustees DO NOT have the best interests of this area at heart. Given they live nowhere near this land, they have no concept of how beautiful it is and I assume they are looking after their own monetary interests. Who benefits from this proposal - not the current villagers, but those who wish to make money.

Shame on you if you approve this application.

Find somewhere else to build houses. There are plenty of derelict areas in the Ribble Valley - old mills, old terraces which could be done up beautifully, without putting money into pockets of Trustees who don't even live in the UK.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 July 2026 20:33
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-854381924

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground
Whalley Road
Read
Lancs

Comments: Hammond Ground is an area of exceptional natural beauty and charm. The countryside, heritage and future should be preserved.
To lose and destroy the character of this historic parkland would be catastrophic, the harm caused to wildlife and biodiversity would be overwhelmingly cruel.
This must not go ahead.
The beauty of this idyllic area must be preserved for future generations to enjoy and appreciate.

Whalley Road is already heavy with traffic. There are dangerous junctions with too frequent accidents. Crossing the road is pretty impossible during the day making it horrendous for pedestrians and especially school pupils. This would only be exacerbated if more homes were built in the area. The infrastructure is under pressure already, not enough schools, doctors etc
Roads are ruined and drainage is suffering. Building more homes is going to put all of these aspects at more risk.
Due to all of the above reasons I therefore strongly object to the proposed development 77 houses on Hammond ground.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 July 2026 08:28
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-854466524

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground
Read

Comments: I have lived in Read for over 40 years in a few different area's
Whalley road has always been a busy road with many accidents and one of my neighbours being
knocked down and killed crossing the road for a bottle of milk.
The road used to be busier morning and after work but now it is constant. Not only with cars but heavy
plant , wagons , tractors, caravans , motor homes etc.
The only safe place to enter on to Whalley road from the streets on the left hand side past Hammond
Ground is Geroge Lane.
Although it is a narrow road you can normally see the traffic approaching from both sides if you are
lucky.
With more housing comes more traffic and this will only add to a road that already exceeds the
amount of traffic that should safely be on the road and also will make entering Whalley road more
dangerous at George Lane with the proposed entry to Hammond Ground and everything that comes
with a building site.
More research is needed into how this can be managed, maybe a bypass which has been discussed
is the past , which would help the flow of traffic.

[REDACTED]

From: Contact Centre
Sent: 07 July 2026 08:37
To: Planning
Subject: FW: Contact Us - Business, Economic Development and Trade
Attachments: Screenshot_20260707-001228.png

Contact Centre

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 425111 | E: contact@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk



[REDACTED]

Sent: 07 July 2026 00:29
To: Contact Centre <contact@ribblevalley.gov.uk>
Subject: Contact Us - Business, Economic Development and Trade

⚠ External Email

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[REDACTED]

[REDACTED]

[REDACTED]

Do you want to provide your address?: Yes

Is your address in Ribble Valley?: No

lat:

lng:

[REDACTED] **lat:** 5



County:

uprn:

usrn:

ward:

What service area does your enquiry relate to?: Business, Economic Development and Trade

Service Area: Business, Economic Development and Trade

Email Service Area: contact@ribblevalley.gov.uk

Please provide some information about your enquiry?: https://www.lancs.live/news/lancashire-news/pendle-witches-land-development-fears-34227881?int_source=amp_continue_reading&int_medium=amp&int_campaign=continue_reading_button#amp-readmore-target

My pure and undying love for my true home my Pendle in Ribble valley I will forever protect from all harm as my bloodline lyes with my Pendle for ertenty and everyone knows my soul spirit belongs to my true home Pendle hill only being a third 4th generation witch I'm also as Pendle & Hertfordshire own witch owl ...

I would like to say I also object to theses rediculous plans also you have plenty of ope land rose where I'm begging you as humanbeings please please reconsider your plans not to build anything on my Pendle please When I pass away my soul and spirit will finally be at peace at my true home my Pendle where I always belong too beyond this life ...

So I'm asking please don't allow developers to build on my Pendle ... My Pendle is my true home where my spirit soul truly belongs and my bloodline lays at my Pendle ...

Add an attachment?: Screenshot_20260707-001228.png

Please email me a copy of this report: Yes

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 July 2026 16:35
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-854701416

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Land off Hammond Ground

Comments: I would like to raise concerns about the planned application for a housing development. Currently the village of Read struggles with the volume of traffic at peak times. The proposed site would only cause a greater impact on the environment. Stationery traffic for prolonged periods of time will be detrimental to the health of the locals, both mentally and physically. Current infrastructure through the village could not handle the additional volume of traffic. Hammond Ground has historic importance that should be protected. Both Read and Simonstone schools are at capacity and would struggle to accommodate even more young people.

From: [REDACTED]
Sent: 07 July 2026 16:42
To: Planning
Subject: Objection to Planning Application 3/2026/0356 Hammond Ground Read - 77 house development.

⚠ 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.

FAO Lyndsey Hayes

I am writing to object outright to the proposed planning application for 77 houses on Hammond Ground Read.

The building of 77 houses would have a detrimental effect on the village, through increased demand on the local infrastructure and change the character of the local area.

The A671 through Read and Simonstone is already extremely busy and often gridlocked. It is dangerous to cross. This would be further exacerbated by additional housing.

The building of 77 houses would also cause the permanent loss of beautiful parkland of historic importance and cause irreversible change to the character and appearance of the village.

There is also a lack of access to NHS services locally and the building of 77 houses would place further demands on local services.

For these reasons I object to the above-mentioned planning application.

Thank you

[REDACTED]

Sent from [Outlook for Android](#)