

[REDACTED]

From: [REDACTED]
Sent: 29 August 2026 23:34
To: Planning
Subject: 3/2026/0356 - Objection

 External Email

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Dear Planning Team,

I strongly object to planning application 3/2026/0356, Land at Hammond Ground, Whalley Road.

This would cause significant and irreversible harm to the character and appearance of the open countryside and historic parkland. A previous scheme for fewer homes on this site was refused and the appeal dismissed by a Planning Inspector in 2018, who concluded that development would result in significant harm to the countryside, the parkland character of Hammond Ground, the setting of the village of Read and the Forest of Bowland Area of Outstanding Natural Beauty. Those fundamental concerns remain unchanged and apply with even greater force to a larger scheme of 77 houses.

Hammond Ground forms an important part of the historic landscape setting of the Grade II* listed Read Hall. Development would urbanise this valued open landscape, damage its contribution to local identity and heritage, and set a clear precedent for further expansion across the wider site. The limited public open space offered does not outweigh the permanent loss of this countryside and parkland.

The additional traffic generated would place unacceptable pressure on Whalley Road and surrounding routes that are already congested, while local schools, GP services and other infrastructure lack capacity to absorb the extra demand without harm to existing residents. For these reasons the application conflicts with policies designed to protect countryside, landscape character, heritage assets and infrastructure capacity. I urge Ribble Valley Borough Council to refuse planning permission and protect Hammond Ground.

Yours faithfully,

[REDACTED]

[REDACTED]

From: Planning
Subject: FW: Hammond Ground, Read - 3/2026/0356

Sent: 01 September 2026 08:59
To: Planning <planning@ribblevalley.gov.uk>
[REDACTED]
Subject: Hammond Ground, Read - 3/2026/0356

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This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Good morning

On [REDACTED], I wish to bring to your attention that the arboricultural report and plans which accompany the above application date from March 2024 and are therefore significantly out of date. Perhaps of more concern is the fact that the submission contains no Arboricultural Impact Assessment, no Arboricultural Method Statement and no Tree Protection Plan. Effectively, there is no assessment of the development's impact on the trees. The tree plans themselves do not even show the proposed development, so they cannot demonstrate the relationship between the submitted scheme and the trees, the root protection areas, or the constraints the development must respect. As a consequence, it is difficult to understand how the Council can begin to properly assess the arboricultural impact of this 77 dwelling scheme when the tree report has not been fully arboriculturally assessed against the detailed layout. It has been suggested to me by an Arboriculturist that the lack of this information is a fundamental failing that a BS5837 2012 case requires.

Furthermore, if a thorough arboricultural assessment cannot be completed due to lack of the necessary evidential base then this in turn potentially impacts the ecological assessment, the biodiversity net gain metric and proposed mitigation of planting. It follows through therefore, that if the underlying tree data is out of date and no proper impact assessment has been carried out then logically the BNG calculations and mitigation scheme built upon this baseline information cannot be relied upon either. I am also aware that there are requested changes from LCC Highways in respect of the access to the site which could have a further impact on some of the existing tree cover together with resultant loss in mature frontage hedgerow which at this stage is difficult to quantify until a more detailed revised access scheme is submitted. This again will undoubtedly have a resultant negative impact on the BNG metric, not to mention the visual impact on the street scene and ecological baseline.