

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 June 2026 10:20  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-848253050

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Hammond Ground, North of Whalley Road, Read, Lancashire

**Comments:** I strongly object to planning application 3/2026/0356 for the proposed 77-house development at Hammond Ground.

This proposal would cause significant and irreversible harm to Hammond Ground, an important area of historic parkland and open countryside that contributes greatly to the setting, heritage and identity of Read village. Previous applications for development on this site have been rejected due to the harm they would cause to the countryside and landscape character, and those concerns remain valid today.

One of my principal concerns is the impact on traffic and road safety. Traffic through Read is already extremely problematic, particularly along Whalley Road and through the village, there are frequent speeding issues and has been a number of accidents to say the least. At peak commuting times, residents regularly experience severe congestion and frequent traffic jams. The existing road network is already struggling to cope with current traffic levels and the addition of 77 new homes would inevitably increase vehicle movements significantly. This would worsen congestion, increase journey times and create further road safety concerns for motorists, pedestrians and cyclists.

I am also concerned about the pressure this development would place on local infrastructure. Schools, healthcare services, drainage systems and other community facilities are already under strain, and there is little evidence that these services could accommodate a development of this scale without detrimental impacts on existing residents.

The proposal would urbanise an important open landscape on the edge of the village, eroding the distinctive rural character of Read and harming the historic landscape associated with Read Hall. Given that this proposal involves more houses than previous schemes which were rejected, the potential harm is even greater.

I am particularly concerned about the precedent that approval of this application would create. Hammond Ground has long been recognised as an important area of countryside and historic parkland that should remain protected from development. Granting permission for this scheme risks creating a daisy-chain effect whereby future applications on adjoining or nearby land become

increasingly difficult to resist. The introduction of housing, roads and associated infrastructure would weaken the current protections that safeguard this landscape.

The cumulative impact of successive developments could fundamentally change the character of Read, resulting in the gradual loss of countryside, increased traffic congestion and further pressure on local services. Once development is permitted within Hammond Ground, it may become increasingly difficult to defend neighbouring land from similar proposals, leading to the incremental urbanisation of the village and the erosion of the special landscape that previous planning decisions have sought to protect.

The proposed public open space does not outweigh the permanent loss of countryside and historic parkland. For these reasons, I respectfully urge Ribble Valley Borough Council to refuse planning application 3/2026/0356 and protect Hammond Ground for future generations.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 June 2026 10:30  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-848256887

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** Dear Sir/Madam,

I am a resident of Read and wish to raise concerns regarding the renewed proposal to develop housing on land formerly known as Read Park, now referred to as Hammond Ground.

I am concerned that the developers are attempting to present this land as underutilised farmland in order to avoid the requirement for an Environmental Impact Assessment (EIA). This characterisation is misleading. The site provides a valuable landscape, contributing significantly to the visual character, heritage, and setting of Read, Simonstone, and the wider Ribble Valley, an area recognised for its outstanding natural beauty.

Given the potential impact of development, it is essential that a full EIA is conducted. It is also concerning that, although the current proposal refers to developing only approximately 25% of the site (around 70 homes), the entire area has been mapped. This suggests a phased approach that could ultimately lead to the loss of the whole parkland.

Notably, Natural England has also recommended that an EIA be undertaken, recognising the importance and quality of this landscape.

Furthermore, a similar application in 2018 was refused on the grounds that development would harm the character, appearance, and setting of the surrounding countryside and village. These considerations remain unchanged today.

It is also difficult to ignore the perception that this proposal is primarily financially motivated, rather than being driven by the needs or interests of the local community. The landowners are not local residents and do not share in the long-term impact such development would have on the village and its surroundings.

It is also difficult to ignore the perception that this proposal is being driven primarily by financial gain rather than by any genuine benefit to the local community. The consortium and investors behind the scheme have no longstanding connection to Read, do not live within the village, and will not

experience the permanent consequences that local residents will face should this development proceed.

In contrast, the people of Read and the surrounding villages have a direct and enduring interest in protecting the landscape, heritage, character, and environmental quality of this area. The financial rewards of development will accrue to a small number of external parties, while the loss of valued green space and the impact on the village will be borne by current and future generations of local residents.

In summary, this land continues to hold significant environmental, historical, and visual value. It should be preserved as a lasting asset for future generations. The developers' assertion that an EIA is unnecessary should be treated as grounds for rejecting the proposal.

Yours sincerely

[Redacted signature]

[Redacted name]  
[Redacted address]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 16 June 2026 11:31  
**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.

Dear Planning Team

I am emailing to register my strong opposition to the Hammond Ground planning application 3/2026/0356.

I am objecting to the proposed development because of the increased traffic that would result from the building of 77 houses and the resulting increased pressure on the infrastructure of the villages.

I have lived in Read since December 1997 and become increasingly aware of the current traffic congestion through the villages of Read and Simonstone.

In a morning, commuting to work in Clitheroe, it is currently very difficult to make a right turn out of Straits Lane onto the A671 due to the volume of traffic and in the evening, if travelling towards Whalley during rush hour, I have been in a queue of traffic backed up from the traffic lights at Portfield Bar to beyond the entrance to Read Hall.

Building more houses in the village would increase that problem along with the amount of pollution.

I am a member of a [REDACTED]. We do work throughout Read and Simonstone and since 2019 have been working to promote sustainability and help the environment in our villages.

Without a well thought out increase to the infrastructure of Read and Simonstone how can we hope to support such a large development of houses on that open ground?

I hope that you will consider my objection very seriously and I am happy to supply further details if required.

Yours faithfully

[REDACTED]

Sent from my iPad

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 June 2026 12:44  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-848295613

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** 77 houses proposed for Hammond Ground, Read

**Comments:** As a resident of Read, I wish to formally OBJECT to the above planning application. Hammond Ground is not just 'unoccupied land' as stated in the planning application, it is much much more. It is beautiful historic parkland with connections to Read Hall and the surrounding area dating back to the 16th Century, the civil war at Read Bridge and the trials of the Pendle Witches. It is much loved and appreciated by the residents of Read and Simonstone and has a stunning vista which can be viewed by anyone who passes through the village on the main road. To build houses on Hammond Ground would destroy the village's heritage and the unique characteristics of an ancient piece of land that is part of the village's identity.

There are concerns about the increase in the surrounding area of traffic and, additionally. road safety. Whalley Road running through the village is already massively busy and more often than not congested because of frequent roadworks required to keep it roadworthy and to keep the utilities that support the village working effectively. Accidents and road incidents in the village are already a regular occurrence. There are two primary schools in the village and only two sets of traffic lights. The danger to parents and small children is very real. Ideally another set of traffic lights is required at the bottom of School Lane but then this would also adversely affect the flow of traffic through the village. Traffic is horrendous at peak times and when there are roadworks; vehicles often use the surrounding lanes in the village as a shortcut to avoid the delays. Cars speed up and down the lanes, putting cyclists, walkers, dogs and other local road users at risk. Electric cars are very quiet and often pedestrians are not aware of them until a car is nearly upon them. Adding hundred of new residents will result in gridlock and dangerous traffic congestion on country lanes and roads not built for this type of traffic and ill equipped to deal with a surge in car drivers. What infrastructure will be put in place in the village to safeguard its residents?

Regarding medical services, six weeks is now an average waiting time for a routine medical appointment at Whalley GP Practice. Again, what infrastructure will be put in place to support an influx of new residents requiring a new GP?

Biodiversity and wildlife will be affected. The natural landscape will be altered destroying its visual impact forever, with new construction threatening centuries old trees, destroying wildlife habitats and reducing the area's biodiversity in the quest to meet government housing targets. Surely there is

plenty of scrubland, brownfield sites and abandoned town centre shopping units that could be built on/converted before decimating the countryside? What about the Government's National Biodiversity Strategy? How will its targets be affected by the proposed building application?

As you will already know, all previous proposals to build on Hammond Ground have been rejected and in 2018 the then Secretary of State intervened and requested a government planning inspector review the application. The inspector concluded that a housing development at Hammond Ground would cause "significant harm to the character and appearance of the countryside". Nothing has changed in that respect since then. There are very real fears that 77 houses will only be the start of it and will open the flood gates to more and more houses being built on the land. The very valid reasons for previous rejections still apply and I would ask that you please take these into consideration and reject yet another attempt to destroy the landscape of our beautiful village.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 June 2026 13:56  
**To:** Planning  
**Subject:** Planning Application Comments - 38441 FS-Case-848355025

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 38441

**Address of Development:** Hammond Ground

**Comments:** MY CONCERNS AND OBJECTIONS ARE AS FOLLOWS:-

- :-
- 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.

I HOPE MY OBJECTIONS ARE TAKEN SERIOUSLY

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 June 2026 14:48  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-848380268

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** Serious damage to the attractive countryside setting of Read village and harm to the historic landscape associated with Read Hall. I also live in a historic house connected in history to both Read Hall, Huntroyde Hall and this land. Read cannot cope with more houses, the infrastructure is already under pressure – traffic, school capacity, and we do not even have a doctors surgery.