

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 June 2026 22:20
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851659437

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: Hello,

I would like to add my opposition to the above-mentioned planning application due to the negative affect, and possible setting up of a precedent, to build houses on what is a historically important piece of land in Read.

Read Hall and its immediate environs stands at around 25 acres today, from the original circa 450 acres of the original estate, and to build on what little remains of this historic site should not be allowed to happen. The impact on the existing properties that make up the Read/Simonstone area, which are currently, I believe, at their largest practical size and would suffer through additional strain on existing facilities, especially by way of traffic, school places for youngsters, and other general ammeneties.

We have all witnessed the impact on the nearby Barrow area of the Ribble valley that has been inundated with housing estates over the last few years. This area too started out quietly with one or two small developments, but now the entire area is unrecognizable from the small typically English village it once was. In short, it has been totally spoilt. We do not want to see a repetition here on Hammond Ground.

Furthermore, the development is for purely fanancial gain by already wealthy people who mostly don't even live in the country, nevermind the immediate environs of Read, and could therefore care less about any impact their development may have on the village. Just so long as they make money...

Past applications for development have all been refused, (and rightly so), by some of the highest authorities in the land back in 2018, and statements made by them at the time of their refusal to grant planning speak for themselves, and I quote "Significant harm to the character and appearance of the countryside."

I walk a lot in this area and would personally hate to see this precious peice of greenery concreted and tarmaced over. I'm sure their would also be environmental and wildlife impact also.

The current state of our nation highlights the complete lack of concern over the common peoples' wishes and I hope that you help to re-affirm the opposite and deny this application for the good of us all, those self-same common people.

Yours Sincerely,

A solid black rectangular box used to redact a signature.

[REDACTED]

From: [REDACTED]
Sent: 28 June 2026 09:05
To: Planning
Subject: 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.

I object to this application, too many houses have been built in Ribble Valley in the last 10years, the schools are full,the Doctor Surgeries and the Hospitals the same, one has to wait weeks for a non urgent appointment to see a Doctor, and patients are on a trolley or in a chair waiting hours for a bed. Also the green belt is reducing, it is almost a continuous housing estate from Whalley to Clitheroe, we don't want that in Read.

Reference 3/2026/0356

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 10:12
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851704631

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: I am writing to strongly object to the proposed planned building of 77 houses on Hammond Ground. Not only would Read lose the open countryside space, which would also impact the village identity and character, it would add to the already high volume of traffic through Whalley Road on a daily basis. During peak time especially, the main road is congested, and by building more houses, this would further increase the volume of traffic and become an even greater safety concern. I do not feel that this development will be of any benefit to this small village and surrounding area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 10:32
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851710824

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read, Burnley

Comments: I am writing to strongly object to the proposed planned building of 77 houses on Hammond Ground. Not only would Read lose the open countryside space (which is fast becoming a rare commodity), which would also impact the village identity and character, it would add to the already high volume of traffic through Whalley Road on a daily basis. During peak time especially, the main road is extremely congested, and by building more houses, this would further increase the volume of traffic and become an even greater safety concern. On top of this, the impact on the medical services around the area would be significant. The already struggling doctors surgery would become further strained. For someone like myself who suffers from a significant medical condition in which i already struggle to see my doctor as it is, this is incredibly concerning. I do not feel that this development will be of any benefit to the village and surrounding area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 10:35
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851711630

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Residential Development of 77 Dwellings and Community Parkland at Hammond Ground, Whalley Road, Read

Comments: Objection to Planning Application 3/2026/0356 Residential Development of 77 Dwellings and Community Parkland at Hammond Ground, Whalley Road, Read

I wish to object strongly to this planning application.

Main Reasons:

1 Previous Refusal & Appeal Dismissal

This site was previously refused planning permission (3/2016/0421) and the appeal was dismissed. The Planning Inspector highlighted significant harm to the landscape, parkland character, and countryside setting. The site has not fundamentally changed, so those findings remain highly relevant. Increasing the proposal from 50 to 77 homes makes the harm even greater.

2 Harm to Landscape & Countryside

Hammond Ground is an attractive area of open countryside and historic parkland that forms an important transition between Read village and the surrounding rural landscape. Building 77 homes, roads, and gardens would urbanise this prominent greenfield site and cause permanent damage to its character and visual amenity. New planting cannot replace the mature trees and open character that would be lost.

3 Out-of-Date Surveys

The Tree Survey is from February 2024 and is only valid for two years. The application is dated June 2026, so it is now out of date. Up-to-date surveys should be required.

4 Ecology & Protected Species

There is insufficient current information on protected species. The Lancashire Badger Group has highlighted an active badger sett nearby, regular badger activity in the area, and the need for further surveys and mitigation. The proposal risks harming habitats and protected species. The precautionary principle should apply.

5 Impact on Neighbouring Residents (Acoustic Fence)

The proposed 2.4m acoustic fence would stand only about 7 metres from the front of houses on George Lane, Read. This would create an overbearing, oppressive structure, loss of outlook, and reduced residential amenity. The application also appears to incorrectly describe the affected properties.

6 Highways & Traffic

The development would generate significant extra traffic on an already busy road. The proposed access arrangements would require major works including removal of the stone wall and hedgerows, raising safety and capacity concerns.

7 Unsupervised Community Park

The proposed parkland lacks adequate natural surveillance, a dedicated car park, and clear long-term management plans. This risks anti-social behaviour, disturbance, and additional pressure on nearby roads (including parking on George Lane). The new pedestrian access onto Whalley Road next to existing homes would also harm privacy, security, and amenity for residents.

8 Cumulative Impact & Future Phases

The application hints at further development phases. This proposal would add pressure on local roads, services, and the rural character of the area.

Conclusion

This application would cause significant and irreversible harm to the landscape, countryside setting, and residential amenity of Read. The reasons for refusing the earlier application and dismissing the appeal still apply. I therefore respectfully request that Ribble Valley Borough Council refuses this application.

Thank you for considering my objection.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 10:56
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-851710872

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground Read

Comments: I have lived in Read for over [REDACTED]. During this time I have seen many changes to the village. We don't need any more houses in the village as the infrastructure won't cope. It's even difficult now for me to cross the road near the [REDACTED] to go to the Spa shop with the amount of traffic coming through the village. There is only 1 pedestrian controlled traffic light and that is too far away for me at the opposite end of the village. What is going to happen if the additional traffic from this proposed development is allowed to go ahead?

I dread to think of the traffic chaos if a good percentage of these cars want fuel first thing in the morning as it is not very good at the moment.

Will our local schools cope with this influx as well?

I think that this initial application is the tip of the iceberg and if allowed there will be accidents waiting to happen.

I used to [REDACTED] around the area and to have another unsightly development on the edge of Read will be unbearable and an eyesore and we won't be a village anymore.

How will residents get out from George Lane, Jubilee Street, Fort Street and Straits Lane if this development is allowed as you will have at least 140 additional vehicles on the road at peak time plus if you look at the intentions of the developers there could be 300 plus more vehicles in the future!!

Hammond Ground is of historical importance to the Village and I don't want it to be covered over in tarmac and concrete because where will it end?

What will happen to our wildlife from this field?

They say they will build around the trees on the site but my feeling is that any influx of people not used to village life will want the trees chopping down once the crows start making their noise.

The people who own this land live in tax havens and I wonder how they would feel if someone tried to build 77 plus houses next to them?

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 11:54
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-851724875

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Damage to the lovely countryside that keeps vanishing due to newbuilds!
I use that road everyday for work and the traffic is already horrendous nevermind adding more vehicles, read's road infrastructure is not set up for it

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 11:59
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-851724857

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground
Whalley Road
Read.

Comments: 

Dear Planning Officer,

I wish to object to the planning application for Hammond Ground, Read.

My objection is based on the following planning grounds:

- * The proposal would significantly increase traffic on roads that already experience congestion and present safety concerns for pedestrians and cyclists.
- * It would result in the loss of valuable open countryside, harming the rural character and appearance of Read.
- * The development would place additional pressure on local infrastructure, including schools, healthcare services, and highways.
- * There are concerns regarding surface water drainage and the increased risk of flooding.
- * The proposal would have an adverse impact on local biodiversity through the loss of green space and wildlife habitat.
- * The scale and nature of the development are not in keeping with the character of the village and would harm its distinctive identity.
- * Many local residents have seen plans suggesting the possibility of incremental development across the Hammond Ground site. This creates concern that the current application may represent only the first phase of a larger development, with the cumulative impacts on traffic, infrastructure, drainage, local services, and the character of the village not being fully assessed. The Council should therefore carefully consider the potential cumulative effects of any future expansion when determining this application.

[REDACTED] have been residents of Read for over [REDACTED]

[REDACTED] regards.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2026 12:23
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-851729127

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground

Comments: To Whom it may Concern

As a resident of Simonstone and having been brought up in Read in the [REDACTED]s I wish to raise my objections in the strongest terms to the planning application 28011, the proposal to build at least 70 'Units' on Hammond ground in Read village.

I trace my connection and bond with the village to my paternal great grandparents who in the late 19th centuries moved with their families from Blackburn and Darwen for employment in the newly founded cotton mills in Read. My grandparents and mother were born there and subsequently lived there all their life. From that time Read was a more self-sufficient community with a host of small shops and other small private businesses and services including a greengrocers, groceries, a baker's, a butcher's, a hardware store, and a co-op.

Since the 1960's the village has increased rapidly, there has been a plethora of new housing estates on green land sites notably off George lane, Straits lane, the Whalley-Padiham Road and most recently off Whins lane. Accordingly, the population has grown exponentially and the village primary school has had to be extended fully to manage the demand. The noise and air pollution levels have also increased as a result of the increase of car ownership the amount of traffic in the village and recently the reduction or curtailment of local bus services.

Unfortunately the infrastructure and services in the village have not kept pace with the increased development and surge of population. Most of the small shops have now closed resulting in the Spar garage having a virtual monopoly in the sale of groceries and provisions thus denying choice in particular for older people who don't have their own transport. The villages are almost unrecognisable from how they were in the recent past which has impacted on the quality of life for the residents. They have in essence ceased to be country "Villages" and have metamorphosed into non-descript dwelling places for commuters. It's all too clear that the building of even more houses on Hammond Ground and the concreting over of even more green land would exacerbate the problems even more.

Not only is Hammond ground a beautiful site with marvellous nature and views, and affords a

spectacular entrance to the village, it is all too clear that the destruction of this with the building of even more houses-which are not necessary and additional anyway to the Core strategy numbers-and the concreting over of more green land-would exacerbate totally the existing problems of the village.

In summary, there are no valid reasons why Hammond ground should be developed. I hope and pray for the sake of past, present and future villagers and for the preservation of this beautiful, unique rural landscape that the planning committee has the good sense, reason and decency to reject the application, as was that case in 2018 when previous misguided applications were rejected. In fact nothing has changed since then to warrant the granting of even more houses and further subsequent destruction to the environment.

Regards

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