

[REDACTED]

From: [REDACTED]
Sent: 16 June 2026 21:14
To: Planning
Subject: Planning Application Reference: 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: 3/2026/0356

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Planning Officer,

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

My objection is based on the following planning grounds:

1. Harm to the Character and Appearance of the Countryside

Hammond Ground forms an important area of open countryside and historic parkland which contributes significantly to the rural setting and character of Read. The site provides a clear and attractive transition between the village and the surrounding countryside. Development of 77 houses would result in the permanent loss of this open landscape and would introduce a substantial urban form into a currently undeveloped area.

The scale of the proposal would fundamentally alter the character of the village edge and erode the distinctive rural identity of Read.

2. Previous Planning Decisions

Previous proposals for development on Hammond Ground have been refused, including a scheme considered by a Planning Inspector in 2018. The Inspector concluded that development would cause significant harm to the character and appearance of the countryside.

The current proposal is larger than the previously rejected scheme and therefore has the potential to cause even greater landscape and visual harm. Unless there has been a material change in planning

circumstances, the previous Inspector's findings remain highly relevant and should be given substantial weight.

3. Impact on Heritage Assets and Historic Landscape

Hammond Ground forms part of the historic landscape setting associated with Read Hall and contributes to the heritage significance of the area. Development would urbanise land that has historically formed part of the wider parkland character and would diminish the appreciation of this historic setting.

The cumulative impact on the historic landscape should be carefully considered and weighed against any claimed public benefits.

4. Pressure on Local Infrastructure

The development would place additional pressure on local infrastructure, including:

- Local road networks and highway safety.
- Primary and secondary school capacity.
- GP and healthcare services.
- Drainage and surface water systems.

Residents already experience pressures in these areas and it is unclear whether sufficient infrastructure improvements can be delivered to mitigate the impact of a development of this scale.

5. Impact on Biodiversity and Green Space

The site provides habitat and ecological value within an important green corridor around the village. Whilst areas of open space are proposed, the development would nevertheless result in a significant loss of undeveloped land and associated biodiversity value.

Any ecological benefits proposed by the applicant should be carefully scrutinised to ensure they genuinely compensate for the loss of existing countryside.

6. Risk of Incremental Urbanisation

The proposed development would extend the built form of the village into an important open landscape. The introduction of roads, infrastructure and residential development would permanently alter the character of the site and increase pressure for further development in the future.

The preservation of strategic gaps and open countryside around villages is essential to maintaining their individual identity and preventing incremental urbanisation.

Conclusion

I respectfully request that Ribble Valley Borough Council refuse planning application 3/2026/0356.

The proposal would result in significant and irreversible harm to the countryside setting of Read, the historic landscape character of Hammond Ground, local biodiversity and village identity.

Furthermore, previous planning decisions have already established the sensitivity of this site and the substantial harm that development would cause.

The long-term protection of Hammond Ground is important not only for current residents but for future generations who should continue to benefit from its open countryside, heritage value and contribution to the character of Read.

Yours faithfully,

A solid black rectangular box used to redact a signature.

[REDACTED]

From: [REDACTED]
Sent: 16 June 2026 21:15
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.

[REDACTED]

I am writing to strongly oppose the application for the development and house building on Hammond Grounds. Having lived in the village almost all my life [REDACTED] in my [REDACTED] I have seen the area develop and not always for the better. The schools are full to capacity and the road through the village is an absolute disgrace and disaster both from parking, double parking, heavy goods vehicle, tractors and extremely heavy sometimes speeding traffic. The absence of a bypass as planned in the seventies has only compounded the problem we live with every day. The total lack of help to calm traffic through our village will one day only lead to a fatal accident as school children have to cross the road twice every day and only have ONE crossing place. NO NO NO to further development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 21:34
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848504398

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Land at Hammond Ground Whalley road

Comments: We are writing to raise objections to the proposal for a development of 77 houses at Hammond Ground Read. Previous proposals for development here have been declined. They went as far as judicial review and yet here we are again with yet another attempt to urbanise shrinking green space around Read and Simonstone. Hammond ground is identified as a sensitive and historic landscape rich in wild life, which as we all know, is under pressure from loss of habitat. Hammond ground forms an important part of the identity of the village. Why does it need to be built on and ruined for future generations?

The local infrastructure is already under significant pressure. When my [REDACTED] moved to Read in [REDACTED] Whalley road was busy, but rarely congested. Village roads were safe, quiet and mainly used by residents. Nowadays traffic queues on Whalley road are a daily occurrence and the surrounding small village roads become clogged with overspill of commuter traffic. There have been fatal accidents on Whalley road and Devils Elbow is in hazardous condition in spite of resurfacing in recent years. An additional 77 houses (and most likely more in the long term if this is approved) , directly adjacent to Whalley road will worsen traffic pressure. Little has been done over the years to improve roads and infrastructure in tandem with the large housing developments built in Whalley, Burnley and clitheroe. Most people here rely on a car to commute. Public transport in Read is 2 buses an hour. There's no train network until Whalley or Burnley. Unfortunately the martholme cycle way, which could relieve some traffic, has been successfully blocked from full completion by the owners of Bridge Hey Wood caravan park for many years with no progress, so cyclists and walkers are forced to use the busy and frankly dangerous main road. Local schools are over subscribed as are GP services. Scant additional resources have been provided to match rapid housing development in the Ribble Valley and beyond.

Additionally there are concerns that concreting over our green fields and woodland is increasingly leading to problems with drainage and flooding. This is a national concern. Where will the sewers for these houses drain? The meadow view development at the back of our house has unfinished drainage left by the developer Westby Homes, who went into administration a number of years ago - the issue remains unresolved.

Yours sincerely

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 21:59
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848508599

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Land off Hammond Drive

Comments: Concerns relate to - all the reasons for previous denial, historic site, lack of infrastructure, potential broadening of scope. Impact on setting of Read Hall and forms part of the historic landscape surrounding Read Hall and land pollution of an area which contributes hugely to the identity and setting of the village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 22:15
To: Planning
Subject: Planning Application Comments - 38441 / 3/2026/0356 FS-Case-848511007

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441 / 3/2026/0356

Address of Development: Hammond Ground

Comments: Lack of infrastructure ie schools, doctors, high volume of traffic impacting village. Destruction of green space and wild life habitats. Traffuc is already a bottleneck at rush hour. First tranche of proposed development will negatively impact roads, but future developments will be catastrophic!

[REDACTED]

From:

[REDACTED]
17 June 2026 08:21

To:

Planning

Subject:

Planning application No :-3/2026/0356

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

9th June 2026

FAO Lyndsey Heys

Planning @[Ribblevalley.gov.uk](mailto:Planning@Ribblevalley.gov.uk)

RE :- No:- 3/2026/0356

Erection of 77 houses along with parkland at Hammond Ground Whalley Road Read

BB12 7RP

I would like to lodge an objection to the above proposed planning application for the following reasons :-

It would have a real impact on openness in an area of outstanding natural beauty.

A permanent loss of the historic parkland character of Hammond Ground

Infrastructure is already under immense pressure i.e. traffic, school capacity, healthcare facility.

The proposed community open space is only included to make the overall plan more acceptable and is just a stepping stone to the next development of even more properties.

This large scheme of 77 houses will surely create even greater harm than the 50 houses rejected by the secretary of state planning inspector in 2018

It will cause harm to the historic, beautiful landscape that is associated with Read Hall.

The effect of the development on the character and appearance of the area.

The proposed development would result in disproportionate amount of houses to the original village and would be an inappropriate development in the Green Belt contrary to the provisions of Key Statement EN1 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy framework which attaches substantial weight to the openness of the Green Belt.

The proposed development by virtue of its size, scale and massing, would result in a large scale form of development that would dominate the landscape and result in harm to the visual amenities and immediate area. This would be contrary to policies DMG1 and DMS of the Ribble Valley Core Strategy.

The fundamental aim of green Belt policy is to prevent URBAN SPRAWL by keeping land permanently open, the essential characteristic of Green Belts are their openness and their permanence.

Yours sincerely

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[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 08:48
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848575549

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground

Comments: Concerns for road safety that will be pushed to the limit in such a small village. Too many vehicles hurtling through the village which would be increased severely due to this potential estate.
Huge harm to the natural historic landscape that makes the village such a beautiful place to live. This is a larger scheme of houses than the planning rejected in 2018 for 50 houses. My expectation is that this will be rejected immediately.
No infrastructure left in the village.
Stepping stone to further development which the community cannot handle.
Lack of school places - class sizes over 30 already!

[REDACTED]

From:

[REDACTED]
17 June 2026 12:04

To:

Planning

Subject:

Hammond Ground 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.

Regarding Hammond ground planning for 77 houses 38441

We wish to make objections to plans to build 77 houses on hammond ground,in Read.

The following problems being the amount of traffic already on whalley road and children trying to cross a very busy and dangerous road,also a loss of village character and identity.Difficulty in accessing GP clinics which is already a problem for some people due to excess house building in Whalley.

Loss of open countryside and access to wildlife,village life will cease to exist in its present form and previous plans including by a Government Planning Inspector in 2018.were rejected.

Regards

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 June 2026 12:16
To: Planning
Subject: Hammond Ground Planning Application

⚠ 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 Sirs,

Ref: 3/2026/0356, Planning Application 38441

I would like to formally object to the planning application to build houses on the historic parkland known as Hammond Ground.

As far as I can see, the only material difference between the application made in 2018 and the current application, is that it is for 77 houses, instead of the 50 houses that were proposed last time. Surely, all the same criteria apply as for the previous application, only the increased number of houses would have an even more detrimental effect on the infrastructure of the village. Having spent 10 minutes on one day last week, trying to turn into Whalley Road, I am acutely aware of the current traffic situation in the village.

Hammond Ground is a site of historical importance and it's position on the edge of the village, marks the village. Ribble Valley Council have very carefully considered the strategy for the village and this application drives a bus through that. I cannot see any reason why this application should be granted.

Yours Faithfully

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 12:57
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848695714

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground, Read

Comments: I wish to register my strong objection to the proposed development on Hammond Ground in Read. As a [REDACTED] it would break my heart to see the character of the villages destroyed. I know that previous applications have been rejected and I cannot see what has changed. I appeal to your better nature to desist and allow Read and Simonstone to remain as they are.

[REDACTED]

From: [REDACTED]
Sent: 17 June 2026 13:00
To: Planning
Subject: Re 3/2026/0356 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 Sirs/ Mesdames

Why would anyone grant new housing planning permission on a site of historic interest which is part of ancient parkland? A rare jewel in the crown of industrial East Lancashire!! Once it is gone it is gone! Forever. Please deny permission, and do all you can to quash further interest in building here.

Other members of the villages of Read and Simonstone will no doubt have listed legions of reasons against development. I won't waste your time reiterating them all.

I will mention those foremost in my mind.

Firstly, the regular rush hour queues of standing traffic extending from Portfield Bar traffic lights to almost George Lane. Heaven help the emergency services trying to get through. These queues have made me late for appointments more than once.

I am told that there is already a waiting list for children entering Reception at Read Primary School, as the class for 2026 is already full.

Similarly, I have been told of people waiting nearly a month for non-urgent medical appointments at the nearest GP surgery in Padiham.

New housing will only exacerbate these 3 aforementioned problems.

I think we all know that 70 houses would eventually become 700 or something, once a developer gets a foot in the door. The thin end of the wedge. You see it happening everywhere.

Finally, no amount of developer landscaping or pretending to leave 'natural' walkways and 'wildlife' areas will replace the real thing....unspoilt meadow, where deer, foxes and badgers currently roam free.

Hammond Ground is a jewel that delineates the village housing boundary. PLEASE keep it that way.

Yours faithfully,

[REDACTED]

Sent from [Outlook for Android](#)