

[REDACTED]

From: [REDACTED]
Sent: 17 June 2026 13:27
To: Planning
Cc: [REDACTED]
[REDACTED] Planning Application 3/2026/0356 - objection

⚠ 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

I wish to object to the proposal for 77 houses to be built on Hammond Ground in Read, BB12 7RP.

I have been resident in Read & Simonstone for over [REDACTED] years and this proposed development will cause significant harm to the character and appearance of the countryside around the village, my main areas of concern are as follows:

- 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

I fear that building on this land will permanently change the character of our village and where does the building stop. What is to stop another and another housing estate being built next to the current one proposed. Whilst there is a balance between new houses and green space, i feel that as a small village Read & Simonstone benefits greatly from the land at Hammond Ground and this historic parkland is the wrong place for development. Nothing has change since the last proposal to build houses on this land in 2018, if anything we should be protecting this valuable green space from development even more. We do not have the infrastructure to support another 77 houses in the village, with schools already over subscribed, nearest doctors in Whalley and Padiham already have so many patients its difficult to get appointments and the road through the village is a nightmare throughout the day with numerous problems due to the sheer volume of traffic. The residents and their visitors of a proposed housing estate driving on/off a main A road will further increase these problems causing a danger.

Please listen to the villagers and their objections to this proposal. We do not need more houses leading to problems with infracture, access to education, access to doctors. This sensitive countryside and historical parkland needs protecting before it is lost forever.

Kind Regards
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 June 2026 13:31
To: Planning
Subject: 3/2026/0356 - Objection to 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.

Good afternoon,

I write to set out my objections, and comment on the recent planning application to build on Hammond Ground in Read. I am a resident of Read Village and my home address is [REDACTED]
[REDACTED]

I am deeply concerned about the proposed development on this countryside site, which forms part of the rural character and identity of our village. Building houses on this land would result in the permanent loss of valuable green space and would significantly alter the landscape that local residents value.

Additionally, the increased traffic generated by the development would have a negative impact on road safety and congestion within the village. I live [REDACTED] main road that runs through Read and Simonstone [REDACTED] and the traffic is already extremely heavy as it is, day and night. I also live a [REDACTED] the local school where [REDACTED], which makes the roads even busier at peak school times. Additional vehicles from residents of any new housing estate would cause further congestion, which in my view is a real safety risk bearing in mind there are two schools within the village with very young children attending, and the safety measures are not appropriate as they stand [with only one pedestrian crossing on the whole of Whalley Road].

I note the planning includes "community open space". I believe this is only included in their application to make the overall plan more acceptable, but I fear it would only be used as a stepping stone to further development.

I cannot finalise this email without mentioning also that the countryside surrounding our village provides an important habitat for wildlife. Development on this site risks damaging these natural habitats and reduces the environmental value of the area. I have seen deer, foxes, owls, bats and birds of prey on the land. It is unjust to take that away from them for the sole purpose of building a housing estate that Read just does not need, or indeed could accommodate. This development could place further pressure on existing infrastructure and local services, including schools, healthcare provision and drainage [and roads, as stated above].

Preserving the rural setting of our village is extremely important for the wellbeing of residents and for future generations. Once this countryside is developed, it cannot be restored. It will cause serious damage to the attractive countryside setting that the village of Read offers.

I respectfully ask the council to take these concerns into account when considering this application and to refuse planning permission.

Yours faithfully,

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

From: [REDACTED]
Sent: 17 June 2026 13:49
To: Planning
Subject: FW: 3/2026/0356 - Objection to Hammond Ground planning application

Follow Up Flag: Follow up
Flag Status: Flagged

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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.

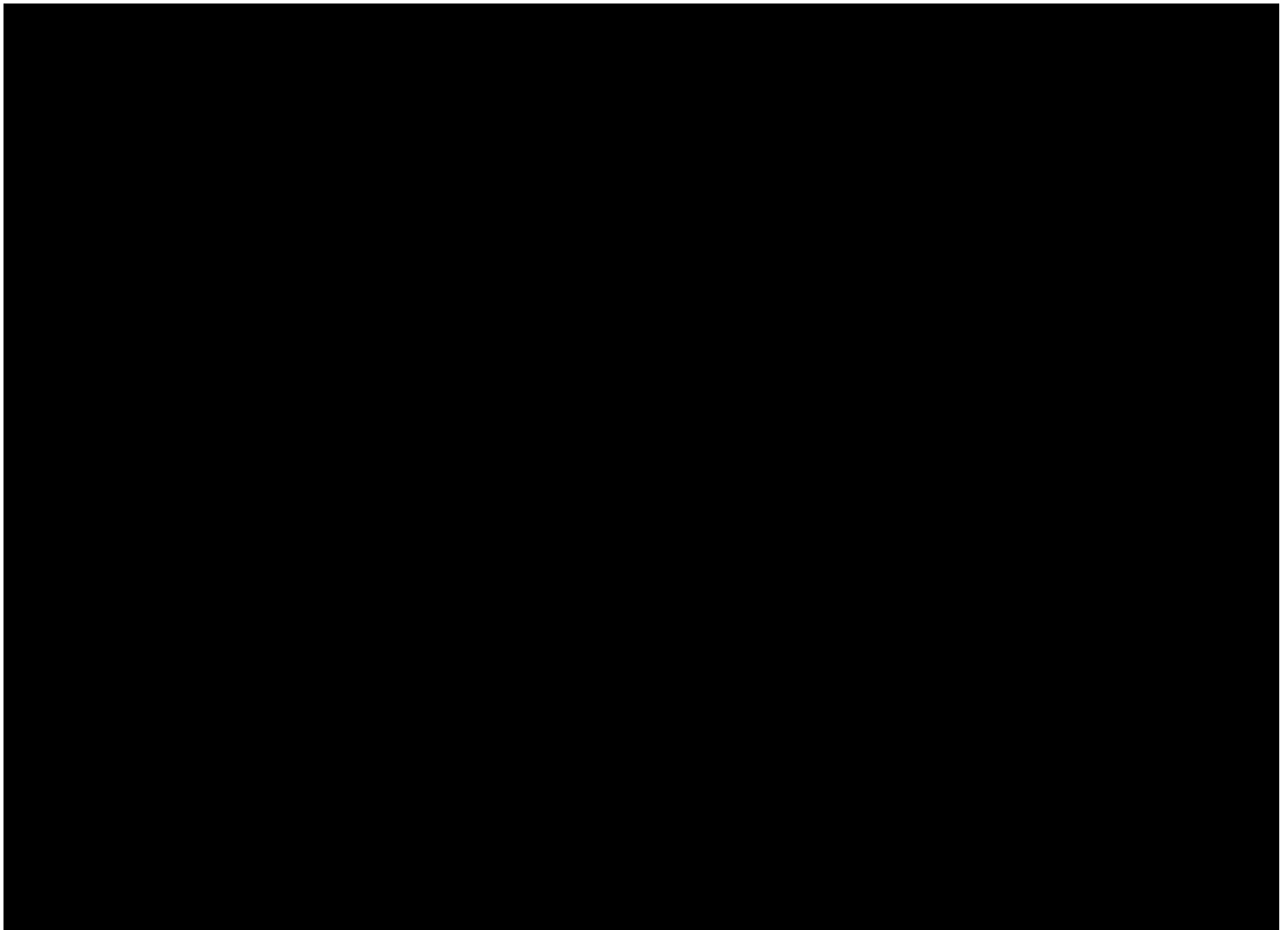
My apologies, I omitted to include another point which is :-

There was planning permission in 2018 for a 50-house scheme on Hammond Ground. This was rejected by the Secretary of State's Planning Inspector. This new application for 77 houses would create even greater harm to the village, in the reasons I set out below.

Thank you for taking the time to consider my comments.

Yours faithfully,

[REDACTED]



From: [REDACTED]
Sent: 17 June 2026 1:31 PM
To: planning@ribblevalley.gov.uk
Subject: 3/2026/0356 - Objection to Hammond Ground planning application

Good afternoon,

I write to set out my objections, and comment on the recent planning application to build on Hammond Ground in Read. I am a resident of Read Village and my home address is 1 Straits Lane, BB12 7PE.

I am deeply concerned about the proposed development on this countryside site, which forms part of the rural character and identity of our village. Building houses on this land would result in the permanent loss of valuable green space and would significantly alter the landscape that local residents value.

Additionally, the increased traffic generated by the development would have a negative impact on road safety and congestion within the village. I live [REDACTED] that runs through Read and Simonstone [REDACTED] and the traffic is already extremely heavy as it is, day and night. I also live a [REDACTED] local school [REDACTED], which makes the roads even busier at peak school times. Additional vehicles from residents of any new housing estate would cause further congestion, which in my view is a real safety risk bearing in mind there are two schools within the village with very young children attending, and the safety measures are not appropriate as they stand [with only one pedestrian crossing on the whole of Whalley Road].

I note the planning includes "community open space". I believe this is only included in their application to make the overall plan more acceptable, but I fear it would only be used as a stepping stone to further development.

I cannot finalise this email without mentioning also that the countryside surrounding our village provides an important habitat for wildlife. Development on this site risks damaging these natural habitats and reduces the environmental value of the area. I have seen deer, foxes, owls, bats and birds of prey on the land. It is unjust to take that away from them for the sole purpose of building a housing estate that Read just does not need, or indeed could accommodate. This development could place further pressure on existing infrastructure and local services, including schools, healthcare provision and drainage [and roads, as stated above].

Preserving the rural setting of our village is extremely important for the wellbeing of residents and for future generations. Once this countryside is developed, it cannot be restored. It will cause serious damage to the attractive countryside setting that the village of Read offers.

I respectfully ask the council to take these concerns into account when considering this application and to refuse planning permission.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 June 2026 13:36
To: Planning
Subject: Hammond Field Read 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 Ribble Valley Council.

I wish to object to the planning application for 77 houses on Hammond Field.

The infrastructure would be under so much pressure. Read is only a small rural village with limited capacity to schools and health care. The traffic through the village is horrendous now, it's very worrying to think what it would be like if this application goes ahead.

Its a beautiful area and would be harmed by building more houses.

Kind regards

[REDACTED]

Planning application/38441

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 13:46
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848719482

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground,
Read,
Burnley

Comments: I wish to object in the strongest possible terms to planning application 3/2026/0356 for the erection of 77 dwellings and associated community parkland on land north of Whalley Road, Read.

The applicant seeks to challenge the previous Inspector's findings by arguing that Hammond Ground should not be considered parkland.

The previous Inspector concluded that the land possessed parkland characteristics;

The site forms part of the historic setting and wider context of Read Hall;

Historic association and landscape context remain important considerations even where direct inter visibility is limited.

The appellant is proposing a priority-controlled right-turn ghost island at the site entrance from the 40mph A671 which is barely wide enough for one lane in each direction. This road is used as a corridor for Ribble Valley residents commuting to the Manchester areas etc and as such is incredibly busy. Trying to cross the road in the village can prove very difficult due to the amount of traffic using it.

Document 260356 Tree Survey Report is out of date. It states 'Due to the changing nature of trees- and possibly other site circumstances-this report and recommendations are limited to a two year period'. It was carried out in February 2024 and report written March 2024. Thus making it nil and void.

The current proposal is larger, more intensive than the 50 houses refused at appeal in 2018 and would still result in irreversible harm to the character and setting of Read. There is therefore no compelling reason to depart from the conclusions of the 2018 appeal decision.

I therefore object strongly to the building of 77 houses as phase 1 on this beautiful green entrance to the village of Read.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 13:52
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848704842

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: I am writing to object to the planning application that has been submitted to build a housing development of 77 homes on the historical site of Hammond Ground.

As a local person who has lived for [REDACTED] in the neighbouring village of Simonstone I have become aware of the plans to develop this site over the past few years.

The site is a beautiful parkland site that has historic links to Read Hall. The parkland setting of this site is a stunning site on entering the village of Read and developing this site would destroy this attractive countryside view for ever.

The worry is that a development on this site would eventually spread to the rest of the site and overwhelm the village and further destroy the beautiful landscape.

The idea of having community open space in my opinion would weaken the protection of this parkland further, making it accessible to all would seriously damage the wildlife that flourishes there including Buzzards, Tawny Owls and Bats and other mammals, insects and amphibians too many to list. Also who would be responsible for the upkeep of this space? and would it just become an area of land covered in litter and dog fouling.

At present the traffic through the village is already too busy, trying to cross Whalley road is almost impossible without using the one pedestrian crossing. This development could potentially add another 140 cars to the road.

Not only the extra traffic that would add to the already overused roads, the infrastructure of the village would struggle to meet the demands of new residents. The schools and healthcare in the area are already overstretched and the sewage and water supply in the village is also poor.

When this land has had previous applications to build on it it has been rejected on the grounds of damage to historic landscape and countryside and pressure on infrastructure, this was backed up by a Secretary of States Planning Inspector in 2018. This hasn't changed in fact it has only got worse.

Building on this site in my opinion would be a tragedy that could not be reversed and would destroy this beautiful historical countryside forever.

I hope that the planners take all these comments on board when deciding on this application.

Yours sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 14:03
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848727513

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: Objection to the 77 houses proposed for the Hammond Ground due to the addition traffic and road safety concerns as well as pressure on the local schools and the loss of the open countryside as well as risk for further large scale development if this is approved all of which I assume most of the residents in Read feel strongly against.

[REDACTED]

From:

[REDACTED]
17 June 2026 14:13

To:

Planning

Subject:

3/2026/0356 Hammond Ground 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.

Good afternoon

I have lived in Read [REDACTED] and I cant tell you enough how detrimental this proposal for these houses will have the village

1. Traffic
2. Pollution
3. Doctors and Schools are at full capacity already
4. Crime
5. Ruining our beautiful countryside with history
6. The community space which we have a plenty already is only being said to make the plan look more attractive.

In 2018 a planning application was put in for 50 houses which was rejected, by The Secretary of States planning inspector for very good reasons.

This would have a massive effect on the 'village' and very much destroy a historic piece of green space we have.

Many Thanks

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 15:24
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848763584

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond ground proposed site

Comments: This development is not needed or wanted the area proposed is habitat to animals and part of the heritage of the area, not to mention the possibility of anti social behaviour in a quiet village the strain on the local amenities with more people living here we have 1 doctors office that cover 4 villages and clitheroe, the roads are already terrible with speeding and busy ness and with 77 homes being proposed if we take them as 2 car households that a lot more vehicles coming through the village and surrounding areas there's no need for this is pure and simple just a money grab as the village setting will be a big selling point which will be reflected in the house prices that are sold, which won't be affordable for most when it's marketed as affordable housing, I love walking through the village and surrounding greenery and now they just want to build on anything green in the name of greed

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 15:02
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848747394

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground.

Comments: I fail to see why this application is even being considered as a similar application on the same site was rejected by the secretary of states planning inspector for fewer houses(50) in2018. The same arguments apply now as back then. There would by necessity be extra infrastructure needed, schools doctors surgeries etc.but by far the biggest problem would be access and the road system. As i see it the only access to this site would have to be off the main a671 whalley road presumably by the installation of traffic lights. This road is already extremely busy as access to the motorways particularly hgv's. Traffic held up at traffic lights to the proposed site would cause health problems by exhaust emissions. In recent times this road through Read has been repaired on numerous occasions and the problem would only get worse in the future. Please reject this applicatio.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 16:07
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848783850

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Reed, Lancashire

Comments: I am writing to express my significant concerns regarding the application for planning permission for 77 homes on Hammond ground and to request that my objections to same are taken into account.

I appreciate the need for house building so that those people on the Councils waiting list in need of homes are available. At the same time I appreciate that the RV Council will be concerned to protect its beautiful countryside which makes Ribble Valley so special.

My primary concerns relate to the loss of countryside at Hammond Ground and farmland where I have enjoyed taking [REDACTED] on walks up George Lane to appreciate nature, wonderful wildlife and see farm animals grazing. On one occasion we saw deer!

The proposal of the applicants to open the remaining land as a public space does not allay my concerns as I fear this is a tactic to future development by introducing infrastructure to Hammond ground.

Hammond Ground is such an area of beautiful open countryside and the proposed development would undoubtedly harm wildlife and biodiversity. To allow development on this historic parkland would not simply be a loss to local residents from Reed but to Ribble Valley residents more widely. I live [REDACTED] and it is important to me that this open countryside is protected from development and can continue to be enjoyed by my grandchildren and future generations

I am of the view that the proposed development of the Hammond ground countryside would also be detrimental to the character and identity of the village,. The development would undoubtedly create increased traffic on Whalley Road which is already very busy and I fear the implications for road safety - the road through the village is really quite narrow and because it is so busy already hazardous for pedestrians .

apologise for my lengthy comments and thank you for taking time to read them. I hope very sincerely that you will reject the planning application as you have rightly done previously .

Once this beautiful Hammond Ground countryside is lost it will be lost forever. Please don't let this happen.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 16:10
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848781455

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: Dear Case Officer,

I am writing to formally object to the above planning application. As a local resident, I am deeply concerned about the unsustainable scale of this proposal and its severe conflicts with the Ribble Valley Core Strategy. I request that this application be refused based on the following material planning considerations:

- 1. Permanent Harm to Historic Parkland and Heritage Assets**
Character of the Area: The application site forms a critical component of the historic parkland setting associated with the Grade II Listed Read Hall* and nearby heritage assets.
Policy Conflict: This development directly violates Core Strategy Policy DMG1 (General Considerations) and Policy DME4 (Protecting Heritage Assets), which mandate the strict protection and enhancement of heritage assets and their settings.
Precedent: The historical significance of this specific open parkland setting—historically known as Hammond Ground—was explicitly upheld by the Planning Inspector in the 2018 appeal decision. Introducing a dense housing estate will permanently erase this irreplaceable historic landscape character.
- 2. Adverse Impact on the Open Countryside and Landscape**
Settlement Boundaries: The application site lies outside the defined settlement boundary for Read and is explicitly designated as open countryside.
Visual Amenity: Building housing on this elevated, prominent site constitutes an inappropriate and incongruous protrusion into the rural landscape. It will completely alter the scenic visual amenity enjoyed from Whalley Road, George Lane, and the surrounding public rights of way.
- 3. Inadequate Local Infrastructure and Severe Traffic Congestion**
Highway Safety: The addition of vehicular traffic from this development onto Whalley Road will severely compromise highway safety. This corridor already experiences high peak-time volumes, bottlenecks, and dangerous junction alignments.
Traffic Inadequacy: The local road network lacks the physical capacity to safely handle the cumulative traffic increase, conflicting directly with Policy DMG1, which requires developments to be well-related to the existing highway network.
- 4. Unsustainable Overloading of Stretched Medical Services**
Public Services: Local infrastructure is at a breaking point. The local GP surgeries and surrounding medical practices are completely oversubscribed, with long appointment wait times for existing residents.
Lack of Capacity: The addition of dozens of new family homes will critically overload these essential public health services. The developer has provided no viable mitigation or guaranteed capacity increases to handle this sudden demographic pressure.
Conclusion The proposed development represents an unsustainable, harmful encroachment into the historic countryside. It fails to preserve the critical heritage setting of

Read Park, permanently damages the local landscape, and threatens to overwhelm our fragile infrastructure. I strongly urge the Planning Committee to uphold local policy and refuse planning permission for this application. Please acknowledge receipt of this objection and ensure it is uploaded to the public planning portal.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 June 2026 15:57
To: Planning
Subject: Planning Application Comments - N/A FS-Case-848412878

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: N/A

Address of Development: Hammond drive

Comments: You cannot let any more houses in my village I have lived here [REDACTED] and this village has no more room. all you are doing is destroying the area for people who live here for a profit