

[REDACTED]

From:

[REDACTED]
19 June 2026 08:34

To:

Planning

Cc:

Subject:

[REDACTED]
Objection to proposed development of Hammond Ground, Read

⚠ External Email

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[REDACTED]

19.6.26

Objection to Proposed Housing Development (70 Dwellings) on Hammond Ground. Read.

Planning Application Reference: 3/2026/0356

Site Location: GR 376948 434530

Dear Ribble Valley planning office,

I'm writing to you again to strongly object to the proposed build of 70 houses on the field [REDACTED], Hammond Ground. This is my second letter on the matter, and if anything, my concern and those of the entire community have only grown deeper since I last wrote. We absolutely do not want this.

The general strength of feeling against this proposal is massive. As a neighborhood, I'm sure you are aware that we've already set up a fighting fund and hired a team of professionals to represent us and dig into the obvious technical flaws of this proposal.

This field is the heart of our community's countryside, heritage, and village feel. It's what makes this place what it is. By possibly erecting 70 houses on it, that distinct village character is gone forever. Local farmers are already massively concerned about the water drainage issues this build would cause, and they know the land better than anyone.

Furthermore, the local infrastructure is already at breaking point.

- Whalley Rd It is completely saturated as it is. Adding the traffic of 70 more households will cause total gridlock and a massive safety hazard, with residents already reporting previous accidents due to the restricted views on the carriageway.
- Local Services: Our schools, doctors, and amenities simply cannot cope with a sudden influx of hundreds of new residents

We also are extremely concerned by the developers' proposed plans to open up pathways on the site as "public space." The only access to these supposed paths are from the main Whalley arterial road . It is already extremely busy and dangerous.

In the shorter term, if this build proposal is accepted, I am concerned that the construction noise and all the associated disruption and upheaval to this beautiful neighbourhood is very likely to affect the mental health and well-being of ourselves and our neighbours.

I'm sure you are well aware that previous proposals on this very land have already been rightly rejected, ruling that building here would cause significant harm, describing "Hammond Ground" as crucial to the feel and appeal of the area.

Nothing has changed since that ruling. Our residences [REDACTED] Ground, which holds our village together, and needs to be protected. I urge the planning officers to listen to the experts, the local farmers, and the voice of this and its surrounding community, and reject this application so that we can all protect this beautiful area.

Yours sincerely,

[REDACTED]

[REDACTED]

Sent from my iPhone

From: [REDACTED]
17 June 2026 18:49
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.

Re: Planning Application 3/2026/0356 – Proposed Housing Development at Hammond Ground, Whalley Road, Read

To whom it may concern,

I wish to register my strong objection to planning application 3/2026/0356 relating to the proposed housing development at Hammond Ground, Read.

The prospect of introducing a large housing estate, potentially bringing hundreds of additional residents and vehicles, is deeply concerning. Traffic levels are already having a noticeable impact on everyday life and, more importantly, on road safety. My [REDACTED] regularly travels home from [REDACTED] by bus. Rather than taking the most direct route home by crossing near The Stork Inn, [REDACTED] chooses to walk to the zebra crossing by Read Cricket Club, continue along Straits Lane and then back down [REDACTED] to [REDACTED]. Although this adds time to his journey, [REDACTED] feels it is the safer option because of the volume of traffic he would otherwise have to contend with.

If local young people already feel unsafe crossing the road in the village due to existing traffic conditions, it is difficult to understand how the area can safely accommodate the additional vehicles that this development would inevitably generate.

My objection is based on the following planning grounds:

1. Harm to the Character and Appearance of the Area

Hammond Ground forms an important and highly visible area of open countryside in Read. Development of this site would result in the permanent loss of open land and would unnecessarily urbanise a prominent landscape that currently contributes positively to the character of Read.

Council reports relating to previous applications have recognised the site's open countryside character and its importance within the local landscape. The proposal would fundamentally alter this character.

2. Traffic and Highway Safety Concerns

The development would inevitably generate a substantial increase in vehicle movements on Whalley Road and surrounding roads. Residents already experience congestion and traffic pressures, particularly during peak periods. Additional traffic would increase risks to pedestrians, cyclists and other road users and further burden local road infrastructure.

The application should clearly demonstrate that the local highway network can safely accommodate the additional traffic without detriment to existing residents.

3. Pressure on Local Infrastructure and Community Facilities

Additional development at Hammond Ground will place further pressure on local schools, healthcare provision, drainage systems and other community services. There is insufficient evidence that existing infrastructure can accommodate the scale of growth proposed.

As a [REDACTED] and patient of Whalley Medical Centre, necessary appointments already have to be booked weeks in advance. Joining the surgery in [REDACTED], the waiting time for appointments was at most a week, this has significantly increased over the years, adding more patients will only add to this lack of appointments.

Conclusion

While I acknowledge the need for housing, this proposal would cause substantial and irreversible harm to the character of Hammond Ground, the landscape setting of Read, local infrastructure and highway safety. As a local resident, I feel that the adverse impacts significantly outweigh any potential benefits. We want our village to remain a village, somewhere our children can settle and hopefully one day, bring their children up.

For these reasons, I respectfully request that Ribble Valley Borough Council refuse planning permission for application 3/2026/0356.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 June 2026 19:08
To: Planning
Subject: Objection to 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.



17/06/2026

Objection Letter.

Application Reference: 3/2026/0356

Land at Hammond Ground, Whalley Road, Read.

Dear Case Officer,

I am writing to formally register my strong objection to the planning referenced above. As a local resident, I am deeply concerned about the unsustainable scale of this development and its detrimental impacts on our village. I request that the planning committee refuses this application based on the following considerations:

Harm to the Ribble Valley landscape: As the development fails to respect the local distinctiveness of the Ribble Valley landscape. It creates an intrusive, hard urban edge that alters the scenic approach to the village.

Precedent for future encroachment: The current site layout sets a dangerous precedent. It builds out infrastructure that clearly facilitates future plans for expansion into the remaining open fields, threatening total coalescence between neighbouring settlements.

Whalley Road congestion: Whalley Road is already a heavily burdened commuter route. Adding vehicular traffic from 77 households possibly more will severely exacerbate existing peak-hour congestion and vehicle pollution.

Read also lacks the frequent, high-capacity public transport links necessary to support a car-independent development of this size, ensuring an unacceptable rise in private vehicle trips.

For these reasons, the proposal directly conflicts with the core principles of the Ribble Valley Core Strategy, which seeks to protect the natural beauty of our landscape and ensure highway safety. I strongly urge the Council to reject this inappropriate application.

Yours Sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 19:11
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848839631

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: This is an utterly preposterous proposal. Not only does it result in a loss of parkland and habitat, there is no meaningful provision for services and amenities in a village that is woefully served. There is no traffic mitigation plan for an area that is already blighted by horrendous traffic issues.
This was rejected by the Secretary of State in 2018.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 19:54
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-848848394

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond ground

Comments: reject

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2026 20:58
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848859260

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Whalley Road, Read

Comments: Please consider my objections to the planning application at Hammond Ground. I regularly use this route and it is already congested at peak periods, a further development will enhance this situation.
It is concerning that there is to be yet more loss of beautiful open countryside also resulting in the destruction of animal habitats.
Infrastructure is already under pressure in the area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 June 2026 07:18
To: Planning
Subject: Planning Application Comments - Planning application search3/2026/0356 FS-Case-848912675

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: Planning application search3/2026/0356

Address of Development: Hammond Ground

Comments: **Objection to Planning Application**

I wish to formally object to the proposed residential development at Hammond Ground, Read.

This proposal would result in the permanent loss of the historic parkland character of Hammond Ground, an important landscape that contributes significantly to the rural setting and heritage of the area. The development would fundamentally alter the character of this land, replacing open countryside with a substantial housing estate.

The scheme would cause serious harm to the attractive countryside setting of Read village. The site forms an important part of the landscape surrounding the village and contributes to its distinct rural identity. Development on this scale would erode the clear separation between the built environment and the surrounding countryside.

The proposal represents a significant urbanisation of an important open landscape. The introduction of 77 dwellings, associated roads, parking, lighting, and other infrastructure would have a major visual impact, fundamentally changing the character of the site and its surroundings.

In addition, the development would harm the historic landscape associated with Read Hall. The site's historic relationship with the wider estate and its parkland setting is an important heritage asset that should be protected from inappropriate development.

It is also important to note that a previous proposal for 50 houses on this site was rejected by the Secretary of State's Planning Inspector in 2018. The current proposal for 77 houses is significantly larger and would therefore create even greater harm to the landscape, heritage setting, and character of the area than the scheme previously found to be unacceptable.

The proposed community open space appears to be included primarily to make the overall development more acceptable. There is a genuine concern that this land could subsequently be viewed as a logical extension for future development, creating a stepping stone for further

encroachment into the countryside.

Furthermore, local infrastructure is already under considerable pressure. Additional housing would place further strain on local roads, increase traffic congestion, and add pressure to school places, healthcare services, and other community facilities. There is insufficient evidence that the necessary infrastructure improvements can be delivered to accommodate this level of growth.

For these reasons, I strongly urge the Local Planning Authority to refuse this application.

Yours faithfully,

A black rectangular redaction box covering the signature area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 June 2026 11:13
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-848991658

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: 77 Hammond

Comments: Dear Planners and permissions,
We absolutely against this plan. We have real issues within the drains mainly sewer coming from the whole village into our fields as well as my [REDACTED] at [REDACTED]
Traffic is awful when whenever more busy. The local doctors we use in Sabden & whalley is long waits. And most of all the nature of that fields shows lots of lovely wildlife's.
However the drains still never right for many years.. so these plannings to build will make the matter lot worse..
Kind regards,
[REDACTED]

[REDACTED]

From:

[REDACTED]
18 June 2026 13:17

To:

Planning

Subject:

planning ref: 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.

I am writing to object to the proposed housing development referred to above.

I have lived on [REDACTED] years and in that relatively short timescale it has become increasingly difficult to get a GP appointment. Without question this further development would exacerbate this already unacceptable situation.

The proposal is a creeping urbanisation of Read. What is currently a village bounded by farmland and historic parkland will start to disappear. Tragically if this urbanisation happens it could lead to further development and there is no going back, it will be lost forever.

Inevitably there will also be adverse impact on traffic here in Read. Whalley Road is already extremely busy. More traffic is definitely not what is needed.

I trust planning officers will act responsibly and reject this proposal.

Regards

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 June 2026 13:34
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-849050540

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

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

Comments: With reference to the above planning application I wish to object for the following reasons:

The current infrastructure ie school capacity, health care, traffic, local council services and health care are already stretched to full capacity.

The development would create a loss of historic parkland and landscape associated with Read Hall.

The application includes a proposed open space and is only included by the developers to make the overall plan more acceptable.

There have been previous applications the last one being in 2018 for 50 houses which was rejected by a government planning inspector. The inspector concluded it cause "Significant harm to the character and appearance of the countryside." This comment is still relevant and nothing has changed.

If this were to be approved it would provide an open door for further large scale applications in the area.

I am not against the building of needed housing but Hammond Ground is without doubt the wrong piece of land to be destroyed for this purpose.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 June 2026 16:24
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-849132618

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground
Read

Comments: 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

[REDACTED]

From: [REDACTED]
Sent: 18 June 2026 18:44
To: Planning
Subject: Objection to 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.

Hi

I would like to object to Planning Application 3/2026/0356 for the following reasons;

1. A proposal was put forward to build on Hammond Ground in 2018 and this went to a full planning inquiry. The Inspector wrote a 17 page report and comprehensively concluded this land should not be built on. I would have thought that this would be enough to refuse any further applications to build on this land as to go directly against this report would seem to refute the Inspectors conclusions. This application is in fact larger than the scheme put forward in 2018 and therefore create even greater damage.
2. It would seem from the application that the Developer has been duplicitous in his application. On the one hand stating they are proposing 77 houses whilst the Map included in Appendix A Concept Design in Document 26 0356 Phase 1 Geo Env and Coal Mining Risk, clearly shows an extension to the proposed development adjacent to Hammond Drive which is not in the original map submitted for the 77 houses. The developer states that they will enhance the "public parkland" but there is no plan to do this, ie who will pay for it, who will manage it and will it be in perpetuity???? It would seem that this very developer said the same thing in an application to build houses in Lancaster and then written in the agreement to manage the land was written a clause stating they could cease the agreement at any time and further develop the land earmarked for parkland /community land. This developer is not being honest in their application.
3. There is not the infrastructure in Read to accommodate such an increase in houses, the school is not big enough and the road is already jammed for large periods of the day.
4. This application would do considerable damage to the landscape and biodiversity of this countryside setting. It would urbanise what is currently important open countryside.
5. There is historical significance to this land, indeed the [REDACTED] is the original [REDACTED] [REDACTED] showing that this parkland has been protected for years. If this application went ahead there would be permanent loss of this historic parkland and the character of Hammond Ground.

I would ask you to refuse this applications on the grounds above. Most importantly, having had a full planning inquiry just a few years ago, I cannot understand how you could even consider such an application.

I would be grateful if you could keep me informed of your decision.

Many thanks

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 June 2026 20:31
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849190102

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I have lived in [REDACTED], I am in my [REDACTED]. The traffic is ridiculous & has worsened in the last 10 years. There is only 1 crossing in the village, 2 schools & lots of houses. What on earth makes developers think they can deal with the infrastructure that another nearly 80 houses worth will bring, when we are struggling now. Please don't do this.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 June 2026 21:42
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849197033

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: To Whom it may concern,

I would like to formally object to the proposed development of 77 houses on Hammond Ground. This objection does not simply come from a "not in my backyard" attitude as I fully accept RVBC has an obligation to free up land for the purpose of building new homes for our growing population and I understand fully that you have targets you need to meet.

However, a need to meet targets should not be done at the expense of our beautiful countryside that characterises not only Read as a village but England as a whole. Hammond Ground is a beautiful, green space that is home to lots of mature trees, wildlife including deer and currently serves as farmland for cows and sheep. It is what characterises Read as a village.

Traffic and the Road Structure:

Some more specific objections I have pertain to the practicality of this location for the building of homes.

Read is situated on a single arterial road that connects the motor way with Whalley, Great Harwood, Barrow, Clitheroe etc. The road is very busy and congested at ALL times of day and not just peak times. Specifically I have noted a lot of Lorries, Tractors and Freight vehicles use this route. Residents comment they cannot even cross the road safely for quite a long time to get to Simonstone Primary school with their small children.

The congestion related to the actual building of the homes would be very disruptive but self-limiting. My objection is to the 77 new homes, potentially 2 cars per home (not to mention if they expand on top of that in the future as part of a phased approach). Read in its current format simply cannot sustain that traffic and it would affect not only Read residents but residents of Whalley and beyond. For this reason granting planning permission on this land would not only be a real shame, it would also be incredibly stupid. You should also look at the incidents of RTAs occurring on this stretch of road as I understand it is a bit of a hotspot for accidents. This will only worsen with more congestion.

Historic significance of Hammond Ground and the Battle of Read Bridge in 1643.

The battle is part of the rich heritage of Read and the Ribble Valley as a whole and this land is the final resting place of some of the soldiers. It is possible that, to achieve this development, you actually

end up disturbing human remains from that historic conflict. This is part of our village history and should be something the area should be commemorating and not destroying permanently.

Scarcity of local resources

This is one of my principal reasons for objection as a [REDACTED]. The local primary schools are charming, small village schools and simply would be overwhelmed by the plans to build these new homes. The children living there will need schooling, if we overwhelm these schools the standard of education will decrease and there would be a clear need to open more schools- I understand recruitment of teachers is a national problem so this would not be an easy feat. Shops- There are no shops in Read really so you are required to use the aforementioned arterial road to access shops, causing further congestion on an already extremely busy route. GPs- I have [REDACTED] to this area and trying to access Whalley and also Padiham GP remains an issue, my postcode actually falls into neither catchment. Has it been agreed who's catchment this development will fall into? Recruitment of GPs is also a national crisis (this is something I am acutely aware of [REDACTED]). I understand there is no plan for the provision of healthcare for the new residents of this proposed development.

If you pass this planning application, I am genuinely concerned that nowhere is sacred anymore. This council (and the government more broadly speaking) need to protect our green spaces and rolling countryside. Kier Starmer openly said he was prioritising the release of Brown field sites for developments which this land is absolutely not.

You have a responsibility to the residents of the Ribble Valley (who voted you into post) to protect our beautiful countryside and oppose this development.

This planning application represents a huge waste of time and money because nothing at all has changed since its rejection at the highest level in 2018- the Secretary of State.

Surely there are other sites that are more appropriate for a development.

Please consider these points very carefully.

Kind regards,

[REDACTED]

6/16/26

SAVE HAMMOND GROUND.

I was born in [redacted] Lancashire
[redacted] years ago.

There were plenty of facilities in
the town to enable a meaningful life,
with plenty of open spaces, lovely countryside
Blue bells by the planting & more besides.

I now live very happily in [redacted]
and if I go back to [redacted], which
was a lovely orderly town it has lost
everything

All the shops were clean & well stocked
the streets were all cared for & and
the residents were proud of their
community, but going back to [redacted]
now is like going to a third world
country. The only thing to say is
all the green spaces have gone, and
neglect is all around.

The same is happening in our
village, no butchers shop, no greengrocers
or Bakery, it is a commuter town now.

Quoting from your Save Hammond
GROUND letter this development
is just the start of the general
decline & loss of our beautiful historic
countryside and must not go ahead.

SAVE HAMMOND GROUND.

SAVE OUR VILLAGE.

YOURS SINCERELY.
[redacted]