

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:59
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852604399

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: I am writing to request that the application to build on Hammond Ground is rejected.

The reason for my request to reject is due to the permanent loss this build would have on the historic parkland character of Hammond Ground which we would not get back if this build goes ahead. This build would not only lose the historic parkland character it would also cause serious damage to the attractive countryside setting of Read village.

I feel this would cause serious harm to the historic landscape associated with Read Hall. Not only this but the current infrastructure is already under significant pressure, traffic on Whalley road and surrounding areas is excessive currently in peak times and to add more homes within this area would cause completely havoc for travel. Alongside this the school capacity would decrease when school capacity is already tight.

From reviewing the documents it looks that 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 which just cannot be an option.

Finally in 2018 the Secretary of States Planning Inspector rejected a 50 house scheme and this current scheme of 77 houses is larger and would create even more harm so I cannot see how this scheme can then be accepted with the greater negative impact this would have.

I politely request that you therefore reject this application to build on Hammond Ground due to all the reasons stated above.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:38
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852601608

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground

Comments: Building here will add more footfall through an already busy main road, this road can be extremely busy, parking is already an issue in the village and this will add to it. it will put more pressure on the local amenities and spoil the area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:37
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852601680

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: I'll echo what I would assume most people has advised, it's ridiculous to think the village can cope with this development. Not only that, we should be protecting the green space we have in Ribble valley, not throwing houses on them - the impact on local wildlife will be detrimental.

Completely against this development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:27
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852600233

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: I strongly object to this proposed development.

The proposed site is a valuable area of green space that supports local wildlife and contributes significantly to the rural character and natural beauty of our village. Replacing this land with 77 new dwellings would result in the irreversible loss of an important wildlife habitat, damaging biodiversity and destroying a landscape that is enjoyed by local residents every day.

This green space is far more valuable as a natural environment than as another housing estate. Once it has been built on, it is lost forever. Development should focus on more appropriate locations, such as previously developed (brownfield) land, rather than sacrificing valuable countryside and wildlife habitats.

The proposal also raises serious concerns regarding traffic. Our village already experiences significant levels of traffic, with existing roads becoming congested at peak times. A development of 77 homes is likely to introduce well over 150 additional vehicles, placing even greater pressure on roads that are already struggling to cope. This will inevitably increase congestion, noise, pollution and road safety concerns for existing residents.

In addition, this development would fundamentally alter the character of the village. The open green space provides attractive views, a sense of openness and an important buffer for nature. Replacing these views with a large housing development would erode the rural identity of the area and have a significant negative visual impact on the surrounding landscape.

Overall, I believe this proposal represents an unsustainable and unnecessary overdevelopment that prioritises housing numbers over the protection of the environment, wildlife, local infrastructure and the quality of life of existing residents. Not every piece of green land should be viewed as an opportunity for development. Some places are worth protecting because, once they are lost to housing, they can never be restored.

I respectfully ask the Council to reject this application and preserve this valuable green space for current residents, future generations and the wildlife that depends upon it.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:26
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852598707

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground, read

Comments: Seeing housing take over this historic and stunning landscape would be so disappointing. In doing so this would mean -

Loss of open countryside and historic parkland
Negative impact on the villages identity and character
Bring Increased traffic and road safety concerns in an already busy and dangerous area
Unnecessary Pressure on schools, GPs and drainage in the area
Harm to wildlife and biodiversity - the sheer amount of wildlife this landscape supports which would be ripped from underneath them
The Risk of further large-scale development in future which would further damage the village.

I profusely object to this application

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:23
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852597768

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: The traffic and entry/exit to Read are already at capacity. A drop-off to Whalley takes 40 minutes during rush hour.

Introducing another 140 cars (based on two per household) would further strain local infrastructure. The existing level of HGV vehicle access is already causing Read village to become a bottleneck. Vehicles now have to yield and can't pass through. I've lived here for seven years and I've noticed a significant decline in this over that time.

Read is already one of the most aesthetically challenged villages in our borough and this development would only exacerbate that problem.

We should prioritise preserving green space in Read for future generations and avoid further scarring our landscape.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:06
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852593952

[REDACTED]

[REDACTED]

[REDACTED]

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Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: The main road is too congested to much already, We also have enough affordable housing in Read, We don't want more house's and we don't want to lose our beautiful countryside! Absolutely nonsense building in our beautiful countryside! We at this address strongly objected to the plans for Hammond ground and any further housing in Read!!!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:02
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852592662

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground
Read

Comments: I strongly object because this development would cause

- 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.

Other local developments have started small and then further planning and homes have been built.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 21:01
To: Planning
Subject: Planning Application Comments - 3/2026/0149 FS-Case-852591129

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0149

Address of Development: Hammond Ground Read

Comments: I strongly object to the proposed intent of house building on this beautiful ground. Building houses would destroy our lovely village and community. The village is over populated at present both primary schools are full, the traffic in the village is horrendous especially at school times when it takes me so long to cross the road with my [REDACTED] to take them to Simonstone [REDACTED] The village can not take anymore houses, people and traffic.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:59
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852593716

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground

Comments: 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

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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]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:58
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852593397

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: I are writing to formally object to Planning Application 3/2026/0356 concerning the proposed erection of 77 dwellings at Hammond Ground, Whalley Road, Read.

I'm not really sure whether you plans are to gradually ruin every village in the Ribble Valley???

Planning has previously been refused on this land, one of the reasons being that building on the site would cause "significant harm to the character and appearance of the countryside." I genuinely don't see the application for 77 houses being their end goal. They are using this as a starting point, you can clearly see with their 'walking paths' throughout the site will later be used for roads to access hundreds more homes. Further more ruining the surrounding land and harming wildlife.

Historically the land is an important historic parkland linked to the nearby Grade II* listed Read Hall and holds local historical significance including local associations with the 1642 Battle of Read Bridge. I don't see why this has held so much importance and now has become irrelevant????

The surrounding infrastructure is at breaking point currently and I am concerned about the impact 77 new families would have on local roads, village schools and overstretched GP surgeries.

Traffic and highway safety are also a significant concern. Whalley Road already experiences congestion regularly through the day, and the addition of traffic on a day to day basis should this be approved with 77 new dwellings (possibly over 200 more cars) would place further pressure on the local road network and increase safety risks for both residents and pedestrians.

I do agree there is need for more housing.... but in the right place.

In conclusion I respectfully request that the application is refused. In my view, the proposal would cause unacceptable harm to the character and appearance of Read, the surrounding countryside, local ecology, highway conditions and village infrastructure. It would also represent an inappropriate scale of development for this location.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:52
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852588481

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Drive, Read

Comments: I highly object to this. I and many others have serious concerns around surrounding network, we already experience horrific congestion for school links, work, etc etc, evidently a lot of pressure already on the infrastructure. Schools, doctors, dentist, utilities.... Cant even register with a dentist. Weeks and weeks to get a drs appointment for the children. Schools oversubscribed.

Existing residents should not have to experience further suffering of service provisions as a result of further house growth.

Loss of countryside and village character of Read. Local Wildlife already suffering, its evident and so sad to see.

We are [REDACTED], authorities signing the estate off and promising the earth, majorily let us down. Unfinished roads, footpaths, not adopted. Health and safety risks to all residents, children, elderly, vulnerable people . Drainage risks. Many many unresolved major issues still years on and until existing infrastructure commitments have been resolved, there is understandably high concerns all around without even thinking about approving a further major residential development in the area.

Where is our duty of care as residents in the village, our protection.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:49
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852587843

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Planning Application No: 3/2026/0356

Subject: Objection to Planning Application 3/2026/0356

Dear Planning Officer,

I wish to formally object to planning application 3/2026/0356 for the following reasons:

1. Pressure on Local Infrastructure

Local infrastructure is already under considerable pressure. GP services, including Whalley Medical Centre, are operating at or near capacity, and the application provides no clear mitigation for the additional demand that 77 new homes would place on local healthcare services.

The impact on the local highway network is of particular concern. The proposed development of 77 dwellings is likely to generate a significant increase in vehicle movements. With average car ownership typically being around two vehicles per household, the development could introduce well over 100 additional vehicles onto the local road network.

The site would be accessed from a busy 40mph road that already experiences high traffic volumes, particularly during peak commuting periods, as it is a key route towards the motorway network and Burnley General Hospital. Existing congestion is a regular issue, and additional traffic would inevitably increase delays, place further pressure on the surrounding highway network, impact air quality and residential amenities.

In my view, the application has not demonstrated that the local highway network can safely accommodate the scale of development proposed without unacceptable impacts on traffic flow, highway safety and the amenity of existing residents.

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2. Mine Shafts and Ground Stability

The Coal Mining Risk Assessment identifies the potential presence of mine shafts and recommends further intrusive investigations before the site's suitability can be confirmed. Until these investigations have been completed and any risks fully assessed, it cannot be demonstrated that the site is safe for residential development. Granting permission at this stage would therefore be premature.

3. Harm to Village Character and Landscape

The proposal would erode the village's rural character and reduce the clear distinction between the built-up area and the surrounding countryside. The site provides an important visual and landscape buffer, and its development would result in the permanent loss of open countryside, diminishing the area's character and sense of place.

4. Accessibility and Long-Term Security of the Proposed Public Open Space

The application presents the proposed parkland, pond and walking routes as a significant community benefit. However, I have concerns both about its accessibility and its long-term protection.

Access to the site appears to rely on pedestrians using a narrow footway alongside a busy 40mph road, with sections constrained by overgrown vegetation. This raises safety and accessibility concerns, particularly for families with young children, wheelchair users, mobility scooter users and those with pushchairs. The Council should be satisfied that safe, convenient and inclusive pedestrian access can be provided before significant weight is given to this claimed public benefit.

I am also concerned that there appears to be no confirmation that the proposed public open space will be secured through a Section 106 Agreement or other legally binding mechanism. Without such an obligation, there is no certainty that the land will remain publicly accessible, be appropriately managed and maintained, or be protected from future development proposals. As the parkland is presented as one of the principal benefits of the scheme, its long-term provision and protection should be secured before any planning permission is granted.

5. Risk of Further Development

I am concerned that this application may represent the first phase of a larger development. Supporting documents, including the Geo-Environmental Report and Coal Mining Risk Assessment, appear to assess a wider area than the application site itself, raising concerns that future expansion is being anticipated. The Council should consider whether the proposal ought to be assessed in the context of its potential cumulative impact rather than as a standalone development.

For the reasons set out above, I respectfully request that Ribble Valley Borough Council refuses planning permission for application 3/2026/0356.

Thank you for taking my comments into consideration

A black rectangular redaction box covering the signature area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:49
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852590856

[REDACTED]

[REDACTED]

[REDACTED]

[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 [REDACTED] 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. Whalley Road is often blocked with traffic and roadworks during the day time. Rush hour and school traffic is chaotic at best and this development will put even more stress on a bottle neck through road of a village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:47
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852590278

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]@yahoo.co.uk

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground

Comments: Even more traffic on a road that struggles already, no plans for a new doctors, school or services to help take pressure off an already overwhelmed services.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:41
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852588562

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Building on this land will be detrimental to village life for the local residents. Traffic, parking is already a nightmare, a huge build like this will cause chaos not to mention will take away from the beauty of what a village should be. Leave the green as it is please, honestly it will be extremely sad if more countryside is taken over for bricks

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:41
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852588298

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground read

Comments: I do not believe this land should be built on due to historical reasons and the fact that the infrastructure in read can support it

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:21
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852582822

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: I wish to object to planning application for the proposed development of 77 houses on Hammond Ground.

The proposed development would result in the permanent loss of an important area of open countryside and historic parkland that forms part of the setting of Read village. Hammond Ground makes a significant contribution to the villages rural character and identity, and replacing it with a large housing estate would fundamentally alter the approach to Read and erode the attractive countryside setting that residents and visitors value.

This site has previously been considered unsuitable for development. In 2018, a Government Planning Inspector rejected a smaller proposal of 50 houses, concluding that development would cause significant harm to the character and appearance of the countryside. The current application seeks permission for an even larger scheme of 77 dwellings, and I see no evidence that the planning circumstances have changed sufficiently to justify a different conclusion. If anything, the increased scale would have an even greater visual and landscape impact.

The proposal would also harm the historic landscape associated with Read Hall. The relationship between the historic parkland, surrounding countryside and the village is an important part of the area's heritage significance. Once this landscape is developed, that historic character cannot be restored.

I am also concerned about the cumulative impact on local infrastructure. Additional housing of this scale will inevitably increase traffic on Whalley Road and surrounding roads, raising concerns over congestion and road safety. Existing services, including schools, GP surgeries, drainage and other local infrastructure, are already under pressure, and I do not believe the application demonstrates that these issues can be adequately addressed.

The development would also result in the urbanisation of an important green space and the loss of habitat for wildlife. Although the application includes areas of public open space, this does not compensate for the loss of the existing countryside character. I am concerned that the proposed open space is primarily intended to make the development more acceptable and could, over time,

provide infrastructure and access that would make further development on Hammond Ground easier to justify. This raises legitimate concerns about incremental expansion beyond the current proposal.

In addition, publicly accessible open land requires appropriate long-term management. Without robust arrangements, there is a risk of increased littering, dog fouling, anti-social behaviour and security issues, all of which could negatively affect neighbouring residents and the wider community.

Ribble Valley Borough Council has previously recognised the importance of protecting Hammond Ground and its contribution to the landscape setting of Read. Previous planning decisions have identified concerns regarding landscape harm, pressure on infrastructure and damage to the countryside setting. I do not believe these concerns have been overcome by the current application.

For these reasons, I respectfully request that Ribble Valley Borough Council refuses planning application 3/2026/0356. Approving this proposal would cause irreversible harm to the character, heritage and landscape of Read while setting a precedent that could make further large-scale development around the village increasingly difficult to resist.

I ask the Council to protect this important landscape for current and future generations by refusing this application.