

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:10
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852582015

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Land at Hammond Ground

Comments: I object to this application, after living in the village until [REDACTED] and my [REDACTED] and [REDACTED] currently living in the village, for the following reasons:

This sensitive countryside and historic parkland has been protected from development before. If this application is approved, us residents fear it will permanently change the character of Read and make future development around the village much harder to resist.

Why are we concerned:

- 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

This is not about opposing housing. It is about protecting a sensitive and historic landscape and asking: Is this the right development, in the right place?

Previous major proposals for Hammond Ground were rejected, including by a Government Planning Inspector in 2018. It is extremely rare that the Secretary of State would intervene in this way. The Inspector concluded development would cause: "Significant harm to the character and appearance of the countryside."

Developers propose opening the remaining land as public open space.

Many residents fear this could become a stepping stone to further development in future by introducing roads, access and infrastructure into Hammond Ground. Early applications have talked about up to 700 houses, which we believe is nearer the Trustees aspirations.

Once countryside protection is weakened, future applications often become harder to resist. Even in the short term we have concerns about how this land might be managed to prevent any anti-social behaviour, littering, dog fouling and increased security challenges.

Planning officers have previously raised concerns about:

- Landscape harm

- Pressure on infrastructure
- Damage to the countryside setting

The proposal to widen the road to 3 lanes as you leave the village to create the new entrance to the estate, will create significant delays throughout not only Read and Simonstone villages but also beyond such as Padiham. A single parked car on the wrong side of the Whalley Road (double parking) can create traffic jams of over 40 minutes, so never mind months of roadworks.

Key planning concerns include:

- 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 serious pressure – traffic especially, school capacity, healthcare, etc.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:06
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852573946

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: I am writing to object to the suggested building of 77 homes on Hammond Ground. I object for several reasons. The most significant being the lack of infrastructure support offered with the application, no thought appears to have been given to existing village infrastructure including roads and services. No meaningful consideration appears particularly to be given to the traffic and road situation. Furthermore, other rejected applications within the wider area preventing the extension of community services such as schools and GPs make the development even less viable. Secondly while the archaeological report suggests a low chance of significant archaeology, it does mention its Historic Landscape Character, of which Hammond Ground is of the same type as only 0.5% of Lancashire land. Not only this it mentions the proximity to the AONB nearby and the Grade II* listed Read Hall. The decision to build here would have a significant detriment to both the historic and natural landscape of Read and the wider Lancashire area.

Other sensible reasons why this application should be rejected include the previous rejection of a smaller housing scheme in 2018, where nothing material has changed. Also the attached community grounds without significant road improvements offer no benefit for existing residents of Read as destroy further important open landscape replacing them with facilitates effectively only accessible to the development.

Overall this development is poorly thought-out and needs serious re-thinking before providing a positive impact on the Read community and on sustainable housing development. It will result in further struggling services, an inability to integrate with the existing community, damage to the area, and a further burden on struggling infrastructure.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:05
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-852580884

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground, Read

Comments: Infrastructure roads schools not adequate for a development of this scale.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 20:04
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852569615

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: To whom it may concern :-

I would sincerely ask that you consider my objection to the development of Hammond Ground.

I have been a resident of Read for the [REDACTED] and moved from [REDACTED] having been drawn by the character and safety of the villages of Read and Simonstone and the surrounding area.

A first phase development of this kind, which is clearly the intention of the developers, threatens to undermine all of this and pave the way for yet more destruction of our ever diminishing countryside and wildlife habitat.

[REDACTED] first attended [REDACTED] some [REDACTED] ago which since, and still today continues to be operating at full capacity, where are the children of this development meant to go to school ?

The land is clearly a great source of habitat for the many deer, foxes, badgers, birds and the like regularly seen by the local villagers. Displacement of these animals cannot be acceptable.

The traffic situation running through the villages is already at breaking point, especially at peak times and a development of this kind, which would inevitably be expanded in the future, would seriously add to the congestion and present more danger and risk to residents of the villages.

The Trustees of the land are not local people and have no regard for the area, its beauty and the needs and concerns of the local people and the wildlife it supports.

I once again ask that you consider my objection to this development

Thank you

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 19:59
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852579138

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: HAMMOND GROUND

Comments: no to a 77-house development due to environmental issues

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 19:49
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852575150

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond ground

Comments: As a resident of the the local village Read & simonstone it's the least thing we need adding to the already gridlocked villages what is used as a total rat run what is unsafe for people to cross the road already!!

The villages don't need another 70 houses which will then go to 140 then another application to 280 with all false promises of this an that on green land whats a massive habitat for wildlife!!

Count the houses treble the cars to every house = whalley road an even bigger death trap!

Lancashire country council have no regard for the village with only 1 crossing available in the bottom 1/4 of read!!

The schools are bumper to bumper with no more room some classes having 30+ kids in a class which is utter ridiculous in some year groups - not just in the village but also in other local villages aswell!!

An already non appointment doctors which takes weeks for appointments when your needing them in Whalley Gp & Padiham GPs

We already have affordable terrace houses in the village & we have also seen modern day builds in the village up whims lane which are now failing new owners and the company doing a runner so the new owners having to folk out more of there hard eating money for Mickey Mouse builds as these massive builds always end up like.

Ribble valley council do the right thing and reject this we need more green spaces not less

Just remember Whalley road won't be able to cope

More developments in Clitheroe Langho Whalley - there simple isn't any more room at all - all these houses ARE NOT NEEDED

WHY HAVENT THEY SOLD ALL THE NEW ONES IN WHALLEY ASK YOUR SELFS THAT RVC??? Demand isn't there

Infustructor isn't there

These are local villages your destroying !!!

[REDACTED]

From: [REDACTED]
Sent: 30 June 2026 18:58
To: Planning
Cc: [REDACTED]
Subject: Land at Hammond Ground 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 Ms Hayes

Re: Land at Hammond Ground, Read 3/2026/0356

I write to formally object to this application to build 77 houses and associated infrastructure on Hammond Ground, Read Park, Read.

SUMMARY OF OBJECTIONS

- Appeal Decision
- Parkland
- Landscape
- Heritage
- Open Access
- General
- Conclusion

[REDACTED] relating to this site under APP/T2350/W/3185445 and [REDACTED] in October 2018. I also [REDACTED] Planning Inspector Philip Lewis when with all interested parties he undertook a thorough physical inspection of Hammond Ground and all surrounding areas on the first day of the hearing. He confirmed during that inspection that he had spent many hours previously physically assessing the site and adjacent areas. Having carried out those thorough inspections and listened to all evidence Mr Lewis gave his decision on 14th November 2018 ('The Appeal Decision'). I appreciate you will be well aware of its contents but I do have a number of points to make based on my first hand experience.

THE APPEAL DECISION

1. At the Hearing those representing the Appellants/Owners of the Land (who remain the same but have now appointed developers) spent hours trying to denigrate the land and downplaying its importance. This new application repeats that tactic. At the time of the Hearing Ribble Valley Council had accepted that they could not demonstrate that they had a 5 year supply and so the "tilted balance" applied and great play was made of this by the Applicants (as now).

2. As you are well aware the Inspector didn't accept these submissions and dismissed the Appeal. He found that the development of Hammond Ground would cause substantial harm to the character and appearance of the countryside through loss of parkland and that harm would "significantly and demonstrably" outweigh the benefits under the tilted balance.

PARKLAND

3. At the Appeal Hearing those representing the Appellants tried very hard to argue that Hammond Ground was not parkland. The Inspector did not agree with them. This tactic is now repeated in this new application.

A fundamental issue arises at Paragraph 4.17 in the current Applicant's Planning Statement where it is said *'The fact that this site does not represent parkland is a notable factor in establishing that the proposals are acceptable'*. The obvious response to that assertion is that if the site does represent parkland then the proposals are unacceptable and the application must fail.

The Appeal decision based on the entirely independent assessment by the Inspector has numerous references to acceptance that the site is parkland:

a. At paragraph 25 the Inspector refers to the attributes of Hammond Ground as *'reflective of an attractive area of parkland'*.

b. Paragraph 32 *"Hammond Ground currently provides an attractive open parkland setting for this part of the village"*.

c. Paragraph 33 talks of the significant adverse visual effects *"due to the harm to the parkland character and openness of Hammond Ground"*

d. Paragraph 35 *"The proposed development, through loss of parkland would give rise to substantial harm to the character and appearance of the countryside and the setting of the village"*

e. For the purposes of the Appeal Ribble Valley Borough Council instructed Carl Taylor of TPM Landscapers a Landscape Architect who prepared a proof of evidence for the Appeal. He also gave oral evidence at the Appeal confirming in his view Hammond Ground was parkland. For example at Paragraph 4.25 of his proof of evidence he stated *"The proposals would directly affect the key characteristics of parkland and trees within the parkland setting altering their visual appearance and the relationship between the neighbouring settlement and the landscape. They also potentially introduce modern housing in a form and location that is not contiguous with the cultural appeal of the area as identified"*. There are numerous other references in his proof of evidence to the effect Hammond Ground is parkland.

4. Despite assertions in the recent Planning Statement to the contrary the Applicant's own evidence in support on Landscape, Heritage and Ecology all make reference to the Site being parkland.

5. The pre application enquiry response from Ribble Valley Borough Council in July 2025 referred to by the Applicants in their submission states that *'The site is in agricultural use and has an open character including a number of mature trees and has the character and appearance of parkland providing an attractive setting to the village'*.

6. For the previous application under number 3/2016/1192 which was the subject of Appeal in 2018 the landowners/applicants submitted a Landscape Report from Penny Bennett – Landscape

Architect dated December 2016 in support of the application for 50 houses. At Paragraph 6.4.4 Ms Bennett wrote of Hammond Ground *"It is recognisably parkland landscape with open spreading crowns of mature trees punctuating the field"*. At paragraph 7.6.4.1 she said of the site that the *'typical parkland landscape of open pasture with mature trees provides an important part of the setting of Read Village'*. By the time of the Appeal hearing Ms Bennett had been abandoned by the Applicants in favour of an alternative landscape specialist who towed the line on Landscape for the Applicant. That alternative specialist did not, however, convince the Inspector on the parkland issue. The report of Ms Bennett no longer appears on the planning website for 3/2016/1192 but I have retained a copy that can be produced if required. The references to Ms Bennett's report are also contained in the Proof of Evidence of Carl Taylor the Landscape Specialist mentioned above for the Appeal at paragraphs 4.63 and 4.64. Mr Taylor's proof is on the website for 3/2016/1192.

7. There was one lighter moment at the Appeal Hearing. After the Applicant's then QC had pushed the 'not parkland' argument at length the barrister instructed by Ribble Valley Council Sarah Reid (now KC) responded *"If it looks like a duck, swims like a duck and quacks like a duck it's a duck and this is parkland"*. The Inspector in his decision agreed.

8. There is therefore wide ranging evidence and opinion that Hammond Ground represents parkland and the assertion otherwise by the Applicants is a lost cause for them not least when their original landscape specialist admitted the point. The application must fail on this key issue.

LANDSCAPE

9. As mentioned above Ribble Valley Borough Council as Respondents instructed Carl Taylor of TPM landscapes for the Appeal and he gave oral evidence. He had earlier provided a proof of evidence with supporting appendices. No doubt the Council is well aware of the evidence they commissioned from Mr Taylor in terms of sensitivity, change in landscape and landscape effect. Of note perhaps is paragraph 4.105 in Mr Taylor's proof of evidence where he wrote *"At a local level of assessment Hammond Ground is not found to be a distinct and lesser landscape from that found further to the west but an integrated section of parkland with a historic link that is well documented and mapped as such up to the present day. The harm to the landscape from the proposals will be direct and debilitating"*.

10. There is a particular issue to raise on the Applicant's LVA evidence from PGLA. I refer to Viewpoints 1 and 2 at pages 28 and 29 of their report of April 2026. The selection of views misses completely (perhaps deliberately) a very important viewpoint of the hugely attractive parkland landscape of Hammond Ground looking from Whalley Road (A671) just west of the junction with George Lane. On figure 10 on page 27 of the Applicant's LVA points 1 and 2 are marked and photographs produced. However, the key view between those two points and has been missed or avoided. I attach as **Figure A** below viewpoint 4 (VP4) from Mr Taylor's proof of evidence for the Appeal at Appendix with the photograph and assessment of the view between the Applicant's "1 and 2" points. I also attach at **figure B** two photographs I took on 25th June 2026 at that location. One is taken from the Hammond Ground side of Whalley Road and the other from the opposite pavement at that location. This viewpoint demonstrates the magnificent landscape and it is telling it has not been included in the Applicant's report.

11. The PGLA report at page 21 paragraph 5.52 states of George Lane properties backing on to Hammond Ground *"It is the rear back gardens that back onto the Site and therefore unlikely that the proposed development will be visible from the principal rooms"*. At paragraph 5.55 it states *"in general there will be a moderate change in view for the adjacent residential amenity however, these will be from rear upper storey rooms and unlikely to be from principal rooms which would be*

considered low in sensitivity". This is totally wrong and begs into question again the judgement of the author. The lounge, dining room, conservatory and kitchen diner of [REDACTED] look onto Hammond Ground and its magnificent view. Most of the properties on George Lane have principal rooms overlooking Hammond Ground and a number are bungalows with principal rooms overlooking the site and no upstairs windows to look out of. The sensitivity to the change is huge along the George Lane properties. Linked to this issue is that our personal privacy and aspect will be severely compromised by the proposed development. Large properties proposed at the back of our house will be at the same level as ours since the land doesn't fall away from east to west behind us. The "Indicative street scenes and cross sections' document is totally misleading choosing the land at the rear of 16 and 28 George Lane where there is a drop from east to west. That is not the case for our property [REDACTED] or for many other properties directly affected.

12. Until 2016 the hedgerow between Hammond Ground with Whalley Road was trimmed every year to a level below 4 feet. This had been done to my knowledge for at least 20 years before then. This meant that the magnificent view from Whalley Road was uninhibited. Since 2016 when the first application for planning permission was made the landowners have only arranged for the side of the hedge to be trimmed so as not to impede the pavement but not the top. Now the hedge is an unkempt mess with 10 years growth way above head height in the summer. I would suggest that the only explanation for this hedge not being kept low and neat is that the landowners have deliberately tried to hide the magnificent view in the hope this assists in trying to obtain planning permission. The landowners may have an alternative explanation why the hedgerow is a mess but the timing of the cessation of carrying out the work and the ongoing desire to obtain planning permission is surely too compelling. At **Figure C** I attach a copy of a photograph taken in 2016 from Whalley Road towards Hammond Ground showing the then neatly trimmed hedge.

HERITAGE

13. I am aware that the Built Heritage Report produced for the developers is and will be subject to significant critiques by others. My immediate observation, however, is that the attempt to suggest Hammond Ground is less significant because of differences with other parts of the estate and "industrial" use are arguments that were aired at length at the Appeal hearing in 2018 but were rejected orally and in print by the Inspector. At Para 17 of his Decision the Inspector dealt with these arguments finding that there were examples of isolated trees across the estate as at Hammond Ground and "*I have taken into account that a coal pit was situated within Hammond Ground, but do not consider that the presence of such activity within a country estate to be unusual or to mean that the land should not be considered as parkland*". These were comments I recall he also made orally during the hearing when submissions on the issue were made by the then QC acting for the Appellants.

14. At Paragraph 2.5 of the Applicant's Planning Statement it is said of Hammond Ground "*whilst it has historically been linked to Read Hall this association has long been severed*". I am aware that Mark Crabtree the current owner and custodian of the Read Hall legacy in his objection response produces a plan from a Conveyance from the Deeds to Hammond Ground from 1975 where Hammond Ground clearly forms part of the Read Hall estate. There is then a sale of Hammond Ground out of the estate in 1976. The plan to the 1975 conveyance specifically records "*Read Park, Hammond Ground*" on the Hammond Ground area. This is not a "*historical link long severed*" and the conveyance plan specifically endorses Hammond Ground as part of Read Park in the 1970s.

15. Also in 2.5 of the Planning Statement it states "*Read currently has a relatively abrupt and harsh boundary...providing a blunt linear edge to the built form*". I am aware from my own Deeds on [REDACTED] [REDACTED] that the Hindley family who at that time owned Read Hall sold off plots over a number of years

around Hammond Ground [REDACTED] 1953. It has to be of significance that all the sales off were for properties around the edge of Hammond Ground and not in the middle thereby keeping its distinctive relatively square shape. It seems reasonable to argue that the linear edge was deliberate to preserve the historical and attractive Parkland vista.

16. This last point should be taken in the context of the Planning Officer's report in relation to an application under number 3/2021/0011 by the current owners of Hammond Ground for whom the present Applicant developers act. This relates to an application to build a property on land at the northern end of George Lane and planning permission was granted. This was the last property to be built on the George Lane boundary with Hammond Ground and completed the "linear line" of houses referred to by the Applicants. At Paragraph 8.3 his report on the 2021 planning application the Ribble Valley Case Officer Adam Birkett stated "*Appropriately worded conditions could ensure that an appropriate, definitive boundary is created to distinguish the residential development along George Lane from the landscape of Hammond Ground. **This will seek to assist in protecting the special characteristics of Hammond Ground for future generations in accordance with the overarching vision for the Borough***" (my emphasis). The protection of the current linear definitive boundary was therefore seen as an essential part of the Planning Permission the current owners of Hammond Ground obtained for this property which they are now trying to override. They now want to go way beyond this linear line, provide an inappropriate jagged boundary, build 77 formulaic houses and put 154 cars on the "*special characteristics*" of Hammond Ground.

OPEN ACCESS

17. The Appeal in 2018 had an open access permissive footpath all around the edge of the proposed development giving wide views of what would then have been the unadulterated parkland rather than the artificial landscaping proposal now put forward. This can be seen at figure 5 on page 3 of the Applicant's Built heritage report referred to as the illustrative masterplan. The permissive footpath is shaded orange but the top of the plan where the footpath joined to the northern end of George Lane has not been reproduced on that copy plan.

18. Paragraph 34 of the Inspector's Appeal decision specifically referred to the alternative proposed permissive footpath and landscaping but the inspector found "*the proposed mitigation measures would not prevent the development from having substantial harmful effects on the character and appearance of the countryside.*" Open permissive access and landscaping as now proposed is nothing new at all and was dismissed by the Inspector in 2018.

19. At paragraph 3.14 on page 17 of the Applicant's LVA from PGLA of April 2026 it is stated of the new application "*The proposed back gardens will back onto the rear of the properties on George Lane whilst the previous scheme had open space allowing the public access to the rears of the dwellings on George Lane*". This is inaccurate. The original application dealt with by the local planning committee under number 3/2016/1192 had a footpath running along the rear of the George Lane properties but there were issues about security and the fear of crime from certain people using this path. The Police had been a consultee and referenced concern about crime on new developments. It is noted the Police are not a consultee on this application.

20. However, when the Appeal against refusal was submitted the "rear of George Lane" plan was changed by the Appellants to the illustrative masterplan with the permissive open access footpath around the edge of the development but that failed to convince the Planning Inspector.

21. The issue of the Open access now proposed is of particular concern. There is plenty of information provided in the application about planting to be done but scant information apart from a

few lines about how this will be managed which may be deliberate. The suggestion in paragraph 1.3 of the Planning Statement that “*the future of this public open space will be secured by suitably worded legal agreement*” is totally unsatisfactory. Surely all parties including objectors should be given the opportunity of seeing the proposed legal agreement before any final decision is taken on this application to ensure it is “suitably worded”.

22. The only information given is that persons who buy the properties will form a Management Company and presumably be financially responsible for the upkeep of the area. This would mean that they will also be responsible for ongoing physical and financial upkeep, clearance of any mess and challenging antisocial behaviour. This will be an extremely large new public area of between 30 and 40 acres that will require very substantial management and expense.

Some particular concerns arise:

a. In the absence of any further information this would be permissive access only that can be withdrawn at any time and further applications for Planning Permission for additional housing could be made. The pre application enquiry in 2025 was for 120 houses showing the immediate ambition of the landowners and developers.

b. Those buying the houses will undoubtedly be reluctant to become involved conflict with gangs of youths involved in anti social behaviour on the land. They would indeed have no power to stop it. This presumably could include vandalism of the proposed planting. It may be that the Applicants are counting on this project failing for such reasons so they can close off the permissive access and apply to build more houses.

c. There is mention of the existence of “Natural Surveillance”. However, if residents can see what is going it seems reasonable to argue they would be very unlikely to put themselves at risk and challenge it.

d. Natural Surveillance cannot occur at night in the dark when probably most antisocial issues will occur. There is no lighting proposed.

e. Read Parish Council have at recent meetings expressed real concerns over how such a 30 to 40 acre new open access area right next to the village is going to be managed and policed and this has formed part of their recent Consultee response.

GENERAL

23. There are many more issues of concern about this application that appear on your website as objections. I make just a few final comments:

a. I chose to live in Read because of its semi rural nature. I recall as a child being driven through Read and being struck by the open landscape of Hammond Ground with magnificent trees and rising landscape. Hammond `ground is a key part of the setting of the village as you enter Read from Whalley. In the opposite direction it is a key countryside element of moving into the Ribble Valley. It must not be ruined by 77 houses, 154 cars and streetlighting.

b. Issues around noise at the site should be fully interrogated bearing in mind it is accepted levels would exceed limits and could be a reason for planning permission to be declined. The requirement for high fences and not being able to open windows appears a significant negative issue.

c. There is no GP or dental surgery in Read or Simonstone and the local infrastructure is insufficient to cope with a large influx of new residents.

d. The sloping nature of the site from north to south raises serious questions about the actual height of buildings which will have to be levelled at the highest point. The Applicants own Built Heritage report suggests heights of buildings should be limited to two storeys. Despite this suggested limitation build heights of the curious figure of “2.5” storeys are proposed which realistically is 3 storeys

e. Many mention the awful traffic issues and problems of access with the entrance being on Whalley Road A671. I can confirm that the road is now more than twice as busy than it was in 2018 to the despair of villagers. It can take several minutes to get out onto the road at the bottom of George Lane. It is noted the speed limit will remain at 40 mph. For what will be a new junction that has to accommodate a very large number of cars from residents and visitors,, tradesmen, online and supermarket delivery vans and HGVs such as refuse wagons the speed limit still being high on the main road is hugely problematic.

f.. Linked to that walking along Whalley Road at any time is extremely unpleasant because of the volume of noise and speed of traffic. This is not a sustainable location for a housing estate on the edge of the village.

CONCLUSION

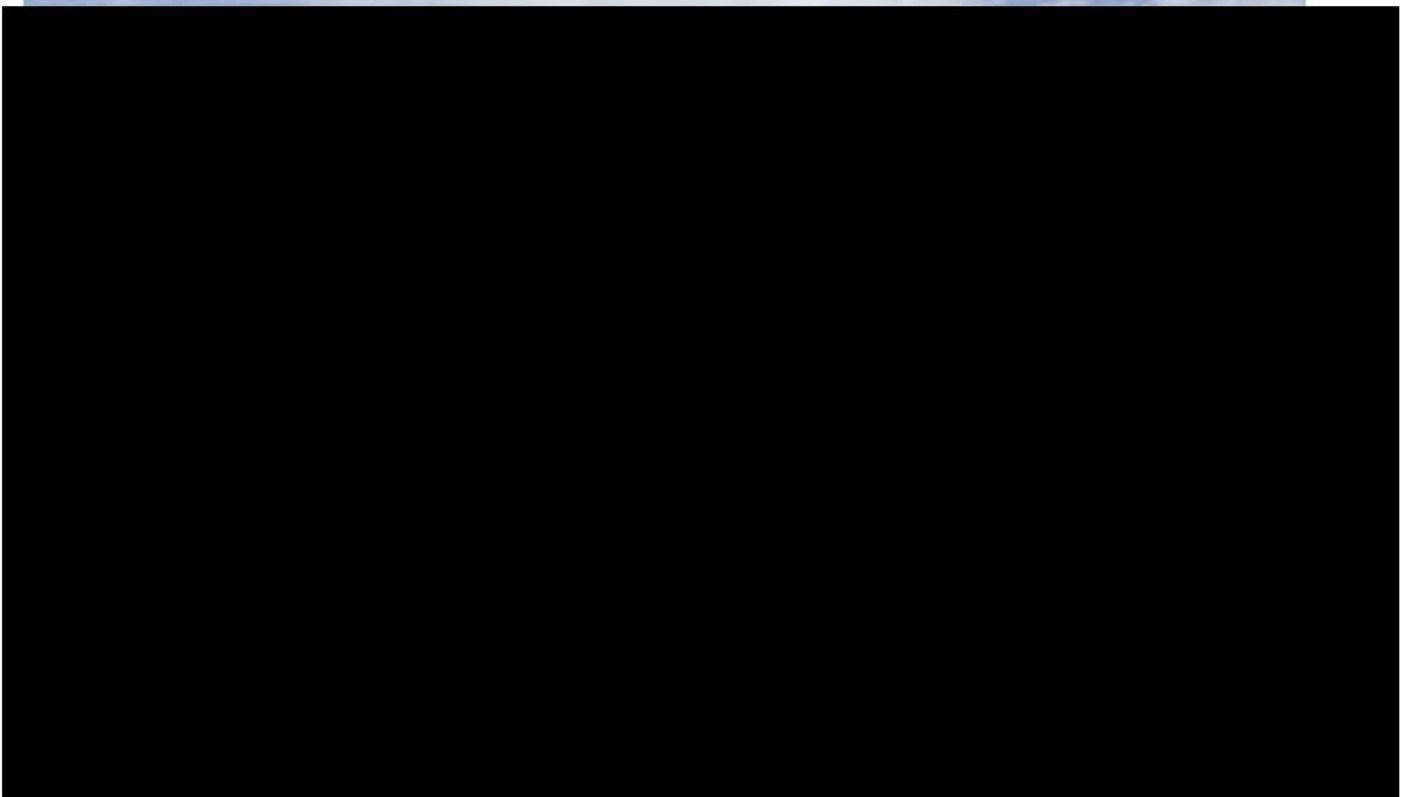
24. Having had first hand experience of the Planning Appeal and all the arguments that were raised in 2018, it is abundantly clear that little or nothing material has changed in the case for the Applicants apart from them wanting to build 77 houses instead of 50. In particular, the attempt to argue Hammond Ground is not parkland totally fails. The Inspector’s finding that “*the proposed development, through loss of parkland would give rise to substantial harm to the character and appearance and the setting of the village*” still holds good and should be respected. I would ask that the decision of the Inspector in 2018 be reconfirmed. This Application should be refused.



Figure 1 Viewpoint 4 (VP4) from Appendix 1 to Mr Taylor’s proof of evidence for the 2018 Appeal.



Figure 2 Photographs taken 25th June 2026 from Whalley Road A671 towards Hammond Ground



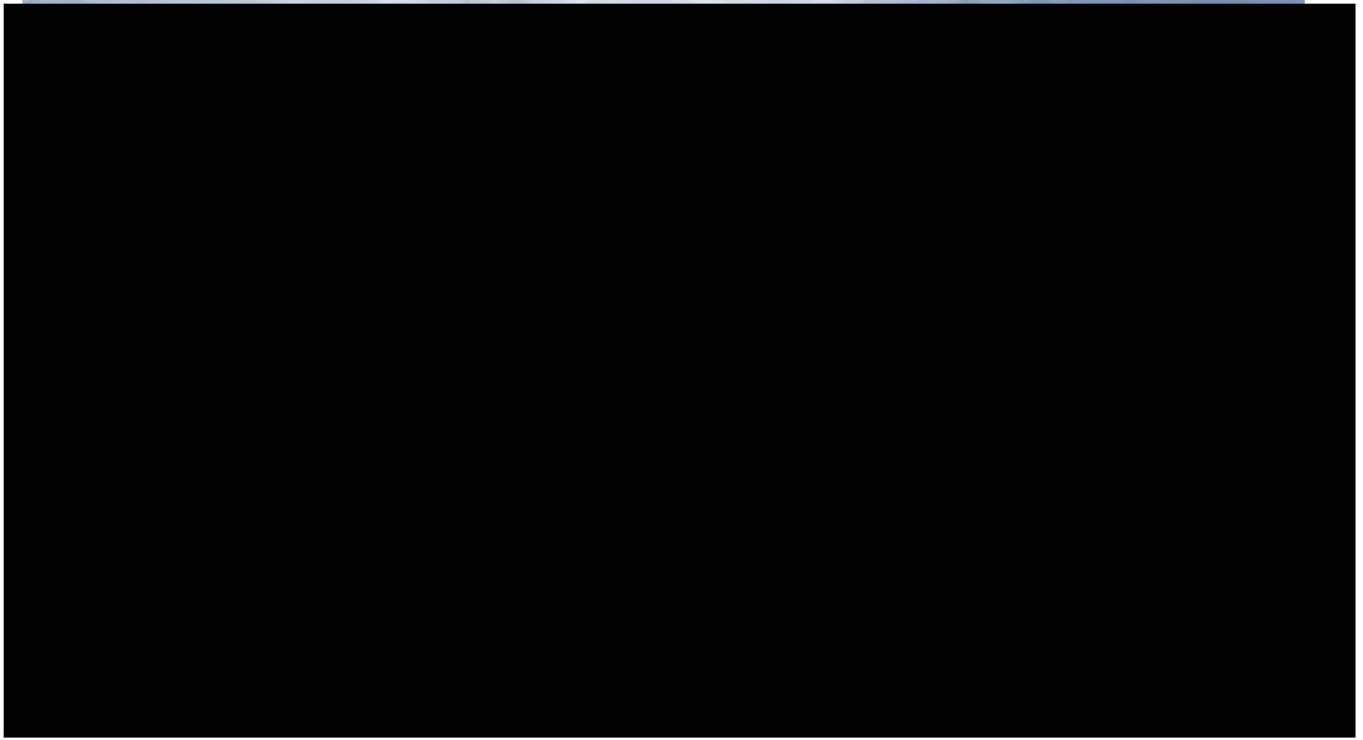
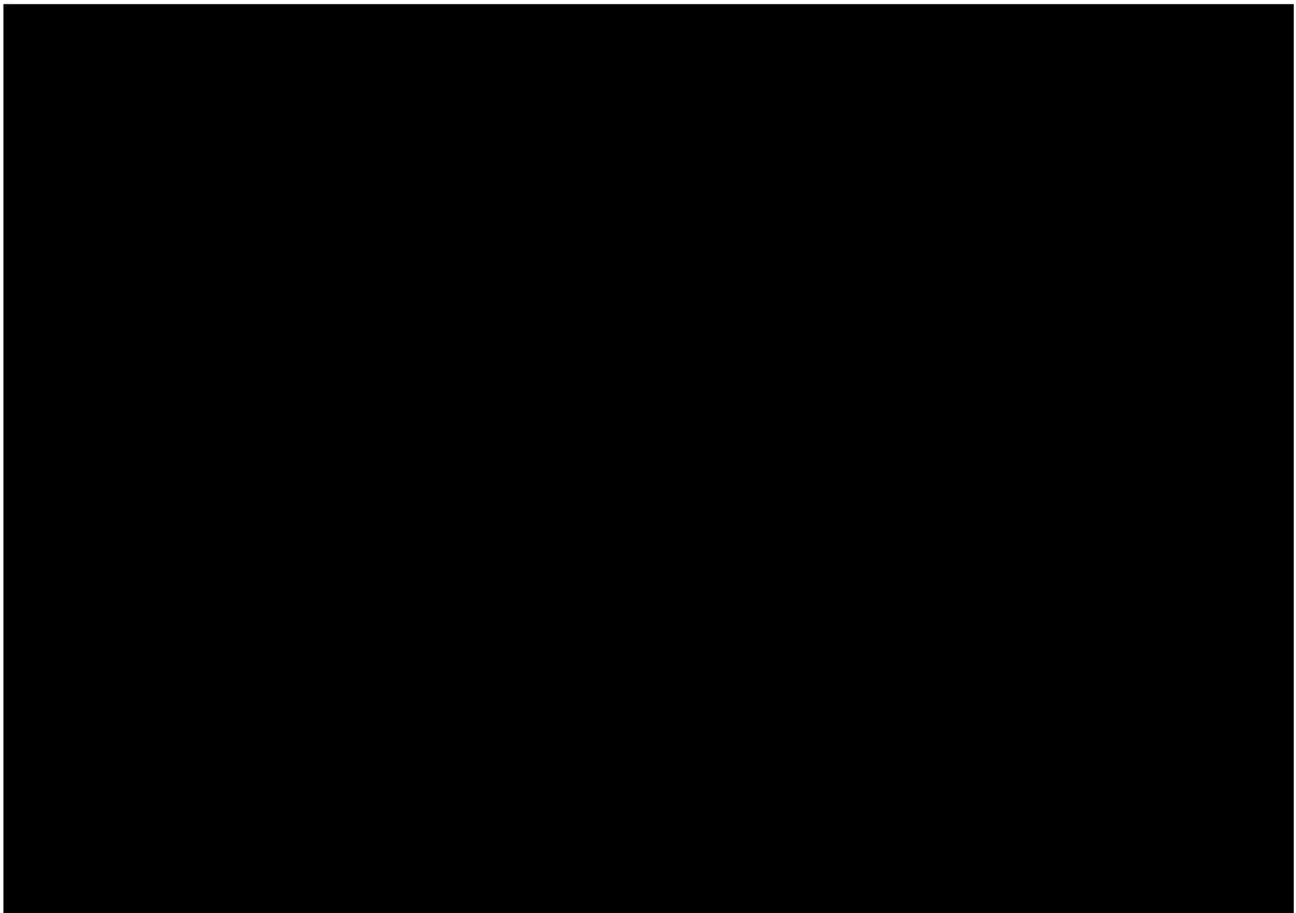


Figure 3 - Photograph from 2016 taken from south side of Whalley Road towards Hammond Ground showing neatly trimmed hedge.



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 18:25
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852554002

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Field Read

Comments: This development will affect our village way of life which we have had the privilege to enjoy for many years.

Whalley Road through Read and Simonstone is extremely busy and it is difficult to cross the road and very dangerous for children and elderly people crossing as we only have one pedestrian crossing in Read and none in Simonstone. This development would significantly increase the traffic in the village making it even more difficult to cross the road. This means that children cannot safely walk to school on their own and elderly people are becoming isolated as they cannot get to the bus stop and shop across the road.

This development would ruin the environment for our wild life which live and thrive in the area. The increase in population from this development would also impact the already oversubscribed local services such as schools and doctors.

From: [REDACTED]
Sent: 30 June 2026 17:42
To: Planning
Subject: Statement of Objection - 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.

Dear Sir / Madam,

Statement of Objection

Planning Application 3/2026/0356
Residential Development of 77 dwellings at Read Park Hammond Ground

Summary of Objection

This proposal would replace a valuable open landscape with a dense housing development. The scale of the scheme, including multi-storey housing, road infrastructure, lighting and boundary treatments, would fundamentally alter the rural character of the area.

This represents a permanent and unnecessary loss of countryside that contributes directly to the setting and identity of Read.

Key Concerns

1. Conflict with Local Plan

The Ribble Valley Local Development Plan requires development to respect character, protect the landscape, and support quality of life.

This scheme fails to meet those principles and instead introduces clear urbanisation into open countryside.

2. Landscape Impact

Read Park forms part of the village setting, with open views that define the area.

Replacing this with housing, roads and lighting would cause significant and irreversible harm.

3. Design & Layout

Despite being described as “landscape-led”, the scheme appears standard and not reflective of the local area:

Generic house types

“2.5-storey” properties that are effectively three-storey

Limited screening or buffer to existing homes

Overly close positioning to neighbouring properties

The proposed 2.4m fence along George Lane is particularly intrusive and would negatively affect outlook and living conditions.

4. Traffic & Road Safety

The A671 already experiences significant congestion.

An estimated increase of c.130 vehicles will worsen this.

There are also clear safety concerns:

Access on a fast section of road
Questionable visibility
Known accident history

These issues have not been adequately addressed.

5. Drainage

There is a known risk of surface water accumulation in this area.

The proposed development could alter natural drainage patterns and increase the risk of water retention and flooding, with insufficient evidence provided to the contrary.

6. Public Open Space

The proposed open space is presented as a benefit but lacks essential detail:

No clear management plan
No funding or maintenance clarity
No long-term responsibility defined

Without this, its value is uncertain and should be given limited weight.

7. Previous Refusal

A similar proposal was refused in 2016 and dismissed on appeal due to landscape harm and encroachment into countryside.

Those core issues remain unchanged.

Closing

This is not an objection to development in principle, but to development in the wrong location.

The proposal would cause lasting harm to the character of the area, while failing to demonstrate sufficient justification or detail in key areas.

For these reasons, the application should be refused.

Kind Regards

[Redacted Signature]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 17:16
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852535393

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground

Comments: I wish to object to the proposed housing development at Hammond Grounds.

The road infrastructure serving the village is already under significant pressure and is struggling to cope with existing traffic volumes. During peak morning and afternoon periods, congestion is commonplace, particularly around the school run. Access into and out of the village regularly becomes difficult, resulting in increased journey times and reduced road safety. Introducing a substantial number of additional homes will inevitably generate more vehicle movements and place even greater strain on an already overstretched road network.

Local services are also under considerable pressure. The village's schools are already operating at or near capacity, with existing demand creating significant traffic congestion at the beginning and end of the school day. Without clear evidence that sufficient education provision and supporting infrastructure will be delivered alongside this development, the proposal risks placing an unsustainable burden on local facilities.

Healthcare provision is another significant concern. For many residents, Padiham GP surgery is the most practical and accessible practice. It is already extremely difficult to obtain appointments, with existing demand placing considerable pressure on the service. A development of this scale will inevitably increase demand for primary healthcare, yet there appears to be no provision to expand local GP capacity or demonstrate how these additional healthcare needs will be met.

I am also concerned about the continued loss of valuable green space and the impact this development would have on the character of the area. Hammond Grounds forms part of the attractive rural landscape that contributes to the identity and appeal of the village. Replacing open countryside with a large housing estate would erode this character, diminish important views, and contribute to the gradual urbanisation of what is currently a distinct rural settlement.

While I recognise the need for new housing, it must be delivered in locations where the necessary infrastructure, road capacity, education provision, and healthcare services are able to support it. In its current form, I do not believe this proposal demonstrates that these issues have been adequately addressed, and I therefore ask the Council to refuse the application.

[REDACTED]

From:

[REDACTED]
30 June 2026 16:28

To:

Planning

Subject:

Re: Planning Application Ref: 3/2026/0356 – Objection to the Proposed
Development of 77 Dwellings

⚠ 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 Sir/Madam,

We are writing to formally object to Planning Application Reference 3/2026/0356 for the proposed construction of 77 dwellings on open farm fields/ historic landscape .

Main objection -

Having lived in the village for the past [REDACTED], we have seen first-hand the increasing pressures placed on our roads, infrastructure and local environment. We believe this proposal would have a significant and detrimental impact on the village and its residents, and we respectfully request that the application is refused.

Our principal objection concerns the impact on the already overloaded and unsuitable main road through the village. During the [REDACTED] we have lived here, traffic has increased dramatically, and the route from Devil's Elbow through to the traffic lights has become increasingly congested and unsafe. This stretch of road is no longer fit to accommodate existing traffic levels, and the addition of vehicles generated by a development of 77 homes would only exacerbate the problem. Increased congestion, longer delays and heightened risks to motorists, pedestrians and cyclists are inevitable consequences of this proposal.

We are also concerned about the additional pressure that this development would place on local infrastructure. Existing services, including healthcare, schools and community facilities, are already under considerable strain.

There is no clear evidence that the necessary infrastructure improvements would be delivered to support a development of this scale, leaving existing residents to bear the consequences of overstretched public services.

The proposed development would result in the permanent loss of valuable open farmland, which forms an important part of the countryside setting of the village. This landscape provides an attractive rural backdrop, contributes to the identity and character of the area, and offers an important visual break between developed areas and the surrounding countryside. Its loss would represent a significant and irreversible change.

Furthermore, the proposal would urbanise an important open landscape and cause harm to the historic character of the village. The open fields contribute to the historic landscape setting and help preserve the village's rural heritage. Replacing them with a substantial housing estate would erode this character and diminish the qualities that make the area distinctive.

For these reasons, we believe the proposal would result in unacceptable harm through increased traffic on an already dangerous and overloaded road network, additional pressure on inadequate local infrastructure, the loss of valued open countryside, the urbanisation of an important landscape, and harm to the historic setting of the village. We respectfully urge the Planning Authority to refuse Planning Application 3/2026/0356 and to give full consideration to the long-term impact this development would have on the safety, character and sustainability of our village.

Thank you for considering my objection.

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

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 16:06
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-852506161

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond Ground

Comments: I am writing to formally object to Planning Application 3/2026/0356 for the proposed erection of 77 dwellings at Hammond Ground, Read. I strongly object to this application on the following material planning grounds:

1. **Permanent Loss of Open Countryside and Historic Landscape** Hammond Ground is an important, protected area of open countryside that serves as a vital green buffer for the village of Read. The proposed urbanisation would cause significant and irreversible harm to the rural character of the village and erode the distinctive, historic landscape associated with Read Hall.
2. **Highway Safety and Traffic Congestion** The local road network, particularly Whalley Road (A671), is already under severe strain. Adding 77 homes—and the resulting hundreds of extra daily car journeys—will exacerbate congestion, cause longer journey times, and create severe road safety hazards for motorists and pedestrians alike.
3. **Unsustainable Pressure on Local Infrastructure** Local services, including primary and secondary schools, GP surgeries, and drainage systems, are already operating at or near capacity. There is insufficient evidence that this level of large-scale residential development can be accommodated without causing a severe detriment to the community.
4. **Conflict with Previous Planning Decisions** Hammond Ground has long been recognized as unsuitable for extensive development. Previous housing applications (including a 50-home scheme) and an appeal in 2018 were rejected precisely because of the environmental harm and landscape damage they would cause. This current application proposes an even higher density of housing, making the potential harm to the area even greater.

For these reasons, I urge the council to refuse this planning application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 15:24
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852475294

[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 strongly object to the proposed development of Hammond Ground, Whalley Road, Read for the following reasons:

The developers propose to build on a small part of the parkland, leaving the rest as an open space for the community to use. There will be only one way in and out and no parking to encourage people to visit. The land will subsequently be managed by the residents, but who will be responsible should this agreement fail in the future? Should there be any antisocial behaviour such as fly tipping, nuisance motor bikes, dog fouling will the police and council be able to respond in a timely manner? Should a travelling community take up residence on the open space, what steps will be in place to move them on?

The outline of the pathways to be made in the open space look very much like the plan for future development (a second and third phase of building).

The proposed alteration to Whalley Road to create a filter right lane is of great concern. The 40mph road is barely wide enough for the vehicles that use this road all day. Articulated lorries, tractors and buses travel along this route from early morning. Traffic is often backed up in both directions, not just at peak times. An independent traffic survey would no doubt confirm this. The developers say they are going to leave the boundary wall and hedge in place to protect the integrity of the landscape, but this would be almost impossible if a third lane is to be created on the carriageway. No provision seems to be in place for those wishing to turn right out of the development.

The houses on Whalley Road opposite experience effluent flowing from the inadequate sewerage system currently in place. What provision will there be to upgrade if more houses are built?

The road often floods in wet weather. If more of the field is made hardstanding by being built on, there will be more run-off and less soak away.

All of these considerations are practically based. But I also have concerns about the landscape itself. As a historic parkland it lies outside the village boundary and any development will alter the footprint of Read. It lies in the Forest of Bowland and is home to bats, badgers and other wildlife. Once this parkland is gone, it is gone forever.

I know a previous application was refused at the highest level in the past. Since then, nothing has changed in the area. It is still historic, still home to wildlife with many ancient trees. It is still a landmark area that can be seen for miles around. I urge the planning department to consider this application very carefully.

[REDACTED]

From: [REDACTED]
Sent: 30 June 2026 15:20
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.

Good afternoon,

I would like object planning application on the Hammond Ground in Read.

As I have lived in the village [REDACTED] and my [REDACTED] was actually born in Read I
Feel very strongly and upset of the thought of losing our beautiful open countryside and historic
parkland. Also the harm to our wildlife trees. Furthermore the extra volume of traffic as our roads are
already far to busy and hard enough to to an cross the roads now especially at school times you will
be putting our elderly, and school children at greater risk. Also putting pressure on our lovely both the
village schools.

It's almost impossible to get doctors appointments so once again making things worse for us all. Also
the risk of further developments if this one is too happen.

So I would really like you all to think very carefully before allowing this to happen.

Whalley, Barrow have already been totally and utterly spoilt in my eyes and would hate it to happen to
Read and Simonstone.

So please think very carefully before spoiling our beautiful Villages

[REDACTED]

From: [REDACTED]
Sent: 30 June 2026 13:44
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.

Statement of Objection

Planning Application 3/2026/0356

The proposed Residential Development of 77 dwellings and community parkland on Read Park Hammond Ground, Whalley Road, Read.

Name of Objector: [REDACTED]
[REDACTED]

Date: June 30th 2026.

Dear Sir/Madam,

I wish to object to planning application 3/2026/0356 for the proposed residential development at Read Park Hammond Ground.

Although I now live [REDACTED], [REDACTED] and return regularly to visit [REDACTED]. Because of that, I still have a strong connection to Read and the surrounding countryside.

What has always made Read special is that it has retained its rural character. The open views across Read Park and the surrounding fields form part of the village's identity and create a clear distinction between the built-up area and the countryside beyond. It is one of the first things people notice when arriving in the village and one of the reasons the area is so highly valued by both residents and those of us who continue to visit.

I appreciate that new housing is needed, and I am not opposed to development in principle. However, I do not believe this is an appropriate location. Replacing an important area of open countryside with a large housing estate would permanently change the character of Read in a way that cannot be reversed.

Having read the application, I am also concerned that the environmental, landscape and heritage value of the site has not been given sufficient weight. The Ribble Valley Local Development Plan places considerable importance on protecting the borough's distinctive landscape and environmental heritage while accommodating growth. In my view, this proposal does not achieve that balance.

The countryside around Read is valued not only by those who live immediately beside it but also by former residents and visitors who return to the area. Once this landscape is lost, it cannot be recreated.

For these reasons, I respectfully ask the Council to refuse planning application 3/2026/0356.

Yours faithfully,

[REDACTED]

From:

[REDACTED] June 2026 12:53

To:

Planning

Subject:

Planning Application 3/2026/0356 – Land at Hammond Ground, Whalley Road, 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.

OBJECTION

To whom it may concern,

I wish to object to planning application 3/2026/0356 for the construction of 77 homes and a community park at Hammond Ground, Read.

I understand that new homes are needed, but they need to be built in the right places. I believe this proposal would permanently damage one of the most attractive and historically important parts of Read. The scale of the development is simply too large and would completely change the character of this open countryside. I would like the Council to consider the following points.

1. Harm to the Historic Landscape Around Read Hall

Hammond Ground is an important part of the historic setting of Read Hall. Its open fields, mature trees and parkland help preserve the character of the Hall and its surroundings.

Building 77 houses, together with new roads, street lighting, parking areas and other infrastructure, would permanently damage this historic landscape. Once built on, the connection between Read Hall and its former parkland would be lost forever.

National planning policy says that the historic importance of places like this should be given great weight when planning decisions are made. I do not believe this application does enough to protect this important part of Read's history.

2. Harm to the Countryside Setting of Read

One of the things that makes Read such an attractive village is that it is surrounded by open countryside. Hammond Ground is an important green space on the approach to the village and helps give Read its rural character.

Replacing this open land with a large housing estate would blur the boundary between the village and the countryside. It would change the look and feel of Read and replace a peaceful rural landscape with a suburban housing development.

3. Permanent Loss of Hammond Ground's Historic Parkland

Hammond Ground has the appearance and character of historic parkland. Its mature trees and open spaces have developed over many years and cannot simply be replaced by landscaped areas within a housing estate.

If this development goes ahead, the special character of Hammond Ground will be lost forever. Roads, houses, fences and gardens would completely change the landscape and there would be no way to restore what has been lost.

4. Urbanisation of an Important Open Space

This proposal would bring a large amount of development into what is currently open countryside.

The houses, roads, street lighting, parked cars and other features would urbanise a landscape that is currently open, peaceful and attractive. The development would affect views into and out of the village and would take away much of the rural character that makes Read such a desirable place to live.

5. Concerns About the Proposed Community Park

The proposed community park appears to be included to make the overall development more acceptable.

However, I am concerned that this open space could simply become a stepping stone for future development. The recent addition of an amended Geo-Environmental and Coal Mining Report on the planning portal, which is described as "Phase 1", only increases those concerns.

Once development has been allowed on Hammond Ground, it becomes much easier for further applications to be made in the future. I therefore question whether the proposed park is a genuine long-term community benefit or whether it could eventually be used to justify more housing.

For these reasons, I do not believe the proposed park makes up for the permanent loss of this important area of countryside and historic parkland.

6. Local Infrastructure Is Already Under Pressure

The local infrastructure is already struggling to cope.

Primary school places are limited, particularly at Read Primary School and Simonstone St Peter's CE Primary School. It is difficult to see how another 77 homes can be accommodated without putting even more pressure on local schools.

There is also no GP surgery in Read, meaning residents already have to travel to neighbouring villages and towns to access healthcare. More housing will inevitably increase pressure on these already stretched services.

Traffic is another major concern. Whalley Road is the main route between Padiham, Burnley, Whalley and Clitheroe and is busy throughout the day. Anyone who uses this road knows how congested it already is, especially at peak times. An extra 77 homes will mean many more vehicle movements, adding to congestion and making the situation even worse.

7. This Development Is Even Larger Than the Scheme Rejected in 2018

An important point is that a smaller housing development on this site was already rejected by the Planning Inspector in 2018.

That proposal was for around 50 homes. This application is for 77 homes, making it more than 50% larger. It is difficult to understand how a much bigger development could now be considered acceptable.

In dismissing the previous appeal, the Planning Inspector found that Hammond Ground has the character of historic parkland, forms part of the historic Read Hall Estate and makes an important contribution to the attractive setting of Read village. Those qualities have not changed. If anything, they have become even more valuable as more green space has been lost over the years.

What is especially important is that the Inspector reached this decision at a time when Ribble Valley could not show that it had enough land available for new housing over the following five years. National planning policy at the time strongly encouraged councils to approve suitable housing developments where housing land was in short supply. Even then, the Inspector decided that the harm to Hammond Ground was greater than the benefits of building new homes.

To me, this shows that Hammond Ground is not just another field. It is a special landscape with real historic and visual importance. If a development of around 50 homes was considered too harmful then, I cannot see how a development of 77 homes can now be acceptable.

The current proposal would introduce many more houses, roads, cars, lighting and other urban features into this historic landscape. It would clearly have an even greater impact than the scheme that was rejected.

For these reasons, I believe the Planning Inspector's findings from 2018 should be given significant weight when this application is considered.

Conclusion

I appreciate that more housing is needed, but Hammond Ground is the wrong place for a development of this size.

This proposal would permanently damage the historic setting of Read Hall, spoil the countryside setting of Read village, destroy the historic character of Hammond Ground and replace an important open landscape with a large housing estate. It would also place even more pressure on already stretched schools, healthcare services and local roads.

An independent Planning Inspector has already recognised the importance of Hammond Ground and rejected a much smaller housing scheme. This proposal is significantly larger and would cause even greater harm.

Once this landscape has been built on, it can never be replaced. I therefore respectfully ask Ribble Valley Borough Council to refuse planning permission for application 3/2026/0356.

Yours faithfully,

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

[REDACTED]

From: [REDACTED]
Sent: 30 June 2026 12:23
To: Planning
Subject: hammond ground

 External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

i object to the development of Hammond ground this a special place of historical interest and is an unspoiled green space .

[REDACTED]

[REDACTED]

From: [REDACTED] >
Sent: 30 June 2026 11:21
To: Planning
Subject: 3/2026/0356 Hammond Ground Development

 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 Sir/Madam,

I am writing to object against the development of Hammond Ground.

I have lived in the area for [REDACTED] now and one of the main reasons I moved here was that it was a small welcoming community with a beautiful landscape and countryside surrounding the village. I take full advantage of the areas, running and walking which has been amazing for my emotional well being. I love living in this village.

I am devastated at the prospect of this changing, which I am certain any development will bring. Destroying historical parkland and countryside goes against my fundamental belief that areas such as these should be preserved and protected so they can be enjoyed. The heritage of the Read Estate is one that should be enhanced not disregarded. It will irrevocably change and harm not only the aesthetic of the setting of the village, but the warm, welcoming community the village offers to families.

The infrastructure of the village such cannot cope with such a proposed development. Traffic at times along that road is currently horrendous, treacherous and dangerous as it is the only route to the A59. Big wagons and volume of traffic often creates very long tailbacks and damage to the road. I cannot imagine how the development of this area will have an impact on locals as well as those passing through. My [REDACTED] and this is bound to affect their day, as well as commuters. Following the actual development adding so many houses is going to add to the traffic in the long run.

The local primary schools are full, there are no local doctors and other infrastructure just is not suitable to accommodate such a large amount of new housing.

New housing that was introduced a few years ago on Winns Lane in Read has encountered several issues. What makes this new development any different? I am concerned about drainage and sewage as there have been issues in the past, and worry that any landscaping can mitigate the harm.

Please listen to the objections and concerns raised, as we do not want our village destroying. There are more well equipped areas for social housing that would not effect the landscape of our beautiful small village.