

To. Ribbles Valley Council offices
Church Walk
CLITHEROE

From:-



12 Jul 2026

HAMMOND GROUND PROPOSAL - 3844.1

Dear Sir / Madam,

Eight years ago developers tried, - yet again, to obtain permission to build on Hammond Ground, and - here we are again, faced with yet another try to do the same. - Fortunately, the previous application was refused, largely due to the intervention of a government minister, and many residents in Read.

We are already under threat of losing the heart of the village, as yet another land-owner / developer hopes to build houses on our remaining farm land at Houlkers Farm.

Walkers & cyclists from all over Lancashire visit this area to enjoy the public footpaths and remaining countryside, - and historic parkland, which is increasingly hard to find.

The village is almost gridlocked from traffic at peak periods:- there is no infrastructure in place to support large population demands, and no possibility that either of our local schools to expand any further, without losing all of their recreational activities, and Read would lose its identity should this "development" be given the go-ahead. Should this situation arise, Read and Simonstone will soon merge with Blackburn, Clitheroe and Whalley.

Both medical centres in Whalley and Padiham are already under tremendous pressure, - doctors' appointments are already ~~now~~ rarely accessible at times.

Any proposal from the developers for "public parkland" must be seen, quite obviously, as a prelude to much further building, which this area cannot possibly support.

It is notable that villages like Downham, Wiswell, Bolton-by-Bowland, and Pendleton seem to be immune from 'development'. Why is it that Read is subject to constant threats of urbanisation?

Apart from monetary gain, the Trustees of the land do not appear to have any concerns for the residents of this village or of its future.

We can only hope that you will take this letter of protest and objection seriously.

We remain

Yours sincerely,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 11:10
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852334425

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Whalley Road. Read

Comments: I wish to object to this application on the following grounds....

Traffic. The Whalley Road in Read is already increasingly busy with much traffic coming from the large housing developments In Clitheroe, much of it heading to Manchester. It would have been greatly improved had the proposed Read bypass gone ahead a few years ago.

Removal of yet more productive farm land. The proposed development would damage what is already attractive parkland, originally part of the Read Hall Estate. Who would manage the proposed parkland as defined by the plan.? We already have a new housing development in the village where landscaping, roads and footpaths were never finished leaving the residents to try and sort it out when the developers conveniently went bankrupt.

Village facilities. What support for increase in facilities including schools, sport and leisure facilities would the planning department request of the developers?

Subsidence due to previous mining activity. It is well documented that there was considerable historic mining activity in this area.who will be responsible for the repair of sink holes etc in th future?

Loss of my view. This has to be a minor issue. I would not mind this development if I felt that this would be an asset to the village. Unfortunately I do not feel that this will the case.. I am also concerned that families who buy into the estate will ultimately be left with problems due to the lie of the land and difficult access to Whalley Road at busy times.

Many thanks for , hopefully, considering my comments.

[REDACTED]

From: [REDACTED] >
Sent: 30 June 2026 10:39
To: Planning
Subject: Planning objection 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.

3/2026/0356 planning for 77 new houses

To the Planning Officer

I wish to put forward my objections for the above planning application.

There are many reasons why this land should not be built on, not least the fact that applications have been refused at least twice before. Why is this time different. In 2018, the application for 50 houses was rejected and now the application is for 77 houses. This makes no sense. The previous application was rejected because a government planning inspector wrote that the development on this land would cause 'significant harm to the character and appearance of the countryside' I do not believe that this countryside has changed in that time.

I strongly suspect, due to the wording on the Geo-Environmental and Coal Mining Risk Assessment being for Phase 1, that once the door has been opened with 77 houses, it will not be long before further applications will be sent to build on the rest of the land. It will be harder to object due to a precedent of building having been set.

The current application have stated that the land not being built on will be made into community park land. There will be paths around conveniently sized patches of land which can easily be built on and the paths made into roads. I am not fooled by this community park. The proposal to do this is supposed to make the residents of Read feel grateful that not all the land is to be built on. The community land will be asset for the village. But who is going to manage it, who is going to clean up after dogs, who is going to mow the grass? Have these questions been thought about?

Read is a village with many paths and walks around it, of different varieties, hill walks with the ability to walk from the village to the top of Pendle hill. There are wood walks, river walks, circular walks, long walks to a cafe, short walks to a cafe.

Read does not need community land. It needs it's beautiful and untouched parkland.

If this land is built upon, the wildlife that uses this land will disappear. It is currently grazing land which allows wildlife to thrive. Building, cars, people, dogs will not allow this to happen. The loss of wildlife is a national problem.

I believe this land to be greenbelt land which is defined to allow prevention of urban sprawl, amongst other reasons. Allowing this proposal for 77 houses with the potential for more, is going to change the nature of Read as a village which can be classified as urbanisation of the village edge.

Read has its own identity and character including this historic parkland.

There are all the usual objections that can be put forward which might be the usual but are still relevant.

Most houses now have 2 cars, that is a further 144 cars on the already very busy A671, heading away from Read to the busy traffic lights at Portfield Bar or trying to get through the already, at certain times of the day, gridlocked road through Read. The work that will be involved in creating a junction into this estate will cause horrendous traffic problems. There is a 30mph limit through Read which is often ignored. There could be an increase in this problem. There are no school crossing wardens to help children cross to the primary school or to the buses that take them to the secondary schools. More traffic will increase the risk of accidents.

There is a great lack of public transport meaning everyone has to use their cars.

There will be an increased pressure on the village school. Will there be increased funding to ensure the space in the school will be available to accommodate the extra pupils.

There will be increased pressure on the 2 GP local surgeries. It is hard enough trying to get an appointment to see a GP already. With an average of 4 people per new house, that will be a further 308 people who will need the services of the medical centres. That is without the possibility of the further building.

These are my objections to the planning application as above and wish them to be considered as this application is being reviewed,

Yours Sincerely



From: [REDACTED]
Sent: 30 June 2026 10:00
To: Planning
Subject: Objection to planning application 3/2026/0356.

 External Email

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

As a resident of Read, I would like to object to the new application to build 77 new homes on land at Hammond Ground in Read. I am disappointed that this application has been allowed to reach this stage when a smaller proposal was so clearly rejected in 2018 by the Secretary of State's planning inspector.

Hammond Ground is a unique area of parkland used primarily for grazing. It's situation adjacent to the village and in view of the main road A671 is well known to many residents and those who pass through each day. Loss of this land to a housing development would be a great loss for all. As you know, the land was formerly a part of the historic Read Hall estate but its landscape and character have so far been retained. I would like that to remain the case and hope that you are able to protect this for our children and future generations as well.

The potential damage to this rural environment would come from loss of pasture in this traditional agricultural setting, but there is also a threat to wildlife on this grassland, not just to vegetation, but to the innumerable species which live on the land and neighbouring areas. Large mammal visitors, birds and small animals, insects and particularly pollinators come to mind.

I find the concept of an isolated housing community in this plan very short sighted. There is no connection to the village for pedestrians, other than on a busy main road. Yet I am sure that any proposed future residents would want to use the already stretched infrastructure and facilities of the village. This is not sustainable from an environmental viewpoint, with schoolchildren and their families committed to a road journey, almost certainly by car, contributing to the pollution and chaos which increases daily in the area.

There has been no commitment to investment in the infrastructure, particularly schools which are already oversubscribed. Healthcare facilities are also stretched. What consideration has been given to the impact on existing residents in competition for these resources from the demands of 77 new families?

Finally, I find the inclusion of a community open space to be a cynical attempt to alter the character of the remaining parkland which would not initially be built on. Allowing the development of 77 new houses would open the door to future expansion of the development. Having parkland with pathways is a poorly disguised move to create a road network across the fields to support a future expansion, whereupon the community space would disappear.

I hope that the planning committee will again make an appropriate decision and reject this application.

[REDACTED]

From:

[REDACTED]
30 June 2026 09:43

To:

Planning

Subject:

3/2026/0356. Planning application 38441 land at Hammond Drive

⚠ 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.

As a long term resident of Read and Simonstone I wish to object to the above, and presumably initial, development proposal. Whilst I do not object to the need for new housing, this historic area of outstanding beautiful parkland, that is part of the villages unique heritage is certainly not land suitable for building eyesore properties that will harm the character and vista of our village. The land owners are not local residents, some live off shore in tax havens, and have absolutely no interest in local residents and our village, but just in lining their own pockets.

Houses on George Lane, backing onto the proposed development are all built back to front to take advantage of the beautiful views, so all the kitchens are at the front of these properties. The living areas therefore will be overlooking the proposed development, and the plans show the new properties are planned extremely close to the existing houses on George Lane, obviously to ensure more land is available for future development. The proposed properties will cause extreme lack of privacy and outlook to anyone living on George Lane, and eventually Hammond Drive, which is totally unacceptable. The positioning and height of the new homes would allow direct overlooking into our homes living areas and gardens, greatly reducing our privacy. This will have a detrimental impact on the amenity of our homes. The impact will be huge, and certainly not moderate, as the developers state in their plans. I ask the planning authority to carefully consider this huge adverse impact on neighbouring residents when determining this application.

Also, the proposed new 3 way slip road at the end of George Lane will be totally chaotic, the road through the village is already over stretched, and adding further volumes of traffic will be totally unacceptable, and dangerous. Anybody currently using the small road through our village will be aware of how busy this already is, and there have been many accidents and fatalities already so this would be an added burden on a road already struggling to cope with current volumes of traffic.

The previous application was refused by the Secretary of State, and the reasons for this previous refusal have not changed whatsoever, so this application should also be refused on the same grounds.

Kind regards
[REDACTED]

From: [REDACTED]
Sent: 30 June 2026 09:16
To: Planning
Subject: Planning Application 3/2026/0356 Proposed Residential Development at Hammond Ground, Read, Lancashire

⚠ 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 Lyndsey Hayes,

Please find my objection to Planning Application 3/2026/0356 Proposed Residential Development at Hammond Ground, Read, Lancashire.

I will give a few reasons of why I find this application should be rejected.

The planning application will cause the following issues,

Flooding

The Road often floods around the proposed site entrance, the existing drainage can not cope already, the development will add to the flooding and could will cause serious problems, as the existing flooding already does.

Traffic

The report states there has only been one crash in 5 years, this is not factually correct, there has been at least over five crashes in the last 5 years right [REDACTED], all of the traffic has been travelling at speed and coming up the road past the proposed development into Read, on the 17th April 2024 a driver was convicted for crashing into another car and driving at 60mph in a 30mph zone, he had driven at speed past the development.

5th December 2024, 3 fire engines in attendance, outside the entrance to the caravan park adjacent to the site, 4 cars involved.

At rush hour the traffic is already backed up past the development coming up into Read as this is the main route to get to Manchester from the Ribble Valley, adding an entrance and more traffic to the already horrendous traffic would make the Road unusable.

The **A671** is a road in the [North West](#) of [England](#), that runs between [Oldham](#), [Greater Manchester](#) and [Worston](#), near [Clitheroe](#), [Lancashire](#). Major towns on the route include [Rochdale](#) and [Burnley](#). The road is approximately 35 miles (56 km) long. Between Burnley and the [A59](#), the A671 has [primary](#) status.

The section of road between Burnley and [Whalley](#) has been identified as one of the [UK](#)'s ten most dangerous roads, with 48 serious or fatal collisions

[A67Th1 accidents - collision map and statistics - Crash View](#)

The A671 appears in 7,499 collisions in the STATS19 data between 1979 and 2024, involving 10,311 casualties. Of these collisions, 119 were fatal and 1,228 were serious. Recorded collisions in 2024 were down 13% on 2023. There has actually been 44 crashes around the entrance to the proposed development.

Access

Turning into the site or leaving the site to join the road will cause major accidents, at least 5 motorists have lost their lives at this point of access or within 20M of the proposed entrance.

Visibility Splays

The applicant proposes visibility splays intended to demonstrate that safe access can be achieved. However, I remain unconvinced that the submitted information fully reflects real-world conditions. In particular, consideration should be given to:

- actual vehicle speeds rather than posted speed limits;
- seasonal vegetation growth;
- parked vehicles where relevant;
- driver behaviour approaching the junction;
- pedestrian movements;
- cyclists;
- school traffic;
- larger vehicles turning into and out of the development.

The Council should satisfy itself that the proposed visibility splays are capable of being maintained permanently and that they provide an appropriate level of safety under normal operating conditions.

The applicant specifically states that the existing vegetation and wall will remain.

If this cannot be demonstrated with confidence, planning permission should not be granted.

Right-Turn Lane

I am also concerned about the adequacy of the proposed right-turn lane.

Whalley Road already experiences periods of congestion and variable traffic speeds.

The application has not, in my opinion, demonstrated that sufficient highway width exists to provide a properly functioning right-turn lane whilst maintaining safe traffic flows in both directions. The highway is 7.2m wide with a narrowing path of 1.5m in the areas indicated for the extra lane.

In addition, the applicant state that existing walls and hedges will remain. This is clearly not possible if an extra lane is to be included within the design.

Should the right-turn facility prove inadequate, there is a foreseeable risk of:

- vehicles queuing within the carriageway;
- rear-end collisions;
- overtaking manoeuvres;
- increased congestion;

- conflict with opposing traffic.

Given that highway safety is a primary consideration, these issues require careful scrutiny before any planning permission is granted.

The Importance of Hammond Ground

Hammond Ground is far more than an undeveloped parcel of land.

It forms one of the defining landscape features of Read.

Situated between the existing settlement and the historic parkland associated with Read Hall, it provides an important transition between village and countryside.

The openness of Hammond Ground contributes significantly to:

- the rural character of Read;
- the setting of Read Hall;
- views into and out of the village;
- local landscape character;
- biodiversity;
- public appreciation of the historic environment.

Its importance cannot simply be measured by ecological surveys or landscape plans prepared for the purposes of this application.

Its value lies equally in the contribution it makes to the identity of the village.

Once developed, that contribution can never be recreated.

The proposal would replace this open landscape with an estate of roads, dwellings, retaining structures, engineering works, parking courts, lighting columns and associated suburban infrastructure.

That transformation would be permanent and irreversible.

The Council must therefore be satisfied that such harm is clearly justified.

Planning History and the Importance of Previous Decisions

One of the most significant material considerations in determining this application is the planning history of Hammond Ground.

This is not a site coming forward for development for the first time. The principle of housing development on this land has been examined on a number of previous occasions, including through planning appeals. Those decisions recognised the exceptional sensitivity of Hammond Ground and consistently concluded that residential development would result in unacceptable planning harm.

The Planning Inspector's decision in 2018 is one of the most important material considerations in determining the current application.

Although every planning application must be considered on its own merits, appeal decisions—particularly those issued on behalf of the Secretary of State following a detailed examination of the planning evidence—provide important guidance where the site, the relevant planning policies and the principal planning issues remain substantially unchanged.

In 2018, the Inspector considered proposals for development at Hammond Ground at a time when, as now, Ribble Valley Borough Council was unable to demonstrate a five-year supply of deliverable housing

land. Despite that significant factor weighing in favour of housing development, the Inspector nevertheless concluded that the adverse impacts of developing Hammond Ground outweighed the benefits and dismissed the appeal.

That conclusion is highly significant.

The Council's inability to demonstrate a five-year housing land supply was one of the strongest policy arguments available in favour of granting permission. Yet even in those circumstances, the Inspector found that the landscape, heritage and environmental harm associated with development of Hammond Ground justified refusal.

The current application therefore raises an important question for the Local Planning Authority:

What material planning circumstances have changed since 2018 that justify reaching a fundamentally different conclusion?

Public transport

The school buses that collect Children for the schools are already over subscribed and often do not even stop in Read to collect the children, making them late for school, another 77 houses could equate to two more full school buses of children trying to get to school.

The report submitted mentions a restaurant within 300m of the site, where is this please?

Public Open Space

Throughout the application, considerable emphasis is placed upon the proposed public open space. Despite it only really accessible to the suggested new properties

The applicant clearly intends this feature to be regarded as one of the principal public benefits of the scheme.

However, there is remarkably little detail explaining how that open space would function in practice.

The application does not adequately explain:

- who will own the land;
- who will manage it;
- how maintenance will be funded;
- how long management obligations will endure;
- how landscape quality will be protected in perpetuity;
- what legal mechanisms will secure these arrangements.

Without this information, it is difficult to attribute significant planning weight to the proposed open space. While we expect any land suggested to be short term in nature and indicated simply to try and give the overall design more legitimacy, we are also concerned about practical matters such as litter, dog fouling, management of anti-social behaviour and increased security risks.

The Council should be cautious about relying upon benefits that have not been fully defined or legally secured.

Long-Term Management

Open space is only valuable if properly managed.

Poorly maintained public open space can quickly become neglected, visually unattractive and financially burdensome.

The application provides little confidence that long-term stewardship has been fully considered.

There is no comprehensive management strategy explaining:

- inspection regimes;
- replacement planting;
- habitat management;
- maintenance responsibilities;
- funding arrangements;
- governance structures.

If these matters are intended to be addressed through a future management company or legal agreement, the Council should require clear evidence before permission is granted rather than relying upon assumptions.

Section 106 Obligations

The applicant places significant reliance upon landscape enhancements and publicly accessible open space as benefits arising from the proposal.

If those benefits are material to the planning balance, then they should be secured through robust and enforceable legal obligations.

At present, there appears to be insufficient detail regarding the scope of any proposed Section 106 Agreement relating to:

- long-term maintenance;
- public access;
- future management;
- financial contributions;
- replacement of failed planting;
- stewardship responsibilities.

Without such certainty, there is a genuine risk that the promised landscape benefits diminish over time.

Estate Edge

Good planning seeks to establish a clear, permanent and defensible settlement edge.

This proposal does not achieve that objective.

Instead, the northern and eastern edges of the development appear relatively open and capable of continuation.

The limited landscape buffering reinforces this concern.

Rather than creating a permanent transition between village and countryside, the development appears capable of incremental extension should future applications come forward.

That possibility should be taken into account when considering the long-term planning implications of the proposal.

Pedestrian Routes

A further concern relates to the unusually extensive network of pedestrian routes shown within the application.

Whilst permeability is generally a positive design principle, the number and alignment of the proposed paths appear disproportionate to the recreational needs of a development of this size.

Their configuration raises a legitimate question as to whether they have been designed solely to serve the proposed development or whether they could also provide convenient connections into adjoining land should further phases be promoted.

I do not suggest that this, of itself, demonstrates an intention to develop adjoining land.

However, when viewed alongside the previously submitted drawings and the form of the development edge, it reinforces concern that the current proposal may not represent the ultimate extent of development anticipated by the applicant.

The Local Planning Authority should satisfy itself that it is not, inadvertently, approving infrastructure capable of facilitating incremental expansion into the remainder of Hammond Ground.

Landscape Buffers

One of the most striking features of the layout is the limited extent of meaningful landscape buffering between existing homes and proposed development.

On a site of such sensitivity, one would reasonably expect generous structural planting to create a gradual transition between existing residential properties and new development.

Instead, houses are positioned relatively close to existing boundaries, leaving limited opportunity for substantial planting.

This approach has several consequences.

Firstly, it increases overlooking and visual intrusion.

Secondly, it reduces opportunities to soften the appearance of the development.

Thirdly, it creates a harder urban edge that appears inconsistent with the landscape-led design approach promoted elsewhere in the application.

The overall impression is that the desire to maximise the developable area has resulted in insufficient space being left for meaningful landscape buffers.

In my view, this represents poor placemaking and fails to respond appropriately to the sensitivity of Hammond Ground.

Drainage, Climate Resilience and Long-Term Infrastructure

Whilst I recognise that technical consultees will consider the drainage strategy in detail, I remain concerned that the application does not provide sufficient confidence regarding the long-term management and maintenance of the proposed drainage infrastructure.

Sustainable Drainage Systems (SuDS) require effective management throughout the lifetime of a development. Their long-term performance depends not simply upon initial construction but upon inspection, maintenance, repair and replacement over many decades.

The application provides only limited information regarding these long-term responsibilities.

The Council should therefore be satisfied that:

- all drainage infrastructure can be maintained in perpetuity;
- responsibility for maintenance is clearly defined;
- funding mechanisms are secured through legally enforceable obligations;
- neighbouring properties will not experience increased flood risk should drainage systems deteriorate over time.

Given the changing climate and increasing frequency of extreme rainfall events, these matters are of growing importance and should not be left to future assumptions.

Biodiversity and Green Infrastructure

The applicant places considerable emphasis upon biodiversity enhancements.

Whilst any genuine biodiversity improvements are welcome, it is important that the Council distinguishes between enhancement and replacement.

The mature landscape of Hammond Ground has developed over many decades.

Its ecological value is closely linked to its openness, existing vegetation, wildlife corridors and relationship with the surrounding countryside.

Newly created habitats cannot immediately replicate those characteristics.

Furthermore, the success of proposed biodiversity measures depends entirely upon long-term management.

Without robust management arrangements, replacement planting, habitat creation and ecological enhancement may fail to achieve the outcomes currently predicted.

The Council should therefore exercise caution before attributing significant planning weight to biodiversity benefits that remain dependent upon future management over many decades.

National Planning Policy Framework

The National Planning Policy Framework ("NPPF") requires development to achieve genuinely sustainable outcomes by balancing economic, social and environmental objectives.

Whilst the delivery of housing is an important objective, the Framework is equally clear that development should:

- respond positively to local character;
- recognise the intrinsic character and beauty of the countryside;
- create places with a high standard of amenity;
- protect valued landscapes;
- conserve heritage assets and their settings;
- ensure developments are visually attractive;
- provide safe and suitable access;
- secure biodiversity enhancement.

These objectives are not optional aspirations. They form part of the statutory planning balance.

Ribble Valley Core Strategy

The adopted Development Plan similarly seeks to ensure that development:

- respects landscape character;
- protects important environmental assets;
- safeguards residential amenity;
- responds to local distinctiveness;
- delivers high quality design;
- provides safe transport arrangements;
- enhances green infrastructure.

The proposal conflicts with these objectives in several important respects, particularly landscape impact, residential amenity and design quality.

Landscape Character and Visual Harm

The applicant's Landscape and Visual Impact Assessment significantly understates the importance of Hammond Ground.

It is not simply an undeveloped field waiting to be built upon.

It forms one of the defining landscape components of Read.

Its openness provides an essential visual transition between the existing village and the wider countryside.

Approaching Read, Hammond Ground provides one of the last remaining opportunities to appreciate the historic relationship between the village, Read Hall and the surrounding landscape.

The proposed development would permanently replace that landscape with suburban housing.

The introduction of estate roads, engineered levels, retaining structures, lighting columns, domestic curtilages, parked vehicles and substantial built form would fundamentally alter the character of the site.

This is not a temporary impact.

Nor is it capable of mitigation through landscaping.

Once urbanised, Hammond Ground can never again function as open countryside.

The applicant places considerable reliance upon new planting.

However, newly planted trees cannot replace mature open landscape.

Indeed, substantial planting may itself obscure existing views and alter the historic landscape character which the proposal claims to respect.

Landscape mitigation should not be confused with landscape preservation.

The proposal does not conserve Hammond Ground.

It replaces it.

Heritage and the Setting of Read Hall

The relationship between Hammond Ground and Read Hall(Grade II*) is of considerable importance.

Historically, the openness of this land has contributed to the appreciation of the Hall within its wider landscape. The applicant's arguments as to whether this land forms part of Read Park is simply unreasonable and contradicted within its own experts documents. A view of not only historical maps, but the current ordinance survey map shows it as so.

Although modern development has altered parts of the surrounding area, Hammond Ground continues to perform an important role in preserving that historic relationship.

The applicant appears to suggest that because Hammond Ground has been subject to agricultural use and landscape change over time, its historic significance has been diminished. That conclusion does not necessarily follow. Historic parklands are living landscapes that commonly evolve over centuries. Changes in management, agricultural use or planting do not automatically remove their historic significance or their contribution to the setting of a heritage asset. The relevant question is not whether the landscape has changed, but whether it continues to make a meaningful contribution to the significance and setting of Read Hall and to the historic character of the village. In my view, it clearly does.

The proposed housing estate would significantly erode this setting.

The cumulative effect of roads, houses, lighting, domestic activity and suburban infrastructure would diminish the appreciation of Read Hall within its historic landscape.

The applicant appears to assess heritage largely through the narrow lens of direct physical impact.

However, national planning policy is clear that the setting of heritage assets extends beyond their immediate boundaries.

The contribution made by surrounding landscape should not be underestimated.

The Council should therefore carefully consider whether the applicant has fully assessed the effect upon the significance of Read Hall arising from the permanent urbanisation of Hammond Ground.

Design Quality

The National Planning Policy Framework places considerable emphasis upon achieving high-quality design. Development should respond positively to local character and create places that are distinctive rather than interchangeable.

In my opinion, this proposal falls well short of that aspiration.

The layout displays many characteristics commonly associated with standard volume housebuilder developments:

- repetitive plot arrangements;
- standardised road geometry;
- conventional estate layout;
- limited response to local topography;
- insufficient structural landscaping;
- development pushed towards sensitive boundaries.

Very little about the proposed development appears genuinely unique to Read.

Indeed, the same layout could be transplanted to numerous locations across the country with little alteration.

That is not good placemaking.

A site as important as Hammond Ground deserves a landscape-led approach in which development responds to the site rather than requiring the site to accommodate a predetermined estate layout.

The Cumulative Impact of the Development

Planning applications should not be assessed by considering each issue in isolation.

The proper approach is to consider the cumulative effect of all identified harms.

Taken individually, each of the following matters gives rise to concern:

- loss of countryside;
- harm to landscape character;
- erosion of the setting of Read Hall;
- impact upon neighbouring residential amenity;
- overlooking;
- three-storey dwellings;
- uncertainty regarding levels;
- highway concerns;
- limited landscape buffers;
- uncertainty regarding future management of public open space;
- concerns regarding future expansion;
- standardised estate design.

However, when these matters are considered collectively, they demonstrate that the proposal represents a significant and unacceptable change to one of the most sensitive parts of Read.

The whole is substantially more harmful than the sum of its individual components.

Policy Compliance Matrix

Planning Application 3/2026/0356

Hammond Ground, Read

This appendix identifies the principal planning policy issues arising from the application and explains why, in my opinion, the proposal conflicts with both national and local planning policy.

Planning Issue	Relevant National Planning Policy Framework (NPPF)	Relevant Ribble Valley Policy Themes*	Applicant's Position	Why the Proposal Conflicts
Principle of Development	Plan-led decision making; Achieving Sustainable Development	Spatial Strategy; Settlement Strategy	Housing development is acceptable.	The proposal would permanently urbanise one of the most sensitive remaining areas of open countryside associated with Read.
Landscape Character	Conserving and Enhancing the Natural Environment	Landscape Protection	Landscape effects are limited and can be mitigated.	The proposal permanently replace open countryside with built development. Landscape mitigation is not the same as landscape preservation.
Setting of Read Hall	Conserving and Enhancing the	Heritage Protection	No significant heritage harm identified.	The proposal diminishes the historical relationship between Hammond

	Historic Environment			Ground and Read Hall and erodes its wider landscape setting.
Residential Amenity	Achieving Well-Designed Places	Residential Amenity	Existing residents are not significantly affected.	Overlooking, loss of privacy, increased activity, lighting and visual intrusion would materially reduce the amenity currently enjoyed by neighbouring residents, including my own property.
Three-Storey Houses	Good Design	Scale and Massing	Height is acceptable.	Second-floor accommodation significantly increases overlooking and visual dominance when positioned close to existing homes
Finished Floor Levels	Good Design; Decision Making	Design Quality	Submitted drawings adequately explain the development.	Insufficient information has been provided regarding levels, ridge heights and cross-sections to assess overlooking and dominance accurately.
Loss of Outlook	High Standard of Amenity	Residential Design	Existing outlook remains acceptable.	The proposal replaces open countryside with intensive built development immediately adjoining existing homes.
Sense of Enclosure	High Quality Design	Residential Amenity	Appropriate relationship achieved.	Houses are positioned unusually close to neighbouring boundaries with inadequate landscape separation.
Landscape Buffers	Natural Environment	Green Infrastructure	Proposed planting is sufficient.	Structural landscape buffers are extremely limited and appear secondary to maximising developable land.
Estate Layout	Well-Designed Places	Design Quality	Layout responds positively to the site.	The road pattern and plot arrangement resemble a conventional suburban estate rather than a landscape-led design responding to Hammond Ground.
Highway Safety	Safe and Suitable Access	Highway Safety	Access arrangements are acceptable.	Concerns remain regarding visibility splays, right-turn provision and operational safety under real traffic conditions.
Right-Turn Lane	Transport	Highway Infrastructure	Junction design is appropriate.	The available highway width appears limited and further evidence should be provided that the proposed arrangement will operate safely.
Public Open Space	Healthy Communities	Green Infrastructure	Open space represents a major public benefit.	There is insufficient information regarding long-term ownership, maintenance, funding and

				stewardship to justify significant planning weight being attached to these proposals.
Section 106 Arrangements	Planning Obligations	Infrastructure Delivery	Matters can be secured later.	The application provides insufficient clarity regarding the obligations necessary to secure the long-term benefits relied upon in support of the application.
Future Expansion	Comprehensive Planning	Settlement Strategy	Current application considered in isolation.	Earlier submitted plans, combined with the present layout, give rise to a legitimate planning concern that infrastructure could facilitate future expansion beyond the current application boundary.
Pedestrian Network	Healthy Communities	Design	Extensive footpath network improves connectivity.	The scale and alignment of the footpath network appears disproportionate for a development of this size and warrants closer examination in the context of possible future expansion.
Drainage	Flood Risk and Climate Change	Drainage	SuDS proposals are satisfactory.	Greater certainty is required regarding long-term maintenance, responsibility and resilience.
Biodiversity	Natural Environment	Biodiversity	Biodiversity Net Gain will be delivered.	Long-term ecological benefits remain dependent upon successful implementation and ongoing management, neither of which are fully evidenced.
Adequacy of Information	Decision Making	Validation Requirements	Application contains sufficient information.	Significant omissions relating to levels, sections, stewardship and infrastructure prevent a fully informed planning decision.
Planning Balance	Presumption in Favour of Sustainable Development	Development Plan	Benefits outweigh harms.	The applicant substantially understates landscape, heritage and residential amenity impacts whilst overstating uncertain future benefits.

Summary of Policy Conflict

Having considered the application against the National Planning Policy Framework and the adopted Development Plan, I respectfully conclude that the proposal conflicts with the fundamental objectives of the planning system.

In particular, it would:

- fail to protect the intrinsic character and beauty of the countryside;
 - fail to respond appropriately to the landscape character of Hammond Ground;
 - fail to conserve the setting of Read Hall;
 - fail to safeguard the amenity of existing residents;
 - fail to demonstrate that highway arrangements are satisfactory;
 - fail to provide sufficient information regarding important material planning considerations;
 - fail to establish a robust and enforceable framework for the long-term management of proposed public open space.
-
- would result in the irreversible loss of an important area of open countryside that forms part of the historic landscape setting of Read Hall and the village of Read;
 - conflicts with the established character of the settlement and would urbanise one of its most sensitive landscape edges;
 - fails to preserve or enhance the landscape character that previous planning decisions have consistently recognised as worthy of protection;
 - would have an unacceptable impact upon neighbouring residential amenity through overlooking, loss of privacy, loss of outlook, visual intrusion, increased activity and noise;
 - introduces three-storey dwellings in particularly sensitive locations immediately adjacent to existing homes;
 - fails to provide sufficient information regarding finished floor levels, ridge heights, cross-sections and changes in ground levels to enable the Local Planning Authority properly to assess the true impact of the development;
 - raises significant concerns regarding highway safety, including visibility splays, the adequacy of the proposed right-turn lane and the overall capacity of the highway network;
 - proposes public open space without providing adequate information regarding its future ownership, management, maintenance or legal protection;
 - contains a layout which gives rise to legitimate concerns that the proposal has been designed to facilitate future expansion into the remainder of Hammond Ground;
 - provides only limited landscape buffering between proposed development and existing homes, suggesting that maximising developable land has been prioritised over achieving an appropriate relationship with neighbouring properties;
 - represents an overly intensive form of development that fails to respond sensitively to the unique characteristics of the site.

This objection also questions whether the Local Planning Authority has sufficient information before it to determine the application at all.

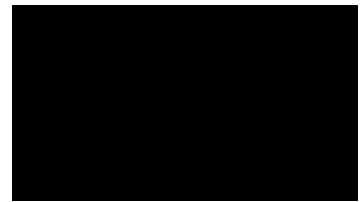
In several important respects, the application lacks the detail necessary to assess its effects properly. Where significant uncertainty remains regarding matters such as finished levels, overlooking, long-term landscape management and future maintenance of proposed public open space, the Council should not simply assume those matters can be satisfactorily resolved at a later stage.

Planning permission should only be granted where the Local Planning Authority can be satisfied that development complies with the Development Plan and where all material planning considerations have been properly assessed.

Kind regards,



Planning Section
Council Office
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA



Planning ref: 3/2026/0356

Dear Sirs

I wish to object to the proposed development on Hammond Ground, Read.

In 2018, a planning application for 50 houses to be built on Hammond Ground was rejected by a Government Planning Inspector after an appeal. The Secretary of State only seldom intervenes in this way & this shows the importance of the decision.

The current application is for 77 houses, over 50% more than in the scheme the Inspector dismissed. The reasons for dismissal must remain highly relevant, particularly as nothing has changed in the setting of Hammond Ground or Read & Simonstone villages.

Hammond Ground is still outside the village boundary and provides a gateway from built up areas to the Ribble Valey and AONB nearby.

The Inspector concluded that development of the site would cause “significant harm to the character and appearance of the countryside”.

Hammond Ground forms part of the parkland associated with Read Hall. The hall itself is a Grade 2 listed building recognised for its architectural and historic interest. It has played important roles in local and national events since 16th^h century. The Nowell family owned the estate for nearly 400 years and held significant influence in Lancashire & nationally. The hall was rebuilt in the early 19th century and the parkland was created a few years later. It remains a beautifully laid out landscape with mature trees and adds to the biodiversity of the area.

The park’s history has always been inseparable from the village’s identity.

Any development of the site would result on the permanent loss of this historic parkland. In 2018, the Inspector found that development would cause

“substantial harm to the character and appearance of the countryside & the setting of the village”

There are other objections to the application concerning infrastructure

1. Traffic

There has been a substantial increase in the traffic along A671 since 2018 as a result of other housing developments in the area. A671 is the main arterial road from A59 to M65 and A56 (and thence to M62 & Manchester). The village is already severely congested at peak times.

The application is for is for mostly 3, 4 and 5 bedroom houses. There could therefore potentially be an increase of around 150 additional vehicles from car ownership using the road. The bus service is limited.

The Transport Assessment appears to assume that the parkland will not generate additional trips. This seems an unlikely situation given that the site is well away from the centre of the village. There are only 2 small convenience stores in the villages & most residents currently rely on cars to shop, Much employment, secondary education and healthcare require travel outside Read & Simonstone. Access by foot is not easy- the footpath is uneven and can be dangerous in bad weather. Cycling is also not easy because of the volume of traffic & narrowness of the road.

The site is not easily accessible by foot from the village itself & most people wanting to visit the parkland would have to arrive by car, needing parking facilities and causing extra congestion. These points appear not to have been considered in the application.

2. Design & Access

The application states that the house will be no more than 2.5 storeys. However, the Design & Access statement shows some houses with high pitched roofs with dormer windows inset. The height of these houses must be enough for sufficient height in the rooms built into the “roof” space. This design is out of character within the area.

The development would back on to houses currently on George Lane causing loss of privacy from being overlooked and loss of aspect. The [REDACTED] and most of [REDACTED]’ look over Hammond Ground. The rooms where we spend most time i.e. kitchen & living room have large windows giving us wonderful outlook over the parkland and beyond. We have a patio also giving us the same outlook. The developers are proposing a 6 foot fence effectively at the [REDACTED]. I fear this would completely cut off this aspect of our property and create a feeling of claustrophobia.

The access to the site is very narrow from A671. Vehicles would find it extremely difficult to turn in or out and in both directions. This would particularly be the case at peak times. The road is not wide enough at present to accommodate a third lane for turning. Additional provision would have to be made to ensure proper visibility for drivers entering & exiting the site.

3. Public Parkland

The application shows the remaining area of the site, on which no houses are currently planned being turned into “new publicly accessible parkland”.

The plan shows paths throughout the site. However, these could easily be the layout for roads should further houses be built. It is well known that after an initial phase of building, developers submit further applications which are almost impossible to refuse.

There is inadequate information on how this parkland would be managed. I understand the intention is that a management company would be formed & residents on the site would be responsible for maintaining it. I consider this to be a very impractical arrangement and gives rise to a number of questions including

- a Litter & dog fouling
- b Anti-social behaviour
- c Alcohol & drug consumption
- d Noise
- e Vandalism
- f Ongoing care & maintenance

What would happen if any resident did not pay their share of the cost?

In summary, my objections are

Harm to landscape character & setting of Read
Harm to setting of Read Hall & historic parkland
Loss of important green buffer between village and open countryside
Scale of development being greater than previously dismissed scheme.

In 2018, while acknowledging the need for new housing, the Inspector concluded that “the substantial harm which would arise to the character & appearance of the countrysidesignificantly and demonstrably outweigh the benefits”.

This conclusion must be even more pertinent today given that this application is substantially larger than 2018.

I therefore urge you to reject the application.

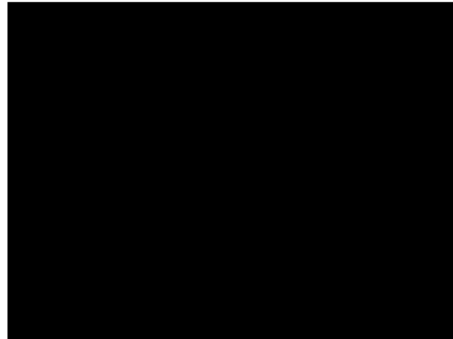
Planning Team

Ribble Valley Borough Council

Council Offices Church Walk

Clitheroe

Lancashire BB7 2RA



Ref 3/2026/0356

30/06/26

We write to you with regard to the above reference, as myself and my wife feel very strongly about the issue and wish to record our feelings on the matter.

Having moved here from [REDACTED] ago I was overjoyed with the surroundings, the amenities and people. My children were educated here and enjoyed village life and what it had to offer. Over the years I have witnessed the continued pressure put on Read & Simonstone through the construction of the Shuttleworth bypass and the re-routing of the traffic through the villages by changing the direction, which originally went through Clayton-Le-Moors to the M65. We were promised a bypass, which has never happened, this has now been compounded by the housing expansion in Clitheroe & surrounding areas, which has greatly increased the throughput of daily traffic through the villages.

There has also been continued pressure to add to this congestion through proposals for housing developments in Read and Simonstone, firstly through a development at the Higher Trapp and successive applications at Hammond Field and the area around.

If the above proposal is successful, it will create a precedent which will see the further deterioration of the fabric of the villages and their surroundings.

Just with the increase in housing around the Clitheroe area there is notable congestion at peak times which adds to local journey times and also increases pollution through standing traffic in the villages.

By allowing new construction of housing you will only be adding to an already deteriorating situation. We have seen this in the past with the traffic situation, you only have to look at the poor condition of the roads to see the effect that this has had.

Please do not allow this or any other development which will further reduce our quality of life by adding further unnecessary congestion in an already strained environment.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 June 2026 05:58
To: Planning
Subject: Planning Application Comments - 3/2001/0444 FS-Case-852259528

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2001/0444

Address of Development: Hammond Ground, Whalley Road, Read, BB12.

Comments: I live in the village & throughout all times of day Whalley Road can not cope with the traffic. There isn't enough safe places for children to cross the road either. Both local doctors in Whalley & Padiham are full & can't cope with demand. So building more houses will only add to this pressure.

[REDACTED]

From: [REDACTED]
Sent: 30 June 2026 05:34
To: Planning
Subject: Objection to Planning Application at 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 am writing to express my significant concerns regarding the application for planning permission for 77 homes on Hammond ground and to request that my objections to same are taken into account.

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

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

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

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

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

I apologise for my lengthy comments and thank you for taking time to read them. I hope very sincerely that you will reject the planning application as you have previously wisely done. Once this beautiful Hammond Ground countryside is lost it will be lost forever. Please don't let this happen.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 23:57
To: Planning
Subject: Hammond Ground (3/2026/0356)

 External Email

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

I am writing to you following a sign stating 'Save Hammond Ground', which I have seen on Hammond Ground next to Whalley Road in Read and a 'Save Hammond Ground' leaflet which was delivered to the house in Simonstone earlier in June.

The leaflet mentions that there has been a planning application submitted for a major housing development on Hammond Ground and 77 houses are proposed for this area. Hammond Ground is an historical site and part of Read Hall Estate which is Grade II listed. It also provides an important landscape, is a key part of the area and is part of the character of Read.

There has been lots of new houses built in the Ribble Valley and we are causing villages and towns to expand too much. For example, Whalley has grown in size and seems to link to the villages surrounding it and this has caused fewer green spaces for everyone to enjoy.

Whalley Road is already a busy road, even on Sunday morning before 10 am. The road is especially busy during peak times, such as just before 7 am through to the middle of the morning, late afternoon and early evening on Monday to Friday. Often there are queues of traffic during the peak times. If more houses are built in Read or any of the surrounding villages, Whalley Road will become even busier. It will feel like the main road is actually going through a town. A busy road is difficult for vehicles to join Whalley Road from the side roads or leave it. It is also difficult for people who need to cross the road, including school children going to school or getting a bus. The increased quantity of traffic might cause road safety concerns. It is important that a bypass is not built in the area because this will cause more loss of green spaces, affect wildlife and spoil our beautiful and quiet countryside.

Children's education needs to be taken into account, as St Peter's Church of England Primary School in Simonstone and St John's Church of England Primary School in Read will be unable to fit additional children into the schools.

It is important to consider the health service and contacting medical centres. If these additional houses are built, it will cause issues with the health service by increasing pressure on GP's and other medical staff in the medical centres. This will also create longer waiting times and more people on hospital corridors waiting for beds.

Please respect our green areas and nature. We need to value them and appreciate the health benefits of being in a beautiful countryside environment, protect our wonderful wildlife and keep Simonstone and Read as beautiful villages.

I hope that you will consider these comments, avoid building new houses and not increase the size of the village.

Please protect Hammond Ground and stop all applications for house building.

It is important to appreciate, protect and value our beautiful countryside.

Thank you for reading this information.

Your feedback is very much appreciated.

Please do not forward my email address to anyone else.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 22:00
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852221744

[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 formally object to this planning application and respectfully ask Ribble Valley Borough Council to refuse planning permission.

I'm not against new housing. I understand houses have to be built somewhere and, through [REDACTED], I know development is important. But having looked through this application properly, and with my own experience [REDACTED], I honestly don't believe Hammond Ground is the right place for a development like this.

I recently moved to [REDACTED] because of what this area is. Open countryside, mature trees, wildlife and a village that still has its own identity. Hammond Ground isn't just another field waiting to be built on. It's one of the things that makes Read what it is.

When you come into Read from the M65, or from Great Harwood and the surrounding villages, Hammond Ground is one of the first things you see. You know you've arrived in Read because of that open parkland on the hillside. It's part of the village's identity. Once it's replaced with houses, roads, street lights, garden fences and parked cars, that character is gone forever.

My objection isn't just because [REDACTED]

I've spent years working as a [REDACTED] projects. I've worked with [REDACTED], setting out [REDACTED], [REDACTED]. I know how these jobs are built because [REDACTED]

That's why I don't believe what's shown on these drawings reflects the true impact this development will have on Read.

Looking at the submitted levels, it's obvious this isn't a simple housing development. Before anyone builds a single house there will be major earthworks, drainage, road construction and utility works. That's the reality of building on a sloping site like this.

From my experience, jobs like this don't start with bricklayers. They start with excavators, dump trucks, rollers, drainage gangs and wagons moving material in and out of site all day long.

The amount of engineering needed to make this site suitable for housing is exactly why I don't think it should be built on in the first place.

I've also spent years [REDACTED], so I know how road construction affects existing traffic. Whalley Road is already struggling. I drive it every day and regularly sit in queues before I even get into Read. Adding construction traffic, roadworks and eventually another 77 houses will only make that worse.

What also concerns me is that congestion won't stay on Whalley Road. Drivers will naturally look for quicker routes through George Lane, Whins Lane and the surrounding roads. I [REDACTED] and already avoid Whalley Road because it's too busy. Those quieter roads are some of the few routes that still feel safe to ride. More traffic will inevitably change that and increase the risks for cyclists, pedestrians and families living in the village.

One thing I also find surprising is that the application contains no explanation of the proposed foundation solution. Ground investigations have already been carried out, so the applicant is likely to have a good understanding of the site's ground conditions. Yet there is nothing explaining how these houses will actually be founded or what engineering will be needed to achieve it. As someone who [REDACTED], I know the chosen foundation solution can have a huge effect on construction methods, plant, vibration, noise and the length of the works. That information is missing, despite the engineering challenges shown by the submitted drawings.

Read is a small village. It doesn't have the infrastructure to support a development of this size. The roads are already busy, local services are limited and the pressure on surrounding facilities will only increase. This proposal changes one of the defining parts of the village without providing the infrastructure needed to support that change.

I've [REDACTED], so I'm not somebody who objects to development for the sake of it. But after reading the application, looking at the drawings and considering it from both a [REDACTED] and as someone who now lives here, I genuinely believe this is the wrong development in the wrong place.

For all of those reasons, I respectfully ask Ribble Valley Borough Council to refuse planning permission.

□

□ □ □ □ □

11/11/2016

s who in the

including a greengrocer's, groceries, a baker's, a butcher's, a hardware store, and a co-op.

Since the 1960's the village has increased rapidly, there has been a plethora of new housing estates on green land sites notably off George lane, Straits lane, the Whalley-Padiham Road and most recently off Whins lane. Accordingly, the population has grown exponentially and the village primary school has had to be extended fully to manage the demand. The noise and air pollution levels have also increased as a result of the increase of car ownership the amount of traffic in the village and recently the reduction or curtailment of local bus services.

Unfortunately the infrastructure and services in the village have not kept pace with the increased development and surge of population. Most of the small shops have now closed resulting in the Spar garage having a virtual monopoly in the sale of groceries and provisions thus denying choice in particular for older people who don't have their own transport. The villages are almost unrecognisable from how they were in the recent past which has impacted on the quality of life for the residents. They have in essence ceased to be country "Villages" and have metamorphosed into non-descript dwelling places for commuters. It's all too clear that the building of even more houses on Hammond Ground and the concreting over of even more green land would exacerbate the problems even more.

Not only is Hammond Ground a beautiful site with marvellous nature and views, and affords a spectacular entrance to the village, it is all too clear that the destruction of this with the building of even more houses-which are not necessary and additional anyway to the Core strategy numbers-and the concreting over of more green land-would exacerbate totally the existing problems of the village.

In summary, there are no valid reasons why Hammond ground should be developed. I hope and pray for the sake of past, present and future villagers and for the preservation of this beautiful, unique rural landscape that the planning committee has the good sense, reason and decency to reject the application, as was that case in 2018 when previous misguided applications were rejected. In fact nothing has changed since then to warrant the granting of even more houses and further subsequent destruction to the environment.

Regards

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 21:37
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852217434

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

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

Comments: Proposed Development of 77 Dwellings

Dear Planning Officer,

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

My objection is based upon established planning considerations and the proposal's conflict with both local and national planning policy.

1. Permanent Loss of Historic Parkland and Landscape Character

Hammond Ground forms an important historic parkland landscape which contributes significantly to the setting, identity and character of Read village. Development of this site would permanently replace open countryside with suburban housing, roads and associated infrastructure, resulting in irreversible harm.

The site provides an important visual transition between the built form of Read and the surrounding countryside. Once developed, this landscape can never be restored.

This proposal conflicts with the fundamental planning objective of protecting valued landscapes and ensuring development responds positively to local character.

2. Harm to the Setting of Read Hall and Heritage Assets

The landscape surrounding Hammond Ground forms part of the historic setting of Read Hall and contributes to the appreciation of the area's heritage.

The National Planning Policy Framework (NPPF) requires decision-makers to give great weight to conserving designated heritage assets and their settings. Although the proposal may not directly affect a listed building, the erosion of its historic landscape setting is a material planning

consideration.

The development would therefore cause unacceptable harm to the significance of the historic landscape associated with Read Hall.

3. Previous Planning Inspector's Decision Remains Highly Relevant

Perhaps the most compelling planning consideration is that a substantially smaller proposal for approximately 50 dwellings on this same site was refused following appeal by a Planning Inspector acting on behalf of the Secretary of State in 2018.

The Inspector concluded that development would cause significant harm to:

- * the character and appearance of the countryside;
- * the parkland landscape;
- * the setting of Read village; and
- * the wider landscape character. (Ribble Valley²)

The current proposal seeks permission for 77 dwellings, representing a significantly larger and more intensive form of development.

Nothing fundamental has changed regarding the sensitivity of the site since the Inspector's decision. If anything, a larger scheme would inevitably create greater landscape, visual and heritage harm than the scheme previously dismissed.

The previous appeal decision is therefore an important material consideration that should carry substantial weight.

4. Urbanisation of an Important Open Landscape

Hammond Ground performs a vital role in maintaining the rural identity of Read.

The introduction of housing, estate roads, lighting, parking areas, drainage infrastructure and domestic activity would fundamentally urbanise what is currently an open landscape.

The proposal would erode the distinctive separation between village and countryside and would permanently alter the character of the settlement.

5. The Proposed Open Space Does Not Mitigate the Harm

Whilst the application includes an area of public open space, this does not compensate for the permanent loss of the existing historic landscape.

The proposed open space appears primarily intended to improve the acceptability of the application rather than genuinely preserve the character of Hammond Ground.

Furthermore, many local residents are understandably concerned that retaining part of the site as open space would simply facilitate further phases of development in future years.

Planning decisions must consider cumulative impacts as well as immediate effects.

6. Existing Infrastructure Cannot Sustain Development of This Scale

Read already experiences significant pressure on local infrastructure.

The proposal would inevitably increase demand on:

- * Whalley Road and surrounding highway network;
- * local junctions already experiencing congestion;
- * school capacity;
- * healthcare services;
- * drainage and sewer infrastructure;
- * public services.

The application does not convincingly demonstrate that the necessary infrastructure improvements would be delivered to accommodate this level of growth.

Without clear evidence, the proposal cannot be regarded as sustainable development.

7. Highway Safety

Vehicle movements generated by 77 additional dwellings will inevitably increase traffic through Read.

Residents already experience congestion, delays and safety concerns along Whalley Road, particularly during peak periods and around local schools.

Additional traffic would increase:

- * congestion;
- * vehicle emissions;
- * risks to pedestrians and cyclists;
- * conflicts around school access; and
- * pressure on an already constrained highway network.

These impacts should be carefully considered alongside the cumulative effect of existing developments.

8. Biodiversity and Countryside Protection

The site contributes to local biodiversity and provides habitat for wildlife within the wider countryside setting.

Development would inevitably result in habitat loss, disturbance and fragmentation.

National planning policy expects development to deliver measurable biodiversity improvements. It is difficult to see how this proposal adequately compensates for the permanent loss of such an important greenfield landscape.

9. Conflict with Sustainable Development Principles

The NPPF makes clear that sustainable development requires balancing economic, social and environmental objectives.

Whilst new housing is important, it should not come at the expense of landscapes whose value has already been recognised through previous planning decisions.

Development should be directed towards locations where infrastructure exists and where it can be accommodated without causing significant environmental harm.

This proposal fails that balance.

Conclusion

This application would result in:

- * permanent loss of historic parkland;
- * unacceptable harm to the countryside setting of Read;
- * damage to the setting of Read Hall;
- * urbanisation of an important open landscape;
- * increased pressure on highways, schools and healthcare;
- * cumulative harm to village character;
- * conflict with established planning policy; and
- * greater planning harm than the smaller proposal rejected by the Planning Inspector in 2018. (Ribble Valley⁽²⁾)

The previous appeal decision demonstrates that this site has already been found unsuitable for residential development. The current proposal is significantly larger, and the planning harms identified previously remain relevant today.

For these reasons, I respectfully urge Ribble Valley Borough Council to refuse planning application 3/2026/0356 and protect Hammond Ground for future generations.

Yours Faithfully



Hammond Land

This is a loss of valuable Agricultural Land, a valuable source of food for all of us there is not a great deal of valuable arable land available anymore. Priority should be given to Brownfield Sites and only the less valuable agricultural land.

Traffic increases/ Road Safety would be another issue; 77 homes would create another 150 to 200 cars on roads that are already congested and no longer fit for purpose.

We strongly oppose development on this site, particularly on the detrimental impact to what the previous inspector called 'a valued landscape'; the open and rural character; the parkland forming part of the historic Read estate; lack of supporting infrastructure and amenities in the village; and highway safety.

Hammond Ground is not just another field. It is fundamental to:

- The setting and identity of Read village
- The wider countryside and valued landscape views
- The historic parkland landscape linked to Read Hall, and a war grave to the fallen from the Battle of Read Bridge in 1642.

This location has already been judged unsuitable

These were the key reasons why development was previously refused and dismissed on appeal. Nothing about the site has materially changed since that decision.

Please could you clarify:

Re THE PARKLAND

This large area of "public open space". The artistic interpretation with promises of open recreation areas you mention, this sounds attractive but:

• What legally binding guarantees will be put in place to protect the Parkland and prevent future development? Will this be via a section 106 agreement? It should be protected by law for perpetuity as Parkland that cannot be built on at a later stage.

• The ongoing maintenance and resolution of issues should be managed collectively by the local council, rather than the individual landowners. This approach ensures that the generated system is equipped to care for the land responsibly and maintain its integrity for future generations. By entrusting stewardship to the Local council, the process remains transparent and sustainable in perpetuity.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 21:27
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852208945

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read, Lancashire

Comments: I wish to raise my objection to this application being passed for the following reasons:

1. Loss of vital green space habitations for wildlife to reside and thrive in. The protection of local wildlife should be a key consideration and priority when considering reasons not to approve the application. It is an outcry that the habitation of local wildlife is being compromised to provide financial benefit for those applying for the planning permission.
2. The loss of vital green space also applies to humans of all ages who mentally and physically benefit from having such space to keep themselves fit and healthy. This definitely has a positive impact on use of health care services which are already in crisis.
3. I regularly go through Read to access work and visiting my [REDACTED] who live in Read. Peak times are an absolute nightmare due to volume of traffic and even non- peak times are challenging. Increasing the volume of traffic through Read and Simonstone imposes a high risk of increased road traffic accidents particularly for young children, the elderly, those who are vulnerable and those who have a disability. What are the mitigation for this in the planning application ?
4. Increased traffic will most definitely have a negative impact on air pollution which will have a detrimental effect of the health of Read and Simonstone population. This is not acceptable.
4. Infrastructures such as road maintenance, schools, healthcare services, sewage etc will be negatively impacted. I do not consider the application clearly outlines the mitigation for such impact.
5. I request this application is declined and the voices of Read and Simonstone residents is heard, respected and valued to protect the environment they live in. Rather than provide financial incentives to others.

Thank you in anticipation of considering my objections

Kind regards
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 21:00
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-852209752

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond ground, Read

Comments: I object to this project because of the prospect of increased traffic, with road safety concerns, pressure on already full schools, impact on village identity, risk of future large scale developments later

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 20:57
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.

I wish to object to the above application for several reasons:-

This development will increase the village population but won't improve or create the required infrastructure ie child care , schools, medical facilities etc.

It will increase the traffic on what is already a very busy road through the village at commuter times, it will mean longer journey times for everyone using the route so people will look for alternative routes which will lead to narrow roads in the area being used as "rat runs". This will make those roads more dangerous for pedestrians and local residents.

It will lead to the urbanisation of a large area of historic , open parkland which would seriously harm wildlife and biodiversity.

Such a large development would have a huge impact on local water courses which could lead to a higher risk of flooding in the future.

Sent from [Outlook for iOS](#)