

**From:** [REDACTED]  
**Sent:** 26 June 2026 13:48  
**To:** Planning  
**Subject:** Hammond Ground Read 3/2026/0356

**⚠ External Email**

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## Save Hammond Ground

The well known American travel writer and anglophile Bill Bryson in his book 'Notes from a Small Island' put it succinctly as follows:

'You have in this country the most comely, the most parklike, the most flawlessly composed countryside the world has ever known, a product of tireless instinctive improvement and you are half a generation from destroying most of it forever.

If ever these comments applied to any part of the English landscape they certainly apply to Hammond Ground.

Together with Huntroyd Estate at the eastern end of the two villages Hammond Ground creates a unique separate identity with clear green space on all four borders. The twin villages of Read and Simonstone benefit enormously in character and outstanding natural beauty from the parkland estates located at either end of the main road entrances to the village.

The parkland view is intrinsically linked to the character of the Grade 2\* listed Read Hall and adds to the grandeur of the Hall which forms an important part of the character of Read and Simonstone.

Hammond Ground is part of an exceptionally beautiful visual amenity which defines the character and attractiveness of the twin villages. It possesses a rolling parkland estate appearance with rising land enhancing the effect. It stands out as one of the best landscapes in the Ribble Valley particularly bearing in mind its location next to the substantial built up area to the East and the contrast it provides. The loss of any of this land to development would be catastrophic to the character and nature of the community. Once the amenity of Hammond Ground is gone it is lost forever for current and future generations.

The proposed development would add severe pressure on the already stretched infrastructure particularly in respect of traffic and road safety concerns and schools themselves.

The proposed scheme is even greater in its harmful impact than the original submission which was roundly rejected by the Secretary of State's Planning Inspector in 2018

Regards

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 June 2026 14:09  
**To:** Planning  
**Subject:** Ref no 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 sirs

I am writing to object to the proposed development of 77 houses on Hammond Ground, Read.

Words cannot express my shock and concern that anyone would even consider building on this ancient piece of land.

Has no one thought about the impact this development would cause on an already heavily congested road through the village? Obviously no one from the planning office has tried to join this road from the side streets in rush hour!!

You only have to look at what has already happened around Whalley (not a stones throw away). What started as small housing estates here and there, has emerged as a huge new village that stretches from Whalley to Barrow and beyond which, almost encroaches on to the lovely ancient market town of Clitheroe.

Surely enough building has already taken place in the surrounding area.

When, I ask, will the developers stop to consider how damaging this all is to our countryside, environment, wildlife and the welfare of our villages.

I just hope that someone who is involved with this application listens to the general consensus that this would be an almighty blot on the landscape as well as the destruction of our unique countryside because, when it's gone, it's gone for good!

Yours sincerely

[REDACTED]

[REDACTED]



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 June 2026 13:05  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851368275

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

**Address of Development:** Land at Hammond Ground, Whalley Road, Read BB127 RP

**Comments:** I strongly object to the current plans outlined in this planning application. I am very concerned that the development will significantly detract from the community it is planned for, by:

- increasing the numbers of vehicles on an already overused and dangerous road and the associated risks to pedestrians and cyclists, particularly school children
- seriously impacting the valued landscape that the open land provides to the villages
- threatening a potential historical heritage asset.

I understand that the community would benefit from a development that would provide the right house in the right place-this application does not do that.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 June 2026 14:44  
**To:** Planning  
**Subject:** Planning application re. Hammond Ground, 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.

Dear Sir/Madam,

Reference: 3/2026/0356

I would like to object to the planning application made recently with regard to land at Hammond Ground, Read.

When a similar, but smaller application, was lodged in 2018, it was eventually turned down by a Planning Inspector on the grounds that the proposed development would cause: "Significant harm to the character and appearance of the countryside." I cannot see that anything has changed in this regard, so prospective damage to the parkland setting of Read Hall would be my principal objection to the proposed development on this site.

Secondly, I think the proposed scheme, being beyond the current built boundary, would weaken the case for resisting further development on other land to the west of Read.

The A671 through Read and Simonstone is already at capacity at times during the day with Portfield Bar traffic lights, the centre of Read by Straits Lane and the junction with School Lane/Simonstone Lane being particularly problematic. The vehicular traffic generated by the proposed development would only compound this issue. And, as a not unimportant aside, the A671 through Read and Simonstone is already very unpleasant for pedestrians and cyclists. Indeed, [REDACTED] and I won't use the road due to its hostile environment. Further development can only make this situation worse.

Then, of course, there are the usual pressures on core infrastructure which the proposed development would bring - school places, access to health care, issues which I do not think the application addresses.

For the reasons above, I do not believe that the development of Hammond Ground brings anything positive to the established community of Read and Simonstone, and I would like to think it will not be granted consent.

Yours faithfully,

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 June 2026 15:08  
**To:** Planning  
**Subject:** Planning Application Comments - 38441 FS-Case-851420257

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 38441

**Address of Development:** Hammond Ground Read

**Comments:** I have lived in the village of Read now for [REDACTED] and the subject of development on Hammond Ground has come up a few times. Each time planning permission has been denied and I had understood the last time it was denied, by the Secretary of State, there was a clause that it could not be reapplied for for at least ten years. It is less than ten years ago when the proposed exit road site off George lane was sold and houses were built on it. Why then has this application been allowed.

Surely the same objections stand as last time.

- \*It would have a serious effect on the visual and historic character of the countryside and increase pressure on the local infrastructure.
- \*The scheme has grown in size and now it seems there is to be a widened road around the entrance to the new estate which will engulf the local road with traffic.
- \*There are already queues at peak times in both directions to the nearest traffic lights at either end of the village.
- \*The local schools have had little alteration and would not be able to cope with increasing numbers.
- \*The local doctors surgeries are having difficulty handling the increasing numbers already.
- \*There is a problem for children going to secondary school in Clitheroe getting a bus in the morning.
- \*The amount of traffic on the roads is having a negative effect on the road surfaces as the road at 'Devils Elbow' is increasingly potholed and is in desperate need of resurfacing.

The knock on effects of this building programme would be extremely harmful to the village of Read and the surrounding areas. I therefore request that this planning permission is turned down.

[REDACTED]

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**From:**

[REDACTED]  
26 June 2026 15:33

**To:**

Planning

**Subject:**

Hammond Ground Read planning application

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## Save Hammond Ground

Hammond Ground holds a special place for the villagers of Read and Simonstone. It is a setting of parkland and open countryside as you enter the village and losing it would harm the character of Read. It is a view that lifts the spirits.

This area is part of the Read hall estate and the historic connections to it would be lost.

In 2018 the Planning inspectorate refused the planning application on what would have been for a smaller number of houses and therefore even less of an impact than this application. This one would undoubtedly be an urbanisation of a scenic landscape.

There would also be an impact on infrastructure particularly the very busy main road through Read and Simonstone but also on the schools.

Because of this I do object most strongly to this planning application.

Regards

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 June 2026 15:45  
**To:** Planning  
**Subject:** Planning application 3/2026/0356 at Hammond Ground 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.

Dear sir/madam,

I write regarding the above planning application for residential development at Hammond Ground Read as [REDACTED],

THE SCALE OF THIS DEVELOPMENT GIVES US HUGE CONCERNS ABOUT THE INFRASTRUCTURE FOR SEWAGE DRAINAGE AND SURFACE WATER

[REDACTED] borders the A671 Whalley Road on the [REDACTED]

**SEWAGE**

The main foul sewer which the development proposes to link into takes all the sewage from the George Lane area etc and runs diagonally across [REDACTED].

There are constant problems with the sewage overflowing. It blows off the manhole cover to the left of the stile on the public footpath 3-32-F-P6 and the raw sewage comes up to a waist high gushing fountain. It then flows down the footpath creating a big problem and health hazard for both livestock and users of this well used path which links into a whole network of footpaths. It takes considerable time for United Utilities to attend and stop the overflow.

The sewer is obviously heavily overloaded already and cannot cope especially when there is heavy rainfall, which is a feature of this area.

THE WHOLE SEWER WOULD HAVE TO BE REPLACED WITH A MUCH HIGHER CAPACITY RIGHT DOWN TO THE TREATMENT WORKS IF THIS DEVELOPMENT WERE TO GO AHEAD.

**DRAINAGE AND SURFACE WATER**

Surface water also drains from Hammond Ground over the main road as the existing drains cannot cope with it. It comes into [REDACTED] creating a permanently boggy area. Some years ago we [REDACTED] at the roadside edge of [REDACTED] to enhance the approaches entering and leaving the village to match the trees alongside Read Hall. Some of these have had to be replaced more than once, because of the excess water coming from Hammond Ground.

The fact that the exact site was refused for 50 homes by Ribble Valley Borough Council and thrown out by the Secretary of States Planning Inspector on appeal sets the precedent for the refusal of an increased number of houses on the exact same site when it has previously been legally rejected.

The Secretary of State's Planning inspectors previous refusal concluded that developing Hammond Ground would cause "significant harm to the character and appearance of the countryside."

Because this current application is even larger and more dense, the harmful impacts on the landscape are significantly amplified. The previous appeal decision remains a highly material factor that justifies refusing this scheme.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED] >  
**Sent:** 25 June 2026 14:27  
**To:** Planning  
**Cc:** [REDACTED]  
[REDACTED] OBJECTION TO PLANNING APPLICATION 3/2026/0356

**⚠ External Email**

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[REDACTED]

25th June 2026

Planning Department  
Ribble Valley Borough Council  
Council Offices, Church Walk  
Clitheroe, BB7 2RA

For the attention of the Case Officer

**OBJECTION TO PLANNING APPLICATION 3/2026/0356: Erection of 77 dwellings and creation of community parkland, Land North of Whalley Road, Read (Applicant: Applethwaite Ltd)**

Dear Sir or Madam,

I am writing to object to this application. My home [REDACTED] Hammond Ground, and my objection draws both on that local knowledge and on the application documents themselves.

I would ask the Council to keep one point firmly in mind from the outset. The same land was the subject of an application dismissed on appeal in 2018 (3/2016/1192). The courts have made clear (North Wiltshire District Council v Secretary of State for the Environment, 1993) that a previous appeal decision on the same site is a material consideration the Council must take into account, and that it cannot simply depart from it without clear and convincing reasons for doing so. Nothing physical about this land has changed since 2018. The Council is therefore not starting with a blank sheet: it has to confront what the Inspector found, and if it is minded to reach a different conclusion on a larger scheme, it has to explain why. Moving the houses around the site does not amount to a reason.

I have set my objection out so that the matters carrying the greatest planning weight come first. In short: this scheme would harm the setting of a Grade II\* listed building, and that harm is not outweighed by the benefits. That is a sound and sufficient reason to refuse.

**1. The scheme would harm the setting of Read Hall, a Grade II\* listed building**

This is the central reason the application should be refused, and I put it first deliberately.

The applicant's own Built Heritage Statement accepts that the scheme would cause “less than substantial harm” to the setting of Read Hall, which is listed at Grade II\* and therefore of the highest significance below Grade I. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to give great weight, and “considerable importance and weight”, to preserving the setting of a listed building. National planning policy requires that great weight be given to the asset's conservation, and that any harm be weighed against a clear and convincing case of public benefit.

Where a proposal would harm the significance of a designated heritage asset, the “tilted balance” in favour of granting permission that otherwise applies when a Council cannot show a five-year housing land supply does not run automatically: the heritage balance must be applied first. In other words, the shortage of housing land that the applicant will rely on does not sweep the heritage harm aside. The 2018 Inspector found precisely this harm to the setting of Read Hall and gave it great weight. There is no proper basis for the Council to be more relaxed about a larger scheme of 77 dwellings than the Inspector was about 50 dwellings in the previous application.



1848 Ordnance Survey six-inch: Read Park and Hammond Ground



The Heritage Statement tries to play the harm down by arguing that Hammond Ground contributes little to the Hall, relying in part on a theory that the trees along the Clough Syke stream were planted to screen the Hall from “dusty” activities such as quarrying and mining. That theory does not hold: the 1848 Ordnance Survey map already shows the Clough Syke tree lines that follow the stream, whereas the small drift mine on Hammond Ground only appears on the 1890 map. Someone would have needed remarkable foresight to plant a screen decades before the mine existed. The Clough Syke wood is part of the deliberate parkland design, not a reaction to industry. The 1851 census for Read records two gamekeepers among its residents, an occupation that implies kept woods and coverts, decades before the small drift mine appears on the 1890 map.

## 2. The applicant’s own experts call this parkland

The whole application depends on persuading the Council that this is ordinary, low-value land rather than the parkland the Inspector protected in 2018. That case collapses the moment the applicant's own technical reports are read, because the applicant's own specialists say the opposite, repeatedly:

Their ecologist describes the site as *“a large area of parkland”* and a *“Habitat of Principal Importance”*, and goes so far as to say it is *“contrary to the recommendations outlined in section 41 of the NERC Act to develop within parkland”*. That is the applicant’s own consultant warning that building here cuts across a duty Parliament has placed on the Council to protect habitats of this kind. The same report then contradicts itself, arguing in a separate passage that the site *“does not clearly survive as intact historic parkland in heritage terms”* — a heritage judgement that is not the ecologist’s to make, and which sits awkwardly against his own finding that the site is parkland and a Habitat of Principal Importance.

Their biodiversity assessment goes further still. Applying the Government’s statutory biodiversity metric, the applicant’s own ecologists scored this land in the highest possible value band, *“Wood-pasture and parkland”*, *Very High distinctiveness*, and did so, in their own words, on a *“precautionary and conservative”* basis. That matters because scoring the existing land that high actually works against the applicant: the higher the value of what is already there, the harder the scheme has to work to show a biodiversity net gain, and the report’s own figures only just exceed the required 10%. In other words, their own experts judged this to be top-tier parkland even though that judgement counted against the applicant’s interests. That is a far more telling conclusion than anything in the Planning or Built Heritage Statements, which then turn around and argue the land is not really valuable parkland at all.

Their archaeologist classifies the site as a rare *“Ancient and Post-Medieval Ornamental”* historic landscape, a type making up only about half a percent of Lancashire, which still *“retains vestiges of that designed landscape”*, with *“wooded parkland elements”*. Having conceded that, the report then argues that *“in the later 19th and 20th centuries heavy belts of tree planting have visually and functionally divorced the site from the surrounding parkland”*. But the 1848 Ordnance Survey map already shows the Clough Syke tree belt in place decades before the planting to which the report attributes that “divorce”.

Their landscape consultant states that the site *“consists of open parkland”* and *“still displays minor parkland”* characteristics.

So every one of the applicant's own technical reports: ecology, biodiversity, archaeology and landscape, record the same conclusion that the Inspector found in 2018: **this is parkland**. Where some of those reports then try to soften that finding in their conclusions, the softening is through trying to build a case for the development, despite contrary evidence, and it does not survive contact with the dated mapping or with the reports' own survey findings. The only documents that set out to argue the land is not parkland are the Planning Statement and the Built Heritage Statement, which

are the case for the development, not an independent assessment. The Council's own pre-application response in 2025 recorded that the site “has the character and appearance of parkland”.

Nor is this new. The report prepared for the previous applicant in 2016 (ARS Ltd) reached the same conclusion, finding that John Fort “landscaped the park... opening up the parkland through the removal of field boundaries”, and that “the parkland oak trees that survive are on the line of the former boundaries”. That is the exact opposite of the current Heritage Statement, which looks at the same oaks on the same banks and ditches and recasts them as mere agricultural remnants. Across two separate applications by two different developers, a decade apart, every independent technical report has called this land parkland; only the documents written to win permission say otherwise. When an applicant's case depends on the Council disbelieving the applicant's own experts, that case should be given very little weight.

### **3. Why this place matters**

It helps to understand how Read is arranged, because the application treats Hammond Ground as if it were simply a spare field on the edge of the village. It is not. Read has two distinct sides. The working village grew up along the main Whalley–Padiham road, with its own industry, Read Mill (later Victoria Mill), a cotton weaving mill built on the north side of Whalley Road in 1861–62, with Friendship Mill following in 1884. Set apart from this, to the north and west, lies something entirely different: the Read Hall estate and the designed parkland of Hammond Ground.

The Hall was the seat of the Fort family, whose great wealth came from the calico printing. John Fort rebuilt the hall between 1818 and 1825 and laid out Hammond Ground as open parkland, removing the old field boundaries and leaving the mature oaks that still stand on their former lines. The Stanleys gardens and pathways extended across the Northern edge of Hammond Ground giving them sweeping downhill views that extended down to the River Calder. You can see this clearly on the 1848 map when it was arguably at its zenith.

The principle of this landscape style was creating perfect uninterrupted sightlines. Ancient trees and hedgerows that blocked the view would be ruthlessly taken out to create an illusion of one vast, continuous perfectly manicured parkland. It was a display of wealth, signalling to visitors that the owner was so wealthy as not having to use their land for practical farming or clop enclosure. This style was heavily influenced by Humphry Repton, who died in 1818, who was a successor to Capability Brown.



*Walking Day on George Lane, 1911. The Read Hall estate boundary wall and the parkland tree belt of Hammond Ground can be seen behind the procession, the deliberate line between the park and the village. The old estate wall still runs along the gardens of George Lane today.*

The village and the park have always been separate in character, and the old estate boundary wall and tree belt along George Lane are the physical line where the two meet. Building over Hammond Ground would erase that distinction, absorbing the historic park into the village as one continuous spread of housing and losing the very separation that has defined the landscape of Read.

Also this area has deep cultural connections which are not necessarily part of the current heritage assets of the place.

The original Read Hall was bound up in the 1612 Lancashire Witch trials: the magistrate Roger Nowell lived there, and the accused were first questioned at the Hall before being sent to Lancaster. That story is marked today by the Lancashire Witches Walk, opened in 2012 for the 400th anniversary, which deliberately takes in Read Hall and its environs.

And then there is the Battle of Read Bridge in 1643 where the clergyman, topographer and regional historian, Thomas Dunham Whitaker wrote about the battle and mentioned that the slain were buried in Hammonds Field in the book *“An History of the Original Parish of Whalley and Honor of Clitheroe”* published in 1801.

It would be a profound loss to erode the sense of antiquity that this area exudes by building a modern development in its grounds.

#### **4. The landscape harm is admitted, and supports the heritage case**

The scheme calls itself “landscape led”, but in reality it concentrates 77 houses into a dense block at the eastern end and leaves the rest as grass. The applicant's own landscape report admits the harm would be “moderate adverse”, easing only over time and only if the planting grows as hoped. Harm that might fade in twenty years is still harm now. The 2018 Inspector said as much: planting would not stop the substantial harm to the character of the countryside, and that finding was about building anything on Hammond Ground, not just one particular layout.

The Council will be aware of the recent Langho appeal decision (Ref 6002485, June 2026), in which an Inspector accepted that a housing scheme would harm the character and appearance of the area, in conflict with Policies DMG1, DMG2 and DME2, and nonetheless allowed the appeal because, with no five-year housing land supply, the benefits outweighed that landscape harm under the tilted balance. The lesson I take from Langho is that landscape harm on its own may not be decisive in the current supply context. But Langho had no designated heritage asset and no listed-building setting harm. This site does. That is the material difference, and it is why the harm to Read Hall in section 1, not the landscape harm alone, is the heart of this objection. The landscape harm strengthens the case; it is the heritage harm that changes the balance.

Building over this land conflicts with the Council's own policies DMG1, DMG2 and DME2 and counts against the scheme.

#### **5. The applicant's own noise consultant warns the scheme may be refused on noise grounds**

On noise, I simply point the Council to what the applicant's own acoustic consultant says. The report rates the night-time noise risk as “HIGH” and states, in terms, that “there is an increased risk that the development may be refused on noise grounds.” It also concedes that detailed calculations were not carried out, because the layout had not been finalised when the work was done, so the assessment was run on an out-of-date indicative masterplan, not the scheme now before the Council. It further accepts that some dwellings could not rely on opening their windows for ventilation, meaning people living with their windows shut. When a developer's own expert warns that the scheme may be unacceptable on noise, and reaches even that conclusion using a superseded layout, the Council cannot safely treat noise as something to be tidied up later by condition. A proper assessment of the actual layout should be required before any decision is made.

#### **6. The application is missing information the Council asked for — including proper ecological survey**

When the applicant came to the Council before submitting (the 2025 pre-application response), the Council asked for certain work to be done. Some of it is simply not in the submitted documents. There is no Arboricultural Impact Assessment, even though the site has a veteran oak and a number of high-quality protected trees, and even though the Council expressly asked for one; the only tree survey provided is a basic pre-development survey that is now past its own two-year shelf life and which itself says a fuller assessment “may be required”.

The ecological survey work is a particular concern, and one on which I can speak from direct experience. The surveys were carried out by site visits in February 2024 and February 2026, late winter only. The report itself acknowledges this limitation, noting that at that time of year plant species are harder to identify and the activity of some species is reduced. For bats this matters greatly. A February walkover cannot assess bat activity, because bats are hibernating and not foraging. No active-season bat surveys appear to have been carried out.

As a resident [REDACTED], I see bats foraging over the open parkland and into our garden every summer. The mature parkland oaks and the adjacent Ancient Woodland are exactly the kind of features that bats use to forage and commute. All British bat species and their roosts are protected under the Wildlife and Countryside Act 1981 and the

Conservation of Habitats and Species Regulations 2017, and the NPPF requires the Council to have sufficient information to understand the ecological impact before it decides. Proper bat activity surveys across the active season (May to September) should be required and consulted upon before any decision — not deferred to a condition. This is a full planning application, not an outline one, which means the Council is being asked to approve the actual details now, and it cannot properly judge the impact on protected trees and wildlife when the very assessments it asked for are missing.

## **7. Old coal workings and gas under the houses**

The applicant's own Mine Entry Investigation (PWA, April 2026) examined two recorded mine entries here: a shaft and an adit (an adit being a roughly horizontal tunnel into the hillside). They found and checked the shaft, but they could not locate the adit. I watched the work [REDACTED] and have no doubt how limited the search was.

The adit they could not find is the real worry. Their own report says it is expected to run into the Upper Mountain coal seam beneath the proposed houses, that it heads off to the south-east, and that it may pose a risk to the development requiring further investigation by survey and drilling. None of that work has been done. So a mine tunnel their own engineers believe runs under the future homes has not been located, and the risk it poses has not been measured or ruled out. The worked coal seams themselves were left out of the investigation altogether, yet the same report warns that old mine entries can let gases seep up and accumulate inside houses, and recommends a gas assessment. The Council's own County Archaeologist (writing on 19 June 2026) notes four further recorded mine entries that the applicant left out, plus shallow workings and coal coming to the surface across the site.

None of this can responsibly be left to a planning condition after permission is granted. This is a full application, so the Council is being asked to approve the actual layout now, and it cannot properly judge whether homes can safely be built where they are shown when an expected mine tunnel beneath them has not been located, the worked seams have not been assessed, and the gas risk has not been measured. A located and fully assessed coal-mining and ground-conditions report, consulted upon with the Mine Remediation Authority, should be required before any decision is taken, not deferred to conditions afterwards.

## **8. Drainage and foul sewerage: capacity is not evidenced**

The applicant's own drainage drawing records that, on a site walkover, the land was “observed to be waterlogged and saturated”, indicating impeded drainage, and concludes that infiltration (soakaways) “will not be a feasible option” for surface water on this site. So the ground here does not drain well, which puts all the more pressure on the engineered solutions the scheme relies on.

For foul drainage, the Planning Statement and the drainage drawing both indicate that foul flows are intended to discharge to the existing public combined sewer in Whalley Road, to the south-east of the site. Two concerns follow. First, this is a combined sewer, one that already carries both foul and surface water, and the capacity of that sewer to take the foul flows from 77 additional dwellings is simply not evidenced in the application. The owner of Worthalls Farm reports that the system already struggles with what comes off George Lane now, before a single new house is built. Adding the foul load of 77 homes to a combined sewer that may already be at or near capacity risks sewage backing up and surcharging into existing properties. Second, the drainage strategy is expressly stated to be “preliminary only and subject to detailed design”, and any connection will require the approval of the water authority under the Water Industry Act, so neither the capacity nor even the right to connect has yet been secured.

The Council should require the applicant to demonstrate, with United Utilities, that the public sewer can actually accept these flows before any decision is taken, rather than leaving this to be resolved by condition after permission is granted.

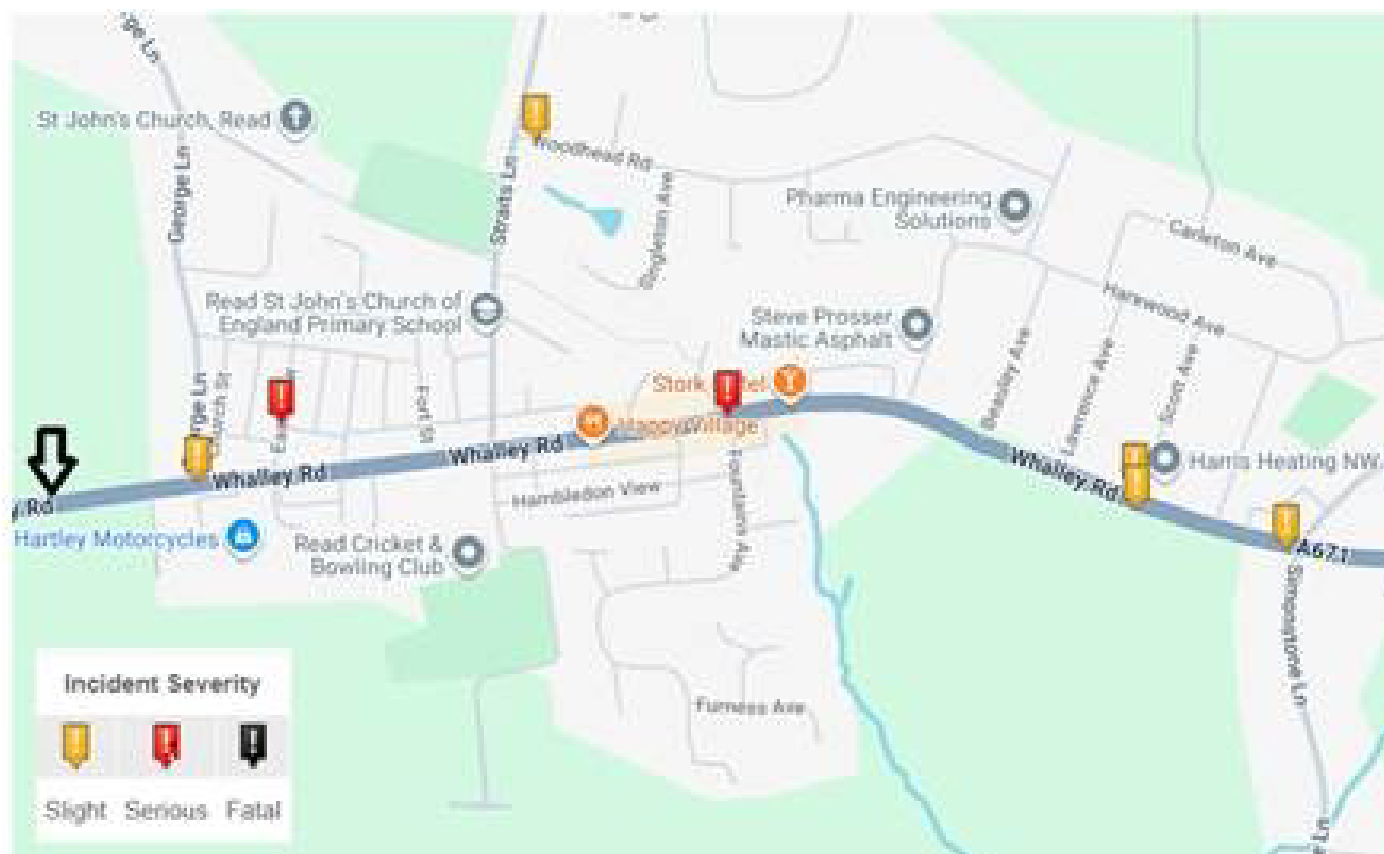
Surface water is dealt with separately. Because infiltration will not work, the scheme proposes to collect run-off from over two hectares of new hard surfaces in an attenuation pond, releasing it slowly to a drain heading south to Mires Beck. That only works if the pond and its flow controls are properly sized for the heavier rainfall we are increasingly seeing, and if they are maintained in perpetuity. The common experience with these ponds is that they fall into neglect once the houses are sold, and a neglected pond does not do its job. If the scheme fails and it overflows, then Whalley Road and the houses on the South side of Whalley Road flood. Its sizing and long-term maintenance should be pinned down and secured before any decision, not assumed.

## **9. The road is dangerous**

Every car from this site comes out onto the A671 Whalley Road, not a quiet local road, but a narrow key route from Whalley and Clitheroe through to Padiham, Burnley and the M65 which is heavily congested at peak times. The Transport Assessment looks only at the one new junction and dismisses every other junction because the extra traffic falls below a 30-trip threshold. That misses the real issue, which is not whether the new junction backs up, but the added strain on a road already at its limit, on which the report is silent.

The figures are also out of date. The traffic distribution is based on 2011 census data, now fifteen years old, from before the large estates went up at Clitheroe, Whalley and Barrow, all of which now feed onto the same road. The development's own traffic is assessed for 5–6pm, even though the survey shows the road is busiest 4–5pm; and the review of other committed schemes finds nothing of concern, in a borough the applicant elsewhere describes as full of housing in the pipeline.

The safety record is the most worrying part. The Burnley-to-Whalley stretch of the A671, which runs through Read, was named in the EuroRAP road-safety studies (Road Safety Foundation, 2005 and 2008) as one of the highest-risk roads in Britain. CrashMap shows a string of police-recorded injury crashes along this stretch in the five years to 2024, several of them serious, and that is an undercount, because those years include the Covid period of far lighter traffic, and the figures exclude crashes in which no one was hurt.



*CrashMap: police-recorded injury crashes along the A671 Whalley Road through Read. The arrow marks the approximate location of the proposed site access.*

The proposed entrance sits right where the speed limit rises from 30 to 40 as drivers leave the village and accelerate downhill at the 40 sign. Coming uphill into Read, a large protected tree would make it hard to see safely when emerging from the new junction when the tree is in leaf. The applicant also proposes a three-lane right-turn junction straight off Whalley Road; given how narrow the road is, it is far from clear this can even be built within the existing highway, and it appears they may need land beyond it. This is a road used by lorries and tractors, where lane widths and visibility matter. Traffic was the single biggest concern at a recent public meeting attended by around 100 residents.

Read is also a place where almost every journey means driving. The only public transport is a single bus along Whalley Road, and the scheme adds no facilities of its own. People here drive to Clitheroe or Padiham for shopping, school, the doctor and work, and 77 new households would do the same. The Travel Plan's suggestion that residents will walk and cycle instead is not realistic along the A671, a fast and dangerous road with nowhere proper to cycle. Adding 77 car-dependent homes does not “minimise the need to travel” as the Framework requires, it does the opposite.

## **10. The “community park” is counted three times and not even secured**

The park on the western half of the site is held up as the principal benefit, but it is a weak one, and nothing about it is actually secured, the Planning Statement only says the obligations “will be discussed”. Until the park, public access to it, and its upkeep in perpetuity are nailed down in a Section 106 agreement, it is a picture on a plan, not a benefit. Furthermore, the Planning Statement repeatedly calls the 77 houses “a modest proportion of the wider site” and refers to “circa 120 dwellings at that initial concept stage”. That tells me the applicant sees much more of Hammond Ground as developable. The applicant’s own coal-mining report points the same way: it was drawn up against a site boundary materially larger than the current application, taking in the northern strip towards Hammond Drive that this scheme leaves out. Taken together with those references to a wider site, it is hard to see this as anything other than land where future expansion of the development is intended. That matters here, because it means the very land now offered as retained

parkland and “community park” is, on the applicant’s own evidence, a possible holding position for a later phase and with nothing secured in a Section 106 agreement. The applicant’s own Statement of Community Involvement records that residents who attended the consultation expected the “parkland” to be lost to a future development phase; on this evidence they were not being pessimistic, they were reading the scheme correctly.

It is worth being precise about how the same piece of land is being made to do three jobs at once. The retained western half is offered as the buffer that is supposed to protect Read Hall's setting; it is offered again as the public “community parkland” benefit; and it is counted a third time as the biodiversity gain that lets the scheme claim it leaves nature better off. One field, counted three times. Each of those claims depends on the land staying open and maintained forever, but nothing actually secures that. The Council should not allow a single area of grass to be banked three times as if it were three separate benefits. And there is a basic contradiction in the offer: the applicant says the land has little value, so it is acceptable to build on, then offers the same land as a park to make up for the loss of its value. Both cannot be true; offering a park to soften the loss is itself an admission that something valuable is being lost.

There are also practical questions the scheme leaves unanswered. In practice these spaces are usually handed to a management company funded by a service charge on the new residents, who are often not keen on the wider village using them. This space will be cut off from the village and I doubt many in Read would use it when there is plenty of open space and an AONB nearer to hand. Questions of who maintains it, who cares for the ancient trees, and who carries the liability if a tree comes down are all left unanswered, and could end up landing on the Council.

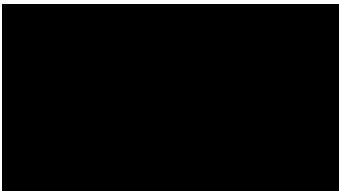
### **In summary**

An Inspector has already decided that building on this land harms the countryside and the character of the village, and harms the setting of a Grade II\* listed building, and that this outweighed the benefits of a smaller scheme than the one now proposed. The most important point is the one I have put first: this scheme would cause harm to the setting of Read Hall, a Grade II\* listed building, which the law and national policy require to be given great weight, and which must be weighed before any tilted balance. The applicant's own experts confirm, repeatedly, that this is the parkland the Inspector protected. On top of that, the location is car-dependent with access onto a dangerous road. There are unresolved old coal workings and gas; foul drainage is to be discharged into a combined sewer whose capacity is not evidenced; the coal-mining hazards beneath the homes have not been located or assessed; protected-species surveys are missing; and the “park” is not secured, in its development or management.

Just as in 2018, the shortage of housing land in the borough should not override everything else. The harm clearly and demonstrably outweighs the benefits, and the harm to the setting of Read Hall is, on its own, a sound reason to refuse.

**I urge the Council to refuse planning permission.**





22<sup>nd</sup> June 2026

Planning Department  
Ribble Valley Borough Council  
Council Offices, Church Walk  
Clitheroe, BB7 2RA

For the attention of the Case Officer

**OBJECTION TO PLANNING APPLICATION [3/2026/0356]: Erection of 77 dwellings and creation of community parkland, Land North of Whalley Road, Read (Applicant: Applethwaite Ltd)**

Dear Sir or Madam,

I am writing to object to this application, and to ask the Council to refuse it. I live [REDACTED], and the [REDACTED] edge of the application site. The application puts a new bungalow [REDACTED] and brings the estate road right [REDACTED]. Of all the properties on this proposed development, no other sits as close to an existing residence making my situation unusually oppressive and overbearing. A site map is attached marking my house and the proposed bungalow in yellow to illustrate my situation.

The way the applicant has answered the 2018 refusal is simply to shift the houses eastwards, so that they now back directly onto the gardens of George Lane, [REDACTED]. The applicant's own Landscape and Visual Appraisal admits that the new gardens will adjoin [REDACTED], whereas the last scheme kept open space between the houses and [REDACTED]. They describe this as an improvement. For me it is the opposite. It is far worse than the scheme an Inspector has already turned down. Three things about my home mean the usual "distance between houses" rules don't protect me the way the applicant assumes.

My house is built [REDACTED]. The [REDACTED], and the view [REDACTED]. The houses along this side of George Lane were all built front facing towards Hammond Ground to assuage the Read Hall owners as they did not wish to see visible washing lines whilst out horse riding on the parkland. The standard guidance assumes the back of a house is just garden. It isn't designed for a house whose main rooms look straight at the development. The applicant's report assumes my main rooms [REDACTED] and treats the impact as "low sensitivity". That is simply wrong, for my house and for my neighbours on this side of [REDACTED].

The "bungalow" [REDACTED] isn't really a bungalow. The applicant's own drawings show it standing about 6.2 metres to the ridge which is as tall as the eaves of a two-storey house, turned [REDACTED] that I would look at a blank wall and a roof which would loom over my main outlook. That

is not the low building the word "bungalow" is meant to suggest. I'd also point out that the bungalow roof is big enough to be turned into rooms later. If that happened, a window could be put into the gable facing George Lane, looking straight into my [REDACTED]. So if the Council is minded to approve this, I ask for a condition on this particular plot taking away the automatic right to add any window, rooflight or dormer in the roof or the gable [REDACTED] or indeed any balcony at first floor level to protect our privacy.

The cul-de-sac which [REDACTED]. If this is truly the extent of the development and they are not leaving the land to the North of the application area for future phases, why turn the road [REDACTED] rather than running it further up the hill, to give these houses a better view of the proposed "new" parkland? The [REDACTED] will create cars turning, manoeuvring and sweeping their headlights [REDACTED] after dark, and general traffic noise, where there is open pasture now. This is a separate harm on top of the building itself.

The Planning Statement claims the distances between buildings are "acceptable", but it doesn't actually give any measurements for the George Lane boundary, no daylight or sunlight assessment to the BRE standard, and nothing on how overbearing the new buildings would be. I think the Council should make the applicant provide proper measured distances, floor levels and cross-sections through [REDACTED] before any decision is made. I know that losing a private view doesn't count in planning terms, and I'm not asking the Council to protect my view. But the loss of outlook, the sense of being boxed in, the overbearing effect, and the extra noise and light are all things the Council is meant to weigh, under Policy DMG1 and paragraph 135(f) of the NPPF.

For the reasons outlined in this representation, I respectfully request for this application to be REFUSED.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 June 2026 14:38  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851076291

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

**Address of Development:** Hammond Ground

**Comments:** I wish to object to this development on the grounds that:

The character of this historical parkland will be lost forever, especially its links to Read Hall and the witch trials.

The countryside will be seriously damaged, transforming the attractiveness of the village approach road and the presentation of a village rooted in local industry.

This development represents the urbanisation of important open countryside and dilutes the sense of community which our villagers have worked hard to achieve over decades.

This development is larger than that rejected by the SofS's planning inspector in 2018 which suggests that the harm it will create will be even more unacceptable.

Finally, the infrastructure in and around this area is already inadequate for the requirements of the current population. Whalley Road is a heavily used (especially by large wagons) route to motorways and is literally crumbling under the pressure. The community is already at risk because of the 30mph speed limit, which for safety should be 20mph, lack of safe crossing places and no speed cameras. In addition, schools, healthcare and other community support systems will be unable to deal with the proposed 77 additional households.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 June 2026 15:14  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851094465

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

**Address of Development:** Hammond Ground Read

**Comments:** I have lived in the Read area { [REDACTED] } for [REDACTED] years and also [REDACTED] and [REDACTED] yrs. Read is now already a very busy village, with too much traffic using the only arterial road joining whalley and the A59 to the motorway network M65 M66. Hammond Ground is a historical beautiful landscape which we all have a responsibility to protect from housing development. There are more than enough brown field sites that could be utilised for development in more suitable areas away from this gorgeous quintessential english village. I now also have a more vested interest in this landscape as [REDACTED] Hammond Ground, cows and sheep graze on this land and from [REDACTED] I can see 19 very old established trees, all the wildlife that inhabits this land is in abundance and must be kept protected and sacred from being destroyed by any development. I therefore strongly object to this planning application, thank you.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 June 2026 16:56  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851141573

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

**Address of Development:** Hammond Ground, Read

**Comments:** Planning Application Reference No.: Planning application 3/2026/0356  
Address of Development: Hammond Ground  
Subject: Comments on above referenced Planning Application

I write to object to the above referenced planning request, and request that it be rejected in its entirety.

What has changed since 2018 to make this proposal any different?

Development of Hammond Ground has been sought by the applicants several times, the most recent being in 2018. This was rejected by yourselves. An appeal followed and a review, instigated by the secretary of State, was undertaken by the Government Planning Inspector who upheld the original decision. His review was both detailed and comprehensive covering all the points raised in this current submission concluding that the proposed development would cause significant harm to the character and appearance of the countryside and historic parkland.

So why do we now have yet another attempt at developing what is wanton urbanisation of attractive and historic parkland which is outside of the settlement boundary. This is a proposal which provides no contribution whatsoever to the local community, other than the loss of valuable open countryside, increase pressure on local schools, GPs and our limited facilities.

I make some specific observations on the application.

1. The submission cover letter alleges that there have been negligible new homes built in the area, and the proposal would deliver much needed housing in a sustainable and accessible location.

Firstly, it would be nice to have the most recent development in Read (Meadow View), completed before any new one's are approved.

Furthermore, my view is that the Ribble Valley has already lost a considerable amount of attractive countryside – in the order of 2,500 new homes built in the period April 2018 to April 2015, with around 900 currently under construction and 600 approved, yet to be started. This is a significant

development activity which has already changed the immediate and nature of the surrounding environment.

Hammond Ground is far from accessible from the A671. This main arterial highway can only best be described as a car park at peak times. It has been identified as one of the UK's most dangerous roads known for a high rate of serious and fatal collisions. A situation which I suggest should not be exacerbated.

2. Community consultation is claimed to have been undertaken.

I have seen no evidence of this and know of no one who took part. Supposed findings have been documented by the proposer but the clear impression from the document is that no one consulted would appear to be in support of the development. To go ahead with the submission clearly ignores the wishes of the community, so what was the point of a consultation.

To conclude I believe the proposal is lacking in several areas.

It is not well designed. This is a proposal which maximises the number of properties to the available site. House types proposed do not appear to be of a particularly high standard, and they lack any sort of aesthetic or sympathetic style which would enable them to blend into the area.

If the proposal is approved, then it will significantly impact and harm what is an important landscape and leave the door open to further expansion. In addition, it would create additional risk to life with the increase in traffic and the construction of a junction on the A671.

Please take note of the above along with the wishes and objections of the community as evidenced by the number of representations you have received and reject the proposal in its entirety.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 June 2026 18:34  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851162955

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

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

**Comments:** Dear Sirs/Mesdames

We object to the above referenced application for all the reasons that have been identified by "Save Hammond Ground". However, on a very personal level, what we object to the most and what we believe will have the most detrimental and dangerous impact on the village and surrounding infrastructure is the increase in the volume of traffic using the A671 as it runs through the village.

We have personal experience of how difficult it is to exit [REDACTED] Whalley Road (A671). It is a regular bus and lorry route through to Clitheroe, the A59 and the tourist attractions of North Yorkshire, in addition to local traffic from the environs of Whalley, Great Harwood, Padiham, Burnley and Simonstone. During off-peak hours it is difficult to access the road. During peak hours it is near impossible to access the road. And now you propose to increase the volume of traffic on this road and add a further junction to a road that already has an over-concentration of junctions in a limited area that has proven to be dangerous to all road users

Therefore, we ask you to refuse planning permission for the use of this land for any reason as it cannot be safely accessed and will make Whalley Road a lethal rather than dangerous road.

Yours faithfully

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 June 2026 19:38  
**To:** Planning  
**Subject:** Hammond Ground proposed development - 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.

It saddens my family greatly to hear about the proposed development of housing on this land. I have lived in Read and Simonstone [REDACTED] and [REDACTED]. The fields are unique and quite irreplaceable, indeed [REDACTED] lived in a [REDACTED] Hammond Ground when I met [REDACTED]. I have a framed photo of Mercer Brow as that part of Whalley Road dating back to the early 1900s. People who live in Read are proud of our past connection with Read Hall and all the history of that and the surrounding lands.

Everyone in both villages say that once one development goes through we will be looking at how Barrow has grown and got so big it can't be classed as a village anymore.

Both primary schools are heaving, the traffic is a nightmare, it's extremely difficult to walk across the road at peak times, we can't get appointments at the doctors now so any more houses will make everything more desperate.

Please think very carefully about this application, don't let it go through on your watch, THIS AREA IS UNIQUE TO ALL THE VILLAGERS.

yours sincerely

[REDACTED]

[REDACTED]



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 June 2026 22:26  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851197536

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

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

**Comments:** We wish to object to this proposed development on several grounds.

The proposed development of 77 houses will cause greater harm to the environment and local community than the previous plan for 50 houses that was refused in 2018 and deemed totally inappropriate by the Secretary of State's Planning Inspector. It is also clear from the application that an error was made and the developers are clearly intent on adding to this "first phase" Previously there were suggestions that up to 700 houses could be built on this site. This is clearly the thin end of the wedge. The layout of the proposed footpaths/cycle tracks of the whole site is clearly the footprint of future phases. If given the go ahead the precedent will be established for the subsequent phase(s) to be submitted.

The infrastructure in Read & Simonstone is already at capacity, in particular the roads, schools, medical facilities, drainage and sewage. Of particular concern is the additional load on the local road network. The proposed entry/exit from the development is impractical. From the diagram submitted there appears to be 3 lanes allowing traffic from Read to turn right into the site but no provision for traffic to turn right out of the development. It is unclear how 3 lanes can be accommodated. This seems extremely dangerous for both motorists and pedestrians considering how busy Whalley Road is. This section of Whalley Road is currently in a 40 miles per hour zone. This development will add to the already over-loaded capacity of Whalley Road with traffic often queuing in both directions through Read & Simonstone.

This proposed development is a clear urbanisation of a historical green belt landscape. This will result in the permanent loss of character of Hammond Ground. Hammond Ground has several coal seams running across the site. Further site investigation was recommended. The results could determine that more substantial foundations are required for the proposed development. In addition, there is the potential risk of gas being released from these coal seams. These problems have been glossed over in the application.

The developers are offering nothing for the communities of Read & Simonstone. It is all designed to make maximum returns for the Trustees. In fact, they are suggesting that the site will be managed by a residents management group. Such schemes are known to be untenable in the long term and can

result in additional future burdens on local Councils

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 June 2026 22:32  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851212538

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

**Address of Development:** Residential Development of 77 Dwellings & Community Parkland  
Hammond Ground,  
Whalley Road, Read

**Comments:** We wish to strongly object to the planning application submitted by the developers for 77 Dwellings & Community Parkland at Hammond Ground, Whalley Road, Read Village.  
The reason or our objections are:

Harm & Permanent loss of the historic Parkland & Open countryside associated with Read Hall:

Previously Lancashire Gardens Trust have objected to the planning applications for the land known as Hammond Ground as a residential development within the historic boundaries of Read Park would result in a loss of park of the historic designated landscape. Historically the land was incorporated into the landscaped grounds of nearby Grade II listed Read Hall. The house and its original picturesque grounds were designed in the early 19th century by the renowned architect George Webster of Kendal.

In 2017 the Lancashire branch of the Campaign to protect rural England objected to previous planning applications stating that the heritage setting of Read Park would be adversely impacted. They stated that it was an important local historic landscape with important views to natural environments. The local list of Lancashire's Unregistered Historic Designed Landscapes gives the site in Read and its environs an A2 classification (nearly the highest) as a historic landscape, but it is unregistered.

Serious damage to the attractive countryside setting of Read Village:

The proposed site is in proximity to the Forest of Bowland Area of Outstanding Natural Beauty & the development would cause harm to the protected landscape. The landowner's previous application to build on Hammond Ground was dismissed in 2018 by the Planning Inspector stating "the appeal scheme would give rise to substantial harm to the character and the appearance of the countryside and the setting of the village"

We are now 8 years since the landowner's appeal to build 50 bungalows was dismissed & nothing has changed for the villagers of Read. The land on Hammond Ground continues to be the local historic

landscape it always has been. However, the landowner's current proposal is for 77 houses which are 3–5-bedroom executive properties and will not be in keeping with the current properties within the Read village setting and will cause more harm to the landscape as well as changing the whole vista on the approach to the village boundary.

The developers would have us believe that they are proposing to only build on 7.5 acres of the 48 acres that Hammond Ground covers, however their location plan maps out the whole area which indicates that 77 dwellings are only the initial stage application. It must be remembered that during the consultation for the Planning Core Strategy the same landowners offered Hammond Ground as being a site for 700+ houses.

This is further evidenced in the documents submitted by the developers. On page 12 of the Land North of Whalley Road Read-Design & Access Statement the diagram clearly shows the housing area proposed which extends from the proposed site entrance and is situated to the properties from number 2 George Lane up to approx. number 34. However, it appears that the developers submitted a document "The phase 1 Geo Environment and Coal Mining Risk Assessment" which showed in their concept design Phase 2 of the development in Diagram 13.1 which shows further development area which extends from number 34 George Lane to the top of the road and across Hammond Drive. It is described in their design narration in point 6 as having a tree lined avenue which will run through the site providing an attractive vista throughout the development. In their point 7 of their phase 2 they describe houses surrounding this junction will be orientated to face on to it. The diagram appears to show a further 5 areas of proposed development

The Tree survey submitted by the developers reported February 2024, page 3.2.2 states "Due to changing nature of trees and possibly other site circumstances-this report and recommendations are limited to a 2-year period. Their application date was June 2026.

#### Traffic & Infrastructure pressures

We concerned that Read village attracts massive volume of traffic and experts from the developers during their previous application quoted 10,000 vehicles a day commute through the village. In the last 8 years we have seen a significant increase in the volume of traffic and congestion especially at peak times and exiting side roads onto Whalley Road can be hazardous at times and numerous accidents have been at the junction of George Lane in front of the Friendship Mill and further into the village at another busy junction at the top of Simonstone Lane and School Lane. There has been fatalities on Whalley road should before the turning to the caravan park and further down towards Devil's elbow which is a well-known black spot for accidents.

The Transport Assessment proposes a priority controlled right hand ghost island incorporating three 3.6 metre lane arrangements. The proposed dimensions shown are considerably wider than the existing carriageway can accommodate as it only measures 7.2 metres in width with pavements of approx. 1.3 metres and 1.5 metres respectively. The access design shown in Appendix 3 page 24 indicates that there would be major road works for a long period of time which would further disrupt this very busy stretch of road which links surrounding villages to the motorway link.

#### Drainage, flooding & Sewerage Concerns:

In the [REDACTED] we have lived in Read we have observed flooding on Hammond Ground and concerned that having a large development on the land will not allow the water to drain anywhere safely except onto Whalley Road and the properties that align it. The residents already report that they experience flooding in heavy downpours, and they are concerned that building on Hammond Ground would further exacerbate this situation and cause further hazard to the volume of traffic that goes through the village. Drainage of water and sewerage is also a concern. The current drain systems down George Lane cannot cope with a heavy down pour and actually raised the metal drains

and water is clearly seen running down the full length of the road. We are concerned that the building of a further 77 executive houses (even more if you consider the developer faux pas of submitting a diagram containing phase 2) at the entrance to the village will further negatively impact on the current struggling drainage system.

#### Responsibility & Management to the proposed development of footpaths and open Spaces:

The developers would have us believe that their proposal to develop new foot paths and open spaces to promote social interactions would be beneficial to the village and would be an acceptable compromise to losing the current open countryside we have [REDACTED]. What the developers do not clearly outline whose responsibility will the long-term management and maintenance and who will meet the cost of this as the Parish Council has already indicated that they are not funded to undertake this role. There is hint that the new residents of the development will have to meet the cost but as seen on the developer's previous sites there is not firm management put in place and is left to the residents to decide if they pay or not. If the residents do have to pay, they are not going to want other villagers utilise a space they manage so the open spaces will only benefit the new residents not the entire village.

Without firm plans in place there is potential for anti-social behaviour, vandalism, littering, dog fouling and disturbance especially at night where this are could be a gathering area for youths with nothing else to do in a village. A development of this size, which is for families would also create additional noise, especially if the public spaces are utilised as the developers would have us believe. The developer does not mitigate how they would ensure that the privacy, dignity & disturbance to the current residents whose property's front onto to Hammond Ground.

There is no parking area/carpark allocated to visitors to the completed development or members of the public who wish to benefit from the open paces and footpaths. This would impact on George Lane as visitors would choose to park on the nearest side street rather than the very busy and hazardous Whalley Road. George Lane is already impacted with the numerous cars that can not be accommodated on Church Street, so we are concerned as we already have visual restrictions when trying to exit out drives due to parking issues.

#### Proposed Acoustic Fence on Residential Amenity:

We would like to object to the proposed 2.4 metre acoustic fence the developer had proposed and the impact it will have on our property. The developer describes the properties of George Lane backing onto Hammond Ground which is incorrect. The houses on George Lane have their front elevation overlooking the parkland and would have to face the rear elevations and gardens of the proposed executive houses. The acoustic fence would be 6 metres from [REDACTED]; it would be an intrusive eye sore and remove natural light from our property. This would make our property feel very enclosed and would result in our loss of outlook and would change the whole appearance of my property. On a personal note, residents who have bought property's on George Lane were charged a premium due to the open outlook and the proposed development with high acoustic fencing would devalue our property.

#### Impact on Local Amenity's & Infrastructure:

The Lancashire and South Cumbria Integrated Care Board whose responsibility it is to review planning applications & assess the delivery of general practice services are at the opinion that the development will have a direct impact which will need mitigation with the payment of an appropriate financial contribution as the development would impact on the current Whalley Medical Centre. The ICB are requesting additional funds to expand & reconfigure their existing services & their legal fees paid before any development of Hammond Ground started. They note that general practices plans

must be created in advance before an increase in population to this area due to a substantial development. Failure to secure contribution the ICB has requested effectively means they would be objecting this application.

To Conclude we do not feel that the new application from the developers have shown sufficient reasons to why the decision made in 2018 by the Planning Inspector stating “the appeal scheme would give rise to substantial harm to the character and the appearance of the countryside and the setting of the village” should now be ignored and a larger volume of inappropriate properties should be placed on this beautiful historic parkland.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 June 2026 23:26  
**To:** Planning  
**Subject:** Planning Application Comments - 38441 FS-Case-851218916

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 38441

**Address of Development:** Hammond Ground

**Comments:** Objection to Planning Application 38441

I wish to register an objection to this application and request that my comments are taken into account when the application is determined.

I have significant concerns regarding the suitability of this site for a development of 77 dwellings, particularly in relation to:

- \* Highway safety.
- \* Existing traffic congestion within Read village.
- \* The cumulative impact of recent housing developments in nearby settlements, including Whalley.
- \* The accident history and safety concerns associated with local junctions, including Simonstone Lane and Whalley Road.
- \* Existing parking pressures within the village.
- \* Increased congestion during school drop-off and collection periods.
- \* The impact of additional traffic on pedestrians, cyclists and agricultural vehicles using local roads.
- \* Air quality and noise impacts arising from increased vehicle movements.
- \* Pressure on local infrastructure and services.
- \* The loss of an important greenfield site that contributes to the rural setting and character of Read village.

At present, the application appears to have been submitted without the full supporting documentation being publicly available. I therefore reserve the right to submit further detailed representations once the application has been validated and all supporting documents, including any Transport Assessment, Planning Statement, Drainage Strategy and other technical reports, have been made available for public scrutiny.

Given the scale of the proposed development and the existing pressures already experienced within the village, I respectfully request that the Council carefully assesses whether the local road network and infrastructure can safely and sustainably accommodate this level of growth.

I wish to be notified of any further consultation or updates relating to this application.



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 June 2026 08:53  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851278267

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

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

**Comments:** Our village is small but very busy with traffic with Whalley rd being a major link between Burnley and Whalley. More traffic is not welcome to an already busy and dangerous road.

The development area is a beautiful setting and the building of houses will ruin the landscape of our beautiful village.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 25 June 2026 16:01  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0356 FS-Case-851114857

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2026/0356

**Address of Development:** Hammond Ground

**Comments:** I wish to object to the application plan of 77 houses on this beautiful site. An application was placed several years ago, and rejected, Nothing has changed to this land that makes it now subject to another application. What makes this application different ? More house ? How can more houses improve the beautiful landscape of the Read ? This is 'not' about not building houses but about building in the right place. The harm to the historic and parklands of Hammond ground would be irreversible, and no amount of kerb appeal or fluffy plans to include a 'walk way' by the developers could compensate for such a loss. This field is the gateway to the small village of Read, a village with little to no infrastructure, other than a corner shop, garage and 2 small oversubscribed primary schools. We have no doctor, dentist or shops, that 77 house would require and very little space to build such infrastructure. The plans include opening onto a busy road, which at present is one of the most dangerous roads in the area, with 2 very server crashes recently, which resulted in deaths. Again i understand that the highway is not usually a reason to prevent such a development but please some consideration has to be made about the entrance/exit, the volume of traffic on this road is extremely heavy, especially mornings, with it being one of the main commuter roads. 77 (at the least) cars extra is just a major hazard. Thanks in advance

[REDACTED]