

[REDACTED] [REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 10:08
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849270622

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I moved to the area [REDACTED] ago to live in a quiet, safe and welcoming community and also to enjoy the surrounding countryside and wildlife habitats. I feel this development would cause significant detriment to the area causing harm to the landscape, environment, infrastructure and community wellbeing. The village and surrounding area does not have the capacity to support the additional need for school placements, GP, dental and community services that would come due to an increase in population. Read already has to cope with a large volume of traffic and a further increase to this would compromise the safety of pedestrians, cyclists and other road users.

As a final note, an increase in population could lead to an increase in crime rates in the area and would put more pressure on an already overstretched police force.

I respectfully ask that Ribble Valley Council do not grant this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 10:53
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849313146

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I am writing to object to the above application.

The following are a cause for concern.

- * Destruction of ancient land
- * Having lived here for [REDACTED] I can confirm the fields regularly flood
- * The traffic impact will be major
- * The pollution and associated air quality will be an issue
- * Loss of wildlife
- * By allowing this Read will become a town and not a village
- * Local infrastructure cannot cope with the volume of additional residents
- * The developer was only established two years ago. A new company in the sector is more at risk of liquidation than an established one. The same happened with Meadow View, Read. The contractor went bust and the development wasn't completed.
- * Previous applications on the same land were refused at a senior level. The same reasons remain relevant.

I understand you have a process to follow and jobs to preserve but I do hope RVBC will show some care about the area and look at the bigger picture,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 12:06
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-849346323

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]@yahoo.co.uk

Planning Application Reference No.: 38441

Address of Development: Hammond ground

Comments: I would like to put forward my opposition to the proposed building of 77 houses on Hammond Ground. I am a local resident with a [REDACTED] and already have concerns about the volume of traffic on whalley road. The proposed plans do not take into account maintenance of the surrounding grounds so we could be left with an unsightly mess. The plans also do not factor in safe access on to a 40mph road . The proposals to build on the land have already been refused due to the historical significance of the land but it is also a key feature of the village which we call home . Green spaces are essential in maintaining good mental health and there have already been an extraordinary amount of houses which have been built in the local area including a development in Read which is yet to be fully completed.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 12:43
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-849350281

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Land at Hammond Ground
Whalley Road
Read
BB127RP

Comments: It is my opinion that Whalley Road is already subject to more traffic than it is designed for. Heavy commercial vehicles create congestion especially during busy periods such as rush hour in the mornings and evenings. This added to the school drop off and pickup times for both Read and Simonstone. Plus the pickup and drop off zones for the secondary school pupils from Read and Simonstone going to the secondary schools in Clitheroe and surrounding areas. There already exists a danger for all pedestrians crossing this very busy road. A development of any number of additional houses that will be using Whalley Road will reduce the already low level of safety for pedestrians and road users alike. When occupants living along Whalley Road park their vehicles on the road, which is every day, Whalley Road is often reduced in effect to a single carriageway. During such times, crossing the road becomes perilous. There is only one zebra crossing on the entire stretch of road running through Read and Simonstone.

Please do not allow this development to proceed as it will make the already bad situation much worse.

Also, I believe that green belt land of this calibre should be preserved for current and future generations to appreciate. To lose such a precious beautiful piece of landscape for the sake of commercial profit would be a sad reflection of what some people prioritise in this day and age.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 June 2026 15:31
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-849428410

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: 77 houses proposed for Hammond Ground

Comments: I am writing to formally object to the above planning application. The proposed development is entirely unsuitable for this location for several reasons:

Loss of Historic Parkland: The proposal requires the permanent destruction of historic parkland. This irreversible loss severely damages the character, heritage, and identity of our local area.

Traffic and Road Safety: The development will generate a significant increase in vehicular traffic on roads that are already congested. This poses a direct risk to pedestrian safety and will cause severe delays. There are 2 schools nearby and children already struggle to cross Whalley Road due to the amount of traffic.

Infrastructure: The development will add pressure onto our already struggling healthcare facilities.

Noise and Disturbance: The construction phase and the subsequent use of the site will generate unacceptable levels of noise and ongoing disruption, greatly reducing the standard of living for nearby residents.

For these reasons, the proposal represents overdevelopment that conflicts with local planning policies. I strongly urge the council to refuse permission.

From: [REDACTED]
Sent: 19 June 2026 15:01
To: Planning
Subject: Fwd: Objection to proposed build on 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.

Apologies - the previous email from me was sent before finishing writing it. Here is the finalised objection.

>
> I write to object to the proposed development on the land known as Hammond Ground 3/2026/0356.
>
> I have lived in Read for [REDACTED] and know it to be unique, with a long and proud history that is inextricably bound up with the land which provides a gateway to the village - Hammond Ground. This parkland, associated with Read Hall, designed sympathetically and with thought of the generations to come, stands as testament to past generations who planted trees and created vistas that they only imagined but never saw whilst, thanks to them, we can. It is this parkland with all its associated flora and fauna, inhabited for centuries by a multitude of wildlife, that is at risk of being lost through yet another development that cares nothing for this heritage. Entering Read from Clitheroe, Hammond Ground stands as a gateway to the village, immediately recognisable, giving Read context and identity. We who live here can understandably be proud and protective of this land but it means so much to so many others and I can do no better than to quote the words of the independent Government Inspector who, in 2018, stated in response to a proposed development of 50 dwellings that this would cause "significant harm to the character and appearance of the countryside". He too was aware of the significance of the beauty of this land and the proposal for building was rejected. I cannot see what has changed since then. The landscape remains the same, just as wonderful, changing with every season, giving pleasure just by being there.
>
> The developers have made many points in their proposal that seem disingenuous at best :
>
> - they state that much of the parkland would be intersected by paths that the general public can use. They do not address why the public would choose to walk around paths that have carved up the countryside when there are countless designated footpaths all around the village including around Pendle Hill only minutes away. They do not explain how the public would access this land given there is only one proposed entrance to the site coming off a main road which people do not usually walk on given the risks from fast moving traffic. Presumably, therefore, they would access it by car, thereby increasing the load on an already busy and dangerous road. Where would such visitors park? Who would police them once on site and oversee any health and safety issues/care of trees etc. The idea that opening up this area for the 'benefit' of anyone other than the developers strains credulity.
> - The developers have suggested that the owners of the proposed dwellings would be part of managing the tract of land not built on which would not be of any benefit to themselves. I can only think the developers have other options in mind, including further development if this proposal was accepted.
> - The amount of traffic on Whalley Road - the main road running through Read - is already heaving congested at peak periods and has become worse since there has been additional development near the village. Further housing will mean more cars, more pollution, more gridlock and more accidents. This road simply cannot withstand the pressure of ever more vehicles despite what the developers propose.
- Read already has an excellent mix of varied housing to suit many different types of budget. The proposal to build mainly large, expensive houses creating chaos and destruction to wildlife and potentially sensitive archaeological sites has no merit at all.
- There is no mention in these proposals as to whether the existing infrastructure in Read is fit for purpose should more development go ahead. There are no General Practices in the village. Medical Services can only be accessed by car in Padiham or Whalley putting yet more pressure on already overburdened health services and on the roads.

In conclusion ... in a world which often seems chaotic and concerning shouldn't we be cherishing little oases of peace - areas of sanctuary for wildlife and for wellbeing? Shouldn't we be trying to preserve Hammond Ground for future generations to enjoy as we have? It is thanks to those who had the vision to create something beautiful and, hopefully lasting, that we can enjoy it today. Once built on something very special will be lost forever. I hope that doesn't happen and would ask that this proposal be rejected.

Yours sincerely,

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

>

> Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: 19 June 2026 15:10
To: Planning
Subject: 3/2026/0356

⚠ External Email

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

Good afternoon

I'd like to object to the planning application for Hammond Ground in Read It's a beautiful friendly village Surrounded by stunning countryside and open fields Building on Hammond Ground will have a detrimental effect on Read as a village and in the surrounding area It will result in permanent loss of beautiful green parkland.

An area which local residents and people from other local towns use on a daily basis walking and enjoying the local countryside, sightings of deer and other wildlife Its beauty and peaceful is appreciated by everyone There's planning for 77 houses but that's now. Once planning's passed where will it stop Read will be unrecognizable and the small village feel will be gone forever. The infrastructure is already under so much pressure and more houses and traffic would just add a great deal more pressure Please stop this application Regards [REDACTED]