

[REDACTED]

From: [REDACTED]
Sent: 02 July 2026 11:53
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 object to the proposal of 77 houses on Hammond Ground Whalley road Read.

Both St John's and St Peter's schools in Read and Simonstone are full.

How are the Doctors and Dentists in Whalley and Padiham going to cope.

There is already a huge new housing estate in Whalley.

77 houses with 2 cars each exciting on to Whalley road a nightmare, it's difficult already driving out of George Lane and Straits lane. More drivers will use Old Roman Road quite unsuitable.

[REDACTED]

[REDACTED]

From:

[REDACTED]
02 July 2026 11:52

To:

Planning

Subject:

3/2026/0356

⚠ External Email

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Dear Sirs

I would like to object to the proposed planning application on Hammond field which is purely motivated by corporate greed and will only necessitate more destruction of a natural habitat. The toxicity created by this building will devastate and destroy what little wildlife is left in this area and is deeply unpopular with the community currently living in Read. My family has lived in Read for [REDACTED] and over that time I have witnessed the decimation of nature, the unnecessary felling of trees, the unnatural gardening practices which have brought many foreign diseases into the area. England has the most decimated wildlife in Europe a staggering achievement. This building development would lead to greatly increased traffic on single track roads unsuitable for this volume of traffic. It is also sloping and once concreted and tarmac over would increase flooding.

I hope for once you can honour the views of residents and not private profit.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 20:54
To: Planning
Subject: Planning Application Comments - 38441 FS-Case-852208684

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38441

Address of Development: Hammond ground , Read

Comments: Increased traffic, pressure on schools, impact on village, rid of further large scale development projects, serious damage to the attractive countryside & landscape

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 20:40
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852201394

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] **Reference No.:** 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: The proposal of building 77 houses on this land is a really huge concern for me, my family and my fellow villagers. Firstly, this will seriously affect an already heavily congested road and major transport link connecting the Ribble Valley to Manchester and beyond. This worries me with having [REDACTED] at how dangerous and busy this road will get. There have been some serious incidents on this road in the last [REDACTED] and by putting more pressure on this already highly congested road and I can only see this getting worse! Leading on from this, 77 homes will create more pressure on the local schools, doctors and other necessary infrastructure which is already under a lot of pressure. Both my children's classes are full at their school already! The village is home to stunning countryside and wildlife which will ultimately be damaged by these plans and completely destroy the countryside and our beautiful village that we all love so much. I worry about the future for [REDACTED] here and not having the safe village life which attracted us in the first place- when will the urbanisation of open space stop? Will this just create more opportunities for building and ultimately turn our village into a busy town? This land is a vital, historic green space in the village which must be protected! I really hope you consider my comments along with all my neighbours comments and protect our village. Thank you.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 20:32
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852200145

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Whalley Road, Read

Comments: Because the A671 serves as the primary eastern escape route for Ribble Valley commuters heading toward the M65 (Junction 8), Burnley, and Padiham, the villages of Read and Simonstone are bearing the brunt of gridlock from housing they did not build. The specific impacts on this stretch of the road include:

1. **Commuter "Funneling" and Peak-Hour Tailbacks** The A671 through Read and Simonstone is a single-lane road in each direction with a 30mph speed limit. As hundreds of new residents from developments like Whalley Manor or Barrow's new estates head east toward the M65, they are funneled directly down Whalley Road. The Result: The morning (08:00–09:00) and evening (17:00–18:00) rushes now see severe bumper-to-bumper congestion stretching from the Simonstone Lane junction all the way back through Read village toward Whalley. Peak travel times through this short stretch have doubled over the last six years.
2. **High-Risk School Zones and Pedestrian Safety** The A671 passes directly alongside Read St. John's Primary School. The sheer volume of commuter traffic, combined with local parents navigating the school run, has turned this specific section into a high-risk zone. Residents frequently report that the dense, continuous flow of cars makes crossing Whalley Road dangerous for young children, while parked cars along the main road further restrict visibility and squeeze the flow of traffic into tight bottlenecks.
3. **Increased "Rat-Running" on Rural Side Lanes** As the main A671 gridlocks, local drivers and commuters are increasingly using the narrow, winding lanes of Simonstone and Read to bypass the main road queue. Whins Lane and Simonstone Lane: Simonstone Parish Council has actively highlighted severe congestion on Whins Lane. Drivers use it as a shortcut to get to the Padiham/Burnley boundaries, despite it being a narrow country lane with blind bends and single-lane pinch points. Old Roman Road: Drivers similarly use this route to bypass Read village, causing safety concerns on roads entirely unsuited for heavy daily traffic.
4. **Over-Saturation from Local Infill Pressures** While Read and Simonstone have historically had tightly drawn urban boundaries that prevented massive housing estates, the traffic growth from neighboring towns has made the local network highly sensitive. Current developer attempts to build infill housing—such as the highly contested 77-home proposal at Hammond Ground off Whalley Road—are being met with fierce community resistance. Local Ribble Valley Borough Council objection records show that residents feel adding even a small number of local cars onto the already saturated A671 is entirely unsustainable.
5. **Roadworks and Infrastructure Wear** The surge in heavy traffic has rapidly deteriorated the road surface, leading to an increase in potholes and structural wear along the main village thoroughfare. Consequently, Lancashire County Council has had to implement frequent road closures and temporary traffic

signals for resurfacing and utility works (such as the major Whalley Road/Padiham boundary closures). Because the A671 is the sole artery through the villages, these works regularly paralyze local transit and force massive 12-mile diversions for residents.

With an added 77 more houses will naturally increase the volume of traffic on the A671.

During the last 3 years we have had at least 4 water cuts adding more house only increases the pressure on an aging water network.

The average house price in Read and Simonstone is approximately £300,000.00, the average house prices of new builds in Whalley Barrow and Clitheroe is £320,000.00 this makes me believe that the house to be built will be more than the average price and local residents interested in a new house if built will not be able to afford this.

These houses will no doubt damage the nature of the villages of Read and Simonstone but also damage wildlife.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 20:30
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852203420

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: I would like to object to the above development because of the increase of traffic through the village and also there will be no infrastructure in place to accommodate more families that may need childcare, education and health services.

The Chief Planning Officer
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA
By Email: planning@ribblevalley.gov.uk

28th June 2026

Re: Planning reference No. 3/2026/0356

Dear Sir/Madam

I am the owner and effective [REDACTED]

Along [REDACTED]. We have cared for it regardless of extraordinary personal cost. We are always aware of our responsibility to preserve the history and heritage of the [REDACTED] and also understand its importance to the character of the Village. On the Eastern side, the Huntroyde estate forms its other bookend making Read a very special place.

The application repeatedly misrepresents Hammond Gound as having been effectively disconnected from the Hall heritage. I make the following points for your consideration:

- a) The applicant states in 7.66 and elsewhere in the planning statement “The land does not form parkland”.

In attempting to deny its relevance the application clearly misunderstands what the “park” in “Read Park” means. It seeks to identify the lack of ornamental features to push the point. In fact the land in the front apron of the Hall is entitled “Front Field” on plans and Hammond Ground is entitled Read Park Hammond Ground. Both are almost identical open pasture not populated with ornamentation. The formal “ornamental” gardens of Read Hall are small and very close to the Hall and the parkland views beyond are intended to be pastoral.

I draw your attention to the attached appendix 1 - being a letter which I understand was produced for the purposes of the Appeal in 2018. The letter sets this out in substantial detail and I confirm I agree that insofar as it deals with the issues I mention above, I agree with the contents.

- b) The applicant also attempts to consign the connection of Read Park Hammond Gound to the Read Hall estate to ancient history. Not so. In the deeds of Read Hall the conveyance plan dated 1975 shows Hammond Ground as part of the wider Read Hall estate at that time, the sale being concluded in 1976. The accompanying Maps show the land clearly identified as Read Park. **Please refer**

to Appendix 2 which is the plan to a conveyance dated 20th October 1975.

Appendix 3 is a close-up of the Hammond Ground area of that plan. This clearly reads Hammond Ground, Read Park and I confirm that according to the deeds Hammond Ground was sold out of the estate in 1976.

- c) The applicant further attempts the disconnection of the heritage by suggesting the distancing of the plot from the estate was deliberate. Not so, Read Park Hammond Ground was clearly arranged to be accessed and viewed from the top of the field, the land boundary being so arranged that a viewpoint from “Stanley’s” (as referenced on the map) is referred to as “Stanley’s view”. The main path in the grounds of Read Hall from the house leads straight to this point which is **identified on Appendix 3**.
- d) A previous owner sold off strips on the perimeter of the land and housing was built along Hammond Drive and George Lane but carefully preserving intact the original shape of this part of the estate - Read Park Hammond Ground - and the vast majority of its amenity value as parkland. The misrepresentation of the houses along George Lane as an “abrupt and harsh urban boundary” misses the point entirely that the shape of the park has been maintained, albeit with one row of houses on the eastern edge as opposed to just George Lane and the houses on the eastern side at the time.

I am passionate about preserving the heritage of this beautiful area, long derided as post-industrial and in serious decline. [REDACTED]

I [REDACTED] bringing prosperity and enterprise back to Burnley, I have incidentally rescued and fully restored the [REDACTED]
[REDACTED]

If this part of Read Park is allowed permission to scatter houses to the detriment of history and the wishes of the people of Read it can never be reinstated.

I respectfully submit my objection and trust in the application being refused.

Yours faithfully

[REDACTED]

Appendix 1

Patrons Sir Mark and Lady Lennox-Boyd : President Mr Robert Parker DL



Lancashire Gardens Trust *Conservation & Planning Group*

7 January 2018

Your ref: APP/T2350/W/17/3185445

Alison Bell
The Planning Inspectorate
Room 3/O
Temple Quay House
2 The Square
Bristol
BS1 6PN

By email only to Appeals Casework Portal

Dear Sir/Madam

Appeal Case APP/T2350/W/17/3185445
Planning Application No: 3/2016/1192; Outline Residential Development for
50 units including reserved matters for access;
Hammond Ground, Whalley Road, Read, BB12 7QN

The role of the Lancashire Gardens Trust (LGT) is to promote the enjoyment and conservation of Lancashire's designed landscapes, through their study, recording, promotion and protection. LGT is part of the national Gardens Trust, the statutory consultee for planning applications in relation to landscapes on the Historic England Register, and LGT acts on behalf of The Gardens Trust within the historic County of Lancashire.

LGT objected to the above planning application by letter dated 16 March 2017, based on the significance of Hammond Ground as an integral part of a non-designated heritage asset, its relationship with Read Hall and Read Park, and the adverse effects on the heritage asset if part of Hammond Ground were to be developed.

The appellant has presented additional documentation namely the Statement of Case, An Historic Environment Desk-Based Assessment of Hammond Ground (HEDBA), Heritage Assessment, and the Hearing Statement in Relation to the Design, Landscape and Visual Matters. We have reviewed these documents, as well as visiting the site. Whilst this documentation has provided some of the outstanding research information necessary to understand the history and significance of the site, we consider that the interpretation of the evidence raises issues of concern particularly in the conclusions of the Heritage Assessment, the Hearing Statement and in the Statement of Case. These issues are detailed below. LGT's position in relation to the planning application therefore

remains as objecting to the development proposals. The application is within the historic boundaries of Read Park, and would result in a loss of part of the historic designed landscape, as well as impacting on the setting of Grade II* listed Read Hall. Such country houses and their parks are very important in terms of architecture and landscape design as they indicate the County's growing wealth in the 18th and 19th centuries.

Primary Issues of Concern

1 Archaeology Report (HEDBA) and Land Contamination Report Plans

Map evidence shows that Hammond Ground is an integral part of Read Park. The Greenwood Map (1818) shows the extent of Read Park covered by a green tone (see Figure 5 in HEDBA with the tone covering Hammond Ground). Similarly the First Edition OS Map of 1848 shows Read Park including Hammond Ground shaded through with the dense dotted OS notation, used to indicate 'Parks and Ornamental Ground' as described on the Ordnance Survey Characteristic Sheet for Six Inch Engraved Maps (not actually included in the Reports). However, this notation is absent in the figure showing 'Historical Mapping Legends' within Part 2 of the Land Contamination Report. The scan quality of this 1848 map in both the Contamination Report, and also the scan in the Heritage report is of such light contrast to render the shading not visible. Indeed many of the features of this important map cannot be seen. However, the version of the 1848 map in the HEDBA Archaeology Report (Figure 7) is clear and should be treated as definitive.

The shading used by the OS to indicate the 'Parks and Ornamental Ground' of Read Park is shown on the OS plans of 1895, 1912 and 1932, and in each case Hammond Ground is included in this extent.

Hammond Ground lies immediately south of an area of gardens and woodland named 'Stanleys' on many of the OS maps. This area has a network of paths and trackways linking to the more formal rectilinear arrangement of paths closer to Read Hall which forms a promenade among the trees having the character of a 'wild walk', or a picturesque walk. Features within Stanleys which would form attractions to garden users, including the 'Grotto' and the lake to the north of Clough Syke show that this part of the grounds of Read Hall were designed for enjoyment by visitors to the gardens rather than simply as access tracks to woodland or farmland. Some of the paths within Stanleys also give direct access to Hammond Ground, as shown in Landmark Plan 1893 OS 25". From the elevated land at Stanleys a prospect over Hammond Ground could be enjoyed demonstrating a Picturesque landscape giving contrast between light and shade. A wider enlargement of the 1848 map is required from Lancashire MARIO than those currently available in the application documentation in order to give a full understanding of the points described above. The map evidence shows Hammond Ground to be an integral part of the design of Read Park, and its landscape setting.

Therefore, Hammond Ground is not solely land in agricultural use but part of a designed landscape. The 1848 OS Map and later maps show peripheral woodland belts to the east along George Lane and partly to the south, with an extension eastwards from Clough Syke. These woodlands are designed features, with the partially open southern boundary allowing views through from the prospect at Stanleys, with the woodland belts on the east and west framing this view. The parkland within Hammond Ground is open pasture without hedgerows, the field boundaries being removed to create a Picturesque landscape. The Hearing Statement (paragraph 2.17) describes the removal of hedgerows within Hammond Ground as merely part of changing farming practices, but

the creation of parkland was contemporary with the building of Read Hall and the formalisation of the wider Read Park.

The HEDBA ascribes Read Park as being within Historic Landscape Characterisation (HLC) categories of Ancient and Post Mediaeval Ornamental and Ancient and Post Mediaeval Woodland, (Figure 3 in Appendix 6) which covers the greater area of the Park, including Hammond Ground. Notably these HLC categories are given regional significance, partly due to rarity, (see first paragraph of Chapter 5, page 9). The report goes on to explain the illustrative historic value, evidential value, and aesthetic value of the site. However, there is a lack of concurrence with the interpretation of significance in this report from that made in other reports, namely the Hearing Statement and Statement of Case.

2 Heritage Assessment

This Assessment makes no mention in paragraph 3.26 of the Parkland notation on the 1848 map covering Hammond Ground.

Paragraph 3.37 considers the setting of Read Hall itself and sets out the concept of 'core setting' as well as that of the wider setting, whereby physical and historical association are considered to be more important concepts than views in and out. This disregards the fact that originally views from Read Hall over the wider landscape were created before the industrialisation of the Calder Valley, after which more screen woodland was needed. It also disregards the relationship of Hammond Ground to Stanleys as described above. The precedent of the recent Planning Court decision in relation to the s228 challenge to the Inspector's decision on Kedleston Hall is also relevant to Read Park and its setting.

Paragraph 3.53 accepts that Hammond Ground 'may have formed part of the fringes of the Park in the later nineteenth century' but 'it is unlikely to have formed part of the formal designs of the Read Hall parkland'. This statement ignores the evidence of designed landscape shown on the 1848 OS map, and subsequent editions, and the indication of Park on the 1818 map, as set out above. The map evidence shows Hammond Ground to be an important part of Read Park from the time of the building of the current mansion. Paragraph 3.55 also wrongly states that the design concept for the Park does not extend to Hammond Ground.

The conclusions in the executive summary of the Heritage Assessment argue that Hammond Ground has low significance, even though it is regarded as 'indivisible from wider landscape setting' of Read Park. However, such indivisibility suggests that any development of Hammond Ground would have a significant effect upon Read Park as a whole. The executive summary concludes that the overall significance of Hammond Ground would be retained if a small part of the land were to be developed. The LGT considers that the development any part of Hammond Ground would have an adverse effect on the significance of a valuable heritage asset.

Paragraph 4.9 notes that LGT has not yet undertaken a Statement of Significance for Read Park. However, the current application has brought to light history, assessments and a greater understanding of this site which would assist in producing such a Statement which LGT considers is still appropriate.

3 Statement of Case

This document displays a selective approach to the heritage evidence contained within the supporting reports and in paragraphs 50 and 51 specifically disregards conclusions from the HEDBA. In paragraph 51 the statement is made that 'Hammond Ground possesses none of the planned landscape features of the immediate parkland setting of Read Hall'. As we have argued above, map evidence and the presence of a number of planned features such as perimeter woodlands related to a prospect from the gardens on the north, all indicate a parkland which formed an important edge to a designed landscape.

Paragraph 54 asserts that there is limited historical association and physical relationship between Hammond Ground and the immediate parkland of Read Hall. This is also incorrect as argued above. Similarly the final statement that the appeal site does not form part of Read Hall parkland is not correct.

For the above reasons LGT sustains its objection to the proposed development of part of Hammond Ground which is an integral part of the designed landscape of Read Park.

If there are any matters arising from this letter please contact me, by email

[REDACTED]

Yours faithfully

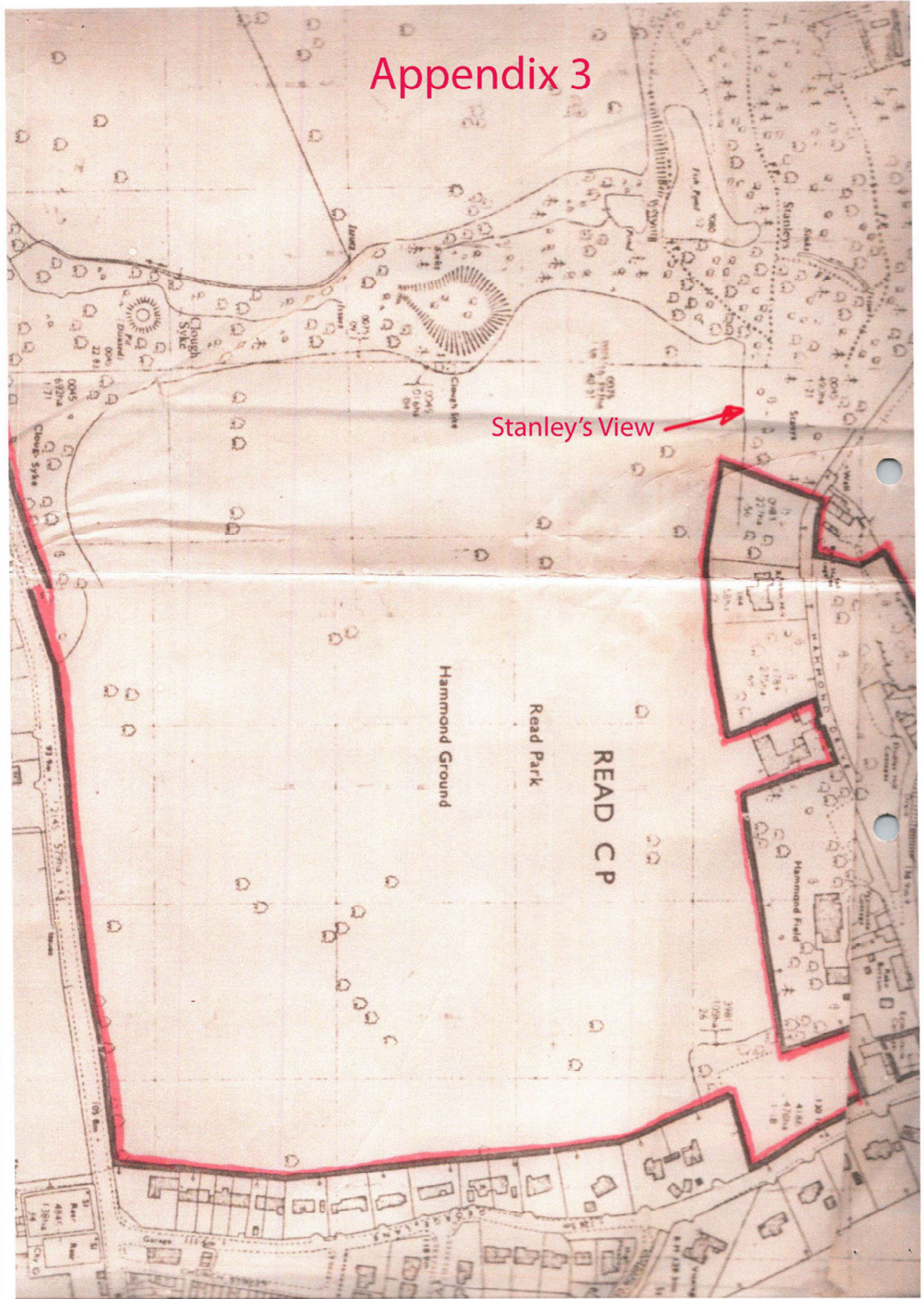
[REDACTED]



Appendix 2

Appendix 3

Stanley's View



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 July 2026 14:17
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-853227947

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Address of Development: Hammond ground

Comments: I object & am very concerned at the planning application to build 80 homes on Hammond Ground in Read. I regularly drive through the village in rush hours & Whalley Road is extremely busy. With regular traffic's jams, delays & long queues.

As a [REDACTED] I worry what impact another 160 cars (2/household) could have on school traffic in & out of Read. With no local shops etc in the village, a limited bus service & no other public transport links - the majority of residents here would drive.

In addition there are very limited public services in Read which puts further pressure on services in Padiham which are accessed by the residents of Read. Padiham group practice (doctors) is over subscribed & it's impossible to get an appointment. There are no nursery's in Read & the good ones in Padiham now have a 9 month waiting list.

And capacity of secondary schools in the ribble valley are already under the strain of the multitude of developments that have happened in Barrow, Whalley & Clitheroe over recent years. Leaving children from wider areas of the ribble valley (including read) with Accrington & Burnley secondary placements - with low performance records.

Urbanisation of a 'village' & open landscape without any infrastructure to properly support the residents is reckless & impacts all surrounding local areas & residents.

Furthermore the impact to the local countryside & historic landscape around Read Hall is irreparable. And only opens the doors to further developments. Directly impacting the 'draw' of the 'ribble valley'. Which is now becoming a 'sea' of new build estates with villages merging into one another. Having grown up in the ribble valley I was costed out of the area - and now live in Padiham. These expensive, low quality houses don't do anything to support the existing local residents of the ribble valley - but only draw more outsiders in.