

PLANNING APPLICATION NO. 3/2026/0356

GRID REF: 376948 434530

PROPOSAL: Erection of 77 dwellings and creation of community parkland, with vehicular access from Whalley Road and associated infrastructure, parking and landscaping

LOCATION: Land at Hammond Ground, Whalley Road, Read BB12 7RP

I would like to register my objection to the above planning application due to the following concerns:-

This area is designated as parkland, the main definition of which is grassland regions or managed wood-pastures that feature veteran trees, grazing animals and a mix of shaded and sunlit ground flora. To allow the construction of a housing estate on this type of land would be detrimental for many reasons.

CHARACTER OF READ VILLAGE

Hammond Ground is a definitive characteristic of Read village, not simply from an aesthetic point of view but also its historical and environmental importance and I would question who would benefit from the building of this development, other than the developers themselves and the current off-shore land owners. The character of the village would be irreversibly altered if this development was to go ahead.

PREVIOUS PLANNING APPLICATION REFUSALS

Planning permission has been refused on several occasions in the past, the most recent application for the erection of 50 dwellings was refused and dismissed on appeal at the highest level due to concerns that the area's landscape value and parkland character would cause unacceptable encroachment into the countryside. This reason remains to this day and I believe is the primary reason why this application should be refused.

EFFECT OF THE LOSS OF HAMMOND GROUND ON LOCAL RESIDENTS

The loss of Hammond Ground parkland would have a significant effect on the local community. The residents of George Lane and sections of Whalley Road would lose views of open countryside, and while I realise that no one is entitled to a view, these houses were designed specifically to take advantage of the beauty that Hammond Ground offers from their main living areas and residents would be deprived of the quality of life they currently enjoy. To look out onto Hammond Ground and see sheep and cattle grazing, lambs in springtime and different species of birds and animals is a great pleasure. Experts often highlight the importance that the countryside contributes to our mental health and well-being and the loss of this green, open space would only be detrimental to this.

EFFECT ON WILDLIFE

Hammond Ground is host to a diverse range of wildlife, from many species of birds to foxes, deer and badgers - even a pair of herons regularly visit! These animals and the insects, other creatures and plant life that inhabit the locality are extremely important to the eco system of the area and would be lost or displaced if the land was developed.

INCREASE IN TRAFFIC

The current amount of traffic travelling through Read is excessive during daytime hours, and at peak times is even worse, causing traffic jams and difficulty accessing the A671 from side streets. The A671 is the main link road to and from the M65 motorway and is heavily used by all types of traffic including many HGVs. This has taken its toll on the village's road surfaces which are in very poor condition in many places and often need to be repaired at great expense and causing even more inconvenience.

Vehicles are regularly driven through the village at excessive speeds. Several RTAs have occurred, including a fatality on the A671 adjacent to the proposed development. The boundary wall [REDACTED] causing over [REDACTED] The construction of 77 dwellings would result in at least 100 additional vehicles (which I believe is a conservative estimate) travelling in and out of the village on a daily basis. This increase in traffic would put even further strain on what is already an horrendously busy stretch of road.

The proposed access and exit point of the development on the A671 is very narrow and appears to be located at a very dangerous position. This would cause increased risks to drivers of all types of vehicles and pedestrians. Attempting to cross the road on foot at this point, especially for people with mobility issues, would be hazardous to say the least. The pavement adjacent to the proposed development is narrow and is certainly not suitable for wheelchairs or prams. No provision has been made for any kind of pedestrian crossing point.

Levels of noise and pollution would increase due to the increase in traffic.

LOCAL AMENITIES

The development would house approximately 230+ extra residents in Read (based on an average of 3 people per household). There are no GP or dental surgeries in Read, which would mean even further pressure would be placed on the medical centres in Whalley and Sabden. These are already overstretched, resulting in even longer waits for GP or treatment appointments.

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LOSS OF NATURAL LIGHT

The proposed development and height of the properties would seriously reduce the amount of natural light to the existing properties on George Lane. By my analysis, due to the proposed height of the houses, the current properties would lose the light as early as 3.00pm in winter and around 7.00pm at the height of summer. (Currently in winter 4.15pm and 9.45pm in summer.)

DEVELOPER'S PLANNING APPLICATION

On reading their submission, the developer has not carried out many important requirements. For example, the application states that a local consultation has taken place. This 'consultation' consisted of an A4 sheet of paper posted through the letterboxes of some – not all – local properties, showing a coloured picture of the proposed estate. The legend was printed so small that it was impossible to read, even through a magnifying glass! No details regarding lighting, management or maintenance of public access areas were given.

The developer states that the provision of an acoustic fence will have no impact on the outlook of the residents of George Lane as it will not be overlooked by the main living areas. This statement is incorrect and has obviously not been investigated, as the main living rooms and gardens of all the properties on George Lane face Hammond Ground, taking advantage of the beautiful views it affords. I would also question the close proximity of the acoustic fence to the houses. Also, the proposed position will have no effect whatsoever in reducing traffic noise.

The proposed dwellings are described as 2.5 storeys, yet on a different development by this company, the same houses are described as 3 storey. This appears to be an attempt to mislead.

The above are just some examples of the developer displaying a lack of the necessary in-depth investigation that such an important issue requires and does not instill confidence in the developer's integrity.

These examples give rise to concern that if this submission is approved, the developer will disregard important requirements set out in the planning permission. There is evidence to support this concern, as similar issues have already arisen in other developments undertaken by this company, including the development in Worstholme, Burnley.

ARE MORE HOUSES ACTUALLY NEEDED IN READ?

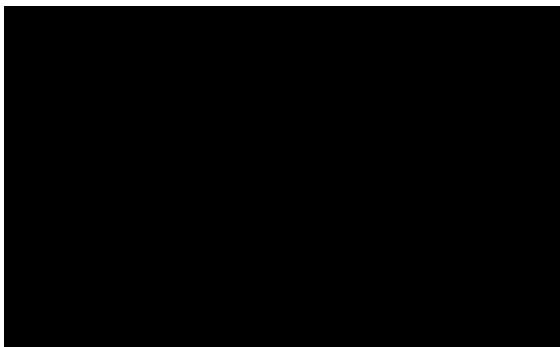
There are approximately between 150 and 200 houses for sale or rent in Read and the surrounding area at any one time. This suggests there is ample housing stock available for those wishing to re-locate to, or move within the area

CONCLUSION

The proposed building of 77 houses may well be just the start of a much larger development. It would be much more difficult to refuse further development plans in the future if this application is passed.

If this development is allowed to proceed, a beautiful, historic and important area of Read village will be lost forever.

I would respectfully ask that this planning application is refused.



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 19:44
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852193147

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Land at Hammond ground, Whalley road, read.

Comments: I think it a ludicrous plan given the traffic congestion the village is already struggling with.

It's also not going to stay at only 77 houses no one is that gullible to believe that!!

The wild life that we will lose!! The natural habitats !! It's so very unfair and unnecessary !

Statement of Objection

Planning Application 3/2026/0356

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

Name of Objector: [REDACTED]

Address: [REDACTED]

Date: June 24th 2026.

My Details

We purchased the property in [REDACTED]

At the time of purchase [REDACTED]
us a [REDACTED] However, its location [REDACTED] beautiful landscape of Read Park with its open aspects and countryside outlook helped us assess that the risk was worth taking.

From 2020 to today we have sacrificed many things, [REDACTED]

[REDACTED] to the home we enjoy today.

The house was designed with the main outlook windows overlooking the park taking full advantage of the sunsets, wild life and indeed the grazing farm animals, all adding to the ambience that the open parkland always offered.

My overall concerns are that this proposed project will permanently destroy a high-value landscape, replacing natural green space with a dense housing estate. Of particular concern is the introduction of multi-story dwellings, an intrusive road network, street lighting and extensive boundary fencing.

As a result, this urbanisation will fundamentally alter the beautiful rural character of the area, severely impacting our everyday lives, as well as of everyone in the community.

It is my belief that the developer has by no means investigated the full significance of the role and value that this area of countryside offers to the people of Read, and the surrounding area.

The details relating to my objection

The Ribble Valley Local Development Plan Strategy states, that sustainable growth should be managed while meeting housing and employment needs and protecting the borough's distinctive landscape and environmental heritage.

The overarching aim of this strategy is to improve quality of life within local communities and should be applied to any development submission in the Ribble Valley, outlined by the following points...

1. Respects the character of the area.
- 2 Protects the environmental aspects of the area
- 3 The style and quality of the design.
- 4 Takes into consideration the safe guarding of the residential amenity.
- 5 Ensures road safety.
- 6 Complements / enhances the green infrastructure

Regrettably, the proposed development of Read Park falls far short of several of the principles set out in this Local Development Plan Strategy.

Finally, I wish to emphasise that my objections are not based on a "not in my back yard" attitude, but on a genuine desire to protect this area of countryside from unnecessary development. I therefore conclude that this submission is poorly considered and lacks sufficient depth. It fails to meet several important criteria set out in the Ribble Valley Local Development Plan and should therefore be rejected.

The Location of Read Park Hammond Ground and its relevance to the surrounding area

Read Park Hammond Ground is an attractive part of the Ribble Valley countryside. Situated in open countryside beside the village of Read it is an intrinsic contribution to the village setting.

The landscape and heritage enhance the character of the area, and building houses on it would harm the quality of life of people in the village.

Its open unobstructed views entering and exiting the village are a vital contribution to what gives Read and Simonstone their identity as beautiful towns and villages in the Ribble Valley.

To replace this vista with an estate of houses, cars, roads and lighting would be immeasurable in terms of loss to the Ribble Valley.

Environmental Heritage

This area of countryside has a rich local heritage with its important historic links to Read Hall. Documentation records associations with the Pendle witches and with the Battle of Read Bridge, also known as the Battle of Whalley, fought in 1643 during the English Civil War.

This should be a key consideration for the council and should be given the weight it deserves under the Ribble Valley Local Development Plan. The plan clearly states that heritage should be protected and enhanced, not lost.

Wildlife Considerations

The countryside in this area also supports a rich variety of wildlife, including deer, foxes, songbirds nesting in the trees. Bats often are seen using the open spaces at night. A badger sett beside the park has also been observed. These habitats and species should be properly considered before any development is approved.

Summary of this section

In summary it is my belief that the developer has by no means investigated the full significance of the role and value that this area of countryside offers the village of Read and the surrounding area.

I believe the developer has deliberately understated the character and significance of this area, giving it a lower value than it truly deserves.

It is imperative that the council, to satisfy the edicts of the R.V.L.D.P, must be satisfied that the developers have sufficiently undertaken the appropriate analysis of the area to justify their submission.

Previous submissions and subsequent refusals

Over the years, several proposals have been submitted to develop this land, including schemes for a golf course and housing. The most recent application, submitted in 2016, sought permission for 50 homes. It was refused by the council and subsequently dismissed on appeal, with the planning inspector identifying the following concerns:

The inspector concluded that the development would cause significant harm to the area's landscape value and parkland character and would amount to an unacceptable encroachment into the countryside.

In summary the proposed development conflicts with the Ribble Valley Core Strategy, as the same foundational concerns regarding rural harm remain unaddressed. Therefore, previous decisions to refuse development in the open countryside must be upheld.

Location of the Proposed Development

The map lines shown in the Ribble Valley Local Development Plan Strategy indicate that Read Park Hammond Ground lies outside the boundary of Read village. It therefore does not form part of any housing allocation for the village. For this reason, the proposal represents an encroachment into open countryside and should be rejected.

Development Plans

Applethwaites states in its submission that the development is "landscape-led", implying that the proposal has been designed to be sympathetic to the surrounding landscape.

I question this as a contradiction in terms. The basis for this is as follows

1. Having reviewed the overall layout and proposed house types, I do not believe the design is sympathetic to the surrounding area. It appears to follow a standardised housing design seen elsewhere and offers little that reflects or enhances the character of Read Park Hammond Ground.
2. The description of these houses as 2.5-storey dwellings appears misleading. The same builder appears to describe the same house style

on another development as a three-storey, five-bedroom property. The council should therefore treat these homes as three-storey properties, and their additional height should be given significant weight when deciding whether to reject the application.

3. These properties would be positioned so close to existing homes that they would be intrusive. The plans also show a clear lack of meaningful landscape buffers, with no evidence of natural screening such as trees, hedges or shrubs that could provide separation from the proposed houses.
4. The proposed 2.4 metre acoustic fence running parallel to George Lane is a particular concern and appears to contradict the claim that the development is landscape-led and sympathetic to the surrounding area. If its purpose is to reduce road noise, it is in the wrong location and should instead be positioned alongside the main A671. In its proposed position, [REDACTED] it would effectively just be an enclosure to mine and the other houses on George Lane, depriving people of openness and outlook with a consequential effect on the quality of life.
5. The developer is further misleading with the submission that claims the fence will have no effect on the outlook as it would be positioned at the back of the houses on George Lane and therefore not overlooked by the main rooms. This is an incorrect submission as every property was built and designed with its main rooms to take full advantage of the countryside outlook. This is just one more example of the developer attempting to mislead the council.

In summary, this application appears to be for a standard, quickly delivered housing scheme with little aspirational design and insufficient sensitivity to the area's local character and heritage.

The Public Area

The developer has highlighted the proposed plans for the remaining undeveloped part of the site, presenting this area as a compromise for the development and one of the principal benefits of the scheme.

I would urge the council to treat the developer's claims with caution, particularly the assertion that this area would benefit the surrounding community by providing accessible countryside for public use.

My reasons for this caution are as follows.

1. There is no detail explaining on how this area would be managed.
2. It is unclear who would be responsible for maintaining the area and managing any associated health and safety obligations.
3. Who will pay for its maintenance.
4. There is no information about proposed management standards or the legal requirements that would apply to the area, post development.
5. It is unclear whether the current owners would remain responsible for the area's upkeep and maintenance, or whether the land would be transferred to new owners.
6. The proposed open space includes a network of paths, but it is unclear whether these would be supported by lighting, security measures, public information signage or rubbish bins, all of which would require long-term maintenance and oversight

In summary, without a proper maintenance schedule and effective supervision, this open space could quickly become neglected and may encourage antisocial behaviour.

The council should recognise that this part of the submission lacks sufficient detail and should give it limited weight when deciding whether to approve the application.

Parking for visitors

Visitor parking must be properly considered. If the proposed open space is intended to attract people to the area, as the developer claims, the availability and impact of visitor parking must be fully assessed.

There is currently no safe or dedicated visitor parking available. The only practical parking is on nearby side streets, which are already heavily used by residents, with some having to park on parallel streets away from their homes.

This issue should be given proper weight when assessing the developer's claim that the scheme would create a beneficial public open space.

The A 671 Whalley Road

This main road is now the main artery which flows from the M65 into Clitheroe and surrounding areas. From 7.30am till 9.30am and 3.30pm till 6.30 it is gridlocked.

The council should consider that the proposed estate could add approximately 130 vehicles to the local road network, worsening the already serious congestion on the A671 and increasing delays for commuters and other road users throughout the day, not just at peak times.

Accident Awareness

Although this section of road is subject to a 40mph speed limit, actual traffic speeds appear to be significantly higher. The plans show the location of the entrance and exit points are positioned on the stretch where the road is at its fastest. This should be considered when assessing the safety of vehicles entering and leaving the proposed development.

As a footnote.

Over the years, this section of road has experienced numerous accidents, including one fatality. In recent months, there have been five serious incidents.

Entry and exit issues

The developer is proposing visibility splays to demonstrate that safe access to the estate can be achieved.

This once again proves that the developer is proving to demonstrate a lack of information when presenting the plan.

1. The developer states that he will be not removing the boundary hedges or wall
2. The road is not wide enough to allow vehicles to safely enter and leave the development; an additional lane would be required.
3. Visibility splay requirements state that drivers' sightlines must remain clear and unobstructed by fences, hedges or other vegetation.
4. The proposed visibility splay is very close to a blind bend, where traffic speed reduces from 50 mph to 40 mph. In practice, this speed reduction is not always observed by drivers.
5. There appears to have been insufficient consideration of wider safety issues on this section of road, including cyclists, and pedestrians. Also there is no consideration to the seasonal growth of bushes and trees, parked delivery vehicles and refuse wagons.

The developer's submission again lacks sufficient detail. Unless these access and safety concerns are fully clarified and resolved, the council should not grant planning permission.

Footpath Entrance

The plan shows that there would be an entrance to the estate through a gap in the wall [REDACTED] This entrance with its proximity [REDACTED] me and my family of the privacy we have come to enjoy. I also believe that, given previous experiences, the potential for damage and physical intrusion will be greater. Added to this and once again with my experience, we may be subject to examples of other examples of unsocial behaviour siting rubbish and even vandalism.

Drainage

Due to the topography of George Lane, surface water from Whins Lane and the higher ground is likely to flow downhill and could become trapped by the proposed houses facing the existing properties on George Lane.

in important technical detail with a disregard for its responsibilities which is almost bordering on arrogance.

I trust that with its lack of the necessary detail and with many questions left unanswered the planning council accordingly refuse the planning permission for 3/2026/035

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 19:21
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852186602

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: 77 Houses Proposed for Hammond Ground, Read

Comments: As an individual who is familiar with this site and Read as a whole, I wish to object to this development which seems to be of the wrong type and in the wrong place.

It will result in:

The loss of important, open countryside and historic parkland;

Increased traffic and road hazards on already congested roads;

Pressure on schools, GPs and drainage infrastructure;

Harm to wildlife and biodiversity.

It will seriously impact on village identity and character, extending the scale of urbanisation of the village edge.

There will be serious damage to the attractive countryside setting of Read village and it will pave the way for further large-scale developments in the vicinity in the future.

I hope that the planning authority will reject these proposals.

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 19:18
To: Planning
Subject: Application 3/2026/0356

⚠ External Email

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

Objection to planning application 3/2026/0356 From [REDACTED]

[REDACTED]

FAO Lyndsey Hayes.

Objections:-

1) This is the same parkland, the same harm and substantially the same scheme that was dismissed on appeal in 2018.

2) Unless there has been a material change since then the law requires the Council to reach the same conclusion. There has been no material change.

MAIN CONSIDERATIONS:-

- a) loss of open countryside and historic parkland.
- b) Impact on village identity and character.
- c) Increased traffic and road safety concerns.
- d) Pressure on schools, GPs, and drainage.
- e) Harm to wildlife and biodiversity.
- f) Urbanisation of the village edge.
- g) Risk of further large scale development in the future.

I also adopt and endorse the document submitted by [REDACTED] chair of the Hammond Ground community group. I make the same submissions.

[REDACTED]

29/6/26.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 19:02
To: Planning
Subject: 3/2026/0356 - Hammond Ground Objection

⚠ External Email

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

Dear Lyndsey Hayes,

I am writing to formally OBJECT to the planning application for the erection of 77 houses at Hammond Ground, Whalley Road, Read, Lancashire.

As a resident of [REDACTED], whose home is directly vulnerable to water run off from this site, I have severe concerns regarding flood risk and drainage.

My objections are:

1 - Increased flood risk to my property.

The developers Flood Risk Assessment note the site is in Flood Zone 1, it fails to adequately account for the soil behaviour of Hammond Ground. Hammond Ground currently acts as a natural soak away for heavy rainfall, replacing the greenfield with 77 houses, access roads, concrete foundations and driveways will severely limit the ground absorption. This will heavily increase the volume of surface water run off displacing this excess water directly downhill, and as [REDACTED], this will run directly onto [REDACTED]

2 - Non compliance with Ribble Valley, Core Strategy Policy DME6 Policy DME6, dictates that development must not increase flood risk elsewhere and should utilise sustainable drainage systems. This proposed drainage strategy is insufficient to deal with the sheer scale of displaced water during extreme weather events. The developer has not proven that their strategy can safely capture 100% of the displaced run off within the site boundaries without it impacting the already established neighbouring homes.

3 - Direct impact on residential amenity.

Under policy DMG1, the development must be sympathetic to existing and residential safety. The excess water which will run off the development, entering my boundary, poses an unacceptable risk of property damage, waterlogging of my land as well as debris from the roads which will need to be cleaned/swept. This breaches local amenity protections.

I strongly urge the planning committee and Lead Local Flood Authority to independently assess the drainage constraints of this specific location before any decisions are made.

I request that this application be refused on the grounds of unacceptable off site flood risk.

Please keep me fully informed of the progress of this application and any committee dates.

Yours sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 18:45
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852179652

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground Read

Comments: Huge impact on traffic, road access, school & infrastructure cannot support further deveopment
Wildlife, biodiversity green areas, trees
Flood risk.

[REDACTED]

From: [REDACTED] >
Sent: 29 June 2026 18:16
To: Planning
Subject: ref 3/2026/0356 t

 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.

My name is [REDACTED] and I am a resident of [REDACTED] and I wish to formally object to this planning application of building houses on Hammond ground

This proposal would result in the unnecessary loss of valuable green space that is of significant importance to the local community. The site forms part of an open landscape that contributes greatly to the character of the area, and development would lead to the urbanisation of what is currently an attractive and undeveloped setting.

I am also deeply concerned about the impact on the local infrastructure. The surrounding roads are already busy, and there does not appear to be a safe or suitable access route into or out of the proposed development. Increased traffic would create additional congestion and raise concerns for the safety of motorists, pedestrians and cyclists.

The development also has the potential to damage the surrounding land and negatively affect the natural environment, wildlife habitats and drainage of the area. These impacts have not, in my opinion, been adequately addressed.

Furthermore, this proposal would cause harm to the historic landscape associated with Read Hall. The setting of this important historic asset contributes significantly to its heritage value, and introducing modern development into this landscape would erode its historic character and significance.

For these reasons, I strongly urge the Local Planning Authority to refuse this application in order to protect our green space, preserve the historic landscape, and prevent further pressure on the local infrastructure.

From a [REDACTED] resident who does not need her views ruining
[REDACTED]

Sent from [Outlook for Android](#)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 June 2026 18:09
To: Planning
Subject: Planning Application Comments - 3/2026/0356 FS-Case-852168776

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0356

Address of Development: Hammond Ground, Read

Comments: The proposed development would increase the strain on the already inadequate infrastructure. There are significant traffic problems in, and through, the village and the addition of 77 houses would add another 100+ vehicles to local traffic.
The loss of Hammond Field to development would detract hugely from the attractive rural setting of Read village.