

A subcommittee meeting of the Parish Council was held at **Read & Simonstone Village Hall, 6 East View, Read, BB12 7PS on Wednesday 24<sup>th</sup> June 2026 at 12.00 pm to discuss the response of Read Parish Council to planning application 3/2026/0356.**

**Present:** Councillors: Neary, Pollard, Hacking, McKelvey & Greenhough

**In attendance:** Clerk A Haines.

**1. Recap of Read Parish Council minutes relating to Hammond Ground Development in June 2026.**

Item 5 public participation Read Parish Council statements in response to Hammond Ground Community Group: Cllr R Hanson referred back to a decision item earlier in the year when RPC were asked about sites. We all know that tier 2 villages are being asked to look at development sites. We are not only listening to Hammond Ground but to the whole of the village through responses filled in the previously hand-delivered parish plan. We have to look at the broad village, and we will take this into account when we form our response. Our voice is only as loud as people in village individually, we can try and speak to councillors on planning committee if this is called in.

We can try to steer development to a location that is best for the village to try and prevent many houses is being built. All other locations would increase traffic issues through the village. We aren't for development, but we are trying to manage it without having the village doubled in size.

**2. Recap of latest correspondence received from Hammond Ground Community Group**

Hi Richard

I hope you are well.

I wanted to get in touch following the public meeting held at the Constitution Club last night regarding the proposed Hammond Ground development. We had hoped you'd be able to attend, and I must admit that many residents were disappointed that you were unable to be there. Cllr Peplow did a great service in explaining his views and fielding a number of questions from the considerable audience.

The meeting was very well attended, with strong local interest in the application and a significant number of questions raised about the potential impact of the development on the village.

Now that the full planning application and supporting documents have been submitted, we would welcome the opportunity to meet with you to discuss the proposal in more detail and better understand your views on the scheme and the issues being raised by residents.

Would it be possible to arrange a meeting at a time and place convenient to you over the next couple of weeks? We would be happy to come to a location of your choosing, or we can meet with individual councillors if this is preferable.

As you will appreciate, there is considerable concern within the community regarding a range of issues, including landscape impact, highway safety, drainage, heritage considerations and the management of open public space. We believe it would be helpful to have an open discussion now that all of the detailed information is available.

I look forward to hearing from you and hopefully arranging a meeting soon.

Kind regards,

Mark Murphy  
On behalf of the Save Hammond Ground Steering Group

Cllr R Hanson to meet with Mark Murphy on 25<sup>th</sup> June 2026 to discuss response of Read Parish Council.

### **3. Views shared on RPC response to development by Councillors unable to attend meeting**

Sorry but I will not be able to the meeting today, but it is difficult to see what objections we can add to those expressed on previous similar occasions. The only difference to previous applications is in the detail of what is proposed and the reality of the open parkland.

I note that the building group involved specialises in building luxury homes not “affordable” ones. Judging by applications in Whalley and Langho, I think that we may not successfully stop the development.

Cllr Anderson

I’m meeting with Mark Crabtree on Thursday evening and I’m away at the moment until then. We should be mindful of the decision we took earlier this year regarding development sites in the village, along with the results of the parish plan, residents objections and other local groups aims for public access to privately owned land for off road access for walking, cycling and horse riding which was also raised in responses to the parish plan.

Cllr R Hanson

### **4. Summary from Hammond Ground meeting on the 18<sup>th</sup> June**

Cllr Pollard gave a brief summary of the meeting held by Save Hammond Ground Steering Group on the 18<sup>th</sup> June.

### **5. Drafting of response to planning application**

Read Parish Council wishes to object to the planning proposal 3/2026/0356 on the following grounds:

1. The impact of this development on an already overstretched highway with a 40 mph speed limit and inadequate infrastructure would cause serious additional congestion through the

- villages of Read and Simonstone. Read, unlike Whalley and Clitheroe, was not fortunate enough to obtain funding for the by-pass planned during the 1980's and still remains a bottleneck on the main route to the M65. Until a bypass is constructed avoiding Read and Simonstone it is not a suitable area for a development of this size. Furthermore, the 30mph speed limit would need to be extended to the far end of the village past the development.
2. The proposed development does not meet the requirements of our parish. Our parish plan (gathered from resident feedback in 2024 and valid until 2034) clearly indicates that any development should consist of starter homes and bungalows, not 4- and 5- bedroom houses of which there are plenty in the village already.
  3. It appears that the current proposal is intended to be expanded in future years to include the whole of Hammond Ground which will seriously impact on the rural aspect and eventually result in the creation of a small town. We are highly concerned that by developing in small incremental steps the developers will avoid incurring any necessary supporting infrastructure and traffic management costs themselves.
  4. There does not appear to be any proposals in the application to mitigate the effects that the development will have on current village infrastructure, including childcare provision, medical services and utilities infrastructure.
  5. There is insufficient clarity on the open space aspect: how open access will the site be? What Public Rights of Way (PROW) will be in place for the whole parish of Read to utilise, and are these guaranteed to be safeguarded from future development? Will public access connect to any other existing village rights of way such as along Hammond Drive? There needs to be connections to other Public Rights of Way in order for people and children to access village facilities safely on foot/bike, as the main carriageway along Whalley Road has a 40 mph limit, permits significant traffic from HGVs and pedestrians can only currently utilise a very narrow walkway that is insufficient for wheelchairs or large prams.
  6. Being mindful of recent developer failings associated with the Meadowview Estate in our parish, we want to avoid any possibility that the parish council will be responsible for the maintenance of grounds, emptying of bins, etc in future years. Our precept is a mere £14824 and will have to be raised significantly to cover the costs of maintaining a housing development and parkland of this size.