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Phone: 

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Your ref: 3/2026/0149

Our ref: 3_2026_0149-LCC

Date: 13th March 2026

FAO L Hayes

Dear Ms Hopkins,

**Application 3/2026/0149: EIA Screening Opinion for the proposed development of approx. 80 dwellings with new access and internal roads, associated drainage and utility infrastructure and public open space.
Land at Hammond Ground, Whalley Road, Read BB12 7RP**

Thank you for your consultation on the above application. The site forms part of the landscape park of Read Hall, established in the early 19th century by George Webster for John Fort of Sabden and following the 'picturesque' style of Capability Brown and Humphrey Repton. It was assessed by both Manchester Metropolitan University and the Lancashire Gardens Trust, who considered it worthy of inclusion in the statutory Register of Parks and Gardens, although this does not seem to have been followed up by Historic England. It has also been put forward for inclusion in the Local List. It is possible that it once formed part of the deer park at Read, for which a royal charter was obtained by John Nowell (d. 1525) but appears to have been divided into fields prior to its depiction as a park on the OS 1:10,560 mapping of 1848 (sheet Lancashire 55, surveyed 1844-46), where the former boundaries can be traced as lines of trees. Earthwork remains of some of those boundaries can still be seen on aerial photographs and LiDAR, as can remains of 19th century quarrying and at least two former coal pits.

None of the above seems to over-ride the EIA screening assessment provided with the application but would suggest that the landscape here is of more than minor heritage value. We would strongly recommend that any subsequent planning application for development be required to include a detailed heritage appraisal, which includes the historic designed landscape here. It should also include an assessment of the potential for as-yet unknown buried archaeological remains which could be impacted by development.

Yours sincerely

Peter Iles

Planning Officer (Archaeology), Historic Environment Team

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