

Archaeological Desk-Based Assessment

Hammond Ground, Read, Ribble Valley

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Executive Summary

This archaeological desk-based assessment has been prepared by TetraTech RPS, for Applethwaite Ltd to inform a planning application for a proposed new country park and residential development of around 120 homes. It assesses c.19ha of land known as 'Hammond Ground' to the west of Read, Lancashire, centred approximately at National Grid Reference SD 7621 3463.

This report has been prepared in compliance the National Planning Policy Framework and local planning requirements to identify and provide a description of archaeological assets potentially affected by the proposed development of the site. Built Heritage Assets are discussed in the accompanying Built Heritage Statement.

There are no designated heritage assets within the site.

No designated archaeological assets (i.e. Scheduled Monuments and Registered Battlefields) are assessed to be sensitive to the proposed development.

A former sandstone quarry (PRN6185) is recorded within the wooded area known as Clough Syke towards the east of the site. This is marked on the first edition OS map from 1848. Earthworks of this former quarrying activity are clearly visible in the LiDAR data for the site. A site visit confirmed the presence of earthworks likely relating to this quarrying activity throughout the west of the site.

The **earthwork remains of two small coal pits (PRN37318)** are also present within the site. These are shown on OS mapping from 1895. One is located in the far west of the site within the wooded area known as 'Clough Syke', the other is c.450m to the northeast of this. Both are clearly visible as earthworks on the LiDAR imagery for the site. A site visit confirmed that the northernmost coal pit is visible as an earthwork. This evidence of Post-Medieval – Modern mineral extraction within the site is of no more than local significance, placing the site firmly within the wider local landscape of Post-Medieval – Modern industrial activity.

The site lies within the former **Read Park (PRN37695)**, an early 19th century landscape park surrounding Read Hall. Historic map evidence coupled with the site visit have shown that the remains of former water supply features associated with the park are present within the site. These include a cistern and well towards the northwest of the site, a water supply main running northwest to southeast across the site, and another water pipe running east to west through the south of the site. These are of negligible archaeological significance.

Well preserved earthworks of former field boundaries, as well as remnant ridge and furrow demonstrate that the site was in agricultural use from the Medieval period up until it became incorporated into Read Park in the early 19th century.

Apart from the known industrial activity within the site, the site is assessed as having a low potential for significant archaeological remains of all periods. However, a lack of previous archaeological investigations throughout the area is noted.

It is anticipated that the proposed development's actual impact on significant archaeological remains will be low.

CONTENTS

EXECUTIVE SUMMARY	I
1 INTRODUCTION & SCOPE OF STUDY	1
2 PLANNING BACKGROUND & DEVELOPMENT PLAN FRAMEWORK.....	2
National Planning Policy	2
Local Planning Policy	3
Core Strategy 2008 – 2028	3
3 GEOLOGY, TOPOGRAPHY AND SITE VISIT	5
Landscape Character & Geology	5
Site Visit, Topography & Review of LiDAR Data.....	5
4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE	7
Prehistoric.....	7
Historic.....	7
Introduction.....	7
Designated Heritage Assets.....	7
Non-Designated Heritage Assets.....	8
Previous Archaeological and Heritage Work	8
Prehistoric & Roman	9
Anglo-Saxon & Medieval.....	9
Post Medieval & Modern (including map regression exercise).....	10
Assessment of Significance (Non-Designated Assets).....	12
5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	13
Proposed Development.....	13
Review of Potential Development Impacts on Non-Designated Assets	13
6 SUMMARY & CONCLUSIONS	14

Figures

Figure 1: Site Location
Figure 2: Designated Heritage Assets
Figure 3: HER Monuments
Figure 4: HER Events
Figure 5: LiDAR Data
Figure 7: LiDAR Interpretation
Figure 7: 1786 Yate's Map of Lancashire
Figure 8: 1818 Greenwood's Map of Lancashire
Figure 9: 1848 OS Map
Figure 10: 1895 OS Map
Figure 11: 1896 Sale Particulars
Figure 12: 1924 Sale Particulars
Figure 13: 1955-1956 OS Map
Figure 14: 1965-1966 OS Map
Figure 15: Google Earth 2025

Plates

Plate 1: Views across site, looking southeast.
Plate 2: Views towards Clough Syke, looking northwest.
Plate 3: Row of trees marking the course of a former field boundary, looking southwest.
Plate 4: Earthwork remains of former coalpit, looking west.
Plate 5: Large depression towards the southwest of the site, looking west.
Plate 6: A small mound likely associated with former quarrying activity, looking south.
Plate 7: Possible modern drainage feature, northwest of site.

Appendices

Appendix 1 [Gazetteer of HER Entries]

1 Introduction & Scope of Study

- 1.1 This archaeological desk-based assessment has been prepared by TetraTech RPS, for Applethwaite Ltd to inform a planning application for a proposed new country park and residential development of around 120 homes. It assesses c.19ha of land known as 'Hammond Ground' to the west of Read, Lancashire, centred approximately at National Grid Reference SD 7621 3463 (Figure 1).
- 1.2 The site, known as 'Hammond Ground' consists of pastoral land which lies between residential areas at Hammond Drive to the north and George Lane to the east, and is bounded by the modern A671 road to the south and an area of deciduous woodland which separates it from the land to the south of Read Hall.
- 1.3 This Archaeological Desk-Based Assessment has been prepared in compliance with the National Planning Policy Framework and local planning requirements, to identify and provide a description of the heritage assets on site and the likely effects of the proposed development.
- 1.4 The purpose of this report is to identify any potential impact on archaeological assets, and the site's potential for further archaeological remains, in compliance with the Chartered Institute for Archaeologists' *'Standard and Guidance for Historic Environment Desk-Based Assessment'* (CIfA 2020). Built Heritage Assets do not fall within the scope of this document. These are addressed in the accompanying Built Heritage Statement (TetraTech RPS 2025).
- 1.5 The assessment uses data obtained from the Lancashire Historic Environment Record (HER), Historic England's National Heritage List for England (NHLE), online resources and historic mapping. A site walkover was carried out on 18 November 2025. Data was obtained in October 2025 and the findings of this report should be reviewed to ensure their continued validity after 12 months from this date.
- 1.6 The results of this study enable relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.

2 Planning Background & Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 Local Planning Policy for the site is currently provided by Ribble Valley Borough Council's **Core Strategy 2008 – 2028** (adopted December 2014).
- 2.15 The site does not currently fall under a made Neighbourhood Plan.
- 2.16 Specific policy regarding heritage which is relevant to this assessment is quoted below:

Core Strategy 2008 – 2028

Key Statement EN5 – Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to

local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

3 Geology, Topography and Site Visit

Landscape Character & Geology

- 3.1 The site, an area of land known as 'Hammond Ground', is located to the west of Read in the Lancashire Valleys and lies within the setting of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The boundary of the AONB lies to the north, not directly abutting the site, however the northern parts of Hammond ground and open land to the north comprise the intervening land use.
- 3.2 The Historic Landscape Character type for the site, as well as a large area to the west, is recorded as *Ancient and Post-Medieval Ornamental*. This relatively rare HLC type covers just 0.5% of Lancashire and is characterised by mainly later 18th and 19th century designed landscapes, created to look 'natural' with lakes, stands of trees and particular vistas. This type typically includes a historic focus, usually the principal house or its successor, around which the park was designed (LCC, 2001). In this case the historic focus is Read Hall (NHLE1164581) which lies c.215m west of the site.
- 3.3 The British Geological Survey (BGS) 1:50,000 mapping records the solid geology across most of the site as Pennine Lower Coal Measures Formation (mudstone, siltstone and sandstone). Woodhead Hill Rock and Rough Rock (sandstone) are recorded towards the north of the site. Superficial deposits of Till, Devensian (Diamicton) are recorded throughout the site (<https://geologyviewer.bgs.ac.uk/> -accessed 05/11/2025).
- 3.4 The Mining Remediation Authority records coal outcrops within the site as a series of outcrops running northeast to southwest across the centre of the site (<https://datamine-cauk.hub.arcgis.com/> -24/11/25). These outcrops were exploited by the small 19th century coal pits which are recorded on historic maps and survive within the site as earthworks.
- 3.5 The Cranfield Soil and Agrifood Institute identifies slowly permeable seasonally wet acidic loamy and clayey soils throughout the site (Soilscape 17; <https://www.landis.org.uk/soilscales/> -accessed 05/11/2025).

Site Visit, Topography & Review of LiDAR Data

- 3.6 A site walkover was carried out on 18 November 2025 in changeable weather conditions (Plates 1-7).
- 3.7 The site comprises a large, open area of pastoral land, upon which sheep were grazing at the time of the visit. A fence runs north-south across the site, dividing it into two main parcels (Plate 1). Whalley Road bounds the site to the south, while the rear boundaries of the houses fronting George Lane and Hammond Drive form the boundaries to the east and north. Dense woodland, known as Clough Syke, is included within the site to the west (Plate 2), screening views to Read Hall and the rest of Read Park, which extends further to the west.
- 3.8 The land slopes steeply from a height of c.132m above Ordnance Datum (aOD) in the northeast, to c.95m aOD in the southwest. A small watercourse runs diagonally northeast-southwest through the site, eventually draining into the River Calder, which is located c.460m south of the site.
- 3.9 A review of satellite imagery (Figure 14) as well as the LiDAR data for the site (Figures 5-6) shows that the mature trees present throughout the site are all located along the earthwork remains of banks and ditches (Plate 3), which likely represent former field boundaries. These earthworks were particularly prominent during the site visit. A row of four trees following a northwest-southeast

alignment appear to delineate one such boundary towards the west of the site. Approximately 130m to the east of this, four trees following the same alignment, with a perpendicular northeast to southwest aligned row of trees to the south of this also appear to outline former boundaries.

- 3.10 The LiDAR data also suggests the presence of residual ridge and furrow earthworks throughout the site however these have been eroded and were not discernible from ground level during the site visit.
- 3.11 The earthwork remains of a former coal pit are prominent towards the northeast of the site (Plate 4). Another coal pit is recorded within the site c.450m to southwest of this, within the wooded area. Both mines are clearly distinguishable as earthwork mounds on the LiDAR data.
- 3.12 A former sandstone quarry recorded within the site is also clearly visible in the LiDAR imagery, towards the northeast of the site within the wooded area. A large rectangular depression towards the southwest of the site (Plate 5), and an area of what appears to be made ground towards the northwest (Plate 6) could potentially be associated with this former quarrying activity. The Mining Remediation authority maps a Shaft and an Adit within this area of the site, so it is also possible that these features may be related to the coal mining activity noted above.
- 3.13 The remains of a possible cistern, marked on historic maps from 1896, were identified during the site visit, towards the northwest of the site (Plate 7). A well is also recorded in this area however no above-surface remains of this were observed. A modern drain is present towards the north of the site.

4 Archaeological & Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/early medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the site (Figs. 2-4), also referred to as the search area, held on the Lancashire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the search area from the 18th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4 Data obtained from Historic England and the Local Planning Authority confirms that there are no designated heritage assets (i.e. World Heritage Sites, Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Parks & Gardens, and Registered Battlefields) located within the site (Figure 2).
- 4.5 Only designated archaeological assets (Scheduled Monuments and Registered Battlefields) fall within the scope of this document. An assessment of the possible impacts on the setting and significance of Built Heritage Assets is carried out within the separate Built Heritage Statement (TetraTech RPS 2025).
- 4.6 There are no archaeological assets located wholly or partially within the search area. The closest designated archaeological asset is Portfield Hillfort (NHLE1013608), c.1.5km northwest of the site. Although the hillfort occupies a good vantage point in the landscape, the mature woodland planting surrounding Read Hall provides intervening screening between the monument and the site. Given

the distance from the site, any signs of the new development that are visible from the Scheduled Monument would be far removed, fragmentary, and might be seen in the context of the existing built development adjacent to the east of the site off George Lane.

- 4.7 It is therefore considered that there is no potential for development of the site to affect the heritage significance or setting of the hillfort. It is mentioned in this report briefly as a reflection that important Prehistoric activity is located within the wider landscape.

Non-Designated Heritage Assets

- 4.8 The HER records three non-designated heritage assets within the site:

- **Read Park (PRN37695)** – a locally listed early 19th century landscape park forming the grounds surrounding Read Hall. It has been suggested that Read Park may have originated as a Medieval deer park. Analysis of satellite imagery and LiDAR data, coupled with the results of the site walkover have indicated the presence of well-preserved earthworks of former field boundaries as well as traces of ridge and furrow ploughing throughout the site. These features likely pre-date the emparkment of this part of the estate in the early 19th century, reflecting the site's former land-use of agricultural fields of Medieval and/or Post-Medieval date.
- **Earthwork remains of two coal pits (PRN37318)** – two 'Old Coal Pit's' are shown on OS mapping from 1895 (Figures 5-6). One is located in the far west of the site within the wooded area known as 'Clough Syke', the other is c.450m to the northeast of this. Both are clearly visible as earthwork on the LiDAR imagery for the site (Figures 5-6). A site visit confirmed that the northernmost coal pit is visible as an earthwork from ground level.
- **Sandstone Quarry (PRN6185)** – a large area of quarrying is clearly visible on the LiDAR data for the site, towards the west also in the wooded area of 'Clough Syke' (Figures 5-6). It is marked on the first edition OS map from 1848 (Figure 8). A large rectangular depression towards the southwest of the site and an area of apparent made ground in the northwest are potentially associated with this former quarrying activity. However, these features may also be associated with the coal mining activity noted above.

- 4.9 A gazetteer of HER records outside the site within the search area is included in Appendix 1. Their locations are shown on Figures 3-4.

Previous Archaeological and Heritage Work

- 4.10 The archaeological background of a small portion of the site has previously been considered in a 2016 desk-based assessment (ELA3018, ARS 2016), and a 2017 heritage assessment (Orion Heritage 2017), prepared in connection with previous development proposals for the south-east part of the site.
- 4.11 An assessment of aerial imagery and LiDAR data was commissioned in connection with the 2017 heritage statement. The assessment identified a series of Post-Medieval field boundaries throughout the site, as well as some seasonal watercourses. Faint traces of ridge and furrow and hydrological features were also noted. The assessment also identified two definite coal mining shafts with residual spoil heaps throughout the area (APS 2017). This is in keeping with the current assessment, which has demonstrated that these features are still clearly visible in recent satellite imagery, and are noticeable within the site from ground level.
- 4.12 Only limited previous archaeological investigation is recorded elsewhere in the search area.

- 4.13 A historic building survey was conducted c.270m northwest of the site in 2018 on two detached outbuildings off Hammond Drive (ELA2853).
- 4.14 The remaining events recorded throughout the search area generally relate to a series of small-scale investigations which have taken place around the moated manor of Martholme, c.880-930m southwest of the site.

Prehistoric & Roman

- 4.15 There is limited evidence for Prehistoric and Roman activity throughout the search area. The HER records dating to these periods are restricted to a small number of unstratified finds.
- 4.16 A Neolithic axe was found along the riverbank near Martholme, c.800m southwest of the site sometime prior to 1975 (PRN2027), and a possible hoard of three Early Bronze Age axes was recorded as coming from Read in 1881, but the precise findspot is not known (PRN188).
- 4.17 Two Roman coins have been recorded within the search area. A silver denarius of Trajan (PRN41805) was discovered to the east of the site near 17 East View, Read in 2016. A coin of Commodus (PRN189) was found at Cornwell's Cave near Read in 1953, however this site has not been located.
- 4.18 Ordnance survey maps from 1895 identify the course of an 'Old Roman Road' on Read heights, c.760m north of the site, however this is actually the remains of outcrop workings of Gannister coal (Jeffrey and Matthews 2008).
- 4.19 Multi-period Prehistoric activity, with continued occupation through to the Roman period, has been identified at Portfield Hillfort c.1.5km northwest of the site (NHLE1013608). Excavations there have uncovered an extensive Neolithic flint scatter alongside associated pits. Defensive features were constructed from the late Bronze Age, and a hoard of Bronze Age artefacts has also been discovered at the site. The earlier univallate hillfort was later modified into a small bivallate hillfort that saw continued occupation during the Iron Age. Pottery has suggested that occupation also likely continued into the Roman period.
- 4.20 Despite this activity throughout the wider area, a significant lack of evidence for Prehistoric & Roman settlement activity within the vicinity of the site suggests that the site's potential for archaeological remains dating to these periods is low.

Anglo-Saxon & Medieval

- 4.21 There is no evidence of any Anglo-Saxon activity throughout the search area, therefore the potential for Anglo-Saxon remains within the site is assessed to be negligible.
- 4.22 The earliest mention of Read dates to the 13th century, when free tenants were taxed at Read. As early as 1258, the settlement was identified as a separate township within the parish of Whalley. The manor of Read formed part of the Honour of Clitheroe, a large grouping of manors and forests in eastern Lancashire that was governed from Clitheroe Castle (Farer and Brownhill 1911).
- 4.23 Read Hall (PRN737) is located c.220m west of the site. The current building dates to the 19th century however the estate itself is 14th century or earlier in origin. The del Clough family held the manor until 1364, when it passed onto the Nowell family.
- 4.24 A royal charter to empark was obtained by the Nowell family before 1525, which could suggest the presence of an earlier deer park pre-dating the 19th century landscape park surrounding Read Hall. 'Park Head' marked to the east of Read Hall on William Yate's map of 1786 (Figure 7) may support this. As may the names 'Old Park' and 'Old Park Plantation', which are marked on OS

mapping from 1848. It is not entirely clear, however, if the latter actually refers to the demesne of the nearby Moreton Park as it is not known where the boundary of the two parks lay prior to the construction of the turnpike of Whalley Road. As both parks belonged to the Nowell family, it is possible that there was no boundary and they formed one large park.

- 4.25 Although the site lies within the 19th century landscape park associated with Read Hall (PRN37695), the presence of relic ridge and furrow earthworks within the site suggests that it was cultivated, forming part of the agricultural landscape during the Medieval period. If Read Park does have its origins as a Medieval deer park, it does not appear to have extended as far east as the site.
- 4.26 Archaeological evidence for Medieval activity within the vicinity of the site is limited to a lead weight (PRN41983) and two lead spindle whorls (PRN41927 and PRN41981) which have been discovered near Read.
- 4.27 The evidence suggests that the site lay within an area of agricultural land separating the Read Hall estate from the settlement of Read throughout the Medieval period. The site is therefore assessed to have a low potential for significant (i.e. non-agricultural) Medieval remains.

Post Medieval & Modern (including map regression exercise)

- 4.28 The site lies within Read Park (PRN37695). This was landscaped following the purchase of Read Hall by John Fort, a partner of the Oakenshaw Printing Company in 1801. Fort demolished the old hall, building a new one in 1818-25 to the design of George Webster (Farer and Brownhill 1911). This is when the former field boundaries present as earthworks within the site were removed to open up the parkland. The mature trees which still stand in the site delineate these former boundaries.
- 4.29 The presence of the earthwork remains of two coalpits within the site (PRN37318), as well as a large area of former quarrying (PRN6185) situate the site within a region known for its long history of mineral extraction. Relics of the coal mining industry are prominent throughout the surrounding landscape. For example, the earthwork remains of another old coal pit are recorded c.190m southwest of the site (PRN37317), and the site of a former coal staithe and tramway to Dunkirk Mine and other collieries is located c.380m south.
- 4.30 Outside of the site Read is recorded as being the site of a civil war skirmish in 1643 known as the 'Battle of Old Read Bridge', or the 'Battle of Whalley' (PRN31250). Parliamentarian troops gathered in an advantageous position just above Read Hall, from where they mounted a surprise attack on approaching royalist troops, forcing them to flee towards Whalley. Musket balls have been recovered from the area of Read Old Bridge, suggesting that the battle may have occurred to the northwest of the site. Local legend states that the dead were buried in Hammond ground, however contemporary accounts only mention two deaths. Even if the actual number of casualties exceeds that suggested by contemporary sources, the parish history states that *'It seems more likely that those who stayed behind to attend to the prisoners and the dead would either bury on the spot or carry the dead with them a little way. Their return to Padiham would have taken them on past Cobcar and it is more feasible that they buried somewhere about there than that they should go out of their way to Hammond Field. The present road from Padiham to Whalley was, of course, not built'* (Greatorix 1948, 38). If there is any truth to the legend, it is most likely that any burial would be located towards the northern end of Hammond Ground, close to the course of the old Whalley-Padiham road.
- 4.31 Other HER records dating to the Post-Medieval and Modern periods throughout the search area include extant buildings, transport routes, features of well-known extent, and artefacts discovered

through metal detecting. These will not be discussed further, as they contribute little to the archaeological understanding of the site.

Historic Map Regression

- 4.32 Read Hall is marked on Yate's 1786 (Figure 7) and Greenwood's 1818 (Figure 8) maps of Lancashire. Although these maps do not show Hammond Ground in any detail, both situate the site within a large open area to the east of Read Hall. Neither map shows the extent of Read Park. The road to the south of the site is not shown on Yate's map but had been built by the time of Greenwood's 1818 map.
- 4.33 The earliest map to show the site in any detail is the 1848 OS map (Figure 9). The site is marked as 'Hammond Ground', which comprises a large open area to the southeast of Read Hall. A sandstone quarry is marked towards the west of the site. The lines of individual trees on the map mark the course of the former field boundaries lost at the start of the century.
- 4.34 Additional detail of the site is provided from plans accompanying the sale of Read Hall in 1896 (Lanc ref DXX 658 59) and 1924 (Lanc ref DXX 658 60). The 1896 sale particulars describe lot 5 'Hammond Ground' as *'a valuable enclosure of park land forming in itself either as an excellent site for a complete residential property, or a compact block of building and accommodation land.'* It was also said to comprise 'a stone and stone-slatted range of buildings' all let to Mr James Tomlinson at a rent of £80 per annum. This likely relates to the buildings at the northern edge of the lot, marked '75' to the north of the site boundary. 'Some enclosures of ornamental plantation' which are 'situated on the borders of the property... adding greatly to its residential qualifications' are also noted. The map provided with these particulars (Figure 11) shows two old coal pits, one towards the southwest of the site within Clough Syke and one to the northeast of this within the open area of Hammond Ground. Also marked on this map is a water supply main running northwest to southeast across the site, with a cistern and well towards the north of this main. Another water pipe is present towards the south of the site.
- 4.35 The site is little changed by the time it is put up for sale again in 1924. The map provided with these sale particulars (Figure 12) shows the introduction of one northwest-southeast aligned field boundary towards the northeast of the site. These sale particulars describe the site as a 'desirable dairy farm known as Edmondson's Farm.' A farmhouse, farm buildings, and barns are all located outside of the site to the northeast.
- 4.36 The field boundary towards the northeast of the site is removed by the time of the 1955-1956 OS map (Figure 13). The two old coal pits present within the site are also marked on this map, and the area of former quarrying within Clough Syke is marked as an earthwork.
- 4.37 A new field boundary, which zig zags roughly north-south across the site, is introduced by the time of the 1965-1966 OS map (Figure 14). Of the two former coal pits, only the one within Clough Syke is marked as an earthwork on this map, however a site visit confirmed that the other still survives as an earthwork.
- 4.38 Google Earth imagery from 2025 (Figure 15) shows the site as it is today. There are no longer any field boundaries present within the site, however a series of banks and ditches representing former field boundaries are clearly visible throughout the site. Mature trees delineate some of these former boundaries. Towards the southeast of the site ridge and furrow earthworks are also visible.
- 4.1 This historic map-regression demonstrates that, while the site was incorporated into Read Park in the early 19th century and retains vestiges of that designed landscape, its character is also defined by a long history of mineral extraction. Earthwork remains of a former sandstone quarry and two coal pits survive within the site (PRN6185; PRN37318), with further mining features recorded nearby (PRN37317). In the later 19th and 20th centuries heavy belts of tree planting have visually and functionally divorced the site from the surrounding parkland, creating a partly wooded enclosure. Despite this enclosure, much of the site remains open and undeveloped and supports areas of open grassland/pasture and visible agricultural earthworks (banks, ditches and

ridge-and-furrow), so the site now presents a mixed character of former industrial, agricultural and wooded parkland elements.

Assessment of Significance (Non-Designated Assets)

- 4.39 There is a significant lack of settlement evidence dating to the Prehistoric and Roman periods throughout the search area. The site's potential for archaeological remains dating to these periods is currently assessed to be low. However, a lack of previous archaeological investigations throughout the area is noted.
- 4.40 Well-preserved earthworks within the site demonstrate the presence of Post-Medieval field boundaries with some relict Medieval agricultural landscape underneath. These features are typical of the relict landscape not only in Read Park, but also in the much wider environs of the broader area. They are not typical of formal parkland features and represent the remains of an extensive relict farming landscape which dates from the Medieval and Modern periods. Despite indicating the site's former land use, within their own matrix these features are of limited archaeological interest.
- 4.41 Evidence for mineral extraction within the site throughout the Post-Medieval-Modern periods is present in the form of a former sandstone quarry (PRN6185) and two coal pits (PRN37318). These are all clearly visible as earthworks in the LiDAR data (Figures 5-6), and earthworks noted during the site visit suggest that this industrial has particularly impacted the west of the site.
- 4.42 The two coal pits are both small scale shaft pits, which suggests a very rudimentary form of mining. These shallow shafts generally 'bell out' at the bottom to extract as much of the seam as possible over a relatively small area until flooding, lack of ventilation, or the danger of collapse necessitate abandonment of a shaft and commencement of another nearby (NAHMO 2016). There is no indication on historic maps of any shafthead structures or processing areas. These pits appear to date from the mid-19th century at the earliest, as they are not shown on the first edition OS map, which is not particularly early in national or regional terms, particularly given that coal mining is known in the area from the 17th century.
- 4.43 These quarrying and coal mining features are of no more than local significance, placing the site firmly within the wider local landscape of Post-Medieval and Modern industrial activity. This industrial activity is well recorded, and the earthworks themselves contribute little to the understanding of quarrying and coal mining processes throughout these periods. They are therefore of limited archaeological interest.
- 4.44 The site lies within Read Park (PRN37695), a 19th century landscape park surrounding Read Hall. Historic map evidence has shown that former water supply features associated with the park are present within the site. These include a water supply main running northwest to southeast across the site, and a cistern and well towards the northeast. These are of little archaeological significance. Built heritage assets, which include parks and gardens are assessed further in the accompanying Built Heritage Statement (TetraTech RPS 2025).

5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Assets

Proposed Development

- 5.1 The site is proposed for a new country park and residential development of around 120 homes, including associated landscaping and infrastructure.

Review of Potential Development Impacts on Non-Designated Assets

- 5.2 This report has concluded that, with the exception of evidence for Post-Medieval - Modern sandstone quarrying and coal mining within the site, the site has a low potential for significant (non-agricultural) archaeological remains of all periods.
- 5.3 From the available LiDAR and Google Earth imagery, the site was in agricultural use from the Medieval period until the site became part of the landscape park surrounding Read Hall in the 19th century. Medieval and Post-Medieval ploughing has therefore likely truncated any earlier remains.
- 5.4 It is presumed that the creation of the country park would involve very limited intrusive work and would therefore have limited impact on any below ground archaeological remains present within these parts of the site. However, the recreation of a 'natural' setting, including the creation of paths, benches and landscape planting would have the potential to impact any buried archaeological remains present in these areas.
- 5.5 Groundworks involved in the construction of the residential development, including the construction of foundation trenches and services, would have a high impact on archaeological remains, so it is unlikely that any archaeological remains present within the footprint of the proposed residential development would survive the development process, unless preserved under public open space.
- 5.6 Given that the site is assessed as having a low potential for significant archaeological remains of all periods prior to the Post-Medieval industrial activity, it is anticipated that the proposed development's actual impact on significant archaeological remains will be low.

6 Summary & Conclusions

- 6.1 This archaeological desk-based assessment has been prepared by TetraTech RPS, for Applethwaite Ltd to inform a planning application for a proposed new country park and residential development of around 120 homes. It assesses c.19ha of land known as 'Hammond Ground' to the west of Read, Lancashire, centred approximately at National Grid Reference SD 7621 3463 (Figure 1).
- 6.2 There are no designated heritage assets (i.e. Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Parks & Gardens and Registered Battlefields) recorded within the site, and the site is not considered to form any part of the setting of any designated heritage asset in the surrounding area.
- 6.3 **A former sandstone quarry (PRN6185)** is recorded within the wooded area known as Clough Syke towards the east of the site. This is marked on the first edition OS map from 1848 (Figure 9). Earthworks of this former quarrying activity are clearly visible in the LiDAR data for the site (Figures 5-6), and a site visit confirmed the presence of earthworks likely relating to this quarrying activity throughout the west of the site.
- 6.4 The **earthwork remains of two coal pits (PRN37318)** are also present within the site. These are shown on OS mapping from 1895 (Figure 10). One is located in the far west of the site within the wooded area known as 'Clough Syke', the other is c.450m to the northeast of this. Both are clearly visible as earthwork on the LiDAR imagery for the site (Figures 5-6). A site visit confirmed that the northernmost coal pit is visible as an earthwork. This evidence of Post-Medieval – Modern small-scale mineral extraction within the site is of no more than local significance, placing the site firmly within the wider local landscape of Post-Medieval – Modern industrial activity.
- 6.5 The site lies within **Read Park (PRN37695)**, a 19th century landscape park surrounding Read Hall. Historic map evidence has shown that former water supply features associated with the park are present within the site. These are of negligible archaeological significance.
- 6.6 Well preserved earthworks of former field boundaries, as well as remnant ridge and furrow demonstrate that the site was in agricultural use from the Medieval period up until it became incorporated into Read Park in the early 19th century.
- 6.7 Apart from the known industrial activity within the site, the site is assessed as having a low potential for significant archaeological remains of all periods. However, a lack of previous archaeological investigations throughout the area is noted.
- 6.8 It is anticipated that the proposed development's actual impact on significant archaeological remains will be low.

Sources Consulted

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Internet

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British Geological Survey: <https://geologyviewer.bgs.ac.uk/>

Cranfield Soil and AgriFood Institute: <http://www.landis.org.uk/soilscapes/>

Historic England: The National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/>

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'Townships: Read ', in Farer, W. and Brownhill, J. (eds) 1911, *A History of the County of Lancaster: Volume 6*.

Cartographic

1786 Yate's Map of Lancashire

1818 Greenwood's Map of Lancashire

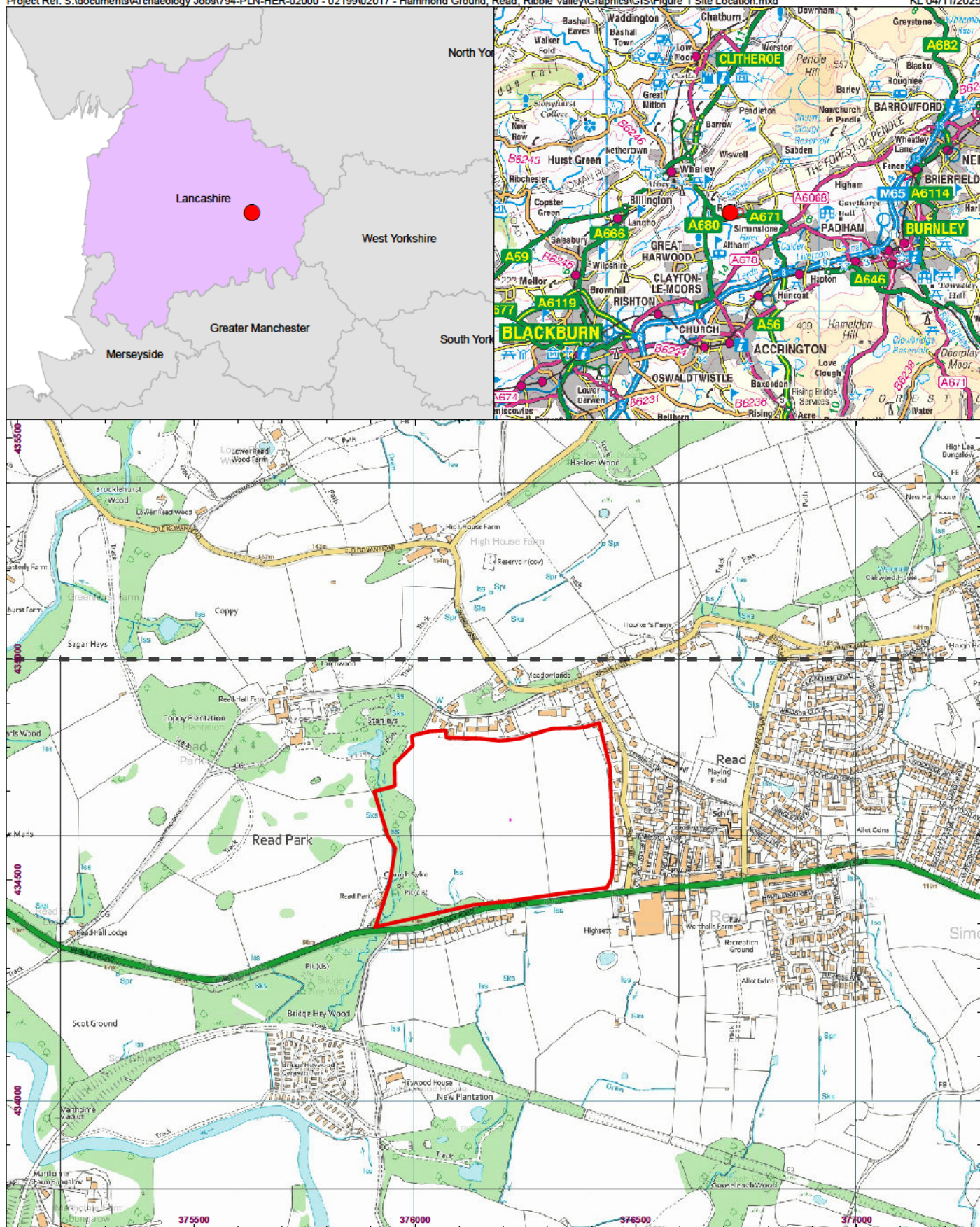
1896 Sale Particulars (Lanc ref DXX 658 59)

1924 Sale Particulars (Lanc ref DXX 658 60)

Ordnance Survey 1:10,000 / 1:2,500 editions: 1848, 1893, 1895, 1896, 1912-1914, 1931, 1932-1933, 1938, 1955-1956, 1960-1963, 1965-1966, 1970-1979, 1971, 1974, 1975, 1976, 1978, 1980, 1983, 1988, 1991-1992, 1993, 1994, 2001, 2006, 2025

Google Earth: 1985, 2000, 2003, 2005, 2011, 2015, 2018, 2020, 2021, 2022, 2023, 2024, 2025

Figures



 Site Boundary
 1km Search Area



0

475m

Scale at A4: 1:12,000



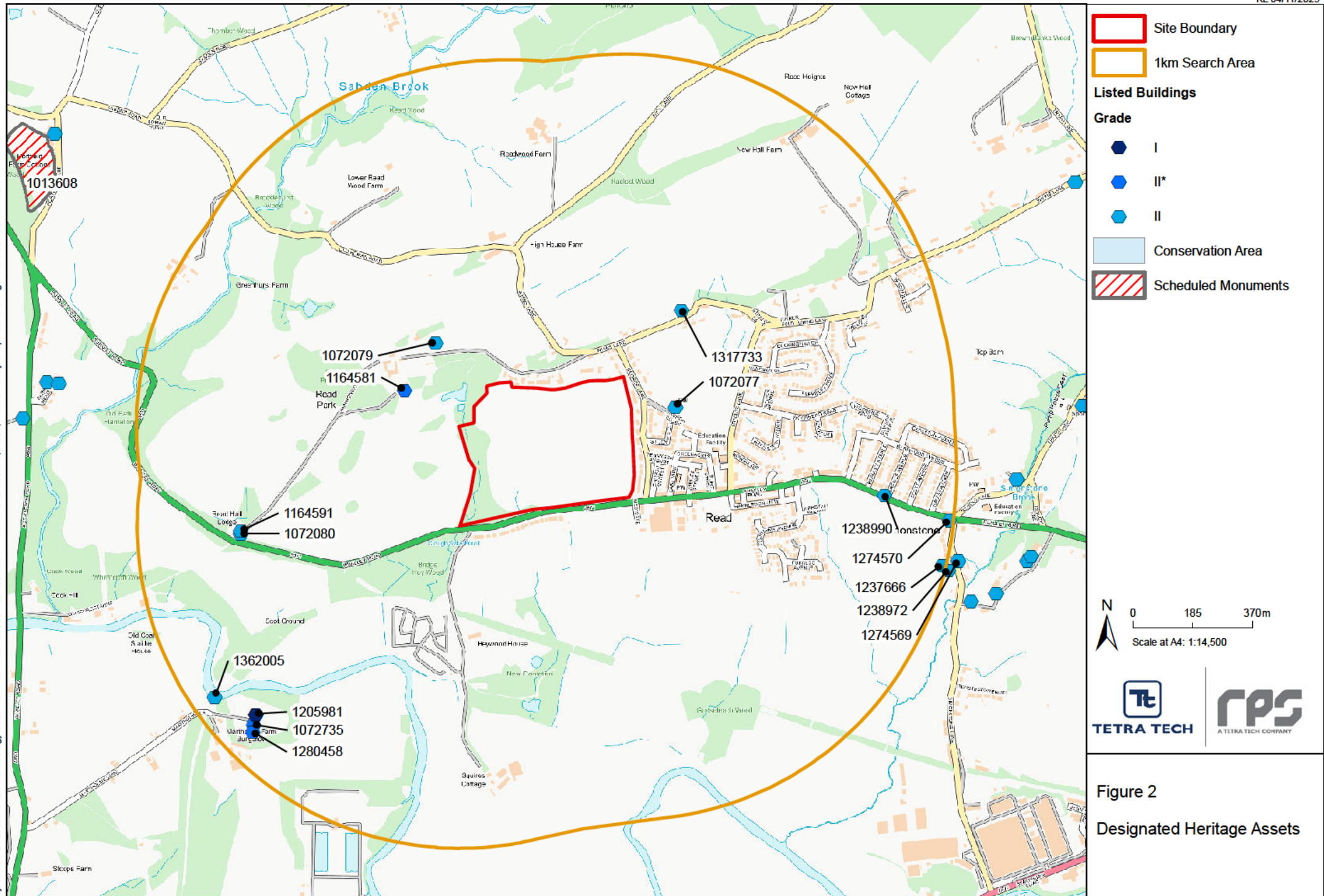
TETRA TECH

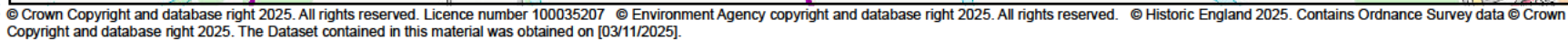


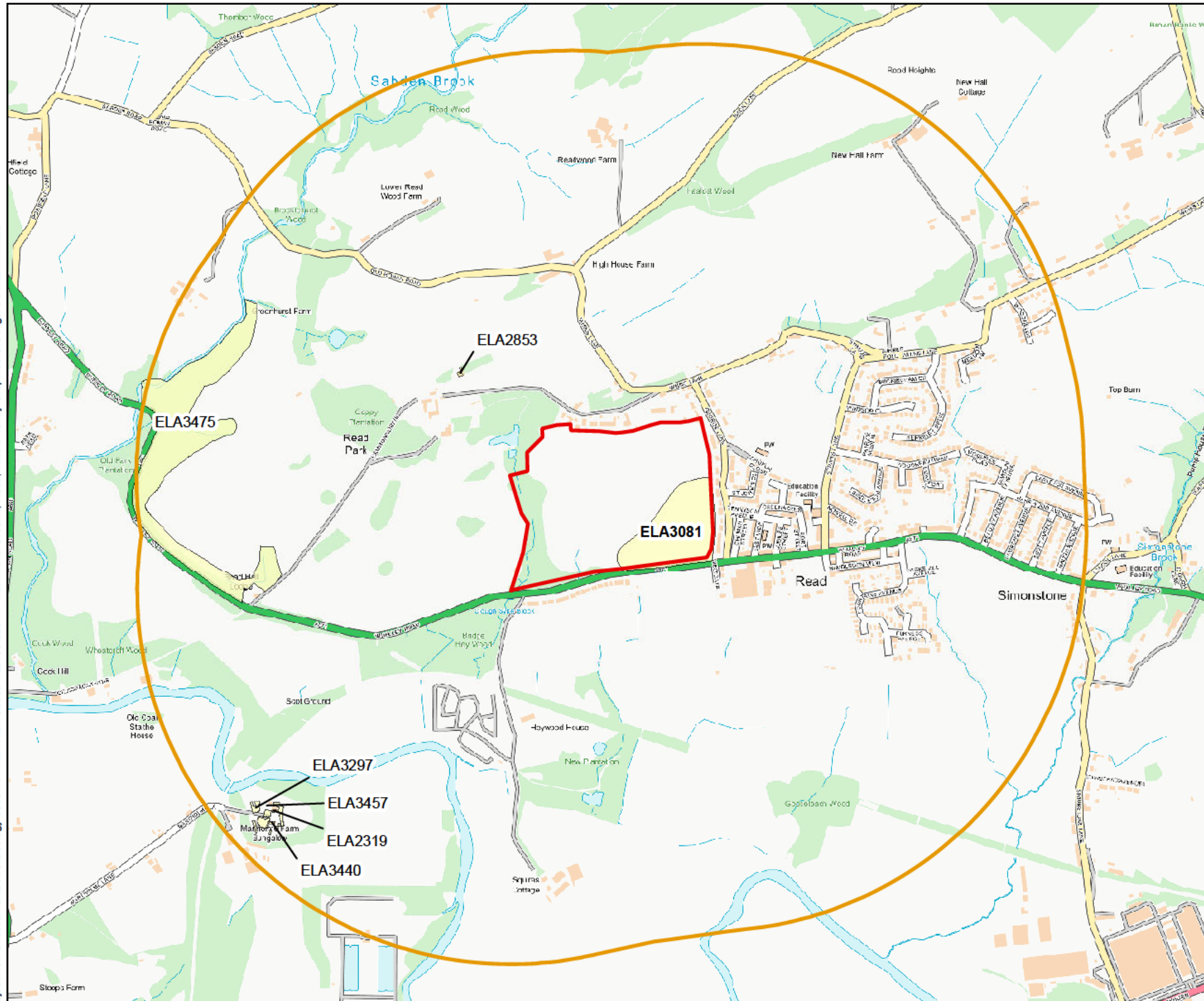
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Figure 1

Site Location







- Site Boundary
- 1km Search
- Events

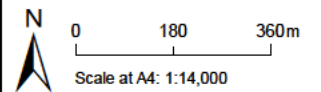
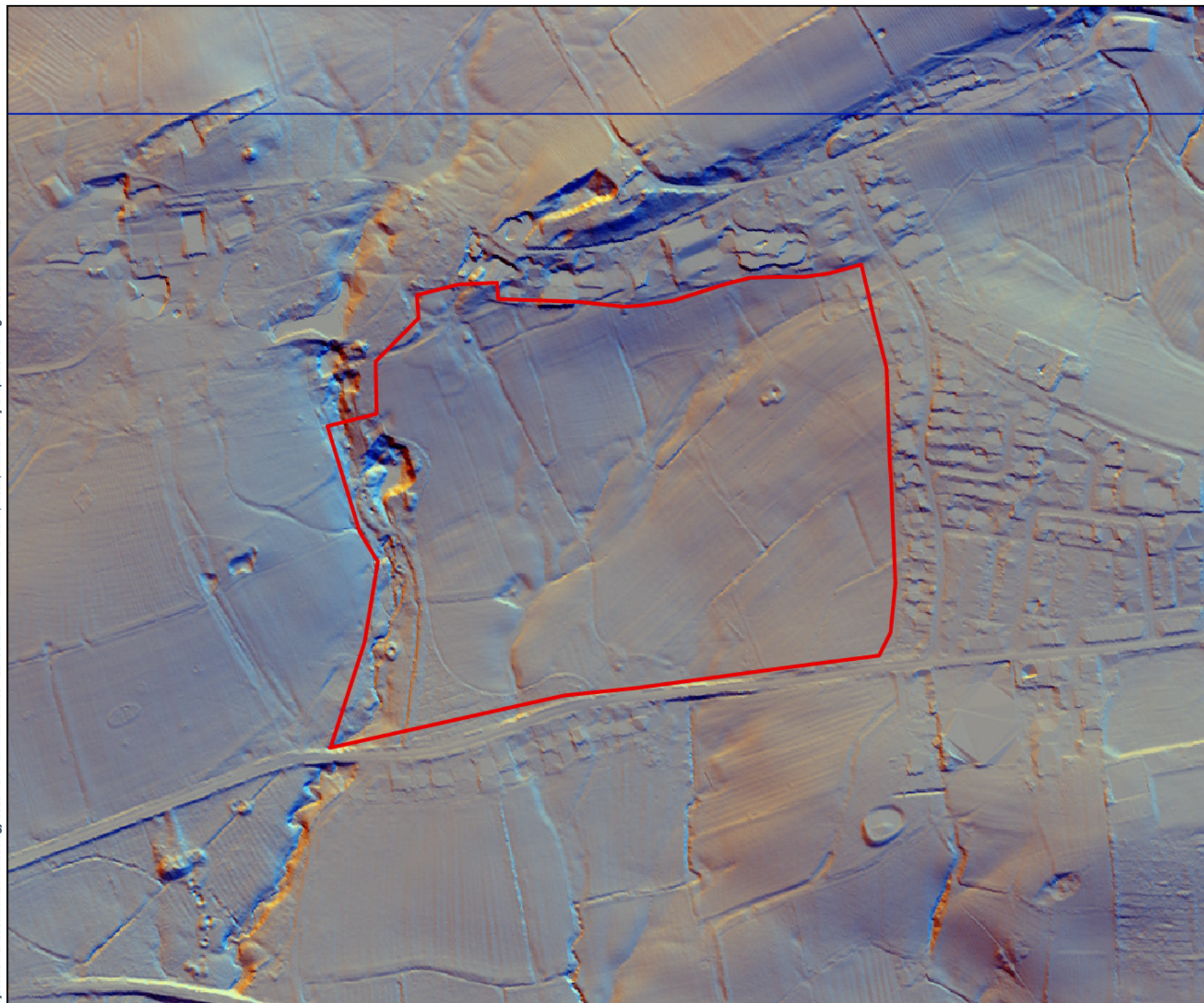


Figure 4
HER Events



- Site Boundary
 1km Search

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
11/12/2019

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade

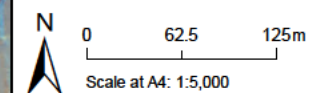
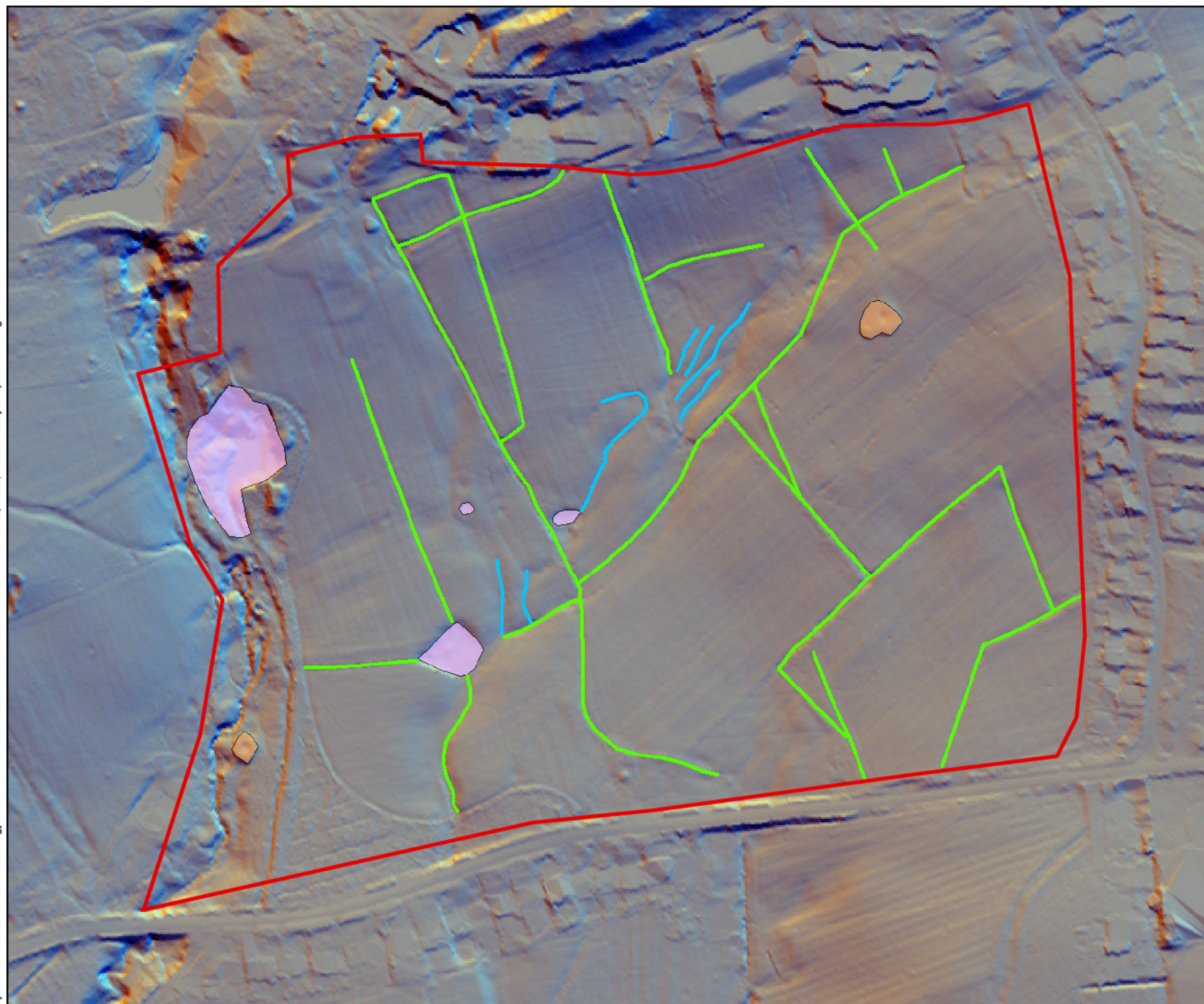


Figure 5
LiDAR Data



- Site Boundary
- Ditch
- Former Watercourse
- Mine
- Depression

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
11/12/2019

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade

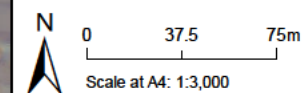
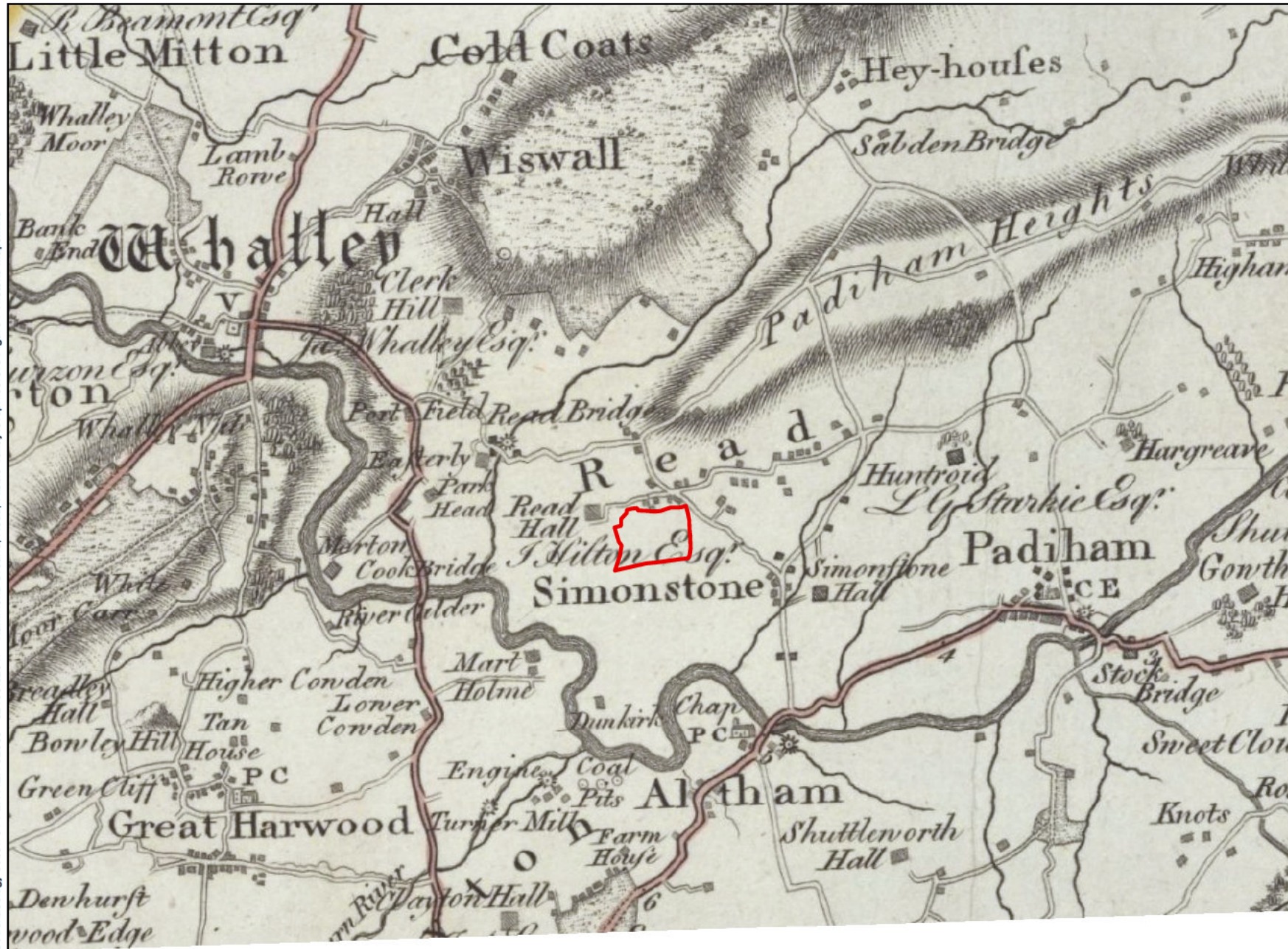


Figure 6

LiDAR Interpretation



Approx Site Location

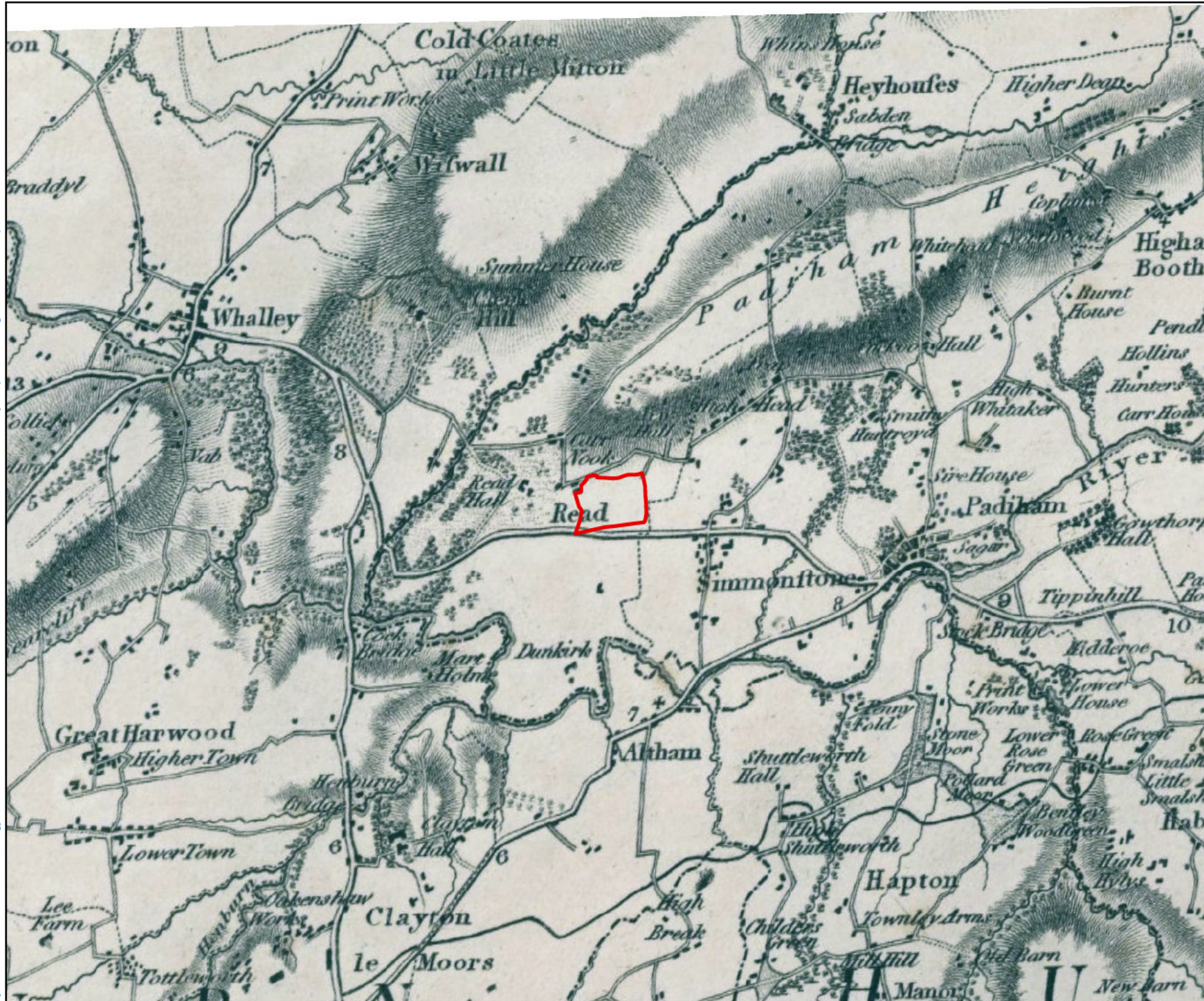
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Scale at A4: 1:40,000


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Figure 7

1786 Yates Map of Lancashire



 Approx Site Location

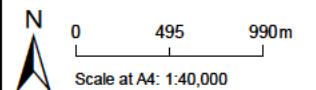
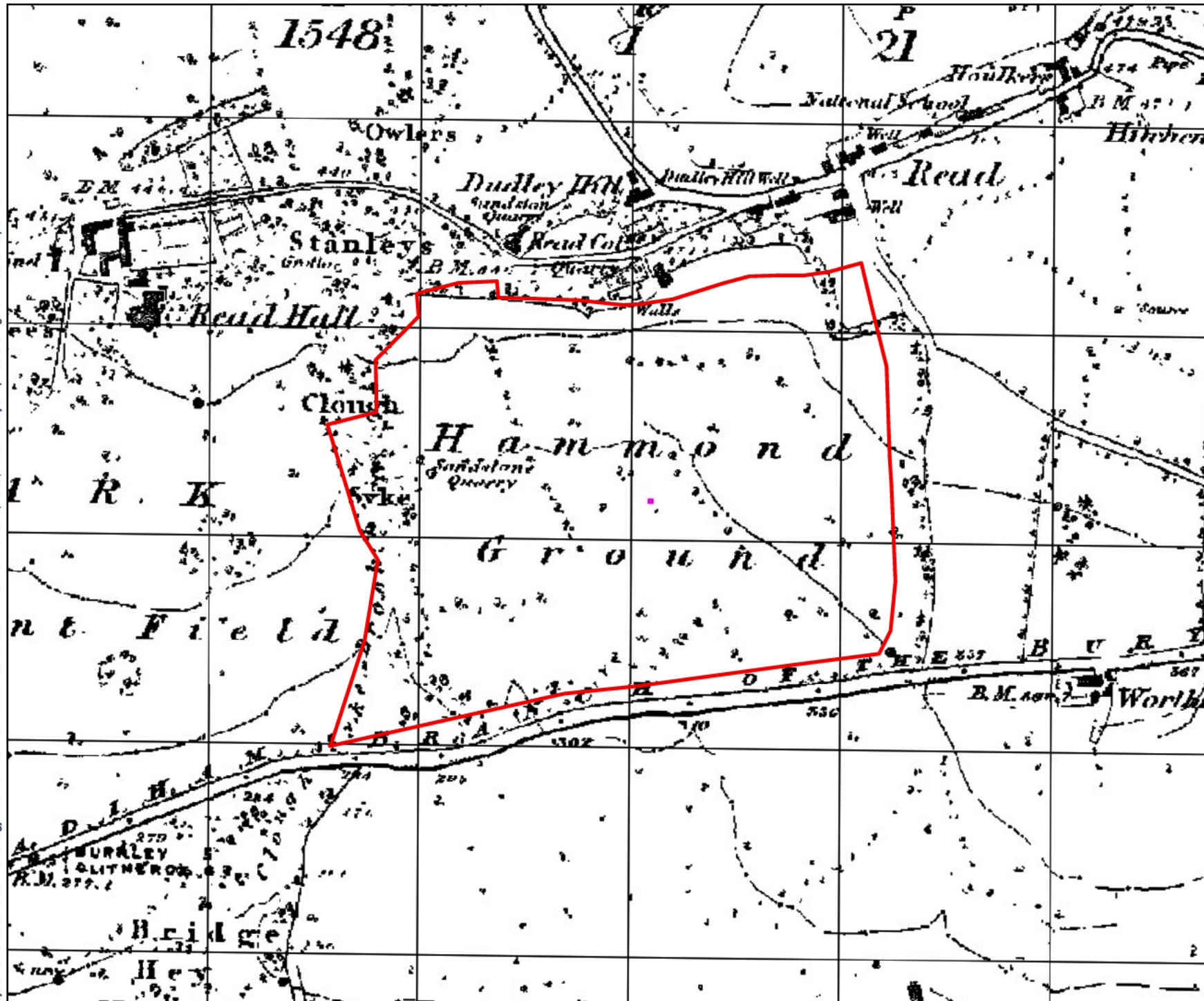


Figure 8
1818 Greenwood's Map of Lancashire



 Site Location

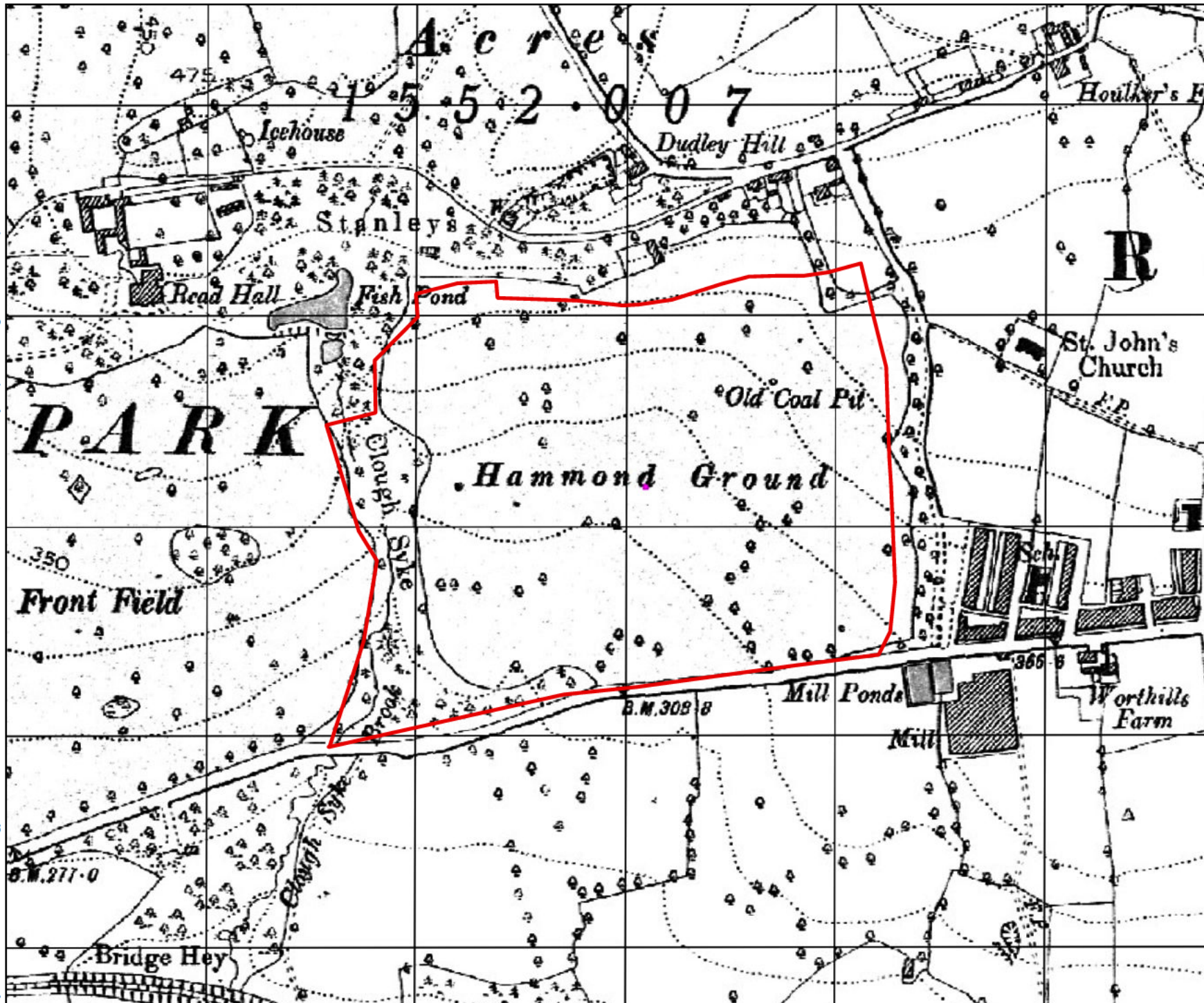
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Scale at A4: 1:5,000


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Figure 9

1848 OS Map



 Site Location

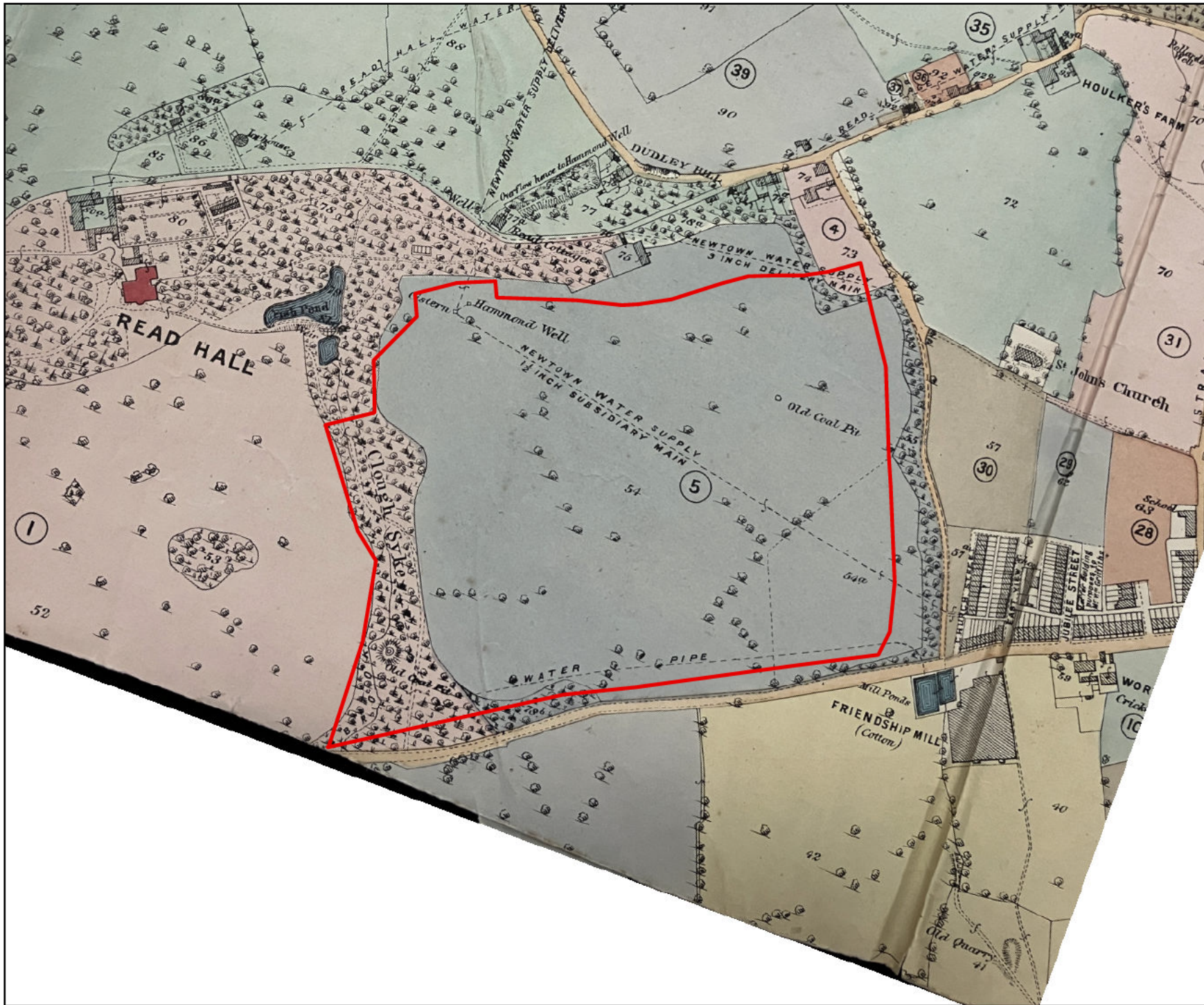
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Scale at A4: 1:5,000


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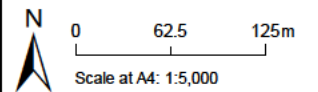

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Figure 10

1895 OS Map



 Site Location

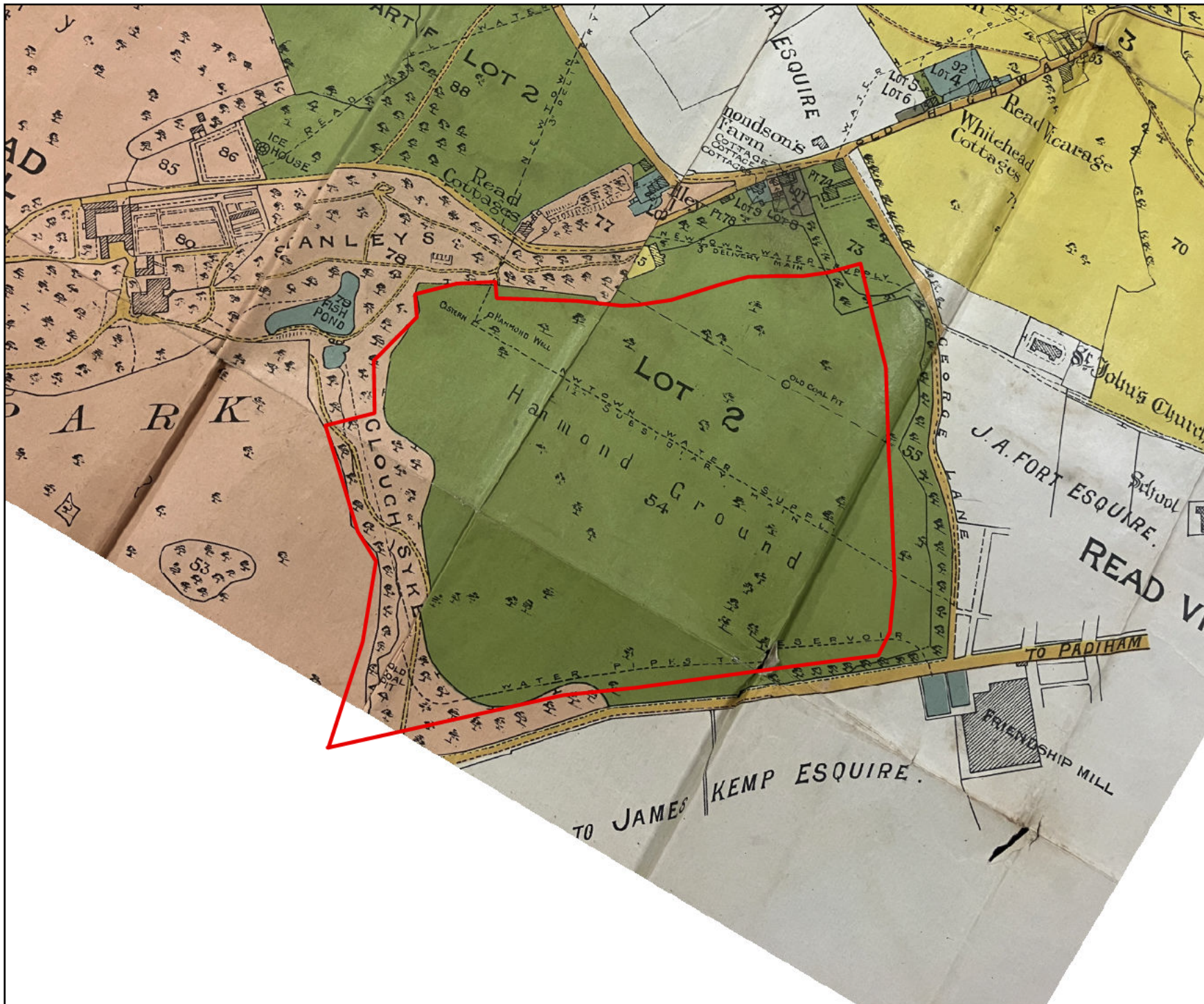



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Figure 11

1896 Sale Particulars



Site Location

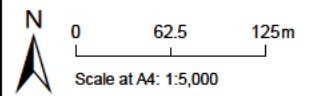


Figure 12
1924 Sale Particulars

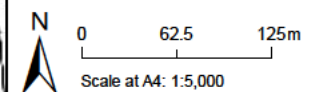
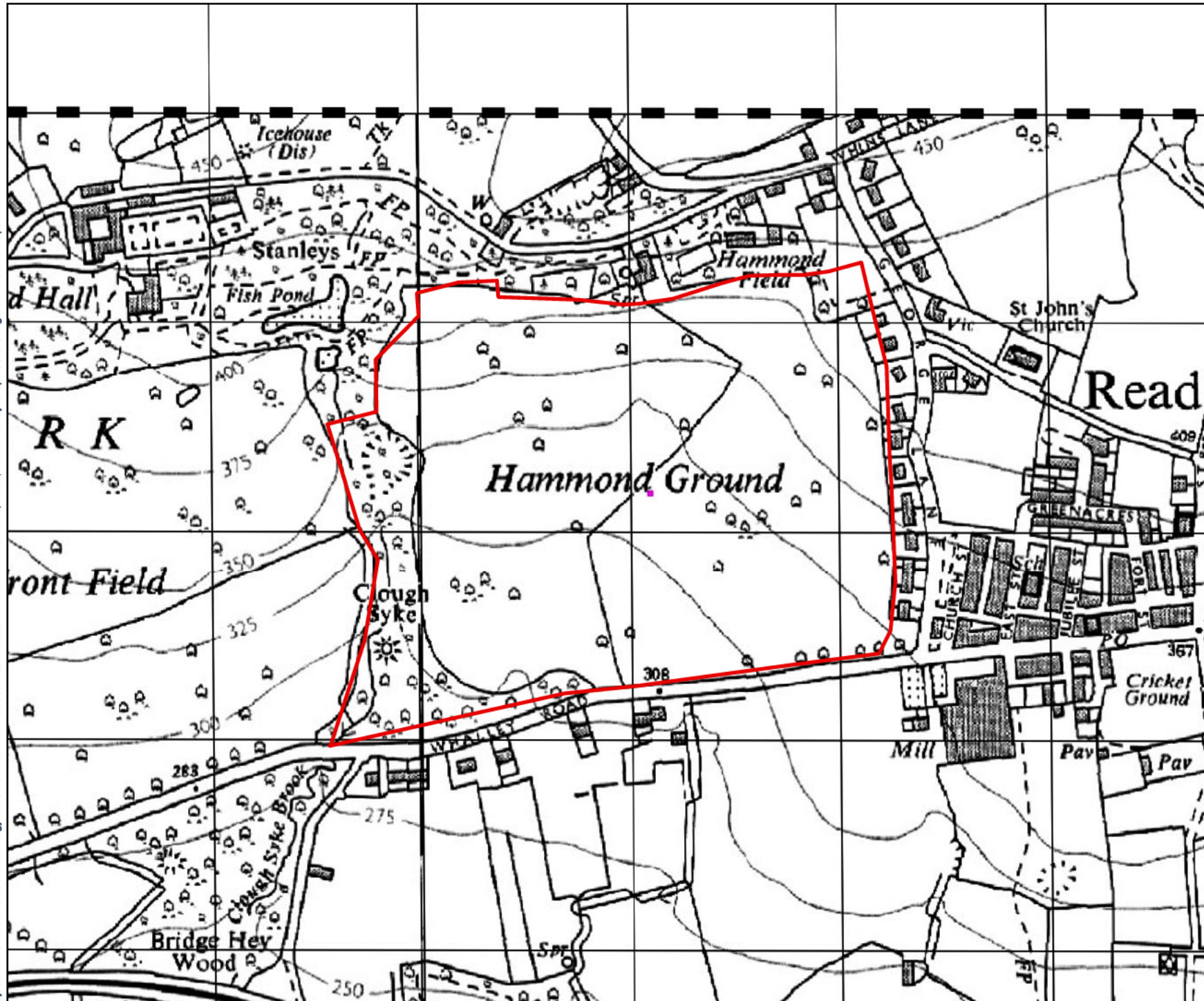


Figure 13
1955-1956 OS Map

 Site Location



N
0 62.5 125m
Scale at A4: 1:5,000


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Figure 14

1965-1966 OS Map

 Site Location

 0 37.5 75m
Scale at A4: 1:3,000


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Figure 15

Google Earth 2025



Plates



Plate 1: Views across site, looking southeast.



Plate 2: Views towards Clough Syke, looking northwest.



Plate 3: Row of trees marking the course of a former field boundary, looking southwest.



Plate 4: Earthwork remains of former coalpit, looking west.



Plate 5: Large depression towards the southwest of the site, looking west.



Plate 6: A small mound likely associated with former quarrying activity, looking south.



Plate 7: Possible modern drainage feature, northwest of site.

Appendix 1

[Gazetteer of HER entries]

Data received 30 October 2025

HER No.	Name	Location	Date
	Monuments		
PRN188	Read (unlocated)	SD 76 33	Bronze Age
PRN189	Cromwells Cave, near Read (site unlocated)	SD 76710 34710	Roman
PRN736	Martholme, Martholme Lane, Great Harwood Listed Building[Grade I)	SD 75280 33809	Medieval
PRN737	Read Hall, Hammond Drive, Read Listed Building[Grade II*)	SD 75737 34815	Modern
PRN2027	Martholme, Great Harwood	SD 7530 3388	Neolithic to Bronze Age
PRN3121	Near Gooseleach Wood, Read	SD 7639 3365	Unknown
PRN3177	New Hall, Read	SD 7697 3560	Modern
PRN3178	Martholme, Great Harwood	SD 755 334	Undated
PRN3199	West of Read Wood Stables	SD 76100 35599	Undated
PRN4800	Gatehouse at Martholme, Martholme Lane, Great Harwood Listed Building[Grade II*)	SD 75271 33776	Post Medieval
PRN4801	Outer gateway archway at Martholme, Martholme Lane, Great Harwood Listed Building[Grade II*)	SD 75270 33754	Post Medieval
PRN4802	Martholme Viaduct, Great Harwood Listed Building[Grade II)	SD 75155 33867	Modern
PRN6143	Cobcar Nook, Read	SD 7606 3524	Modern
PRN6144	High House Farm, Read	SD 76057 35292	Modern
PRN6145	Read Corn Mill, Old Roman Road, Read	SD 7531 3531	Post Medieval to Modern
PRN6146	Whins Lane, Read	SD 7652 3501	Modern
PRN6147	Whins Lane, Read	SD 77190 35149	Modern
PRN6178	Readwood Farm Cottage (Readwood Stables), off Back Lane, Read	SD 7617 3560	Modern
PRN6185	Dudley Hill, Read	SD 7606 3478	Modern
PRN6186	Dudley Hill, Read	SD 7633 3495	Modern
PRN13690	Read Nurseries, Old Coal Staithe, off Whaley Road, Read	SD 7558 3363	Modern

Archaeological Desk-based Assessment: Hammond Ground, Read, Ribble Valley

PRN14693	Dunkirk Mine, Read, (aka Decline Pit, Eyses Mine)	SD 7635 3371	Modern
PRN18041	Church of St John Evangelist, Read Listed Building[Grade II)	SD 76539 34786	Modern
PRN18042	Houlker's Farmhouse, Whins Lane, Read Listed Building[Grade II)	SD 76597 35064	Post Medieval
PRN18043	Northeast of Read Hall, Hammond Drive, Read Listed Building[Grade II)	SD 75832 34962	Modern
PRN18044	Read Hall Lodge, A671 Whalley Road, Read Listed Building[Grade II)	SD 75229 34378	Modern
PRN18045	Gates to Read Hall, A671 Whalley Road, Read Listed Building[Grade II)	SD 75229 34366	Modern
PRN18101	Wilkinsons Farm, Simonstone Lane, Simonstone Listed Building[Grade II)	SD 77400 34270	Post Medieval to Modern
PRN18104	South side of Simonstone Lane, Whalley Road, Simonstone Listed Building[Grade II)	SD 77226 34492	Modern
PRN18105	Toll Bar Cottage, Whalley Road, Simonstone Listed Building[Grade II)	SD 77425 34409	Modern
PRN19176	Whalley Road (A671), Read Park, Read	SD 75616 34292	Modern
PRN19396	Lower Haugh Head, Simonstone	SD 77217 34881	Modern
PRN19408	South of Fountains Avenue, Simonstone	SD 76909 34109	Modern
PRN30739	Pollard's Well, Straits Lane, Read	SD 76803 35056	Modern
PRN31037	Great Harwood Loop, Lancashire and Yorkshire Railway	SD 75421 31610	Modern
PRN31076	Read Old Bridge, Old Roman Road, Read	SD 75267 35367	Post Medieval
PRN31250	Battle of Whalley (Read), 20 April 1643	SD 752 353	Post Medieval
PRN35070	Friendship Mill, Read	SD 76536 34424	Modern
PRN35076	Read Mill (later Victoria Mill), Read	SD 76882 34561	Modern
PRN37316	Whalley Road (A671), Read	SD 75658 34309	Modern
PRN37317	Bridge Hey Wood, Read	SD 75761 34281	Modern
PRN37318	Clough Syke and Hammond Ground, Read	SD 76152 34608	Modern
PRN37695	Read Park, Read	SD 75516 34617	Post Medieval to Modern
PRN39611	Martholme, Martholme Lane, Great Harwood	SD 75274 33795	Post Medieval
PRN39893	Whins Farm, Whins Lane, Read	SD 7728 3522	Modern
PRN39894	Straits Lane, Read	SD 7676 3489	Modern

Archaeological Desk-based Assessment: Hammond Ground, Read, Ribble Valley

PRN39895	12-20 Straits Lane, Read	SD 76760 34672	Modern
PRN39896	Read Hall Cottages, Hammond Drive, Read	SD 76084 34883	Modern
PRN39897	Darnley, Hammond Drive, Read	SD 7621 3485	Modern
PRN39898	Simonstone Lane, Simonstone	SD 7740 3436	Modern
PRN39899	47-49 Whalley Road and Worthalls Farm, Read	SD 76636 34470	Modern
PRN39900	Dudley Hill, Whins Lane, Read	SD 7641 3497	Modern
PRN40230	Outbuildings adjacent to Hammond Drive, Read	SD 7577 3497	Modern
PRN40788	Great Harwood (known as)	SD 75 33	Roman to Modern
PRN41687	South of Worthalls Farm, Read	SD 76 34	Post Medieval to Modern
PRN41688	South of Worthalls Farm, Read	SD 76 34	Post Medieval to Modern
PRN41689	South of Worthalls Farm, Read	SD 76 34	Post Medieval to Modern
PRN41690	South of Worthalls Farm, Read	SD 76 34	Post Medieval
PRN41767	Near 17 East View, Read	SD 76 34	Post Medieval to Modern
PRN41768	Near 17 East View, Read	SD 76 34	Post Medieval
PRN41769	Near 17 East View, Read	SD 76 34	Post Medieval
PRN41770	Near 17 East View, Read	SD 76 34	Post Medieval
PRN41771	Near 17 East View, Read	SD 76 34	Modern
PRN41774	South of Worthalls Farm, Read	SD 76 34	Post Medieval to Modern
PRN41805	Near 17 East View, Read	SD 76 34	Roman
PRN41812	Near 17 East View, Read	SD 76 34	Post Medieval
PRN41927	Church Street, Ribchester	SD 76 34	Medieval to Post Medieval
PRN41981	Near 17 East View, Read	SD 76 34	Medieval to Post Medieval
PRN41983	Near 154 Whalley Road, Read	SD 76 34	Medieval to Modern
PRN41990	Near 17 East View, Read	SD 76 34	Post Medieval to Modern

Archaeological Desk-based Assessment: Hammond Ground, Read, Ribble Valley

PRN41991	Near 17 East View, Read	SD 76 34	Post Medieval to Modern
PRN41992	Near 17 East View, Read	SD 76 34	Modern
	Events		
ELA2319	Martholme: Desk-Based Assessment and Trial Trenching		
ELA2853	Outbuildings off Hammond Drive, Read, Lancashire: Historic Buildings Record		
ELA3081	Hammond Ground, Read: Historic Environment Desk-based Assessment		
ELA3297	Martholme, Blackburn: Geophysical Survey		
ELA3440	Martholme Gatehouse, Martholme Lane, Great Harwood: Watching Brief 2003-4		
ELA3457	Martholme, Martholme Road, Great Harwood: Excavation 2009		
ELA3475	Devil's Elbow: Land off Whalley Road, Read, Lancashire: Archaeological Assessment		