

Built Heritage Statement

Land North of Whalley Road, Read

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Built Heritage Statement

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Executive summary

This Built Heritage Statement has been researched and prepared by Tetra Tech RPS for Applethwaite Ltd to inform a full planning application for a proposed new country park and residential development for 77 homes. It assesses c.19ha of land North of Whalley Road, Read, known as 'Hammond Ground' to the west of Read, Lancashire, centred approximately at National Grid Reference SD 7621 3463.

The archaeological potential of the Site, and the likely impact to the significance of potential archaeological heritage assets is considered in the accompanying Archaeological Desk-Based Assessment (Tetra Tech RPS 2025).

The Site lies within the area recorded by the Lancashire HER as Read Park (PRN37695); the park is treated as a non-designated heritage asset for the purposes of this assessment. Of the ten listed assets in the wider study area, only Read Hall (NHLE: 1164581, Grade II*) was found to be sensitive to the proposals, based on site inspection, desk research and the findings of a previous appeal within the Site (APP/T2350/W/17/3185445).

While the Site lies within the HER polygon for Read Hall Park, Hammond Ground's existing character and use, and its separation from the designed core of the park, mean that it contributes only minimally to the park's overall significance as a non-designated heritage asset. The proposed, limited residential development of the eastern portion of the grounds, with the western portion of the grounds retained and subject to design mitigation, would not materially affect the integrity or legibility of Read Hall's designed landscape. The resulting heritage impact on the non-designated Read Hall Park is therefore judged to be very low. The NPPF (2024) requires a balanced judgement for non-designated heritage assets, having regard to the scale of any harm and the asset's significance (paragraph 216). Applying that test, the low level of Hammond Ground's contribution to the Park's significance and consequent very low level of harm to the non-designated Park's overall significance should be balanced against the public benefits of the scheme.

The Grade II* Listed Read Hall's significance is principally experienced within its immediate designed setting; there is effectively no inter-visibility between the Hall's core grounds and the Site, views being largely blocked by topography and the Clough Syke plantation (a point agreed in earlier statements of common ground). Although development would reduce the physical buffer between the settlement and the Hall in plan, the lack of joint experience and the long-established functional and visual separation mean that any perceptible effect on the Hall's ability to convey its significance would be limited. The proposals would therefore cause less-than-substantial harm to the Grade II* Read Hall, and that harm is assessed as very low in degree. In line with NPPF paragraph 212, the conservation of the listed asset attracts great weight, and any harm must be justified clearly and convincingly (NPPF paragraph 213), with less than substantial harm weighed against the public benefits of the proposal (NPPF paragraph 215).

To ensure that this very low level of harm has been minimised, the development should have been designed to retain the western side as open space to preserve the separation and rural character that currently experienced between Read and the Hall.

The creation of the undeveloped area of 'parkland' as part of the proposed development presents an opportunity to enhance the landscape character, legibility, and communal value of the park. Such enhancements constitute a public benefit.

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1 Introduction

- 1.1 This Built Heritage Statement has been researched and prepared by Tetra Tech RPS for Applethwaite Ltd to inform a full planning application for a proposed new country park and residential development for 77 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 report draws on the Planning (Listed Buildings and Conservation Areas) Act 1990, Historic England guidance (including *The Setting of Heritage Assets* 2017), the NHLE and local records, detailed historical research, map studies and a site walkover. Conclusions are based on conditions known at the time of writing, were prepared to IHBC ethical standards, and remain time-limited to three years; maps, plans and photographs are illustrative.
- 1.4 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

Site Overview

- 1.5 A site visit was carried out on 18th November 2025 in fair weather conditions (Plates 1-4).
- 1.6 The Site lies within the former Read Park (HER: PRN37695), an early 19th-century landscape park surrounding Read Hall. Historical 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.
- 1.7 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).
- 1.8 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.
- 1.9 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.



Plate 1 – In the Site looking north west from the access gate into the Site.



Plate 2 – North Western corner of the Site looking south east



Plate 3 - Western boundary looking east within the Site towards Read



Plate 4 – From the Site looking west towards Clough Syke

Planning History

- 1.10 A full planning application (Ref: 3/2016/1192) for the erection of 50 dwellings on the Site was submitted on 21 December 2016. The local planning authority issued a formal decision refusing the application by notice dated 18 April 2017 (Illustrative Masterplan shown in Plate 5).
- 1.11 The applicant appealed the refusal to the Planning Inspectorate under appeal reference APP/T2350/W/17/3185445. The appeal was dismissed by the appointed Inspector on 14 November 2018, meaning the Inspector upheld the local planning authority's decision and the planning permission was not granted.
- 1.12 Key considerations of the planning appeal included:
- Effect on the character and appearance of the countryside — specifically the parkland character of Hammond Ground, Read village setting and Landscape Character Types/Areas.
 - Effect on the setting of nearby listed buildings (notably Read Hall, Grade II*)

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- Whether material considerations (including housing supply shortfall and public benefits) outweigh conflicts with the development plan

1.13 The inspector concluded that Read Hall (Grade II*) has some historic association with Hammond Ground. The Inspector found modest (less than substantial) harm to the setting of Read Hall from loss of parkland. No harm was found to several other nearby listed buildings because of lack of intervisibility or separation.

1.14 In the planning balance the Inspector concluded:

- The benefit of 50 dwellings in a Tier 1 village location, 30% affordable housing secured via the S106 UU along with some employment and economic benefit during construction would amount to significant (housing) and limited (economic) weight.
- In terms of harm he found there would be substantial harm to countryside character and village setting (landscape/visual harm) and some less than substantial harm to a Grade II* Read Hall's setting. The Inspector afforded great weight to the conservation of the Grade II* Listed Building.
- The Inspector concluded that the substantial adverse effects on the character and appearance of the countryside (and setting of the village) significantly and demonstrably outweighed the identified benefits. The conflict with the development plan (Policies DMG1, DMG2, DMH3 and DME2) was not outweighed by material considerations.



Plate 5 - Proposed illustrative masterplan for full planning application

2 Legislative and Planning Policy Framework

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where development subject to planning control may affect the significance of listed buildings and conservation areas, there is a legislative framework to ensure proposed works are developed and considered with due regard to the impact upon their significance. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular Sections 16, 66, and 72). The Act requires that special regard, or special attention, be given to the preservation of listed buildings and their setting, or to preserving or enhancing the character and appearance of conservation areas. Section 72, relating to conservation areas, is only engaged in relation to development *within* such an area, it affords no statutory weighting to change within their setting.
- 2.3 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137. The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.4 Importantly, preservation does not mean that change is not possible; it specifically means no harm, as confirmed by the case of *South Lakeland DC v SSE & Carlisle Diocesan Parsonages Board*, [1992] 2 WLR 204, [1992] 2 AC 141. This is echoed in Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2* (2015), which states that '*change to heritage assets is inevitable but it is only harmful when significance is damaged*'.
- 2.5 Assessment of heritage impact is not limited to identifying harm, and it is incumbent that impacts which enable preservation, and those which enhance are also given great weight by the decision maker. The case of *Kenneth Kay v SSGCLF and Ribble Valley Borough Council*, [2020] EWHC2292 (Admin), 21 August 2020, makes clear that any heritage benefits should be expressly included and referred to as public benefits.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government December 2024)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It

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emphasises that heritage assets are ‘*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*’.

- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under ‘Considering potential impacts’ paragraph 212 states that ‘great weight’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.11 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.
- 2.12 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

- 2.13 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. The recent High Court decision (‘Mead’) iterated that the PPG and the NPPF are to be read and applied as a whole, being mindful that one may modify the other (Mead Realisations Ltd v Secretary of State for Housing Communities and Local Government and another [2025] EWCA Civ 32). Both are statements of national policy issued by the Secretary of State, and there should be no legal distinction between them. In relation to heritage, PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.14 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset’s special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.
- 2.15 Paragraph 18 of the PPG states that within each category of harm (which category applies should be explicitly identified – substantial or less than substantial harm), the extent of the harm may vary and should be clearly articulated. In common practice, harm is often articulated with reference to a spectrum (for example, ‘at the lower end of the spectrum of less than substantial harm’, ‘at the highest end of less than substantial harm’).
- 2.16 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Overview: Historic Environment Good Practice Advice in Planning

- 2.17 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.18 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.19 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

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- 2.20 As with the NPPF the document defines setting 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'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.21 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.22 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.23 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.24 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.25 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.26 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.27 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.28 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.
- 2.29 Planning policy for Read is currently provided by Ribble Valley Borough Council's.
- 2.30 Local Planning Policy for the Site is currently provided by Ribble Valley Borough Council's Core Strategy 2008 – 2028 (adopted December 2014).
- 2.31 The Site does not currently fall under a made Neighbourhood Plan.
- 2.32 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 Historic Background

- 3.1 Read is a small Lancashire village and former township with a long rural past that became more connected to nearby industrial towns in the 18th–19th centuries. Its local identity is shaped by a landed estate (Read Hall), local farming, transport links and its location close to Pendle and Burnley.

History of Read and Read Hall

Origins and early history

- 3.2 Read developed as a small agricultural settlement within the historic parish system of eastern Lancashire. It probably formed around farmsteads and estate land in the medieval period and was governed ecclesiastically from the larger parish (Whalley/nearby market centres).
- 3.3 From the early modern period the village was dominated socially and economically by the local manor/estate (Read Hall) (Farrer, 1911). The hall and its owners shaped the immediate landscape, economy and local social life.
- 3.4 In 1801 John Fort (partner in Oakenshaw Printing Company) purchased Read Hall and its estate. Fort demolished the old hall and commissioned a new house (designed by George Webster), built c.1818–1825 (Farrer and Brownbill 1911). At this time the former field boundaries in the Hammond Ground were removed to create an open park; many of the mature trees that remain today mark those earlier divisions.
- 3.5 Lancashire's industrial expansion affected even small villages: nearby Burnley and other towns grew rapidly due to a significant growth in textiles and manufacturing, drawing labour and creating market links (Farrer, 1911). Improvements in roads and later rail provision increased Read's connections to those centres. Small mills and weaving in the rural hinterland were common across the Ribble Valley, though Read remained comparatively small and rural. Infrastructure such as the A671 road through the village has long connected the area to Burnley and Clitheroe (Figure 5).
- 3.6 Read largely retained a village character, with gradual housing growth and the decline of traditional rural employment. Estate houses and parks were repurposed in some places across Lancashire; local services consolidated around larger towns. Read now sits within the Ribble Valley borough for local government.

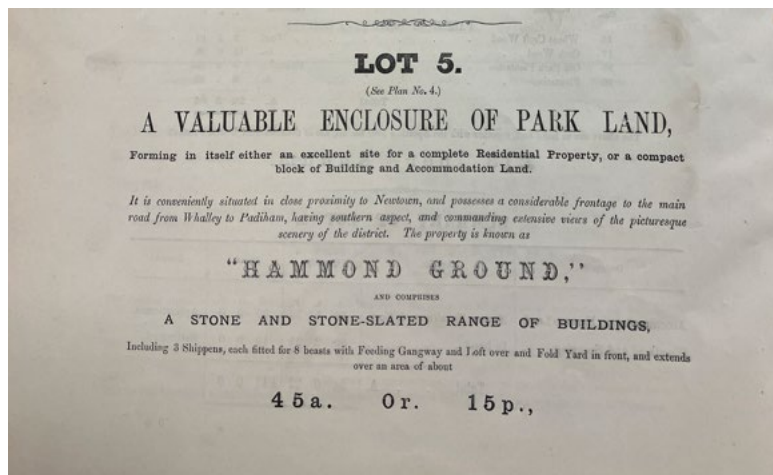
History of the Site

Summary

- 3.7 Hammond Ground formed part of the agricultural landscape around Read until the early 19th century, when the purchase of Read Hall and subsequent parkland landscaping opened up former enclosed fields. Cartographic and sale-plan evidence (1786–1924) records this transition from enclosed farmland to parkland, while earlier and later mapping plus field evidence document continued local mineral extraction (two coal pits and a sandstone quarry). Mid- and late-20th-century maps show minor changes to field boundaries but the Site remained essentially parkland; modern aerial imagery (2025) reveals surviving banks, ditches, mature tree lines and ridge-and-furrow that evidence the earlier agricultural layout and land use.

Historic development

- 3.8 Cartographic evidence provides a clear thread for understanding how the Site and its immediate surroundings acquired their present character. The available mapping, spanning from the late 18th century to the present, shows progressive enclosure and field reorganisation around a parcel of land that has otherwise remained largely agricultural or equestrian in use.
- 3.9 Read Hall appears on Yates's 1786 map (Figure 4) and again on Greenwood's 1818 map (Figure 5); although neither map depicts Hammond Ground in detail, both place the Site within a large open area to the east of the hall. Neither map records the full extent of Read Park, and the road now running to the south of the Site is absent from Yates but present by Greenwood's 1818 issue. The Hennet map of 1830 likewise shows no planting in the Hammond Ground area.
- 3.10 Cartographic evidence indicates a notable change between 1830 and 1848: by the time of the first detailed Ordnance Survey the heavy planting belt of Clough Syke has been established and a sandstone quarry is shown on the western edge of Hammond Ground. The near-contemporary appearance of the plantation belt and quarry suggests the planting may have been a deliberate estate response creating a physical and visual screen to separate the hall and its pleasure grounds from the activity and disturbance associated with the quarry.
- 3.11 The earliest detailed depiction of the Site is the 1848 OS map (Figure 6), on which the area is explicitly labelled 'Hammond Ground' and recorded as a large open area to the south-east of Read Hall. The land immediately south of the hall is shown as 'Park', with the substantial Clough Syke plantation separating park from ground. The sandstone quarry is marked toward the western margin of Hammond Ground, and lines of individual trees on the map trace the courses of former field boundaries that had been removed at the start of the century.
- 3.12 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 10) 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. Given Hammond Ground (The Site) was included as a separate lot from the Hall and parkland as early as 1896 with the potential to building housing on it clearly demonstrates historic intention to separate Hammond Ground from the Hall and its ownership.



**Plate 6 - Photograph of the 1896 Sales Particulars, details of Lot 5 - Hammond Ground
(Source: Lanc ref DXX 658 59)**

- 3.13 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 9) 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. Clearly the function and character of the Site was much changed by this time.
- 3.14 The field boundary towards the northeast of the Site is removed by the time of the 1955-1956 OS map (Figure 10). 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.
- 3.15 The 1965-1966 OS map (Figure 11) shows further housing has been built along George Lane, filling this entire eastern boundary of Hammond Ground. A new field boundary, which zig zags roughly north-south across the Site, is introduced this time too. 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. The tree lined belt along George Lane to the east has been replaced to the north and south with housing, some remains between the two groups of dwellings.
- 3.16 Google Earth imagery from 2025 (Figure 12) 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.
- 3.17 This historical map-regression and field evidence together indicate multiple, reinforcing lines of separation showing that Hammond Ground has been functionally divorced from the designed core of Read Park. Cartography demonstrates that the landscape trajectories diverged early: Greenwood (1818) and Hennet (1830) show Hammond Ground as undeveloped open fields, while by the first detailed Ordnance Survey (1848) a substantial Clough Syke plantation and a sandstone quarry are shown on the margins of Hammond Ground. That near-contemporaneous appearance of heavy planting and quarrying is best read as a deliberate estate response — the plantation operating as a dense, continuous screen introduced to conceal and sever the Hall's pleasure-grounds from the disturbance of extraction activity to the east rather than as an intentional extension of the park's formal composition.
- 3.18 LIDAR and modern aerial imagery show mature trees aligned on banks and ditches that reflect former field enclosures; these arboreal elements therefore represent remnant

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agricultural boundaries, not specimen or avenue planting characteristic of a designed park. Earthwork evidence within the Site records a sandstone quarry and two coal-pit features (PRN6185; PRN37318), with further mining remains nearby (PRN37317). Documentary sources and sale particulars (notably the 1896 and 1924 plans) record the Site's changing ownership and use — including explicit references to mining, pasture and tenanted farm use — supporting the interpretation that Hammond Ground served practical, industrial and agricultural purposes rather than the ornamental and recreational functions of Read Hall's core pleasure-grounds.

4 Historic Built Environment Appraisal

Identification of Heritage Assets

- 4.1 The sections below review Designated and Non-Designated built heritage assets within the search area to identify those which could be potentially affected and require further assessment.
- 4.2 Identification of built heritage assets potentially affected by the proposed development has involved an initial appraisal and review of assets within a 1km radius search area around the Site (Designated Heritage Assets shown in Figure 2, and extant built heritage features recorded on the HER are shown in Figure 3). This initial search radius is informed by a site visit and professional judgment and is considered proportionate to the scale of the proposed development to identify potentially relevant built heritage assets.
- 4.3 Not all heritage assets shown on Figures 2 and 3 have the potential to be affected by the proposed development. Built heritage assets within the vicinity of the Site that are not considered to have the potential to be affected by the proposed development are not included for assessment.
- 4.4 Non-designated heritage asset (NDHAs) can be identified during local or neighbourhood plan creation, conservation area appraisals, or through public nominations. They might also be identified during the planning application process.
- 4.5 To identify non-designated heritage assets for this report we have consulted the local plan. There is no conservation area or neighbourhood plan within the vicinity. Lancashire holds a programme of Local Heritage Assets. This was not publicly accessible at the time of writing this report. Lancashire HER data was also reviewed. HER Entries relating to extant built heritage are highlighted in Appendix C and shown on Figure 3.
- 4.6 Attention is drawn to the high bar set within the PPG for the identification of non-designated built heritage assets (PPG Paragraph: 039 Reference ID: 18a-039-20190723) and Historic England guidance for the identification of non-designated heritage assets, which states:

The inclusion of a site or structure in an HER does not itself identify it as a non-designated heritage asset: inclusion merely records valuable information about it, and does not reflect the planning judgement needed to determine whether it does in fact have a degree of heritage significance which merits consideration in planning decisions. (Historic England 2021: 18, paragraph 61)

The Site

- 4.7 The Site lies within [Read Park](#) which is identified on the Lancashire HER (Ref: PRN37695). This will be assessed as a non-designated heritage asset in Section 5.

Within the Search Area

Designated Heritage Assets

- 4.8 A search of the National Heritage List for England (NHLE), local authority records and the Lancashire Historic Environment Record (HER) identifies 15 listed buildings (One Grade I, three Grade II* and 11 Grade II Listed) within a 1 km radius of the Site (Figure 2).
- 4.9 In accordance with Historic England guidance, assessment of setting is required only where proposed changes could affect a heritage asset's significance or the way that significance is experienced.

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- 4.10 Of the ten listed buildings, only the following are considered sensitive to the proposed development:
- [Read Hall](#) (NHLE: 1164581), Grade II* Listed Building
 - [Lodge to Read Hall](#) (NHLE: 1164591), Grade II Listed Building
- 4.11 This is informed by a site visit, desk-based research and the previous appeal on the Site.
- 4.12 The Grade II gate piers and gates at the entrance drive to Read Hall (NHLE: 1072080), the Icehouse (NHLE: 1072079), Houlker's Farmhouse (NHLE: 1317733), the milestone on Whalley Road (NHLE: 1238990) and the Church of St John Evangelist (NHLE: 1072077) are all sufficiently removed from the Site and are screened by existing topography, intervening land uses and belts of vegetation. As a result there is no meaningful intervisibility or direct physical linkage between these assets and the proposed development, and no pathway by which the proposals would materially alter their setting, experience or heritage interest. On the balance of evidence, the proposals would therefore result in no harm to the significance of these listed structures, and they have not been taken forward for further assessment in this report.

Non-Designated Heritage Assets

- 4.13 None of the extant buildings identified on the Lancashire Historic Environment Record (HER) within the Search Area are considered as non-designated heritage assets that are sensitive to the proposed residential development of the Site. They therefore require no further assessment within this report.
- 4.14 As such, this Statement intentionally focuses on the relationship of Hammond Ground to the Parkland setting of Read Hall and the non-designated landscape namely, 'Read Hall Park' (the boundary of which does not appear to have been formally defined). It assesses the potential effect of the proposed development on the contribution that setting makes to the heritage assets' significance in relation to local and national planning policy and guidance, as mentioned in the reason for refusal.

5 Assessment of Significance

Designated Heritage Assets

Read Hall (NHLE: 1164581), Grade II* Listed Building

Description and setting

Description

- 5.1 Read Hall, which dates to 1818–25, was designed by architect George Webster. It is constructed in sandstone ashlar with hipped slate roofs, the house is of two storeys plus attic. The principal (south) front is symmetrical and nine bays wide, finished with a continuous cornice and blocking course. Claspilasters with sunk panels articulate the bays; the three central bays project as a bow beneath a shallow dome. At ground-floor level a Tuscan colonnade shelters the entrance and supports a first-floor balcony with iron railings. Windows are mid-20th-century steel casements with glazing bars; windowsills are reported to have been lowered. The west front is of three bays, the central bay slightly projected and framed by a tetrastyle Ionic portico. On the east side the main block is three bays; set back to the right is a rear wing of three bays that may retain fabric of the earlier 18th Century house (Historic England, 1953).
- 5.2 Internally the Principal ground-floor rooms retain robust Grecian plasterwork in high relief. The long entrance hall is subdivided by four Ionic columns arranged in a square. The domed stairwell contains a geometric staircase with iron balusters: the stair rises in a principal flight and returns to the upper floor in two curved flights (Historic England, 1953).



Plate 7 - Read Hall taken from the 1896 Sales particulars (Source: Lancashire Archives)



Plate 8 - Read Hall circa 1960 (Source: Lancashire County Council, Red Rose Collections)

Setting

- 5.3 The 1926 Particulars part of Edmondsons Farm details the Pleasure grounds of read hall to consist of

“Charming secluded walks through the well matured plantations with winding paths intersecting lawns, leading past the extensive fish pond and miniature waterfall in connection therewith, which together with the well-formed shrubberies add grandeur and beauty to the surroundings. On the north side of the mansion is an extensive fruit and vegetable garden well stocked with fruit trees. Also the greenhouse, potting shed and stoke hole surrounded by a well built boundary wall.

The mansion is situated in one of the finest elevated positions in the district, in the midst of highly matured grounds of great natural beauty and commanding extensive views of the undulating and well timbered park. Being only two miles from the historic village of Whaley, 5 miles from Burnley, 4 miles from Accrington and within easy reach of Burnley, Blackburn and Preston on the main lines of the LM&S railway”.

- 5.4 Currently Read Hall sits within a compact, legible core setting defined by its immediate lawns and formal garden space, belts of mature woodland, surviving lakes, and the principal driveways and entrances. Contemporary estate buildings notably the former farmstead to the north and the Ice House remain as physical companions to the house and contribute to its group value. This immediate setting makes the most significant contributions to the hall's significance. Beyond this nucleus the wider setting is a patchwork of parkland, grassland and woodland which makes a limited contribution to its significance. To the south-east of the Hall, the Hammond Ground is characterised by single, mature specimen trees in open pasture but is now largely visually separated from the hall by belts of planting and local topography. Views into and out of the south-east/east sector are limited: screening by vegetation and the intervening landform means that the hall is experienced principally in relation to its immediate designed landscape and surviving estate features rather than by long, panoramic vistas

Significance

- 5.5 The core significance of Read Hall lies in the integrity of its form and fabric as an early 19th century county mansion, by a relatively well-known architect, George Webster, who also designed other large mansions in the locality.
- 5.6 The building survives as a good example of a Regency country house, constructed of local sandstone, with well-preserved classical elevations and substantial surviving Grecian interior plasterwork and stair features. It is of historic interest for its association with John Fort who's early-19th-century reorganisation of the Read estate has left a tangible impression on the wider landscape of Read. The hall derives further significance from its group value with surviving estate features and designed landscape elements, in particular those areas of the former parkland forming its immediate setting: its lawns, walled garden, and the parkland to its south, which forms part of a designed outlook from the hall.

Contribution of Site to Significance

- 5.7 The relationship between Read Hall and Hammond Ground is evident in historic association and the wider evolution of the estate landscape; Hammond Ground formed part of the agricultural hinterland that was later incorporated within the estate's sphere of influence. However, the character and historic trajectory of Hammond Ground diverge materially from the western parkland beyond Clough Syke. Past agricultural use, the area's documented association with coal extraction, and a different landform mean that Hammond Ground does not function as a surviving element of the designed early-19th-century landscape that principally defines Read Hall's setting.
- 5.8 Good Practice Advice note 3 (GPA3) is relevant here because it recognises that setting may include land beyond a Site's formal boundary where that land makes a demonstrable contribution to significance — either through visual, historic or functional connections — and that such land need not be visible from the asset itself. Applying that principle to the Site, however, requires an evidential assessment of whether proximity or past association translates into a meaningful contribution to the Hall's historic character. Proximity alone is not determinative: changes of land use, topography, planting strategy and ownership can all substantially reduce, or negate, any perceived contribution to setting.
- 5.9 In this case the cartographic and topographic evidence indicates that Hammond Ground has a markedly different morphology from the western parkland that more clearly reads as the designed setting of Read Hall. LIDAR and aerial imagery (Figures 13-15) show banks, ditches and tree-lines that align with former field boundaries rather than the specimen tree planting, axial drives or ornamental avenues typical of surviving parkland. The tree cover on the Site reads as belts and boundary planting associated with later enclosure and woodland regeneration, not as deliberate specimen planting as part of a designed pleasure ground. In addition, the presence of former quarrying and coal-pit earthworks within Hammond Ground underlines an industrial land-use history that further differentiates it from the principal designed landscape to the west.
- 5.10 Taken together, these lines of evidence demonstrate that Hammond Ground does not retain the spatial organisation, planting strategy or visual relationships that would indicate survival of the early-19th-century designed landscape associated with Read Hall. While the land is historically associated with the estate and therefore has some historic association, that association does not translate into a tangible contribution to the Hall's setting in terms of designed character or legible historic landscape composition.
- 5.11 The Clough Syke plantation, which appears on mapping between c.1830 and 1848, was likely planted as a deliberate screen to separate Read Hall from the industrial and agricultural character of Hammond Ground. The presence of a sandstone quarry and coal-pit earthworks within Hammond Ground would have produced noise, dust and visual disturbance; the dense planting of Clough Syke functioned to shield the Hall and its

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pleasure grounds, thereby protecting the estate's designed character and amenity and making a physical barrier to separate the Site from the parkland of the Hall. This intention to separate the parkland of Read Hall from Hammond Ground through the planting of Clough Sykes also aligns with the sales particulars for Read Hall from 1896 which advertise Hammond Ground as an '*excellent site for complete residential property*'.



Plate 9 - From Whalley Road looking towards Read Hall, Clough Syke blocks any views of Read Hall. The Site is visible in the foreground behind the stone wall

- 5.12 On the basis of the above, the land within Hammond Ground (including the Site) is assessed as making a low contribution to the significance of Read Hall as part of its setting. Although historically associated with the Read estate, Hammond Ground does not retain the morphological or planting characteristics of the early-19th-century designed landscape and is visually and functionally divorced from the principal parkland to the west by changes in land use, topography and belts of planting. This conclusion is consistent with GPA3's requirement for an evidence-based approach to setting: the area's differing character, documented industrial activity, altered planting and intervening topography mean it does not reinforce the designed composition or key views that convey Read Hall's significance.

Lodge to Read Hall (NHLE: 1164591), Grade II Listed Building

Description and setting

Description

- 5.13 The Lodge to Read Hall (Grade II, listed 17 December 1968) is a small but architecturally refined early-19th-century gate lodge, probably of the 1820s and attributed to George Webster of Kendal (Historic England, 1968).
- 5.14 The Lodge was built as the visual and functional gateway to Read Hall, marking the transition from public road to private estate and contributing to the staged approach and experience valued in early-19th-century country-house design. The presence of the Fort family crest signals direct association with the patrons responsible for the rebuilding of Read Hall and the estate reorganisation in the early 1800s.

Setting

- 5.15 The Lodge is located to the south west of Read Hall with the access drive to the Hall (Hammond drive) leading north east from Whalley Road.
- 5.16 The lodge has clear group value with Read Hall and other surviving estate features (entrance piers, drives, icehouse, farmstead). As an element of the designed approach it contributes to the legibility of the original circulation and arrival sequence and enhances the setting of the principal house. Its form, scale and materials harmonise with the Hall, reinforcing the unity of the estate ensemble.
- 5.17 To the western side, the Lodge is surrounded by dense established planting. There is also a large planting belt on the western side of Hammond Drive, fronting Whalley Road which reduces any visibility or experience of the Lodge from Whalley Road.
- 5.18 The greatest contribution made from the Lodge's setting is its relationship to Read Hall and its estate.



Plate 10 - Listed Lodge to Read Hall and Gate piers

Significance

- 5.19 Its significance derives from its coherent classical composition, quality of ashlar stonework and detailed Grecian vocabulary, and its historic role as the controlled threshold to the Read Hall estate. As an intact ancillary building associated with a principal Regency country house, the lodge both complements and reinforces the architectural character and social narrative of the main house. As a surviving service building that embodies the social hierarchy and logistical organisation of the estate, the lodge has evidential value for understanding the operational and representational aspects of the historic property.

Contribution of the Site to Setting

- 5.20 The Site lies 730m to the east of the Lodge, with proposed built form over 1km to the east, and is separated from it by the dense Clough Syke plantation and by belts of planting along Whalley Road. These physical barriers, together with the local topography, create a clear and persistent landscape divide: the Lodge is experienced as part of the entrance sequence and immediate arrival environment to Read Hall (drive, gate piers, forecourt planting and short axial glimpses), whereas the Site sits beyond a long, wooded screen that prevents any coherent visual, spatial or experiential link between the two.
- 5.21 Cartographic, LIDAR and field evidence confirm this separation. Mapping shows the Clough Syke belt establishing in the period c.1830–1848 contemporaneously with quarry workings on Hammond Ground, consistent with a deliberate estate response to screen the

Hall and its approaches from industrial activity. LIDAR and aerial imagery show the Site's tree cover aligning with former field banks and enclosure patterns rather than with specimen planting or axial avenues that would indicate a designed relationship with the Lodge. On the ground the plantation forms a continuous, tall, and mature woodland belt that blocks views, sound attenuation and direct movement between the Lodge and the Site.

- 5.22 The concept of setting in national policy is about where and how an asset is experienced. The Lodge's principal experience is through the controlled approach sequence and its immediate surroundings; it gains meaning from that intimate spatial composition. The Site does not participate in that compositional sequence: there is no designed approach, no deliberate framed view toward the Lodge from the Site, no shared use or functional relationship (for example shared drives or garden enclosures), and, as agreed in the statement of common ground for the appeal ref: APP/T2350/W/17/3185445 (Dickman Associates Ltd ref: Our ref: DAL07/17), no meaningful inter-visibility. Consequently, the Site is not experienced as part of the Lodge's setting.
- 5.23 Historically there may once have been a broader estate association between the Site and the Lodge, but that associative value has been materially attenuated and does not relate to the historical function, design, or siting of the lodge. Industrial uses (quarrying and coal extraction), later agricultural reuse and the deliberate planting of the Clough Syke screen have altered land use, character and perception to the extent that the Site no longer reinforces the Lodge's designed composition or contributes to its experiential qualities. In short, proximity alone does not equate to contribution to setting when the physical and perceptual links have been severed.
- 5.24 On that basis, while the Site is acknowledged as having a historic connection to the wider Read estate, it is not considered to form part of the Lodge's setting; it makes a neutral contribution to its significance. Retaining the existing plantation and vegetative buffers between the Lodge and the Site is therefore an appropriate heritage-sensitive approach, as it preserves the Lodge's immediate spatial context and prevents the Site from being read as part of the Lodge's designed arrival sequence. Therefore, is not considered to be sensitive to the proposed development and will not be taken forward for further assessment within this report; development within the Site would not affect the Lodge's significance.

Non-Designated Heritage Assets

Read Hall Park, (HER REF: PRN37695)

Designation and introduction

- 5.25 The Site lies within the area recorded by the Lancashire Historic Environment Record (HER) as Read Park (PRN37695; Figure 3). Read Park is recognised on Lancashire's Local List of unregistered Historic Designed Landscapes (2013) and is described there as '*a rural estate of Regional/County importance pertaining to the C14 and C19 Read Hall and gardens.*' Because of this documentary recognition and its clear historical association with Read Hall, the landscape has been included in this appraisal and treated as a non-designated heritage asset.
- 5.26 Historic England's Register of Parks and Gardens Selection Guide makes clear that the survival of a house or institutional building is not a prerequisite for designation of a historic landscape; landscapes may be significant in their own right as designed or evolved places. In the case of Read Hall parkland, however, the historic landscape has not been afforded a statutory designation and therefore survives as a non-designated heritage asset whose significance must be assessed on the basis of its fabric, historic associations and landscape value rather than statutory status alone.

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- 5.27 A royal charter to empark the area was obtained by the Nowell family before 1525, and may point towards early origins (ed. William Farrer, 1911); however, the research undertaken has not uncovered further evidence of how this related to the extant park or if it was the origin of an earlier park.
- 5.28 Read Hall Park is principally an early nineteenth-century designed landscape. The English Heritage Register of Historic Parks and Gardens of Special Historic Interest in England was carried out in 1983 by Ed Bennis and John Dyke. Read Hall Park was subsequently assessed during English Heritage's Register Review studies of the late 1990s and was surveyed for Lancashire by Ed Bennis and John Dyke (Historic Designed Landscapes of Lancashire, 1998). That research treated Read Hall Park as a candidate for inclusion on the Register on the basis of its design concept and degree of survival. Despite this recommendation, the park does not have a statutory Register entry or a formally published designation text, and no single, formally adopted boundary has been established. The Lancashire HER therefore records a working polygon for Read Park (PRN37695) which appears to reflect the area considered in the late-1990s review; the documentary record does not set out the precise reasons for the absence of national registration. For the purposes of this assessment the HER polygon is treated as an evidence-led boundary and Read Hall Park is considered a non-designated heritage asset, with the contribution of particular parts of the estate judged against surviving morphology, planting, cartographic evidence and experiential relationships with Read Hall.
- 5.29 The designed core around Read Hall comprises a range of ornamental and functional components developed in the nineteenth century. Surviving and recorded features include terraces, a rockery and rose garden, a lower and an upper lake with a minor waterfall, extensive lawns and ornamental plantations, together with the service complexes associated with the house; the immediate front garden and pleasure-ground around Read Hall amount to c.10 hectare, providing a compact and coherent core of designed landscape that reads with the house and associated service buildings.
- 5.30 Outside this nucleus the wider estate historically comprised model farms, shelter belts, planted avenues and substantial woodland (in the order of 100 hectares), and documentary evidence suggests the estate also supported sporting uses such as shooting coverts and possibly a deer park, indicating a combined productive and recreational land use.
- 5.31 The Read estate is also recognised in the Forest of Bowland AONB Landscape Assessment (Part 2: Landscape Character Types), which describes the place as a 'romantic' landscape and specifically notes the immediate environs of Read Hall for their formal gardens, plantations and ponds. This external recognition reinforces the parkland's contribution to local landscape character and situates the estate within the broader AONB context, supporting the conclusion that the landscape has demonstrable historic and aesthetic interest even without statutory registration.
- 5.32 Because the park was identified in specialist survey work but was not subsequently registered nationally, the HER boundary should be treated as an evidence-led working boundary rather than a statutory limit. For the purposes of this assessment, given the HER entry and the Site's inclusion on the Local List, Read Park has been assessed as a non-designated heritage asset.
- 5.33 This position recognises the parkland's heritage values while ensuring that the contribution of specific parts of the estate (including Hammond Ground and the Site) is evaluated on the basis of surviving morphology, planting, cartographic evidence and experiential relationships with Read Hall.

Significance

- 5.34 The parkland's significance rests on the designed and aesthetic setting it provides Read Hall. The group value with Read hall and associated structures which reinforce the house's

designed intent and visual prominence. Historically it illustrates patterns of nineteenth-century designed landscape for country houses in east Lancashire.

- 5.35 Despite these values, the parkland's non-designation and later landscape changes including belts of heavy tree planting, fragmented ornamental features and 19th–20th century agricultural reuse have diminished some aspects of its legibility as a complete designed landscape. Nevertheless, surviving core features (water bodies, terraces, plantation structure and ancillary estate buildings) retain appreciable heritage interest and merit recognition as a non-designated heritage asset.

Contribution of the Site to Significance

- 5.36 The core pleasure-ground, together with surviving service complexes and estate planting, forms the principal designed setting for the Hall and is the primary focus of the non-designated heritage asset Read Hall Park's significance.
- 5.37 Hammond Ground, by contrast, displays a materially different character and evolutionary trajectory and does not demonstrably survive as part of that designed composition. There are no designed vistas, copses, avenues or ornamental lakes which are typical features of designed parks. LIDAR and modern aerial imagery show that the scattered mature trees within the large field of the Site lie on linear banks and ditches aligned with former field boundaries; these features therefore read as remnants of agricultural enclosure rather than specimen planting intended to signal parkland or a deer park.
- 5.38 Cartographic evidence shows no planting in Hammond Ground on Greenwood's 1818 map or the Hennet 1830 issue; it is not until the first detailed Ordnance Survey of 1848 that a substantial plantation at Clough Syke is recorded and a sandstone quarry is shown at the western margin of Hammond Ground. The near-contemporary appearance of the plantation and the quarry is most readily read as an estate response: the Clough Syke belt appears to have been introduced to screen the Hall and its pleasure-grounds from quarrying and other disturbance to the east, rather than as an intentional extension of the designed parkland.
- 5.39 Contemporary and historical earthwork evidence also records industrial activity within the Site, notably a sandstone quarry and coal-pit earthworks. Such extraction would have been noisy, dusty and industrial in character, materially different from the genteel qualities sought in a pleasure ground. The Clough Syke belt therefore reads as both an aesthetic and a pragmatic estate device: a thick plantation intended to mitigate noise and conceal industrial operations, thereby preserving the tranquillity and visual integrity of the Hall's immediate pleasure-grounds. This physically and experientially separates Hammond Ground from the designed landscape of Read Hall.
- 5.40 This idea of conscious and designed separation of the Park from the Site is reinforced by the sales particulars for Read Hall from 1896 which advertise Hammond Ground as a '*excellent site for complete residential property*'.
- 5.41 The surviving boundary treatments further underline the distinction between the Park and Hammond Ground, the formal low walls, railings and lodge treatments that articulate Read Park contrast with the dry-stone field walling fronting Whalley Road and George Lane, which peters out within c.100 m and matches a nineteenth-century farming typology rather than a designed estate boundary. Documentary evidence indicating agricultural use of Hammond Ground by the turn of the twentieth century reinforces its peripheral and functional relationship to the Hall.



Plate 11 - The Site is experienced as pasture fields surrounded by the housing of Read to the north and east, there is no experience of Read Hall and its associated designed landscape

- 5.42 Historic England's Register selection guidance emphasises that designation rests on the demonstrable design concept, its implementation and survival, not merely on association by proximity. Applying that principle to the combined cartographic, LIDAR and field evidence set out above, Hammond Ground does not retain the spatial organisation, planting strategy or garden components that would demonstrate survival of Read Hall's early-nineteenth-century designed landscape. Although the Site has an historical association with the estate, that association is attenuated and does not translate into a meaningful, legible contribution to the designed setting.
- 5.43 Read Hall Park is a non-designated heritage asset of local significance, with a clearly defined designed core that contributes most strongly to the Hall's setting and non-designated Park's Significance. Hammond Ground (including the Site) is assessed as making a minimal contribution to that significance: its different character, early separation from the formal park, historic intention to sell for residential development, industrial uses and the persistent Clough Syke screen demonstrate that it is peripheral in both historic and experiential terms and therefore of low sensitivity in relation to changes affecting the wider estate.

Proposals and assessment of impact

Proposals

- 5.44 The Site is proposed for residential development comprising a proposed total of 77 homes, alongside associated infrastructure and landscaping.
- 5.45 The proposed development is detailed in design drawings and CGIs prepared by the client and submitted with the planning application. These should be consulted alongside this report.

Assessment of impact

Read Hall (NHLE: 1164581), Grade II* Listed Building

- 5.46 This report demonstrates that the land within Hammond Ground (including the Site) does not represent survival of the early 19th Century designed landscape.
- 5.47 Although historically associated with the Read estate, Hammond Ground does not retain the morphological or planting characteristics of the early-19th-century designed landscape and is visually and functionally divorced from the principal parkland to the west by changes in land use, topography and belts of planting. The historical association and physical relationship between the immediate parkland setting of Read Hall and Hammond Ground is limited.
- 5.48 Setting has a particular definition in the glossary of NPPF as being a location where the heritage asset can be experienced. Whilst that may be more than simply inter-visibility, nonetheless that is self-evidently the primary way in which assets can be experienced. In this case, there is no such inter-visibility.
- 5.49 The current proposals seek to address the concerns with the previous refused scheme. The proposals secure a greater separation between development and the grounds of the Hall. In addition the cluster of trees within the centre of the Site would be retained to provide visual filtering, amenity and the rural character they provide.
- 5.50 The proposed development would not be perceived from within the immediate grounds of the Hall nor in context with the Hall. Views to and from them are largely blocked by woodland and/or topography of the landscape. The statement of common ground for the previous appeal agreed that there is no intervisibility between the Site and Read Hall itself.
- 5.51 Hammond Ground forms part of the Hall's wider setting and makes a limited contribution to the overall significance of Read Hall. The proposals would change the character of the eastern part of the Site from rural pasture with dispersed mature trees and earthworks to residential development, thereby reducing the perceived spatial separation between the settlement of Read and Read Hall. That reduction in buffer distance has the potential to dilute the Hall's sense of isolation and the designed composition by which the house reads as a high-status country seat. Such effects could alter the composition and experiential qualities that help convey the Hall's historic status.
- 5.52 However, when judged against the underlying evidence of character, association and visibility, the level of impact and resulting harm would be very low. The Site is not part of the immediate designed ensemble; it occupies only a small portion of the Hall's wider setting; it is largely visually divorced from the Hall by plantation and topography; and its historic association has been materially weakened by prior industrial and agricultural use. For these reasons any harm arising from changes within the Site would be limited in extent, perceptibility and duration.

The current proposals

- 5.53 On the balance of evidence, the proposals would cause a very low level of harm to Read Hall's significance through changes to its setting. The harm is properly characterised as less than substantial in NPPF terms and, within that category, as very low in degree, because the Site makes only a small and currently muted contribution to the Hall's setting, there is minimal joint experience of the two places, and historic decisions (planting and industrial use) have already eroded the Site's association with the designed parkland.

Proposed Mitigation/Enhancements

- 5.54 To protect Read Hall's significance the development would be confined to the eastern portion of the Site and organised to retain and reinforce the western buffer that separates the settlement of Read from the Hall. The mitigation measures below set out how layout, design, planting, construction controls and long-term management can collectively reduce the proposals' impact on Read Hall to a minimal level.

Layout and masterplan

- 5.55 The masterplan allocates the western half (or a substantial continuous tract immediately east of the existing Clough Syke plantation) as undeveloped buffer/open space. This undeveloped zone should remain free of buildings, garages, domestic curtilage structures and formal recreational areas that would create a sustained visual or functional link with Read Hall.
- 5.56 Creation of such an undeveloped area of 'parkland' is appropriate within the setting of Read Hall, and presents an opportunity to enhance the landscape character, legibility, and communal value of the hall within the landscape. Any such enhancements should be recognised as part of any planning decision, and afforded great weight as public benefits (in accordance with Paragraph 212 of the NPPF 2024).
- 5.57 The existing cluster of trees within the centre of the Site will be retained and managed as a key landscape asset. Retention preserves an important element of the Site's current rural character: the trees provide visual filtering of views into and out of the development, soften built edges, help screen artificial light and noise, and maintain a sense of enclosure and continuity with the wider pastoral landscape.

Built form, massing and materials

- 5.58 Buildings within the developed eastern zone will be appropriate in height, architecturally recessive. Development should read as a contained settlement edge which could face out towards the west so they viewed on the approach into Read instead of being met with rear boundaries. A maximum of two storeys is recommended. Rooflines, colours and materials should be recessive and muted (taking materials from the traditional palette of Read) to minimise contrast with the landscape when glimpsed. Plots abutting the buffer should avoid high boundary fencing; instead use native hedging and low-height timber post-and-rail to preserve rural character.

Read Hall Park

- 5.59 The Site lies within the area recorded as Read Park (PRN37695) and has been treated in this appraisal as part of the non-designated Read Hall Park asset for the purposes of impact assessment. Read Hall Park's principal significance derives from its early-19th-century designed core around the house formal pleasure-grounds, terraces, lakes, plantations and associated service complexes which form the primary locus of the park's historic, aesthetic and evidential value. Hammond Ground, including the Site, has a distinct character and historical trajectory from the rest of the Park. Cartographic, LIDAR and aerial evidence show that the Site contains remnant field boundaries, earthworks, a sandstone quarry and

Built Heritage Statement

coal-pit remains, and that the single mature trees surviving within the field align with former enclosure lines rather than with planned specimen planting. These factors indicate that the Site is peripheral to, and materially different from, the designed pleasure-ground core that most strongly defines Read Hall Park's significance.

- 5.60 The Site is physically and perceptually separated from Read Hall and its immediate parkland by the long-established Clough Syke plantation, belts of planting along Whalley Road, intervening landform and distance. Mapping demonstrates that the Clough Syke belt was established contemporaneously with quarrying activity in Hammond Ground (c.1830–1848) and is readily interpreted as a deliberate screening plantation intended to shield the Hall and its pleasure-grounds from the industrial character of the Site. There is therefore little or no joint experience of the Site and the Hall: intervisibility is limited or absent, the Site does not form part of the designed approach or arrival sequence to the house, and it lacks the formal spatial organisation, water features, avenues and garden structures that characterise the designated core of Read Hall Park.
- 5.61 The current proposals seek to address the concerns with the previous refused scheme. As a result the proposed residential development is focused on the eastern portion of Hammond Ground, with the western part of the Site retained as open space to maintain a continuous buffer to Clough Syke. Because the proposed built development would be read in the context of the existing settlement to the east and north, rather than in direct association with Read Hall, change would not materially alter the appearance or composition of the parkland core around the Hall which is considered to make the greatest contribution to the non-designated Park's significance. The retention of the western buffer and the existing plantation means that the principal visual and experiential relationships that convey the significance of Read Hall Park would remain intact and legible.
- 5.62 From a historic-associative and evidential perspective the Site's contribution to the park's significance is minimal. The archaeological and earthwork evidence recorded on the Site residual field boundaries, drains, small coal shafts and spoil are more indicative of a working agrarian and industrial landscape than of formal designed parkland. The loss of a small eastern parcel to a limited residential scheme would result in the loss of undeveloped land whose heritage value is assessed as low; it would not materially remove or harm the designed components that constitute the park's core significance to the west of Clough Syke.
- 5.63 Taking these considerations together, the level of impact on Read Hall Park is low. Under the NPPF framework the effect would amount to a very low level of harm to a non-designated heritage asset. This conclusion reflects the Site's peripheral historic association with the park, its attenuated experiential relationship with the Hall, the early separation and subsequent industrial/agricultural uses that have already eroded associative value, and the limited extent of the Site within the broader estate. The benefits of the proposed development should therefore be weighed against a very low level of heritage harm.
- 5.64 In conclusion, while the Site forms part of the HER polygon for Read Hall Park and has an historic association with the wider estate, it contributes minimally to the park's core designed significance. The proposed confined residential development of the eastern section, with the western buffer retained, would not materially affect the integrity or legibility of Read Hall's designed landscape. The assessed heritage impact on the non-designated Read Hall Park is therefore very low.

Proposed Mitigation

- 5.65 To protect Read Hall Park's significance and ensure the impact is minimised the proposals could retain and reinforce the western buffer adjacent to Clough Syke.

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- 5.66 The masterplan allocates the western half immediately east of the existing Clough Syke plantation as undeveloped buffer/open space. This undeveloped zone would remain free of buildings, garages, domestic curtilage structures and formal recreational areas that would create a sustained visual or functional link with Read Hall.
- 5.67 Creation of such an undeveloped area of 'parkland' is appropriate within the setting of Read Hall, and presents an opportunity to enhance the landscape character, legibility, and communal value with the park.
- 5.68 The existing cluster of trees within the centre of the Site will be retained and managed as a key landscape asset. Retention preserves an important element of the Site's current rural character: the trees provide visual filtering of views into and out of the development, soften built edges, help screen artificial light and noise, and maintain a sense of enclosure and continuity with the wider pastoral landscape.

6 Conclusion

- 6.1 This Built Heritage Statement has been researched and prepared by Tetra Tech RPS for Applethwaite Ltd to inform a full planning application for a proposed new country park and residential development for 77 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.
- 6.2 The archaeological potential of the Site, and the likely impact to the significance of potential archaeological heritage assets is considered in the accompanying Archaeological Desk-Based Assessment (Tetra Tech RPS 2025).
- 6.3 The Site lies within the area recorded by the Lancashire HER as Read Park (PRN37695); the park is treated as a non-designated heritage asset for the purposes of this assessment. Of the ten listed assets in the wider study area, only Read Hall (NHLE: 1164581, Grade II*) was found to be sensitive to the proposals, based on site inspection, desk research and the findings of a previous appeal within the Site (APP/T2350/W/17/3185445).
- 6.4 While the Site lies within the HER polygon for Read Hall Park, Hammond Ground's existing character and use, and its separation from the designed core of the park, mean that it contributes only minimally to the park's overall significance as a non-designated heritage asset. The proposed, limited residential development of the eastern portion of the grounds, with the western portion of the grounds retained and subject to design mitigation, would not materially affect the integrity or legibility of Read Hall's designed landscape. The resulting heritage impact on the non-designated Read Hall Park is therefore judged to be very low. The NPPF (2024) requires a balanced judgement for non-designated heritage assets, having regard to the scale of any harm and the asset's significance (paragraph 216). Applying that test, the low level of Hammond Ground's contribution to the Park's significance and consequent very low level of harm to the non-designated Park's overall significance should be balanced against the public benefits of the scheme.
- 6.5 The Grade II* Listed Read Hall's significance is principally experienced within its immediate designed setting; there is effectively no inter-visibility between the Hall's core grounds and the Site, views being largely blocked by topography and the Clough Syke plantation (a point agreed in earlier statements of common ground). Although development would reduce the physical buffer between the settlement and the Hall in plan, the lack of joint experience and the long-established functional and visual separation mean that any perceptible effect on the Hall's ability to convey its significance would be limited. The proposals would therefore cause less-than-substantial harm to the Grade II* Read Hall, and that harm is assessed as very low in degree. In line with NPPF paragraph 212, the conservation of the listed asset attracts great weight, and any harm must be justified clearly and convincingly (NPPF paragraph 213), with less than substantial harm weighed against the public benefits of the proposal (NPPF paragraph 215).
- 6.6 To ensure that this very low level of harm has been minimised, the development should have been designed to retain the western side as open space to preserve the separation and rural character that currently experienced between Read and the Hall.
- 6.7 The creation of the undeveloped area of 'parkland' as part of the proposed development presents an opportunity to enhance the landscape character, legibility, and communal value of the park. Such enhancements constitute a public benefit.

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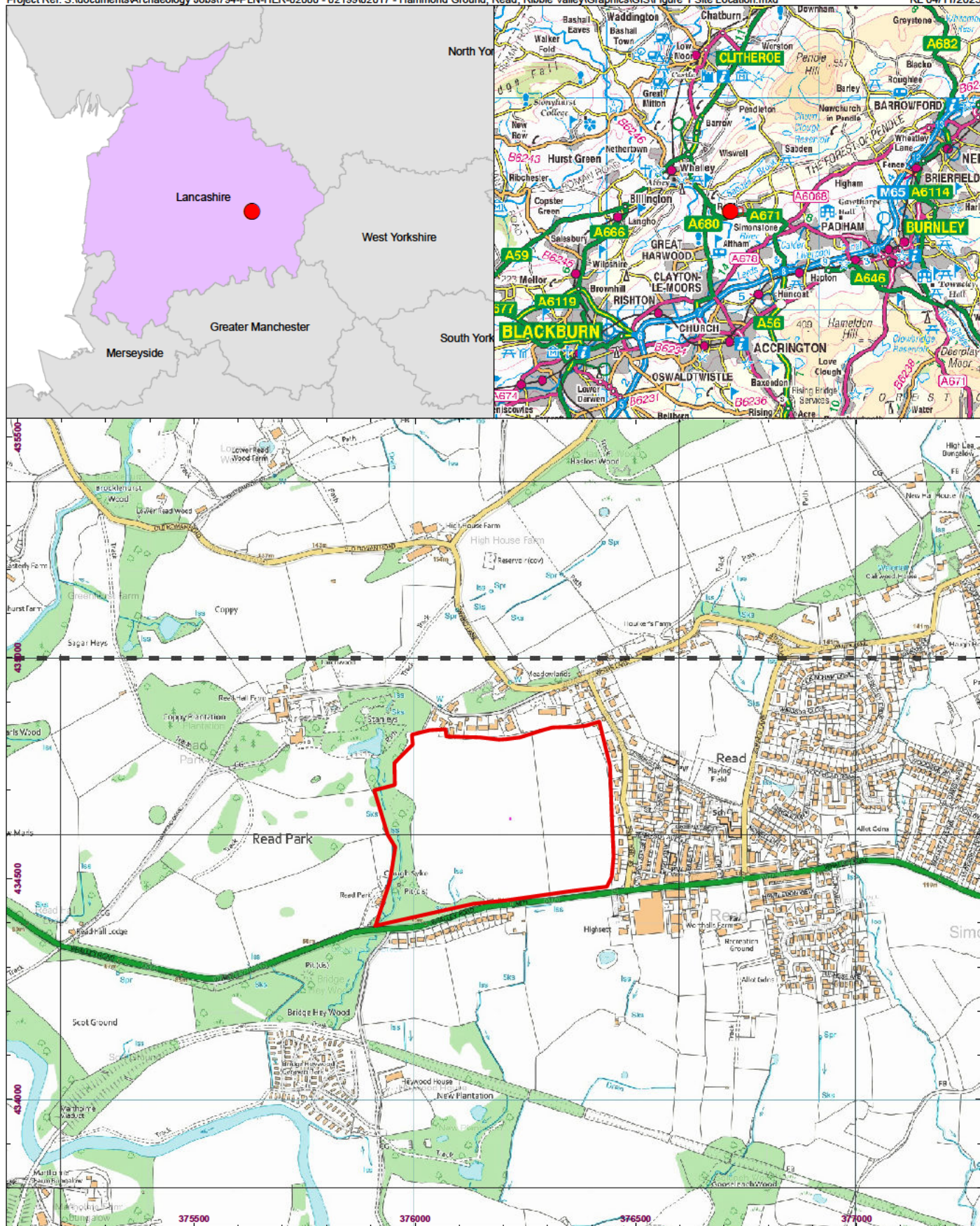
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- Site Boundary
- 1km Search Area



0

475m

Scale at A4: 1:12,000



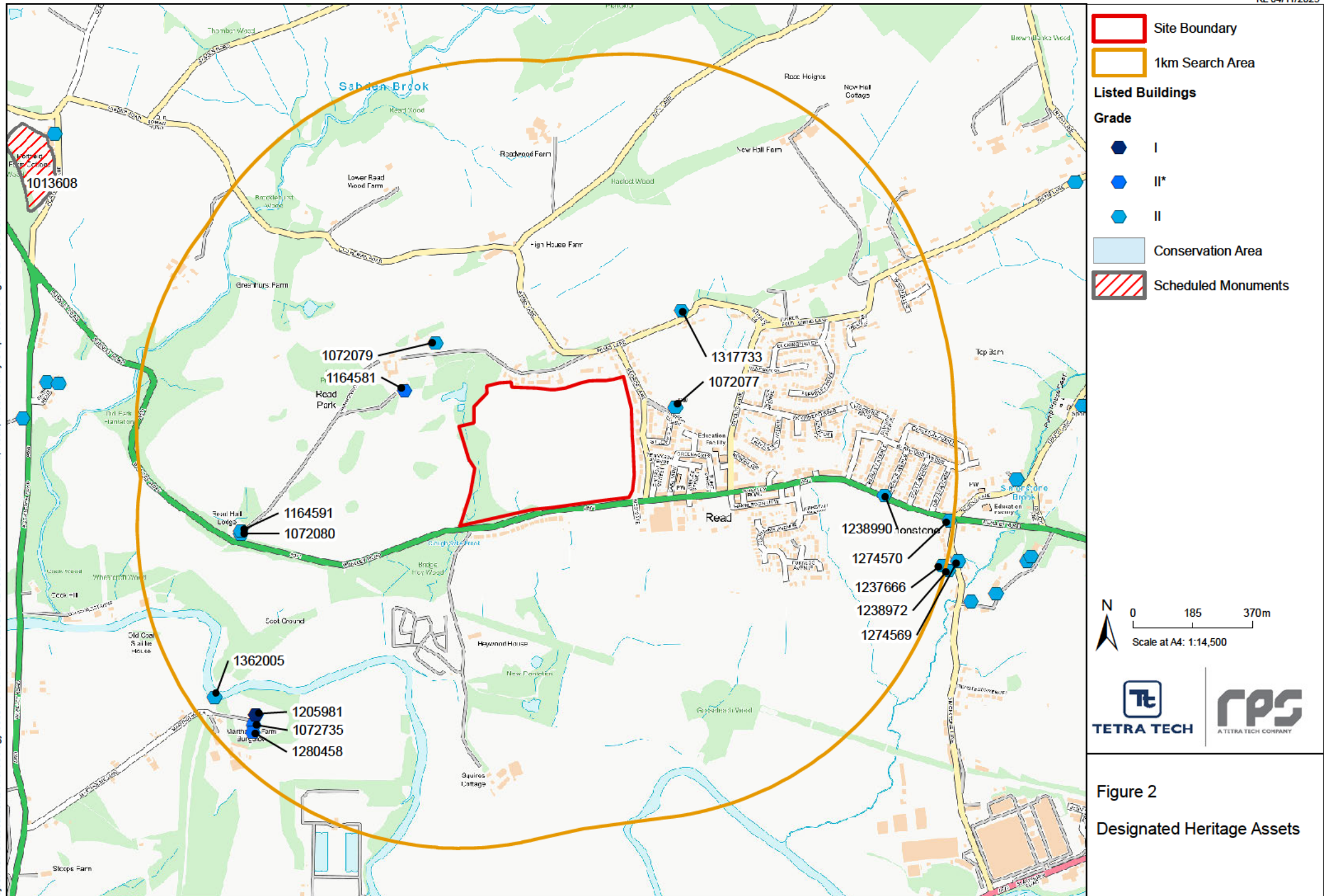
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Figure 1

Site Location



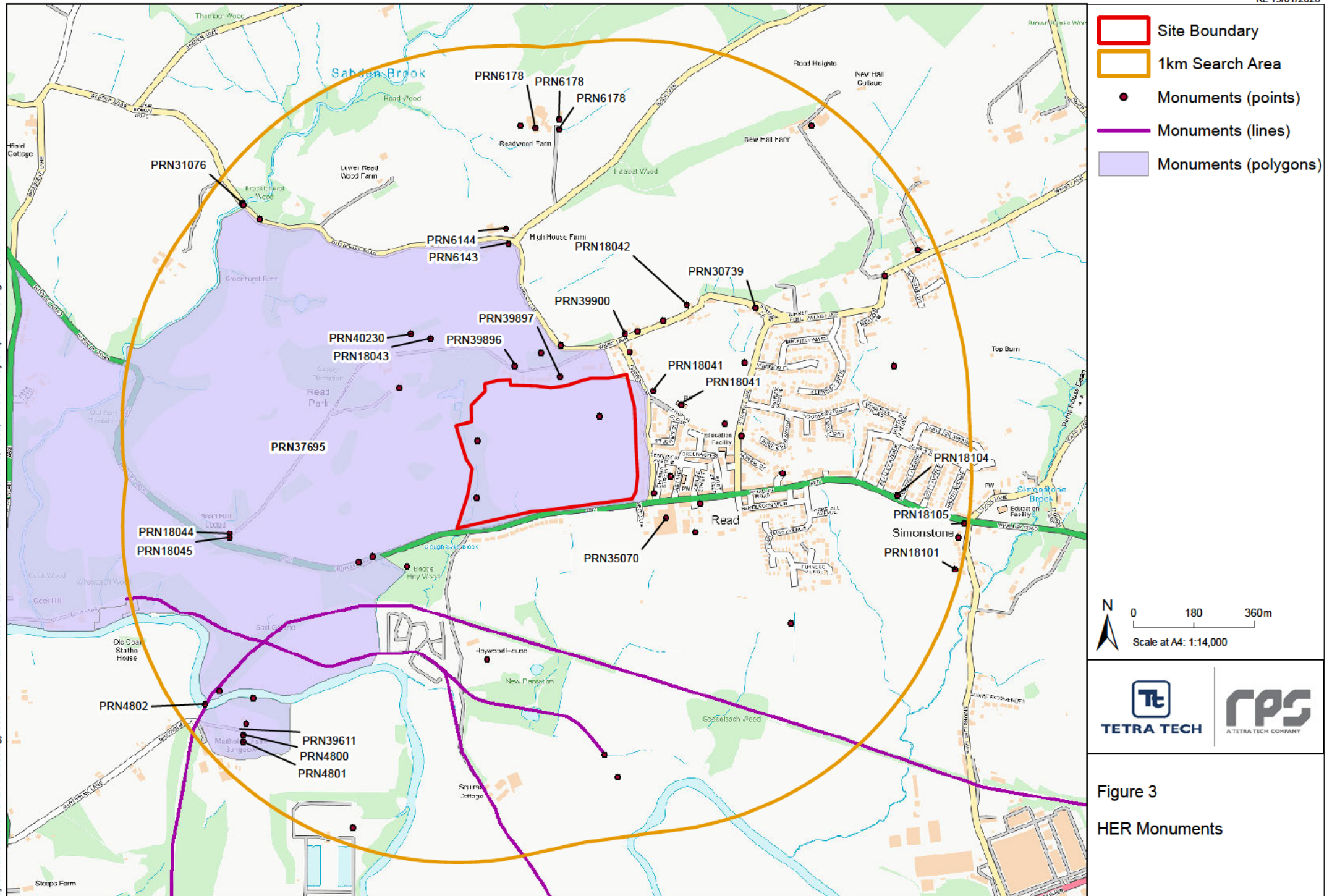
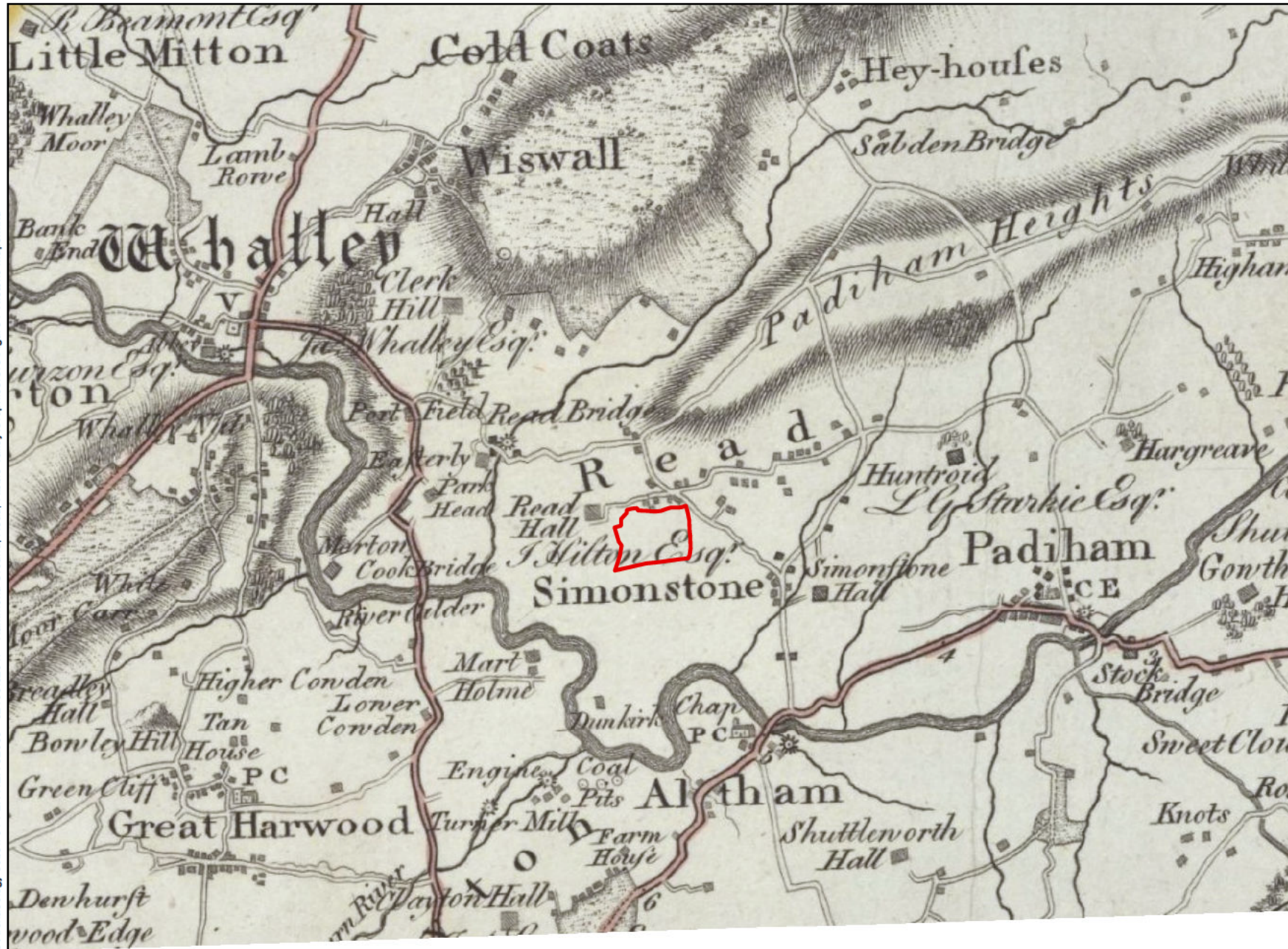


Figure 3
HER Monuments



 Approx Site Location

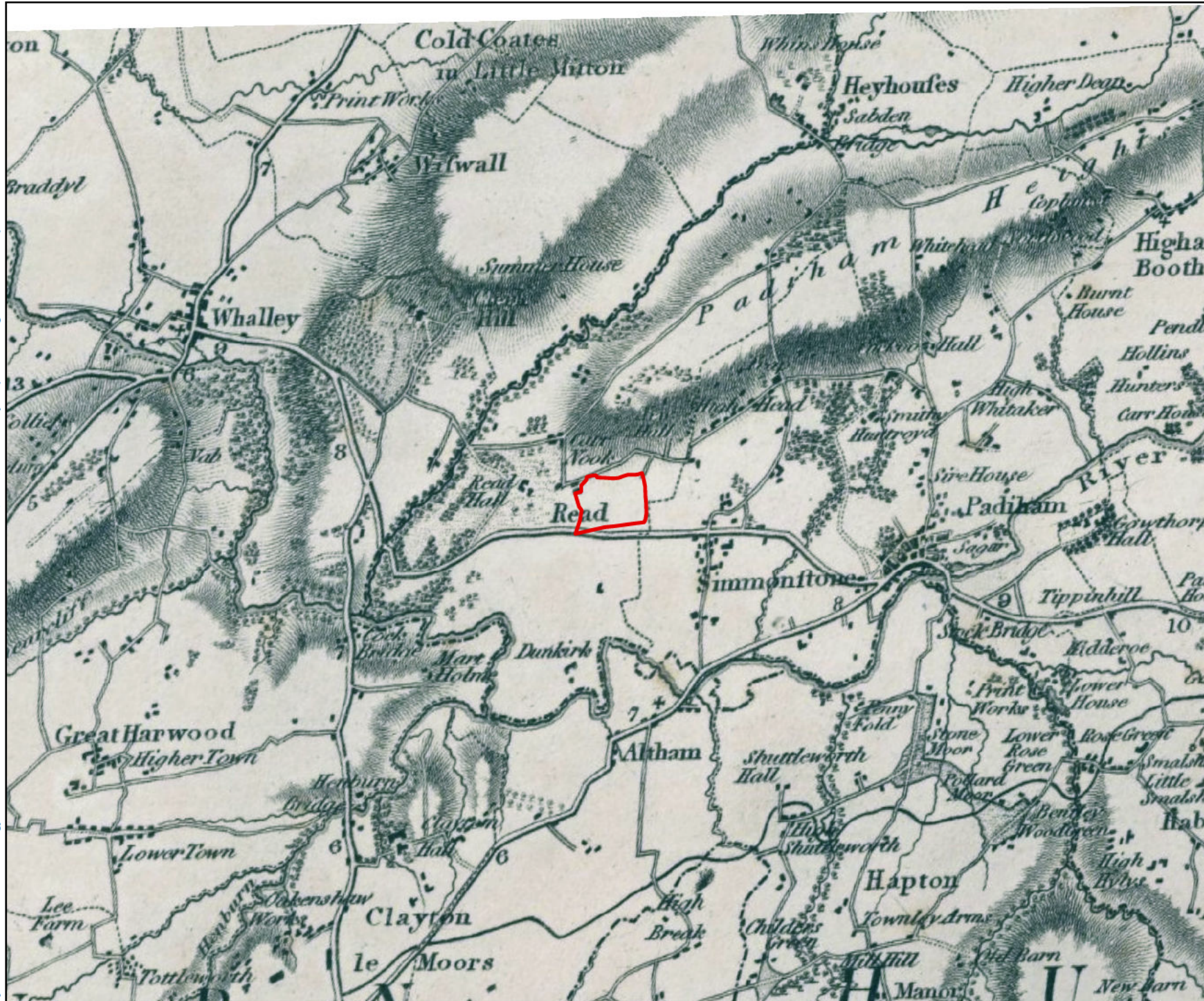
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Figure 4

1786 Yate's Map of Lancashire



 Approx Site Location

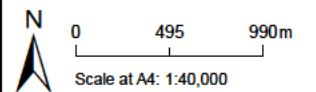
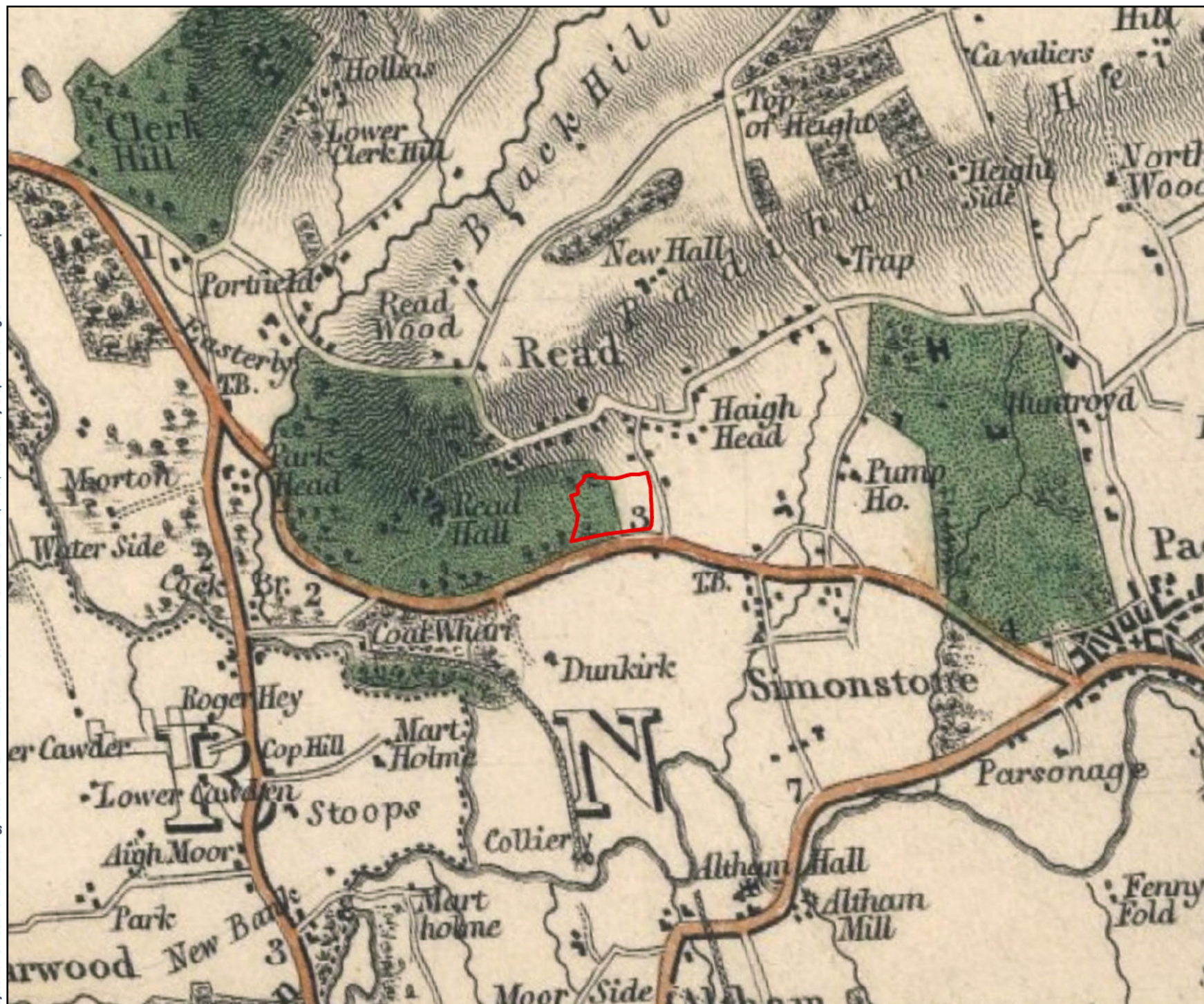


Figure 5
1818 Greenwood's Map of Lancashire



Approx Site Location

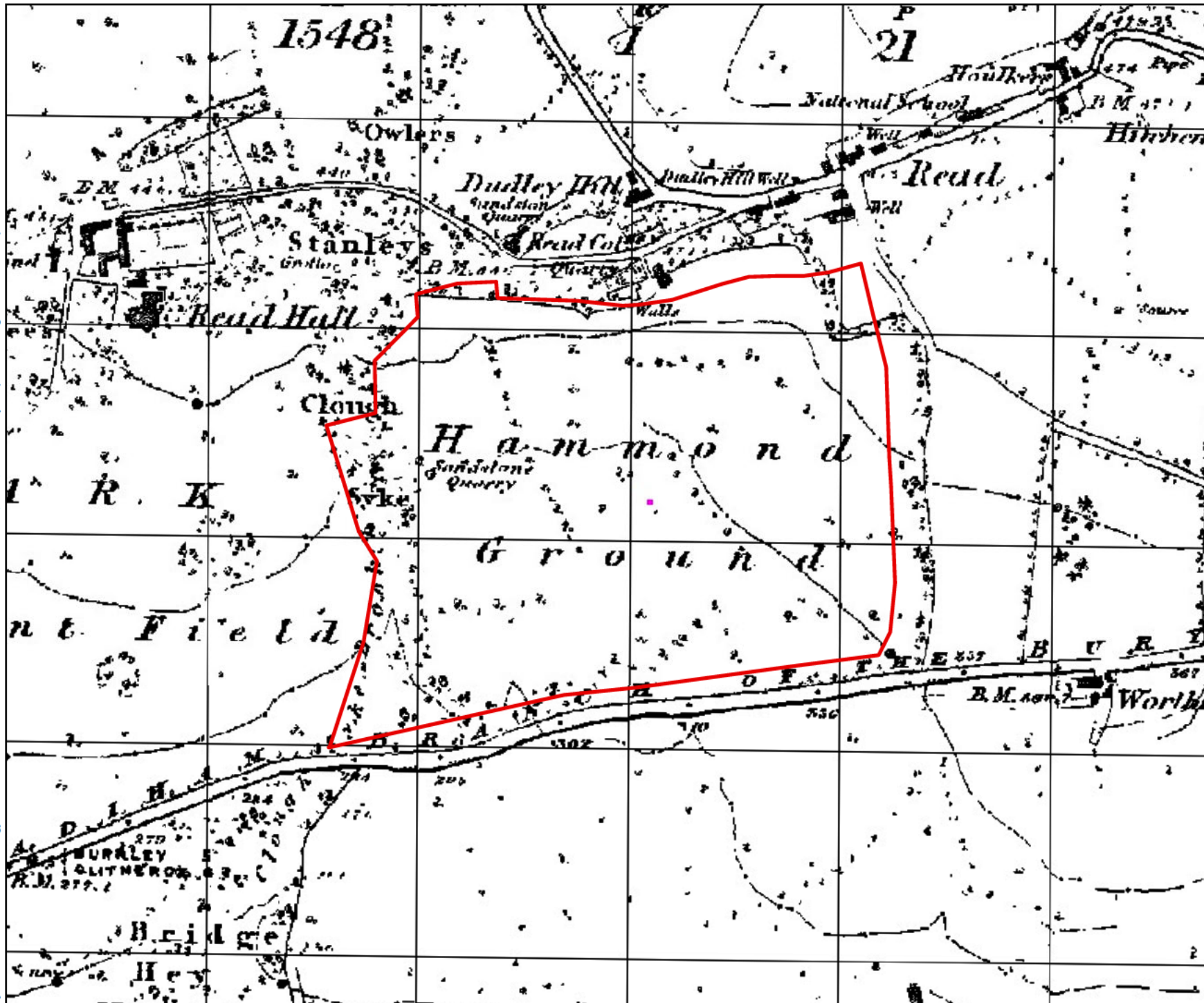
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Scale at A4: 1:35,000


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Figure 6

1828 Hennet's Map of Lancashire



 Site Location

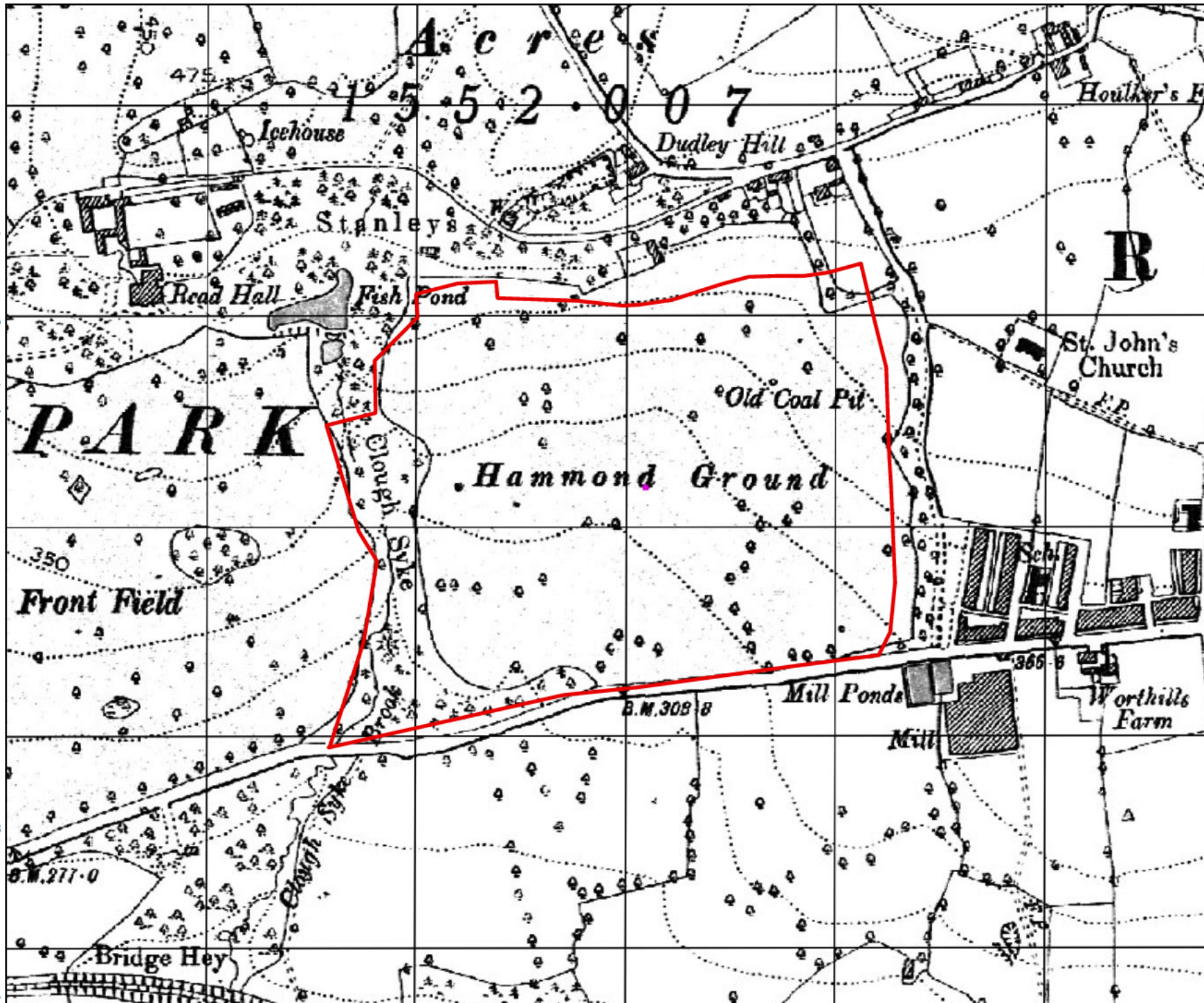
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Scale at A4: 1:5,000


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Figure 7

1848 OS Map



 Site Location

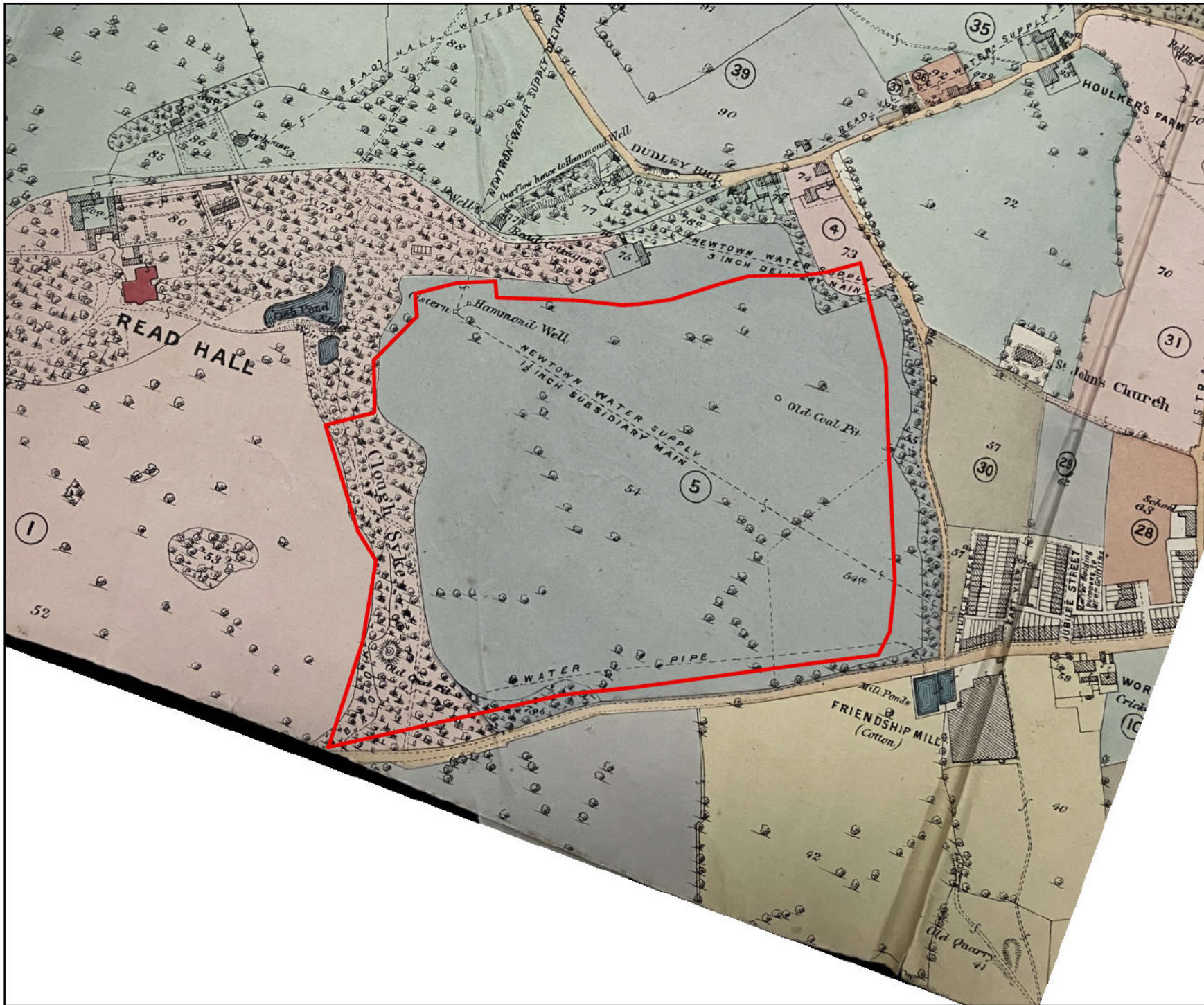
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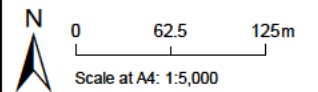

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Figure 8

1895 OS Map



Site Location




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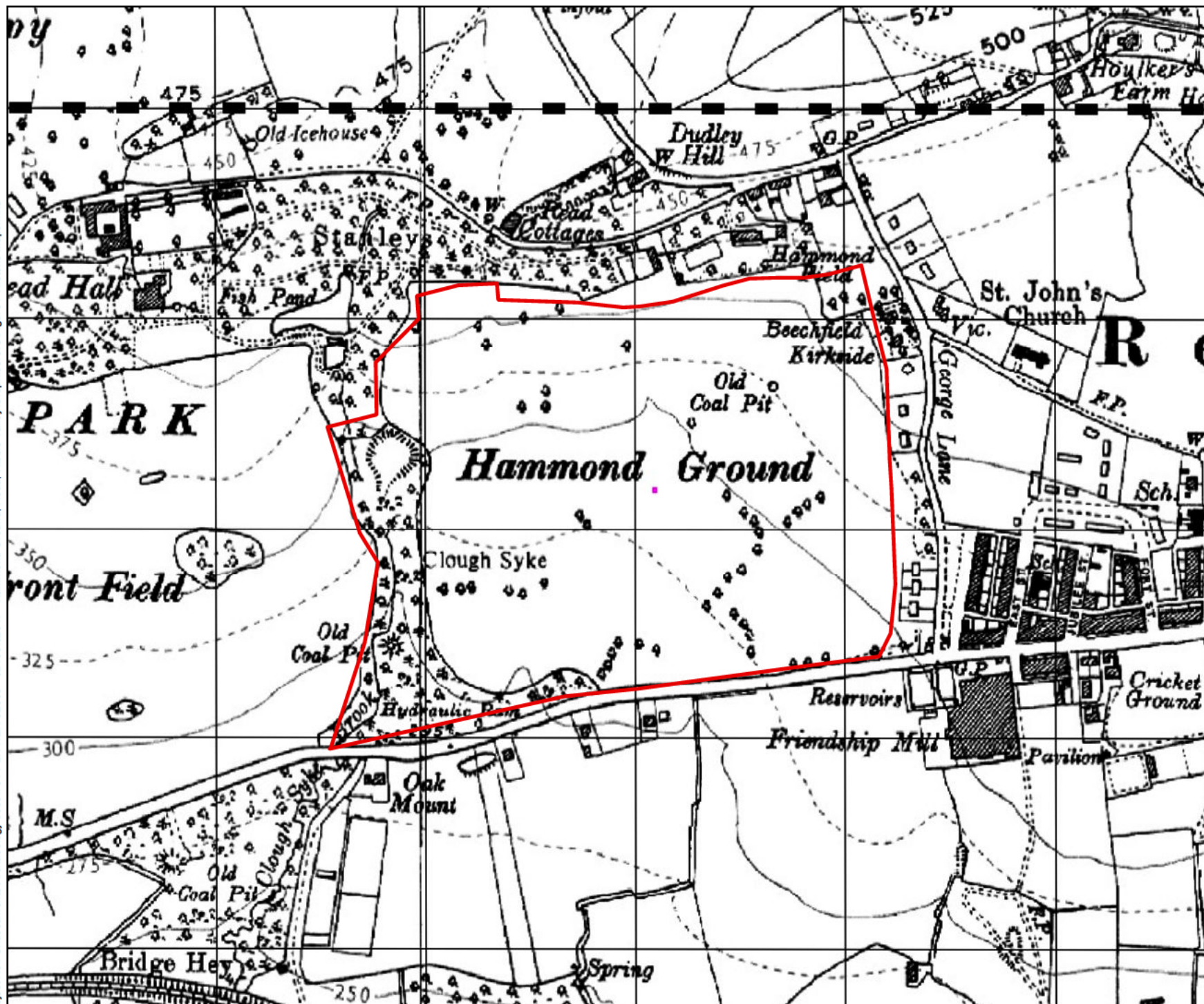
Figure 9

1896 Sale Particulars



Figure 10

1924 Sale Particulars



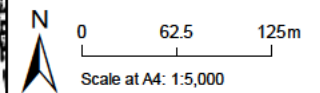
Site Location

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

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Figure 11
1955-1956 OS Map



1965-1966 OS Map



Site Boundary

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


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RPS
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Figure 13

Google Earth 2025



Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
11/12/2019

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

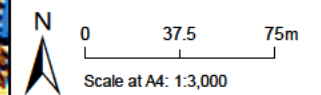


Figure 14

LiDAR Data



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

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
11/12/2019

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

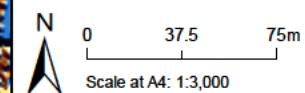


Figure 15

LiDAR Interpretation

Appendix B

List Description

Read Hall

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1164581

Date first listed: 01-Apr-1953

List Entry Name: Read Hall

Statutory Address 1: READ HALL

Location

Statutory Address: READ HALL

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Read

National Grid Reference: SD 75738 34815

Details

READ SD 73 SE 7/39 Read Hall 1-4-1953 - II* Large house, 1818-25 by George Webster of Kendal on site of earlier mansion. Sandstone ashlar with hipped slate roofs. 2 storeys with attic. South front symmetrical, of 9 bays with cornice and blocking course, and clasping pilasters with sinkings. The 3 central bays project as a bow and have a dome, and a Tuscan colonnade in front of the ground floor supporting a balcony with iron railings. The present windows are mid C20 steel casements with glazing bars. The window sills are said to have been lowered. The west front is of 3 bays, the central bay projecting slightly and having a tetrastyle Ionic portico. On the east side the main block is of 3 bays. Set back to its right is a rear wing of 3 bays which could contain remains of a C18 house. Inside, the principal ground-floor rooms have plasterwork with Grecian detailing in strong relief. The long entrance hall is divided by 4 Ionic columns arranged in a square. Domed stair hall has geometric stair with iron balusters, rising in one flight and returning in 2 curved ones.

Listing NGR: SD7573834815

Lodge to Read Hall

Heritage Category: Listed Building

Grade: II

List Entry Number: 1164591

Date first listed: 17-Dec-1968

List Entry Name: Lodge to Read Hall

Built Heritage Statement

Statutory Address 1: LODGE TO READ HALL, A671

Location

Statutory Address: LODGE TO READ HALL, A671

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Read

National Grid Reference: SD 75232 34378

Details

READ A671 SD 73 SE 7/41 Lodge to Read Hall 17-12-1968 GV II Lodge to Read Hall (q.v.), probably 1820s by George Webster of Kendal. Sandstone ashlar with hipped slate roof. A symmetrical composition of one storey, with one bay on each side of centrepiece. Windows have round heads, within round-headed recess. In front of a central gable is a tetrastyle Greek Doric portico, the columns having grooved neckings. The gable is flanked by pilasters with sinkings. Under the apex of the gable is a worn shield with the Fort family crest. The door has plain ashlar reveals and is flanked by narrow windows.

Listing NGR: SD7523234378

2 Pairs of Gate Piers With Gates at Entrance Drive to Read Hall

Heritage Category: Listed Building

Grade: II

List Entry Number: 1072080

Date first listed: 13-Mar-1986

List Entry Name: 2 Pairs of Gate Piers With Gates at Entrance Drive to Read Hall

Statutory Address 1: 2 PAIRS OF GATE PIERS WITH GATES AT ENTRANCE DRIVE TO READ HALL, A671

Location

Statutory Address: 2 PAIRS OF GATE PIERS WITH GATES AT ENTRANCE DRIVE TO READ HALL, A671

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Read

National Grid Reference: SD 75232 34368

Details

Built Heritage Statement

READ A671 SD 73 SE 7/42 2 pairs of gate piers with gates at - entrance to drive to Read Hall

Gate piers and gates on drive to Read Hall (q.v.), C19. Sandstone and iron. All 4 piers of same height, with 2 flanking the driveway and supporting the main gates and 2 outer piers supporting pedestrian gates. Each pier has channel-jointed rustication, the blocks being vermiculated or having other forms of elaborate incised decoration, and has a flat cap above a cornice.

Listing NGR: SD7523234368

Appendix C

HER Gazetteer

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
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

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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
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

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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
PRN41991	Near 17 East View, Read	SD 76 34	Post Medieval to Modern
PRN41992	Near 17 East View, Read	SD 76 34	Modern

Contact

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