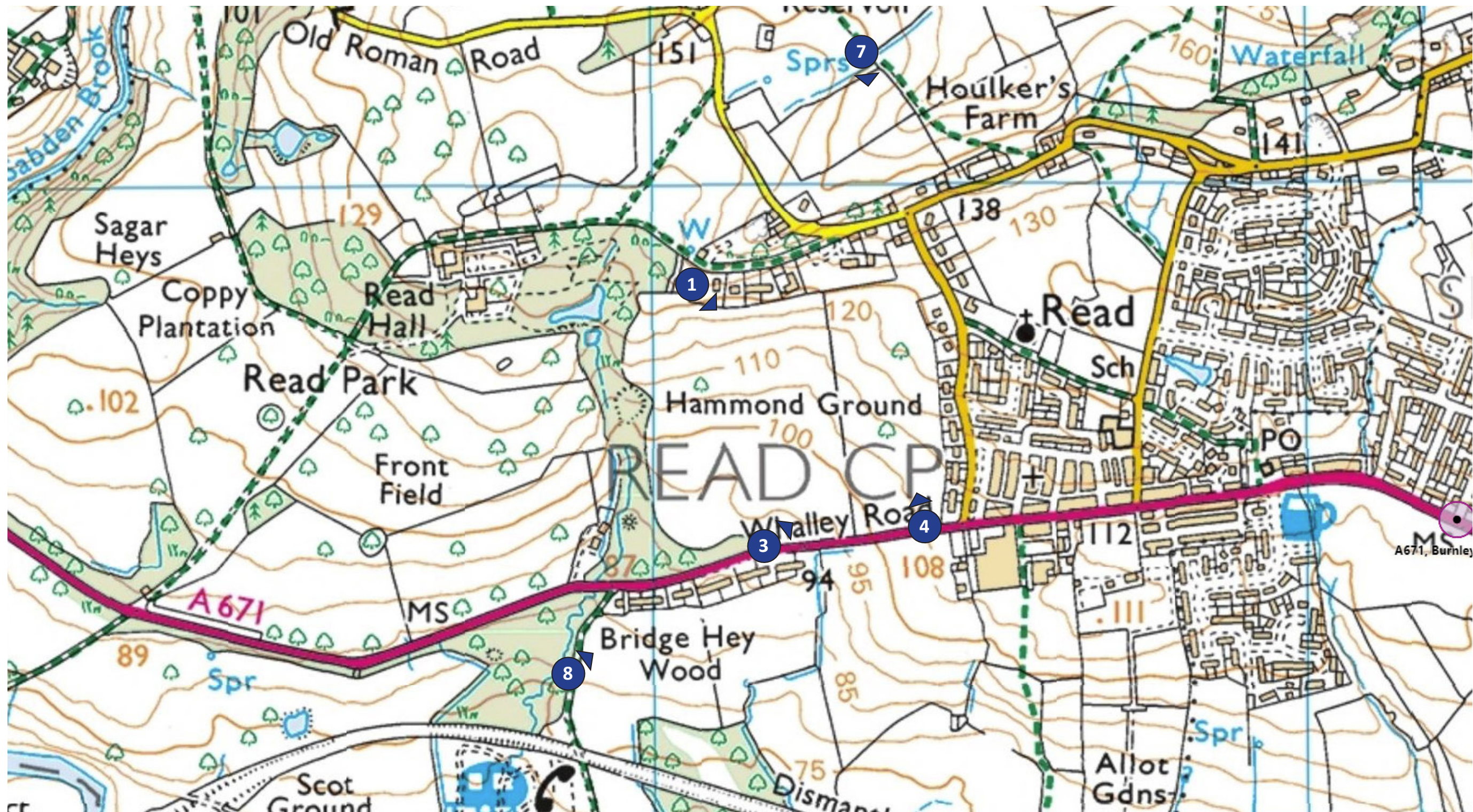


Hammond Ground, Read Landscape Appendices

Appendix 1 View Locations

Selected view locations from previous appeal and their current appearance in
September 2026

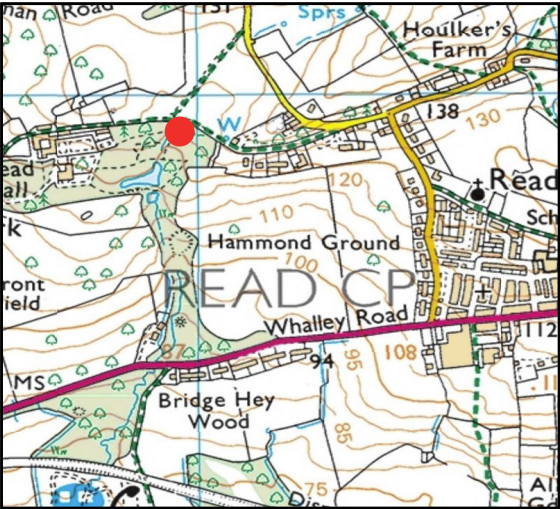
VIEW LOCATIONS



VIEW LOCATIONS



Context photo - looking north west



Representative Viewpoint	VP1
Visual Receptor	Residential and footpath
Location	N-348 E- 760 Looking south west
Receptor description	Residential properties on 3-34-fp2 above Hammond Field
View and orientation	Open elevated view from properties
View elevation	133M
Proximity to proposals	250m
Value and Quality of View	Good
Extent of Visibility	proposals will be visible in 50% of view

Description of View	The view is representative of residential properties arranged along the access track above Hammond Ground leading to the rear of Read Hall. The properties are elevated above the proposal site with open views to the south across Hammond Ground and the Calder Valley. The view includes the western edge of Read and some industrial features including a dismantled rail line in the valley but is essentially rural with a strong emphasis on a parkland landscape with mature trees and woodland prominent.
Change to View	The proposals will extend across the view in the lower section of Hammond Ground urbanising a large part of this distinctive fore ground landscape. Although not often visible from the footpath the proposals will be incongruous to the current integrity of the parkland and the existing boundaries between Read and this landscape.

Value of view	Good
Susceptibility of receptor	High-Medium
Sensitivity of receptor	Medium
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate adverse: the development will be clearly visible and will intrude noticeably and to the detriment of the existing view	
Mitigation Proposed	
Mitigation offered is in the way additional planting of trees	

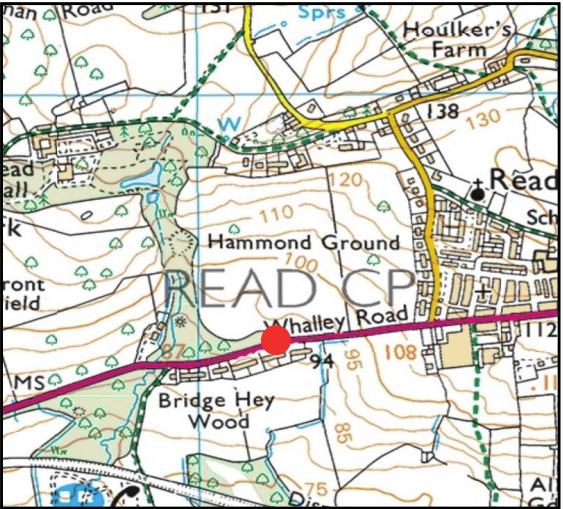
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2018 Viewpoint 1 (VP1)
Project: Hammon Groud Appeal
Client: Ribble Valley Borough Council



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Figure: Viewpoint 1 (VP1)Current View
Project: Hammond Ground Appeal
Client: Ribble Valley Borough Council



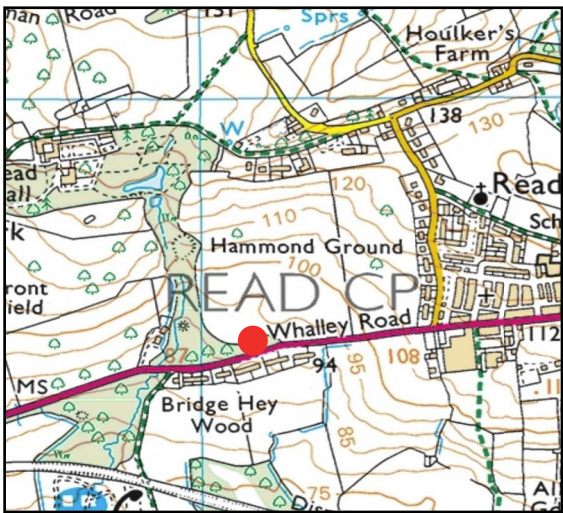
Representative Viewpoint	VP3
Visual Receptor	Residential, highway, highway footpath
Location	N-344 E-761 Looking north
Receptor description	Residential and local access and route along the A671
View and orientation	Open views over rising ground with the settlement edge of Read clearly visible.
View elevation	93M
Proximity to proposals	10M
Value and Quality of View	Good quality
Extent of Visibility	proposals will be visible in 100% of view

Description of View	The view is located on Whalley Road at the edge of the proposal site and adjacent to properties facing the proposal site to the south and along the road. The spire of St John the Evangelist is visible above housing that forms the existing settlement edge to the village. The appearance of the open field is very similar to that directly in front of the Hall with a hedgerow boundary and mature trees. Woodland forms the backdrop north preventing views towards the AONB.
Change to View	The proposed development will dominate the view and alter the current outlook across an open field system with parkland features. The proposed housing will alter experience of view for both residents and the journey into Read, with the village effectively extending out to meet the isolated dwellings along Whalley Road.

Value of view	Good
Susceptibility of receptor	Low-High
Sensitivity of receptor	Low-High
Magnitude of Change	Large
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial - for residential properties and pedestrians reducing to Moderate for other road users	
Mitigation	
Buildings are set back in part behind a landscaped area with attenuation pond	

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2018 Viewpoint 3 (VP3)
Project: Hammon Groud Appeal
Client: Ribble Valley Borough Council

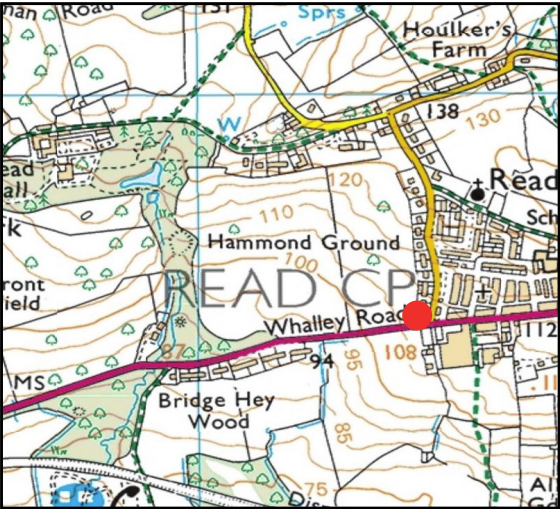


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Figure: Viewpoint 3 (VP3) Current View

Project: Hammond Ground Appeal

Client: Ribble Valley Borough Council



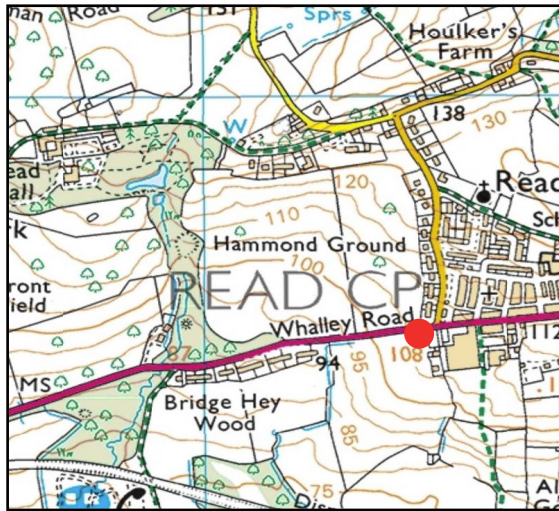
Representative Viewpoint	VP4
Visual Receptor	Residential, highway, highway footpath
Location	N-344 E-762 Looking north
Receptor description	Residential and local access and route along the A671
View and orientation	Open views over rising ground with the settlement edge of Read clearly visible.
View elevation	93M
Proximity to proposals	10M
Value and Quality of View	Good quality
Extent of Visibility	proposals will be visible in 100% of view

Description of View	The view is located on Whalley Road at the edge of Read. The appearance of the open field is a continuation of the landscape both in front of and to the rear of Read Hall with large blocks of woodland and individual mature trees giving the impression of a parkland landscape. The Hall is not visible from this location but glimpses of the AONB setting landscape can be seen on rising land to the north. To the south the land drops away into the Calder Valley.
Change to View	The proposed development will dominate the view and alter the current outlook across an open field system with parkland features. The proposed housing will alter experience of view for both residents and the journey into Read, with the village effectively extending out to meet the isolated dwellings along Whalley Road further west.

Value of view	Good
Susceptibility of receptor	Low-High
Sensitivity of receptor	Low-High
Magnitude of Change	Large
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial - for residential properties and pedestrians reducing to Moderate for other road users	
Mitigation	
Buildings are set back in part behind a landscaped area with attenuation pond	

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2018: Viewpoint 4 (VP4)
Project: Hammon Groud Appeal
Client: Ribble Valley Borough Council



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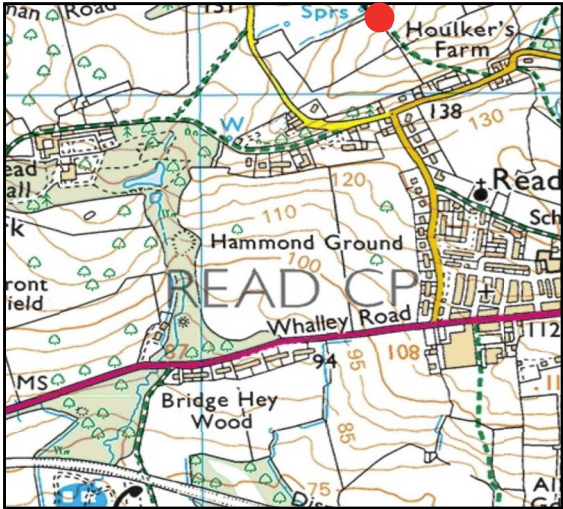
Figure: Viewpoint 4 (VP4) Current view

Project: Hammond Ground Appeal

Client: Ribble Valley Borough Council



Context photo - looking west



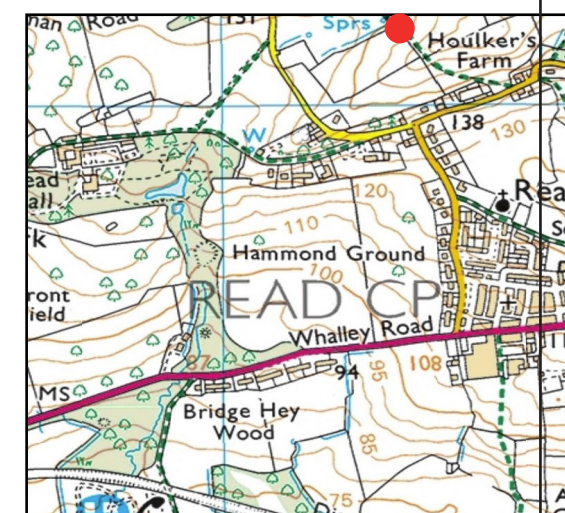
Representative Viewpoint	VP7
Visual Receptor	Footpath 3-34-fp8
Location	N-350 E-764 Looking south
Receptor description	footpath running north south out from the AONB into the setting area of the AONB
View and orientation	elevated view constrained by some vegetation and built form
View elevation	151
Proximity to proposals	400M
Value and Quality of View	Good
Extent of Visibility	proposals will be visible in 30% of view

Description of View	A view of the proposal site is available over a short stretch of footpath running from the AONB, over ridgelines and down into Read. The appeal site is seen beyond the settlement edge of Read and against the backdrop of the valley and rising ground to the south. Mature trees provide some filtering but the open fields of Hammond Ground are clearly visible.
Change to View	The proposals will be clearly visible as the footpath crosses the ridgeline before dropping down towards Read. The effect will be to extend the built form of Read further into the valley and to obscure the intermediate open fields of Hammond Ground.

Value of view	OGood
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate Substantial adverse- the development will be visible with a noticeable change to the extent of the settlement of Read and how much of the lower valley appears urbanised.	
Mitigation	
Tree planting will have a limited effect in further reducing the visibility	

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2018 : Viewpoint 7 (VP7)
Project: Hammon Groud Appeal
Client: Ribble Valley Borough Council

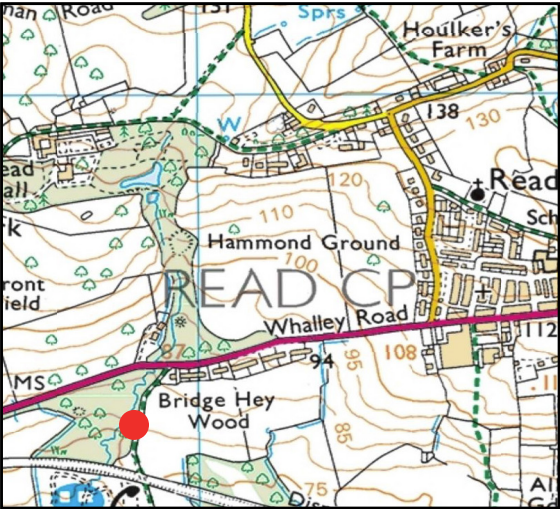


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Figure: Viewpoint 7 (VP7) Current view

Project: Hammond Ground Appeal

Client: Ribble Valley Borough Council



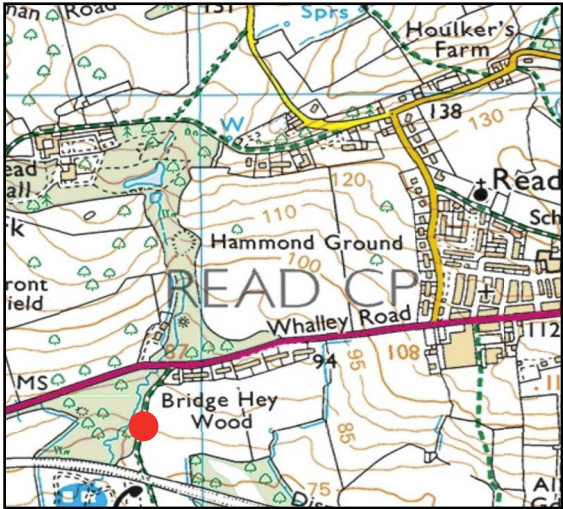
Representative Viewpoint	VP8
Visual Receptor	footpath 3-34-fp11
Location	N-341 E-758 Looking north east
Receptor description	view from access road and footpath
View and orientation	Open views across fields towards Read and proposal site
View elevation	80.5m
Proximity to proposals	500M
Value and Quality of View	Good
Extent of Visibility	proposals will be visible in 30% of view

Description of View	The view is from the access road and footway leading to bridge heywood caravan park. Housing along Whalley Road appear in the foreground with Read seen as separate in the near distance. Mature trees and woodland are prominent in the view.
Change to View	The proposed development will be a noticeable change which will extend the settlement of Read westward, conjoining this with the existing isolated houses along Whalley Rd. The open, parkland landscape with trees and woodland will be eroded with only land south of Whalley Rd appearing undeveloped.

Value of view	Good
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial Moderate adverse- the development will lead to an erosion of the view through urbanisation and a conjoining of built form extending the settlement edge westward.	
Mitigation	
No mitigation proposed likely to reduce this effect	

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2018: Viewpoint 8 (VP8)
Project: Hammon Groud Appeal
Client: Ribble Valley Borough Council



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Figure: Viewpoint 8 (VP8) Current View
Project: Hammond Ground Appeal
Client: Ribble Valley Borough Council