



The proposed development has been designed by integrating the Site's existing features giving structure to the proposals and providing enhanced landscape and visual mitigation. Consideration to the Landscape Character, the Site's opportunities and constraints and relationship with wider green infrastructure and ecological networks have also influenced the layout. The aim is to create a sensitive development that not only provides a liveable place but preserves and reinforces the character of Hammond Ground, responds to the settlement edge of Read, protects and enhances the retained landscape features. Introduced landscape interventions will help to integrate the Site into the landscape and extend ecological corridors and create new habitats that will increase the biodiversity value.

Clough Syke, is an area of woodland that separates Hammond Ground from Read Hall and its grounds, Read Park. Read Hall is a listed building but the grounds have no designation and they are not open to the public. The woodland creates a physical and visual barrier with the heritage asset and it is considered that the Site does not contribute to the setting of Read Hall. Keeping the built form to the east of the Site will ensure that there are no effects on the heritage setting.

Native tree, scrub and wildflower planting to create a substantial landscape buffer along the northern boundary with the rear of properties on Hammond Drive. This will provide a softer and more aesthetically pleasing edge to the settlement rather than harsh line of various rear boundary treatments. This will enhance the gateway into the village.

The development will be contained to the east of Hammond Ground with properties backing onto the rear gardens of existing properties on George Lane. The proposals are on the settlement edge of Read and will therefore be seen in the context of the village.

The properties will be outward facing and softened with tree and hedge planting. The development will be set within Hammond Ground which will be opened up as a large area of POS with additional tree planting. The layout of the development and planting will create a softer transitional edge with the countryside and an attractive gateway into Read / Simonstone.

The POS is to have pathways and seating areas and additional tree planting with species that reflect the local character and also consider climate change impacts.

The development will be contained to the east of Hammond Ground with properties backing onto the rear gardens of existing properties on George Lane. The proposals are on the settlement edge of Read and will be seen in the context of Read and ultimately part of the village.

Key landscape features have been retained and incorporated into the layout. This will ensure that the landscape character is reinforced as well as giving the scheme an instant sense of maturity. Root protection areas have been considered when planting new trees and creating seating areas and footpaths.

Street Trees will be planted to create an attractive welcoming space. A range of species, sizes and planting arrangements will be used and this is demonstrated in the planting plans and schedules. Species and sizes to be influenced by the location, visibility splays and be appropriate for the residential context. The properties will have a front garden which will contain robust and attractive ornamental shrub planting and a hedge along the boundary as well as an appropriate sized tree.

The development will be set back into the Site from Whalley Road, creating an attractive entrance into the Site and a buffer from the road. The stone wall will be retained and additional tree planting will soften the built form.

Pedestrian link to Whalley Road and the village of Read. Hammond Ground is currently private land and the proposals seek to introduce large areas of POS with permissive access and seating areas giving the Site a functional and recreational value for the community to use.

Dead trees retained for their ecological value, to create wildlife habitats in line with Ecology recommendations.

Detention basin part of the SuDS network and drainage strategy. The basin will be planted with marginal and wildflower planting that will introduce new habitats to the Site and increase biodiversity levels.

Please note that the Landscape Strategy should be read in conjunction with the Landscape and Visuals Appraisal and the Planting Plans, as well as other consultant reports, such as Heritage, Ecology and Arboricultural.

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pgla | landscape architects

PGLA Ltd
Landscape Architects
Station Hop Offices
815 Stockport Road
Manchester
M19 3BS

t: 0161 238 9138
e: info@pgla.co.uk
w: www.pgla.co.uk

Client
APPLETHWAITE

Project
LAND NORTH OF WHALLEY ROAD, READ

Description
ILLUSTRATIVE LANDSCAPE STRATEGY

Status
FOR PLANNING

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