



Lancashire Gardens Trust
Conservation & Planning Group

7 January 2018

Your ref: APP/T2350/W/17/3185445

Alison Bell
The Planning Inspectorate
Room 3/O
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By email only to Appeals Casework Portal

Dear Sir/Madam

Appeal Case APP/T2350/W/17/3185445
Planning Application No: 3/2016/1192; Outline Residential Development for
50 units including reserved matters for access;
Hammond Ground, Whalley Road, Read, BB12 7QN

The role of the Lancashire Gardens Trust (LGT) is to promote the enjoyment and conservation of Lancashire's designed landscapes, through their study, recording, promotion and protection. LGT is part of the national Gardens Trust, the statutory consultee for planning applications in relation to landscapes on the Historic England Register, and LGT acts on behalf of The Gardens Trust within the historic County of Lancashire.

LGT objected to the above planning application by letter dated 16 March 2017, based on the significance of Hammond Ground as an integral part of a non-designated heritage asset, its relationship with Read Hall and Read Park, and the adverse effects on the heritage asset if part of Hammond Ground were to be developed.

The appellant has presented additional documentation namely the Statement of Case, An Historic Environment Desk-Based Assessment of Hammond Ground (HEDBA), Heritage Assessment, and the Hearing Statement in Relation to the Design, Landscape and Visual Matters. We have reviewed these documents, as well as visiting the site. Whilst this documentation has provided some of the outstanding research information necessary to understand the history and significance of the site, we consider that the interpretation of the evidence raises issues of concern particularly in the conclusions of the Heritage Assessment, the Hearing Statement and in the Statement of Case. These issues are detailed below. LGT's position in relation to the planning application therefore

remains as objecting to the development proposals. The application is within the historic boundaries of Read Park, and would result in a loss of part of the historic designed landscape, as well as impacting on the setting of Grade II* listed Read Hall. Such country houses and their parks are very important in terms of architecture and landscape design as they indicate the County's growing wealth in the 18th and 19th centuries.

Primary Issues of Concern

1 Archaeology Report (HEDBA) and Land Contamination Report Plans

Map evidence shows that Hammond Ground is an integral part of Read Park. The Greenwood Map (1818) shows the extent of Read Park covered by a green tone (see Figure 5 in HEDBA with the tone covering Hammond Ground). Similarly the First Edition OS Map of 1848 shows Read Park including Hammond Ground shaded through with the dense dotted OS notation, used to indicate 'Parks and Ornamental Ground' as described on the Ordnance Survey Characteristic Sheet for Six Inch Engraved Maps (not actually included in the Reports). However, this notation is absent in the figure showing 'Historical Mapping Legends' within Part 2 of the Land Contamination Report. The scan quality of this 1848 map in both the Contamination Report, and also the scan in the Heritage report is of such light contrast to render the shading not visible. Indeed many of the features of this important map cannot be seen. However, the version of the 1848 map in the HEDBA Archaeology Report (Figure 7) is clear and should be treated as definitive.

The shading used by the OS to indicate the 'Parks and Ornamental Ground' of Read Park is shown on the OS plans of 1895, 1912 and 1932, and in each case Hammond Ground is included in this extent.

Hammond Ground lies immediately south of an area of gardens and woodland named 'Stanleys' on many of the OS maps. This area has a network of paths and trackways linking to the more formal rectilinear arrangement of paths closer to Read Hall which forms a promenade among the trees having the character of a 'wild walk', or a picturesque walk. Features within Stanleys which would form attractions to garden users, including the 'Grotto' and the lake to the north of Clough Syke show that this part of the grounds of Read Hall were designed for enjoyment by visitors to the gardens rather than simply as access tracks to woodland or farmland. Some of the paths within Stanleys also give direct access to Hammond Ground, as shown in Landmark Plan 1893 OS 25". From the elevated land at Stanleys a prospect over Hammond Ground could be enjoyed demonstrating a Picturesque landscape giving contrast between light and shade. A wider enlargement of the 1848 map is required from Lancashire MARIO than those currently available in the application documentation in order to give a full understanding of the points described above. The map evidence shows Hammond Ground to be an integral part of the design of Read Park, and its landscape setting.

Therefore, Hammond Ground is not solely land in agricultural use but part of a designed landscape. The 1848 OS Map and later maps show peripheral woodland belts to the east along George Lane and partly to the south, with an extension eastwards from Clough Syke. These woodlands are designed features, with the partially open southern boundary allowing views through from the prospect at Stanleys, with the woodland belts on the east and west framing this view. The parkland within Hammond Ground is open pasture without hedgerows, the field boundaries being removed to create a Picturesque landscape. The Hearing Statement (paragraph 2.17) describes the removal of hedgerows within Hammond Ground as merely part of changing farming practices, but

the creation of parkland was contemporary with the building of Read Hall and the formalisation of the wider Read Park.

The HEDBA ascribes Read Park as being within Historic Landscape Characterisation (HLC) categories of Ancient and Post Mediaeval Ornamental and Ancient and Post Mediaeval Woodland, (Figure 3 in Appendix 6) which covers the greater area of the Park, including Hammond Ground. Notably these HLC categories are given regional significance, partly due to rarity, (see first paragraph of Chapter 5, page 9). The report goes on to explain the illustrative historic value, evidential value, and aesthetic value of the site. However, there is a lack of concurrence with the interpretation of significance in this report from that made in other reports, namely the Hearing Statement and Statement of Case.

2 Heritage Assessment

This Assessment makes no mention in paragraph 3.26 of the Parkland notation on the 1848 map covering Hammond Ground.

Paragraph 3.37 considers the setting of Read Hall itself and sets out the concept of 'core setting' as well as that of the wider setting, whereby physical and historical association are considered to be more important concepts than views in and out. This disregards the fact that originally views from Read Hall over the wider landscape were created before the industrialisation of the Calder Valley, after which more screen woodland was needed. It also disregards the relationship of Hammond Ground to Stanleys as described above. The precedent of the recent Planning Court decision in relation to the s228 challenge to the Inspector's decision on Kedleston Hall is also relevant to Read Park and its setting.

Paragraph 3.53 accepts that Hammond Ground 'may have formed part of the fringes of the Park in the later nineteenth century' but 'it is unlikely to have formed part of the formal designs of the Read Hall parkland'. This statement ignores the evidence of designed landscape shown on the 1848 OS map, and subsequent editions, and the indication of Park on the 1818 map, as set out above. The map evidence shows Hammond Ground to be an important part of Read Park from the time of the building of the current mansion. Paragraph 3.55 also wrongly states that the design concept for the Park does not extend to Hammond Ground.

The conclusions in the executive summary of the Heritage Assessment argue that Hammond Ground has low significance, even though it is regarded as 'indivisible from wider landscape setting' of Read Park. However, such indivisibility suggests that any development of Hammond Ground would have a significant effect upon Read Park as a whole. The executive summary concludes that the overall significance of Hammond Ground would be retained if a small part of the land were to be developed. The LGT considers that the development any part of Hammond Ground would have an adverse effect on the significance of a valuable heritage asset.

Paragraph 4.9 notes that LGT has not yet undertaken a Statement of Significance for Read Park. However, the current application has brought to light history, assessments and a greater understanding of this site which would assist in producing such a Statement which LGT considers is still appropriate.

3 Statement of Case

This document displays a selective approach to the heritage evidence contained within the supporting reports and in paragraphs 50 and 51 specifically disregards conclusions from the HEDBA. In paragraph 51 the statement is made that 'Hammond Ground possesses none of the planned landscape features of the immediate parkland setting of Read Hall'. As we have argued above, map evidence and the presence of a number of planned features such as perimeter woodlands related to a prospect from the gardens on the north, all indicate a parkland which formed an important edge to a designed landscape.

Paragraph 54 asserts that there is limited historical association and physical relationship between Hammond Ground and the immediate parkland of Read Hall. This is also incorrect as argued above. Similarly the final statement that the appeal site does not form part of Read Hall parkland is not correct.

For the above reasons LGT sustains its objection to the proposed development of part of Hammond Ground which is an integral part of the designed landscape of Read Park.

If there are any matters arising from this letter please contact me, by email Stephen.e.robson@btinternet.com.

Yours faithfully

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