



Whittingham Hospital,
Phases 3B, 3C, 4A & 4B
Landscape Design & Access Statement
(Reserved Matters)

December 2024





In association with BDW / H.E.
Status- Reserved Matters
Issue - Rev C
Issue Date - 10.12.24
File name - BAR-WHP_HTA-L_RP_0900
Author - IH
Checked by - OCH
Approved by - OCH

© 2023 HTA Design LLP. All rights reserved
This document has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by HTA Design LLP, no other party may copy, reproduce, distribute, make use of, or rely on its contents. No liability is accepted by HTA Design LLP for any use of this document, other than for the purposes for which it was originally prepared and provided.
Opinions and information provided in this document are on the basis of HTA Design LLP using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to HTA Design LLP has been made.
HTA Design LLP. Registered Partnership in England No. OC381717

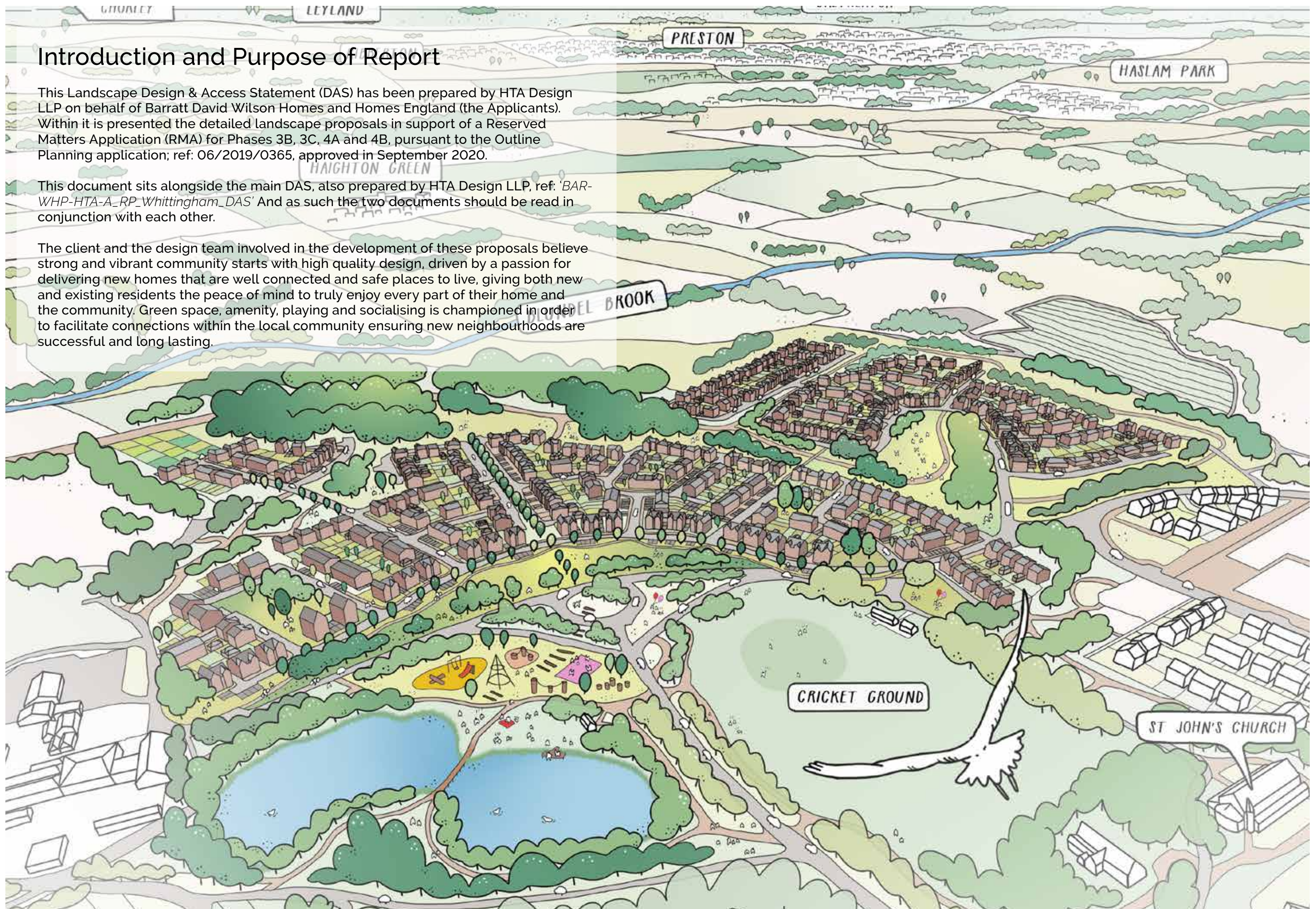
Contents	Page
Introduction and Purpose of Report	2
Part one: Landscape Context	3
1.1 The Whittingham Hospital site	4
1.2 Historic context	5
1.3 Planning context	6
Part two: Landscape Strategies	7
2.1 Landscape context	8
2.2 Landscape vision & principles	9
2.3 Illustrative Masterplan	10
2.4 Landscape constraints & opportunities	11
2.5 Landscape typologies	12
2.6 Access & connectivity proposals	13
2.7 Site uses	15
2.8 Play strategy	16
2.9 Character areas	18
Part three: Existing Trees & Woodland Strategy	19
3.1 Planning context	20
3.2 Outline planning proposal	21
3.3 Tree retention & removal strategy	22
3.4 Trees & woodland management	23
3.5 Residential to woodland transition	25
3.6 Woodland routes & access	27
Part four: Landscape Masterplan Proposals	28
4.1 Illustrative Masterplan	29
4.2 Site boundary treatments	30
4.3 Green spine	34
4.4 Southern Orchard	37
4.5 Pond proposals	39
4.6 Southern bowling green (LEAP)	43
4.7 Neighbourhood play area (NEAP)	45
4.8 Materials strategy	47
4.9 Planting strategy	49
4.10 Planting proposals	50
4.11 Tree strategy: prominent existing trees	51
4.12 Tree strategy: proposed trees	52
4.13 Planting character types	53

Introduction and Purpose of Report

This Landscape Design & Access Statement (DAS) has been prepared by HTA Design LLP on behalf of Barratt David Wilson Homes and Homes England (the Applicants). Within it is presented the detailed landscape proposals in support of a Reserved Matters Application (RMA) for Phases 3B, 3C, 4A and 4B, pursuant to the Outline Planning application; ref: 06/2019/0365, approved in September 2020.

This document sits alongside the main DAS, also prepared by HTA Design LLP, ref: 'BAR-WHP-HTA-A_RP_Whittingham_DAS' And as such the two documents should be read in conjunction with each other.

The client and the design team involved in the development of these proposals believe strong and vibrant community starts with high quality design, driven by a passion for delivering new homes that are well connected and safe places to live, giving both new and existing residents the peace of mind to truly enjoy every part of their home and the community. Green space, amenity, playing and socialising is championed in order to facilitate connections within the local community ensuring new neighbourhoods are successful and long lasting.

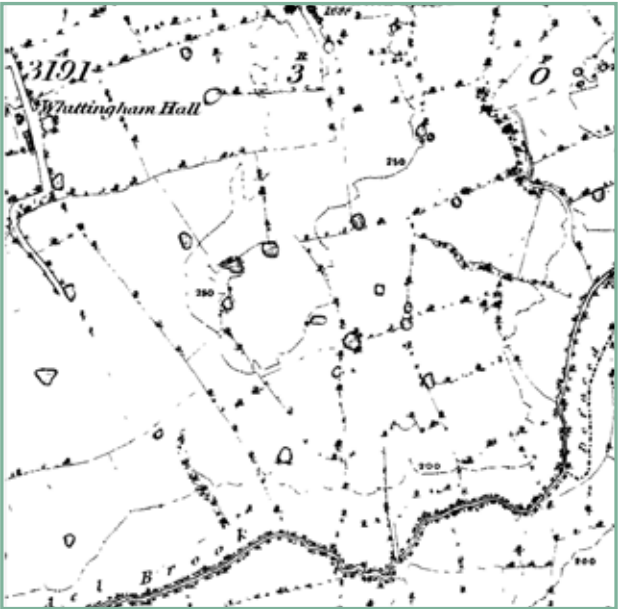


Part one: Landscape Context

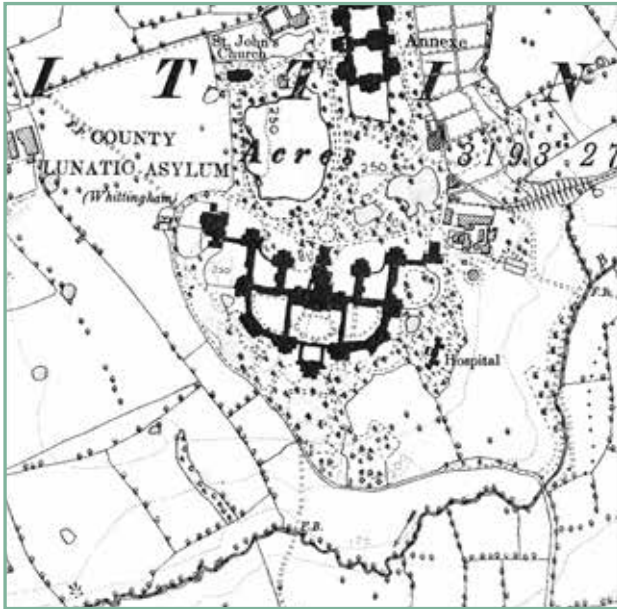


1.1 The Whittingham Hospital Site

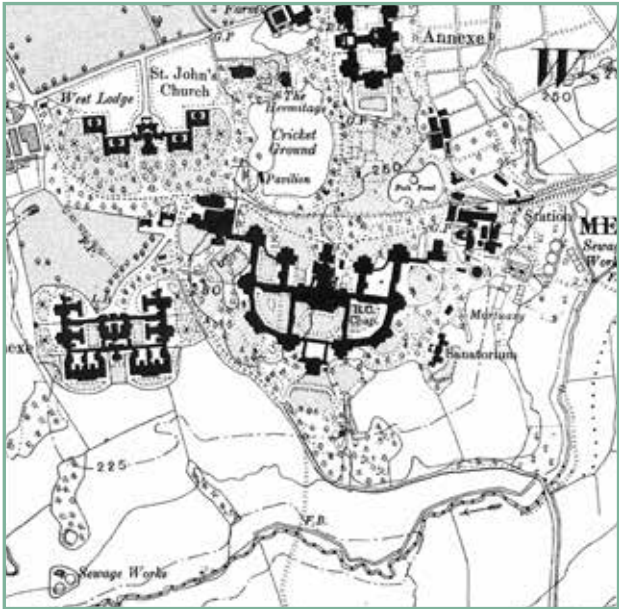
The site of the former Whittingham Hospital is a fascinating, varied and rich landscape which will provide a beautiful backdrop to the new residential development proposed there. This report looks at the historical and landscape context and explores how the landscape proposals will build on this richness to create a vibrant, beautiful place for people to live.



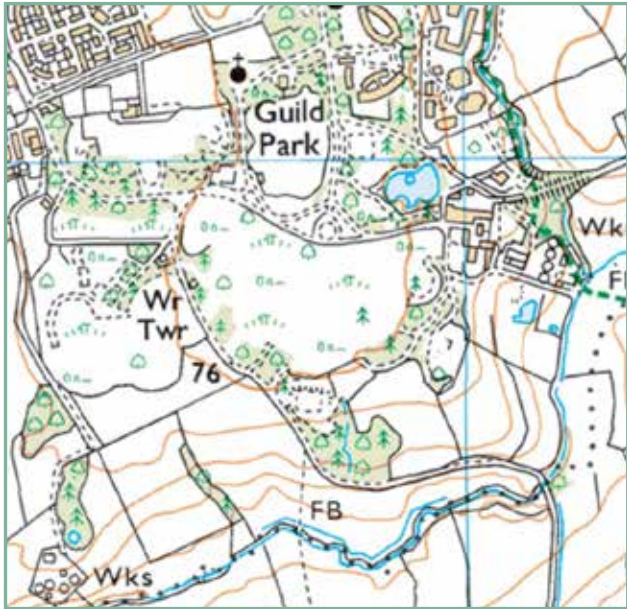
Source: OS 1847 [?], 1:10,560. Landmark Information Group



Source: OS 1895, 1:10,560. Landmark Information Group



Source: OS 1932, 1:10,560. Landmark Information Group



Source: Bing maps, accessed 21/09/2022

1847 1895 1932> Present day



Cricket pitch



Main building (St Luke's)



Main driveway



Hospital ruins (mid 2000s)*

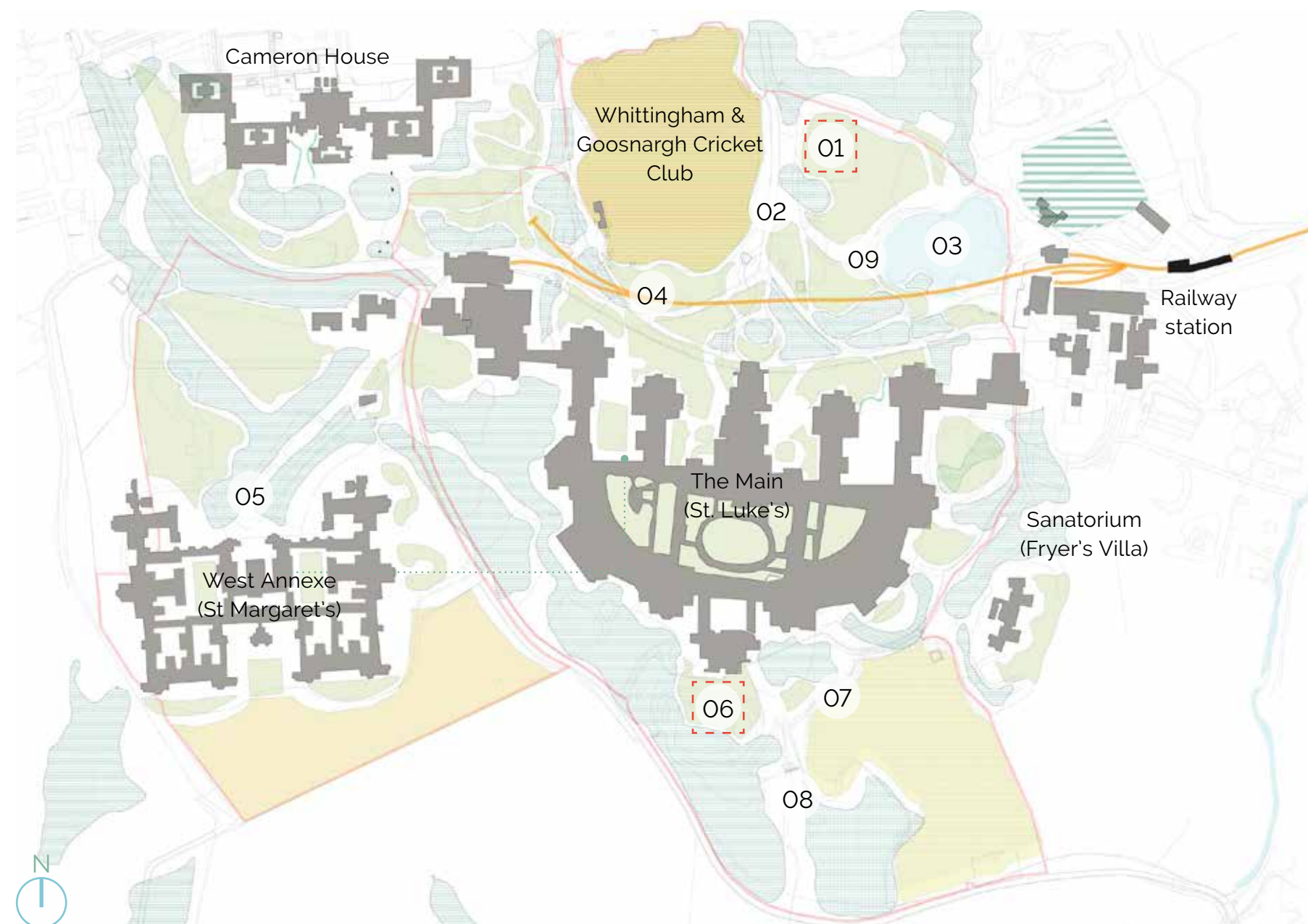


Current site

Historical photos sourced from www.whittinghamhospital.co.uk
*Source: <https://www.tep.uk.com/project/former-whittingham-hospital/>

1.2 Historic context

As a former hospital, demolished in 2010s, Whittingham retains remnants of its historic use throughout the landscape. These include features such as the bowling greens, parkland tree planting, footbridges and sections of parkland walls. While certain features such as the railway line are no longer discernible in the landscape, the proposed landscape design can make reference to them through elements such as play, paths and viewing areas. Other elements such as the pond will be enhanced and restored for public enjoyment on the site. Materials such as the estate railings provide a reference to the landscape and hospital setting and will be important landscape elements in the proposals.



01 Northern bowling green



02 Main driveway from Whittingham



03 Duck pond



04 Railway line (removed)



05 St. Margaret's main entrance



06 Southern bowling green



07 Footbridge over culvert



08 Remains of estate railings and woodland landscape



09 Parkland setting and ornamental trees

1.3 Planning context

The RMA takes the consented Outline landscape proposals (ref: 06/2019/0365) and develops them in greater detail. In this report, relevant consented landscape proposals are summarised alongside the proposed RMA landscape design. Where there has been significant divergence from the outline proposals we clearly set out what these changes are and the justification for them.

The key Outline Planning documents referred to throughout this report are:

- Design & Access Statement (March 2019) by Barton Willmore
- Arboricultural Impact Assessment (February 2019) by TEP
- Heritage Statement (July 2019) by Barton Willmore
- Ecological Assessment (October 20128) by TEP
- Landscape & Woodland Management Plan (March 2019) by TEP
- Landscape & Visual Assessment (March 2019) by TEP

Additional relevant non-planning documents (produced for Homes England in support of the ITT submission) also referred to are:

- Proposed Capital Works & Landscape Management (September 2021) by TEP
- Whittingham Ornamental Pond report (September 2021) by TEP and RSK Geoscience

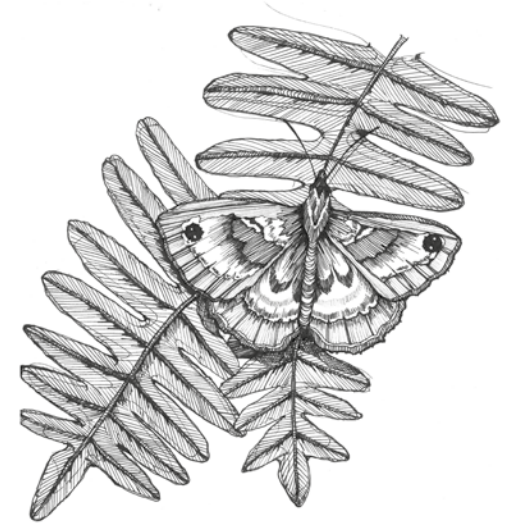


Figure 28 Landscape Strategy



Figure 24 Green Infrastructure Plan



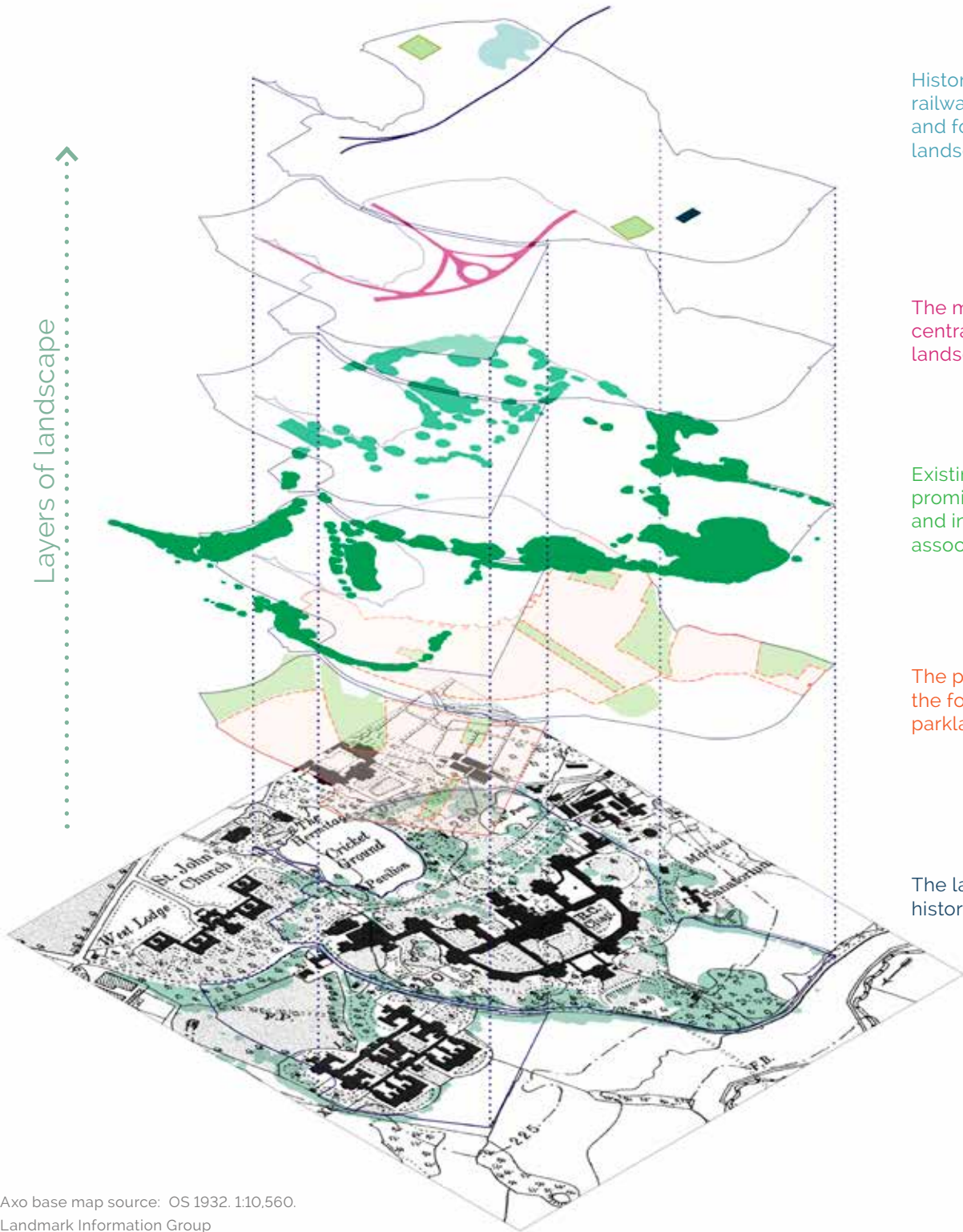
Figure 29 Character Areas

Part two: Landscape Strategy



2.1 Landscape Concept

The former Whittingham Hospital has a rich landscape with many historical remnants found across the site. These remnants are part of the fabric of the setting and should be drawn out into the present-day landscape proposals to bring character and depth to the new residential development.



Historical features such as the railway line, bowling greens, pond and footbridges bring richness to the landscape setting

The main estate driveway provides a central axis to the site and defines the landscape opens spaces

Existing mature trees are the most prominent feature of the landscape and include many ornamental species associated with the hospital grounds

The present day development references the former hospital building layout and parkland setting

The landscape proposals draw on the historic setting of Whittingham Hospital



2.2 Landscape vision & principles

Three landscape principles inform the RMA landscape proposals and provide a base for the overall vision of the design. These are:

01

Health & wellbeing

The hospital grounds, originally designed for recreation and recovery, will become a residential landscape with the same aims: to contribute to mental and physical health and wellbeing. Creating a landscape which offers space to be together as a community or alone in nature, areas to play, walk and cycle: these are key to building a healthy community with active lifestyles.

02

Productivity & sustainability

Taking a lead from the sustainable approaches in the historic hospital construction and operation, amenity areas will include opportunities for community gardens, managed new woodland, and edible landscapes.

03

Ecology & habitat creation

The landscape strategy proposes new opportunities for ecological enhancement and habitat creation including improvement to woodland in key locations, planting areas of species rich native understory, and partly naturalising and improving existing water bodies, which will help the community connect with nature.



2.3 Illustrative Masterplan



Key:

- 01. Phase 2 Spine road
- 02. Whittingham & Goosnargh Cricket Club
- 03. Parkland
- 04. Duck Pond
- 05. Community growing space
- 06. Neighbourhood equipped area for play (NEAP)
- 07. Roundabout (downsized to footpath & cyclepath)
- 08. The Green Spine (key public open space on north-south axis)
- 09. Local equipped area for play (LEAP) at southern bowling green
- 10. Pocket parks
- 11. Orchard
- 12. Southern attenuation basin (SUDs) for Phases 3B & 4
- 13. Existing pumping station
- 14. Proposed cycleway (NCN 6 link)
- 15. Phase 2 attenuation basins (SUDs) by others
- 16. Phase 3A (by others)
- 17. Phase 2 (by others)
- 18. Guild Lodge (NHS)
- 19. The Crescent: key street frontage to the housing development
- 20. Existing woodland areas
- 21. Phase 3C and adjacent public open space

2.4 Landscape constraints & opportunities

Site visits identified the key landscape constraints and opportunities which need to be addressed. Particular elements such as the pond, the estate access roads and existing tree are essential features of the site and will be retained (and improved) where possible. Other aspects, such as connections to the proposed cycleway, views of the wider countryside and appropriate buffer planting to site edges, need establishing. Particular infrastructure elements such as the proposed attenuation basin, the existing pump station and access to Guild Lodge, need to be integrated to the proposals.



01 Downsize and pedestrianise estate roads to become part of parkland



02 Establish access points to future cycle route



03 Reinstall and repurpose bowling green; remove overgrown vegetation



04 Maintain view through residential areas, down central green axis of site



05 Open edges to wider countryside to be buffered with native planting



06 Establish access points from eastern lane



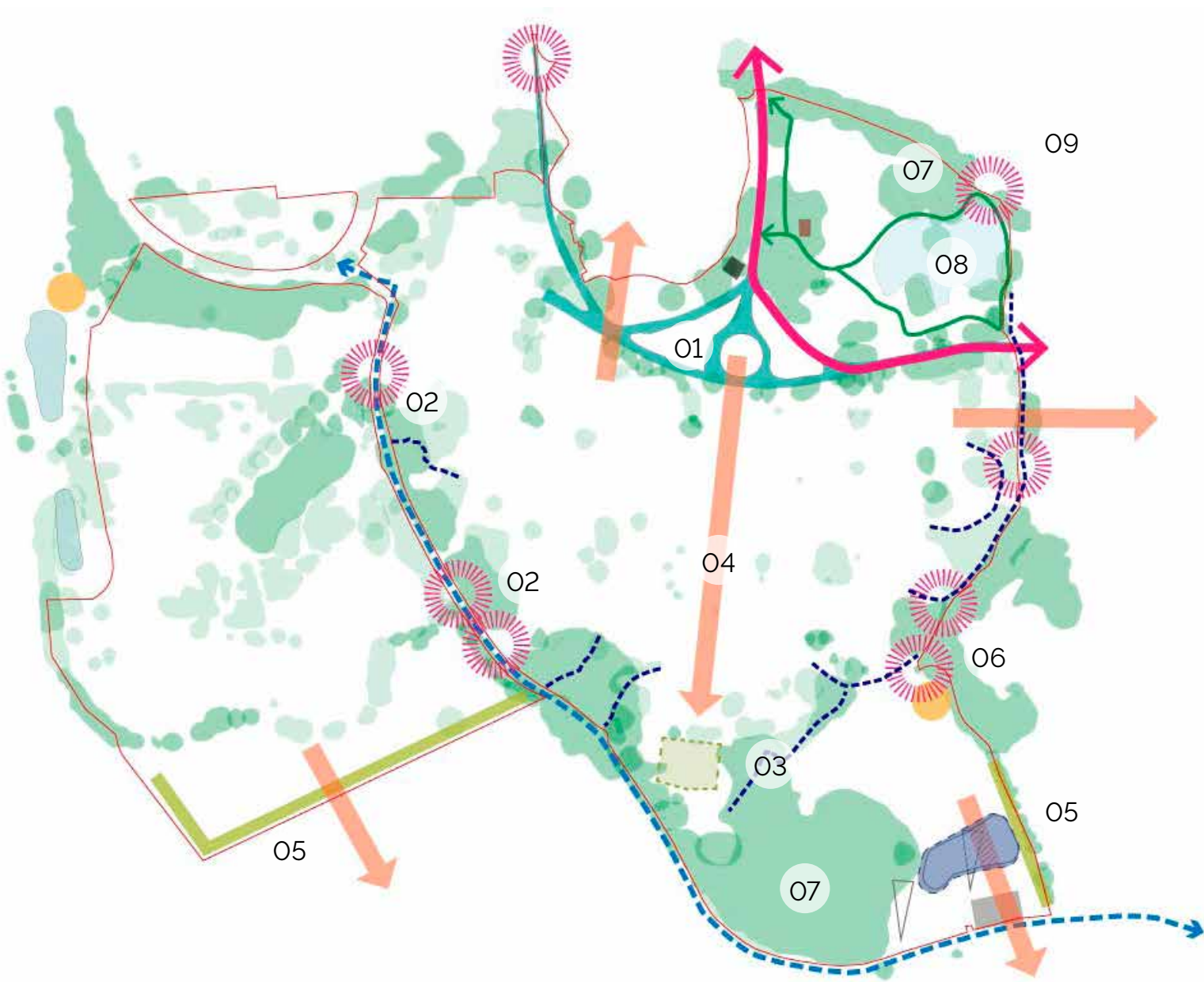
07 Areas of low ground liable to flooding within existing landscape



08 Open edges to pond and naturalise (de-siltation necessary)



09 Retain local path connections e.g. link through old orchard to PRoW



Key: constraints & opportunities

- Prominent views of the wider landscape
- Proposed native hedgerow buffer
- Repurpose & expand existing paths around pond
- Steeply sloping ground to south of site
- Remnants of historic path network

- Bat roost platforms with buffers
- Key sections of remnant estate fencing
- Repurpose bowling green for play
- Proposed attenuation basin (to Phases 3B & 4)
- Consented cycleway/quietway route to link to NCN 6

- Existing roadway - proposed widening and rationalisation
- Existing roadway - proposed downsizing & pedestrianising
- Existing trees
- Proposed localised access points for footpaths & cycleways

2.5 Landscape typologies

The open spaces across Phases 3B, 3C and 4 can be broadly categorised into three types: the central green spine, residential amenity landscapes, and parkland. These are summarised on this page, and specific areas are explored in further detail in the following section.



Key: landscape typologies

-  Green spine
-  Residential amenity landscapes
-  Parkland landscape
-  Residential areas

Key open spaces:

- 01. Green spine
- 02. The pond
- 03. NEAP play landscape
- 04. LEAP play landscape
- 05. Southern slope



Parkland landscape
This area will retain its existing character as a parkland landscape, containing the pond, areas of mature tree and shrub planting, and estate access roads. The location of a NEAP will provide an additional function as a destination space for all ages.



Residential amenity landscape & woodlands
These are pockets of open space framed by, or containing, existing tree planting. They will function as local, door-step open spaces for walking and exploring the woodland. Large areas of retained woodland form much of the amenity areas.



Green spine
The green spine ties the new residential areas of the landscape to the historic setting through a north-south axis along the alignment of the original hospital building and driveway. This will be an open space with paths, seating, and naturalistic planting.



Residential areas
The residential landscape will frame the proposed buildings, establishing a legible, green and attractive setting for new residents.

2.6 Access & connectivity proposals

Access into and throughout the site will be legible, attractive and well-connected. Two prominent gateways exist for entry into the site: via the Phase 2 spine road, and via the estate road (or driveway) to Guild Lodge. The main vehicular route to the new houses will be via Phase 2 and will accommodate people on foot and by bike, as well as pedestrian and cycle connections.

The Green Spine through Phase 4 will accommodate a footpath and cycle route, allowing clear and attractive access from north to south of the site.

Connections throughout the site will be proposed to tap into the future cycle route (to NCN 6) as well as the quiet lane to the eastern boundary of the site.

Proposed connections and access points are shown on the diagram on the following page. Routes throughout will be defined through a clear materials palette and planting strategy, which is detailed later in this report.

Outline application proposals

Estate roads maintained at current width

Estate road vehicle routes maintained as existing

Proposed NCN6 cycleway connection

RMA proposals

- Driveway to Guild Lodge will be retained widened to allow 2-way traffic, containing vehicles to one portion of the road network
- Roundabout and roads to the cricket pitch will be down-sized to footpath and cycleway connections; this prioritises pedestrians and cyclists over cars

- Route to Guild Lodge facility via single, 2-way road
- Route to Cricket Pitch for cars to be via Phase 2 spine road; access on foot and bike only

- Tap into the proposed NCN6 connection with footpaths through woodland to the lane; footpaths to follow historic parkland routes where possible

Historical context



Driveway into hospital complex: the mature trees define the route and provide an attractive entrance



Main driveway has separate pedestrian and vehicle surfaces which establishes a hierarchy of routes

Existing context



Existing country lane (proposed cycleway)

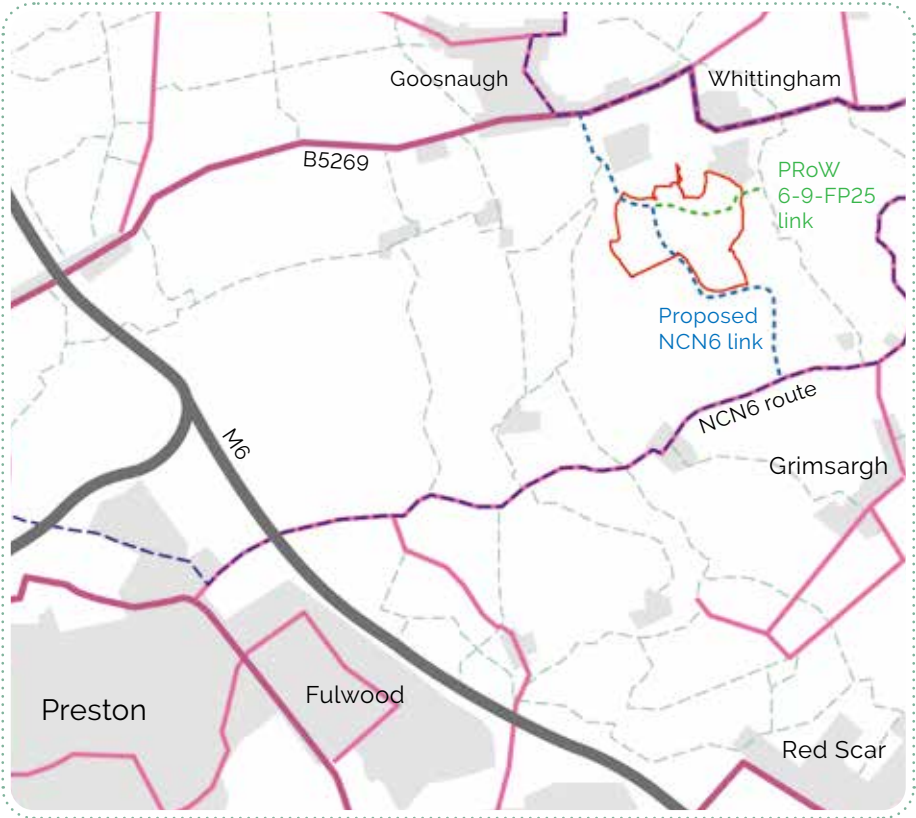


Estate roads to north of site



Existing footpaths through woodland

2.7 Access & connectivity proposals



The site can tap into footpath and cycle route connections in the wider area

Key: access & connectivity

- Green spine - footpath and cycleway
- Existing roadway to Guild Lodge retained
- Existing roadway section widened to accommodate 2-way traffic
- Cycle routes
- Road and cycle path into proposed housing area
- Existing roads down graded to pedestrian/3m routes
- Footpath connections around site
- Informal footpath connection through old orchard to PRoW
- Gateways to development
- Local access points
- Route of historic railway line



2.8 Site uses

The landscape on site will be multi-functional, providing a range of uses for people and habitats. Establishing greater biodiversity, enhancing the existing habitats and providing areas to appreciate nature and the outdoors - such as productive landscapes, or recreational routes - will bring greater enjoyment of the site, promote a sense of ownership, and foster health and well being to future residents.



2.9 Play strategy

The play strategy for Phase 3B, 3C and 4 has been developed based on the provision set out in the Outline DAS for one NEAP and one LEAP. A number of pocket parks are also shown to demonstrate the capacity across the site for play within larger public open spaces.

The location of each play provision type has been considered in relation to the proposed RMA housing layout, the vicinity of existing retained trees (and their RPAs), and the suitable walking distances from the houses to each play space. The RMA play proposals differ from the outline in some areas; this is summarised in the table (right).

Preston Council’s play policy (‘A Strategy for children’s and young people’s play space in Preston’, 2004) has not been used to determine the required provision; this policy guidance is 18 years’ old and more recent, national play provision standards are widely used and recognised in national planning policy such as Fields in Trust Guidance. It is this guidance which forms the basis of the play proposals described.

Outline application proposals	RMA proposals
NEAP to Phase 4 to north/parkland setting (St Luke’s)	- NEAP to south of Cricket pitch, within northern portion of Phase 4, and close to the intersection of Phases 3A and 3B - Location of NEAP covers all of Phases 3B & 4 within 15 minutes walk and most of site within 5 minutes/400m walk as per national guidance (Fields in Trust/NPFA)
LEAP to Phase 3B (St Margaret’s)	- LEAP proposed to southern bowling green (Phase 4) to repurpose the space and create a destination at the end of the Green Spine. - Within Phase 3B, a play trail and 2 LAPs are proposed. Walking distance to the LEAP fall within the 400m/5min walking distance standards as per national guidance (Fields in Trust/NPFA)



2.9 Play strategy



NEAP

- Min 1000sqm
- 30m buffer zone from property
- Older children
- Active and passive play
- Equipped play structures
- 15 mins walking distance (1.2km)

LEAP

- 7+ Yrs (potentially unsupervised)
- Min 400sqm space
- 10m buffer zone from property
- Active and passive play
- Equipped play items min 6 play experiences
- 5 mins walking distance (0.4km)

Pocket park

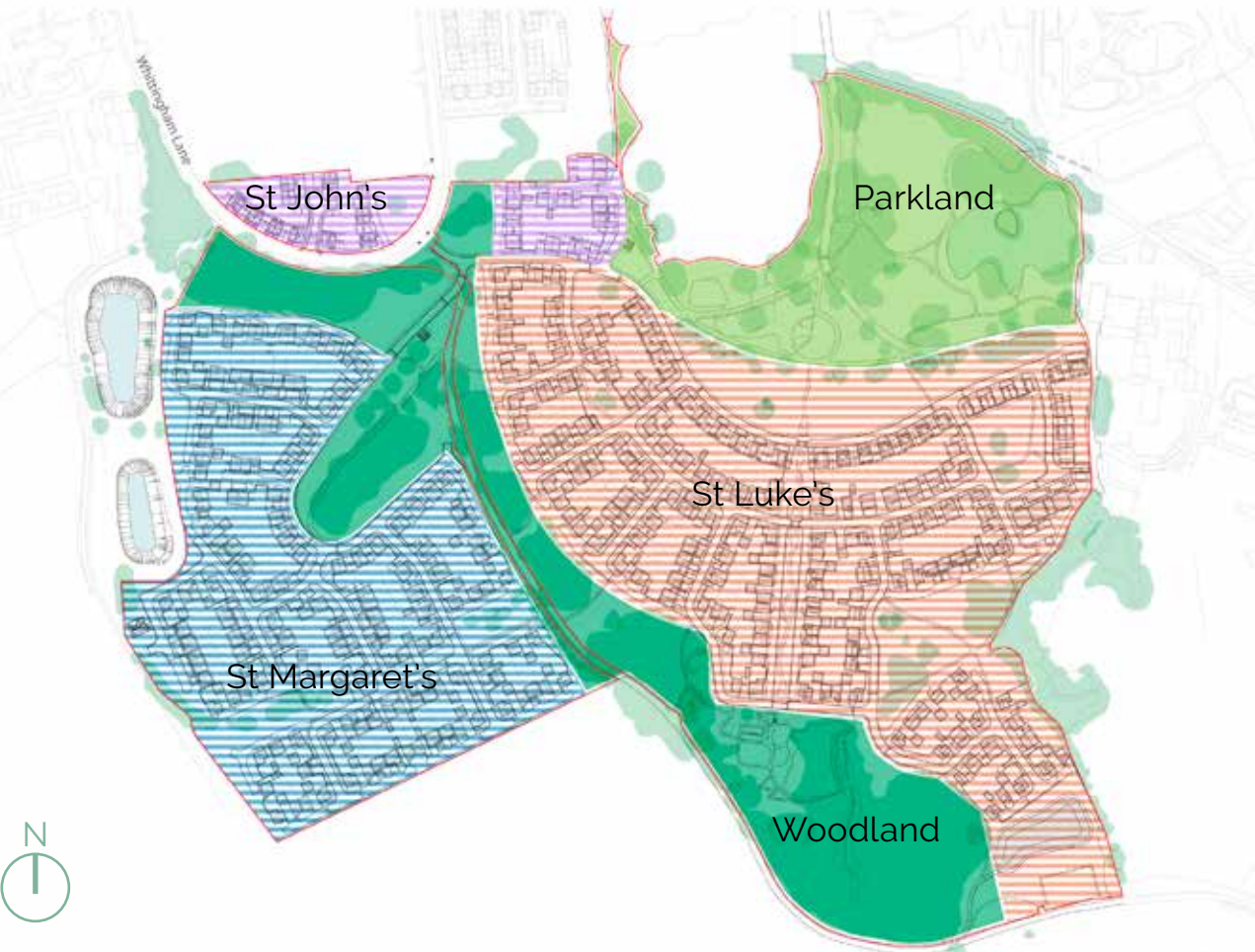
- Pocket park or local areas for play (LAPs) are a min. 100sqm
- Non-equipped
- 1min/80m walking distance from houses

Play provision is located to existing open areas to avoid minimal tree loss and to provide equitable access wherever possible



2.10 Character areas

Character areas have been identified at the Outline Planning application stage and described in the DAS and LVA reports. These are: St John's (Phase 3C), St Luke's (Phase 4) and St. Margaret's (Phase 3B). The parkland and woodland have also been identified through the Outline DAS landscape strategy as landscape areas in their own right, therefore they are included as a character area for the purposes of the RMA landscape proposals. Each of these is summarised on this page and the themes identified (boundary treatments, play, and planting typologies) have been used to inform the RMA landscape proposals described in the rest of this report.



Landscape Character Areas, adapted from Outline Planning application

Character areas descriptions

Woodland character area

- Retain existing trees
- Diversify species with new planting to create an age structure that ensures long term tree cover



Parkland character area

- Unique mature landscape located at the heart of the development which provides an attractive and formal parkland aesthetic
- Mature ornamental trees, a formal pond and amenity recreational spaces are to be retained and improved
- Parkland landscape enhancements, buffer planting and boundary improvements will provide a greater degree of separation and screening between the proposed development and adjacent Guild Lodge



St. John's (residential) character area

- Formal tree planting along the central spine road, to property frontages and public open space
- Formal ornamental hedgerow planting to front of properties
- Pocket parks to include ornamental trees, amenity grass and seasonal bulb planting



St. Luke's (residential) character area

- Formal symmetrical character informed by the historic echelon plan
- Scattered tree planting to property frontages and public open space
- Tree and hedgerow species to be ornamental to expand the 'Parkland' landscape
- NEAP play area located to the centre of the development within 'Parkland'. Timber and metal play equipment will provide a more formal character



St. Margaret's (residential) character area

- Predominantly informal country/rural feel, with tree and hedgerow species palettes to be native/informal in character
- Scattered tree planting to house frontages and public open space

Part three: Existing trees & woodland strategy



3.1 Planning context

This section of the DAS looks closer at the existing (retained) tree and woodland strategy specifically, as this is the defining landscape characteristic of the site and a key wildlife corridor and habitat, providing links to the wider ecological network.

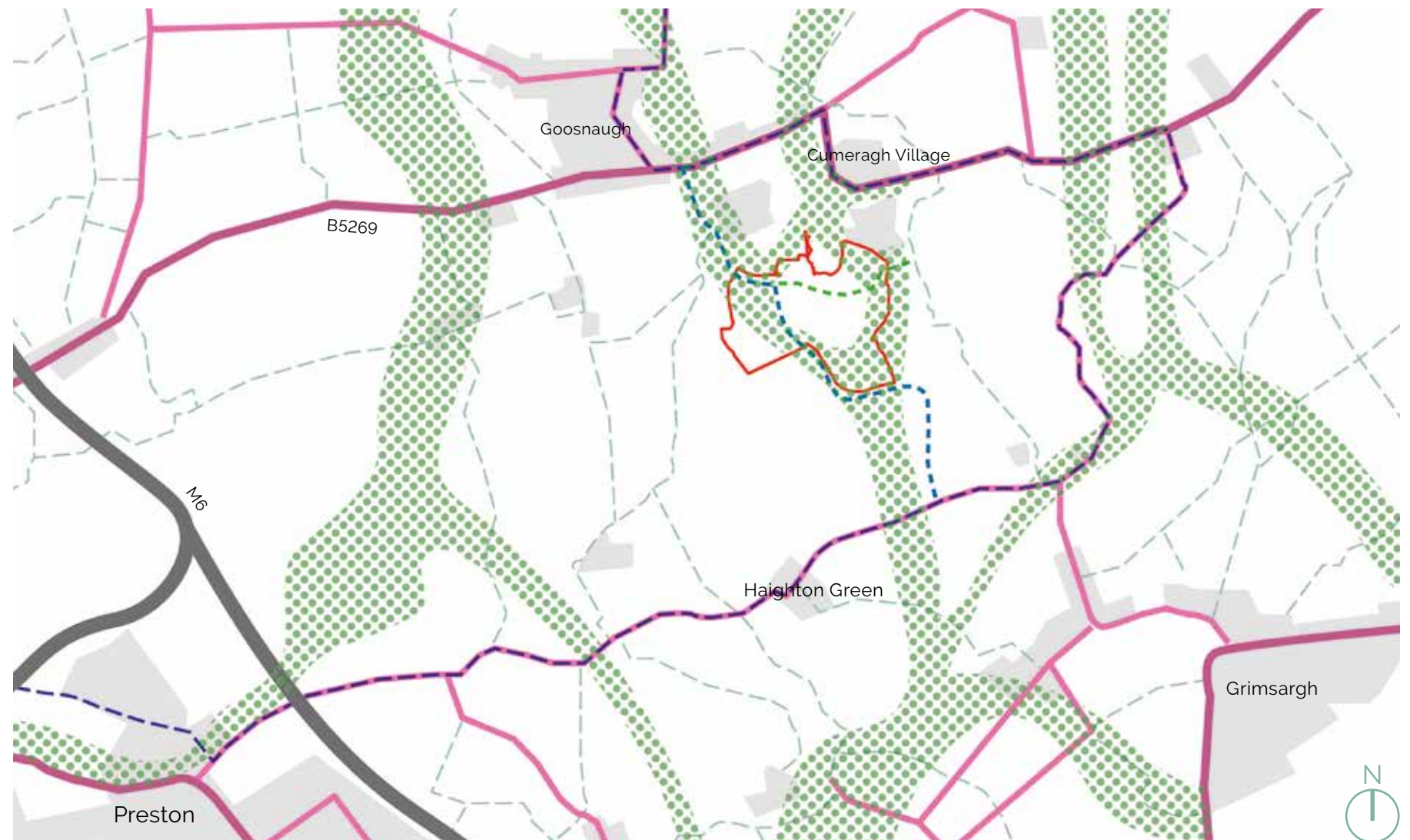
Within the wider context of Lancashire, the Whittingham site is part of the Preston and Lancashire ecological network. This network is recognised through Preston Council's Core Strategy Policy 22. The ecological network is described in 'Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document'. The SPD states the need to protect, enhance and compensate/mitigate for habitat loss, including woodland and tree cover. It recommends enhancing existing habitats, restoration of degraded habitats and compensation for loss of habitats and areas of ecological importance.

In addition, Preston Council's Local Plan Policies EN2, EN3 and EN10 focus on the importance of the environmental and ecological aspects of development. For green infrastructure loss, EN2 states any loss through development should be replaced by equivalent or better provision of green infrastructure in terms of quality and quantity. Therefore trees and woodland areas (including understorey habitats) removed through development will be compensated through increase tree cover on site, reinstatement of native woodland understorey and edge planting, and native hedgerows.

Policy EN10 emphasise the need to provide links to Preston's ecological network and to 'design in' wildlife and habitat enhancements, ensuring that adverse impacts are avoided or mitigated.



The existing tree cover and woodland on site form an important wildlife corridor to the wider landscape



Adapted from Preston Council's Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document' showing the ecological corridor through the site

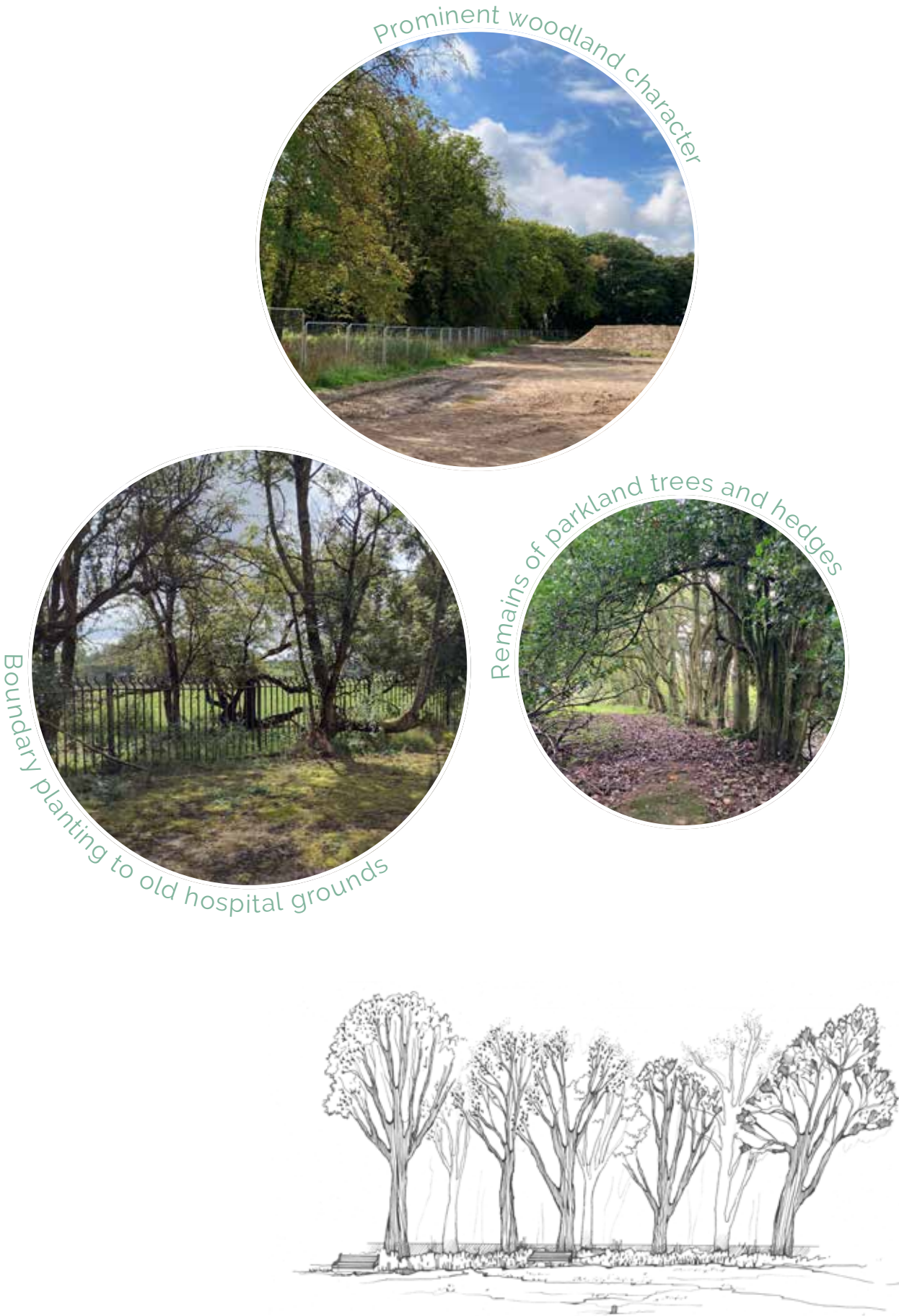


3.2 Outline planning proposals

The site is a rich, wooded landscape with semi-broadleaf woodland, ornamental parkland trees, and veteran trees. The trees and woodland in their current state are under-managed and in parts very overgrown or host to invasive species. A crucial part of the landscape strategy is how to improve, manage and provide enjoyment of the trees and woodland.

Some key principles from the Outline AIA and Woodland Management Plan have been summarised in the table below, and the RMA proposals described alongside.

Outline planning proposals	RMA proposals
Semi-natural broadleaf woodland across much of the site is S41 habitat of principle importance; tree removal to be limited to where only strictly necessary to facilitate development, and to be category B, C and U trees only	• Development is set away from tree RPAs and tree loss is minimised • Majority of trees/groups removed are Category B, C and U
Veteran trees to be afforded the required buffers from proposed development	• Veteran trees on the site are all retained and have the required buffers as per the AIA survey/report • Tree protection in accordance with BS5837:2012 will be implemented prior to any enabling and construction works
In respect of trees, sustainable development must improve the value, number and function of trees; with a view to net gains in biodiversity and the 'treescape'	• Net gains in biodiversity are proposed through replacement tree planting above and beyond the number of trees lost to development • Proposals for a variety of tree species and ages; and enhancing green corridor/infrastructure connections
Selective thinning, felling and coppicing within woodland to create an age structure; improve diversity of tree stock; and create open glades	• Selective removal within woodland blocks to facilitate light to woodland floor, open out areas for access and diversify woodland generally. This will be in close consultation with a qualified arboriculturalist
Removal of invasive species, including rhododendron and recommended additional woodland planting to increase species mix	• Open out woodland setting with removal of invasive species and overgrown areas of laurel, brambles and other weeds • Replace/augment woodland understorey with new native woodland planting in line with Outline Woodland Management Plan
Hedgerows around and within woodlands to protect existing trees	• Landscape proposal to selectively locate native hedgerows to site edges and areas beneficial to green infrastructure and habitat connectivity • Open out woodlands and provide footpaths where appropriate to maximise enjoyment and access of the beautiful landscape setting



3.3 Tree retention & removal strategy

Tree removal across the site has been minimised through careful location of housing plots and avoidance of development next to veteran trees (and within their buffers). Trees removed are predominantly category Cs and Us.



3.3 Tree retention & removal strategy

The majority of tree removal is limited to where it is strictly necessary to realise the residential requirements on Phases 3B, 3C and 4. This is in line with the Outline AIA which states there should be a "common sense ambition to limit tree loss to that which is strictly necessary to facilitate the proposal".

As per the AIA, net gains in biodiversity will be demonstrated due to the increase in number of tree species, variety and ages of trees, and establishing connectivity of trees, hedges, and woodland areas. More detail on the planting strategy is found later in the report. This is in line with Preston Council's Local Plan policies EN2 and EN10.

Trees & tree groups to be removed

Type	Category A	Category B	Category C	Category U	Total
Trees	5	23	19	27	74
Groups*	1 = 1398m ² approx.	20 (of which 8 partially removed) = 15652m ² approx.	35 (of which 4 partially removed) = 15612m ² approx.	3 = 2247m ² approx.	59 (of which 12 partially removed)
Hedges	-	-	-	-	2 (209 l.m.)

* Exact numbers of trees to be removed within each tree group to be confirmed on site with Arboriculturalist prior to commencement of works

Trees removed
74 trees
47 tree groups
12 partial tree groups

Trees proposed
448 trees total of which:
19 orchard trees
171 residential street trees

for example...



Tulip tree (liriodendron tulipifera)



Rowan (Sorbus aucuparia)



Sweetgum (Liquidambar styraciflua)



Cedar of Lebanon (Cedris libani)



Silver birch (Betula pendula)

Refer to Planting pages for detailed tree proposals



3.4 Trees & woodland management

In line with the Outline AIA recommendations, areas of overgrown woodland understorey and invasive plants (such as rhododendron) will be removed to allow growth of native woodland species, and facilitate a transition between the woodland and residential settings. Proposed native planting will augment existing woodland planting and hedgerows to improve the overall biodiversity of the site. Selective tree canopy thinning will allow parts of the woodland to become more open and allow light in, as well as providing routes for paths. This is in line with the recommendations in the Outline Woodland Management Plan.



3.5 Residential to woodland transition

The relationship between the residential areas and existing woodland needs to be considered, with a transition between the two which provides amenity value through public open spaces, and tree and native habitat retention of the existing wooded areas. Proposed tree planting, augmentation of existing native shrub planting, and proposed species-rich grass will help establish this transitional space.



The landscape transition from houses, to street, to woodland will be managed to create an attractive, safe and welcoming character to the residential areas



3.6 Residential to woodland transition

The woodland edge can be managed and augmented to provide a native shrub and understorey belt, or 'ecotone' that is an transitional zone between the existing managed wooded areas, and the residential areas.

The edge transition will be semi-permeable, allowing views and access into the woodland, but sufficient to provide a clear structural element in the landscape. On site, a low woodland edge zone between 2-4m is proposed with a mown grass edge of a minimum 1m in order to provide space between the hard and soft landscape settings.

Suggested native species are shown below. Woodland edges provide valuable habitat due to the variety of plant species and sizes they can accommodate.



Rosa arvensis



Cornus sanguinea

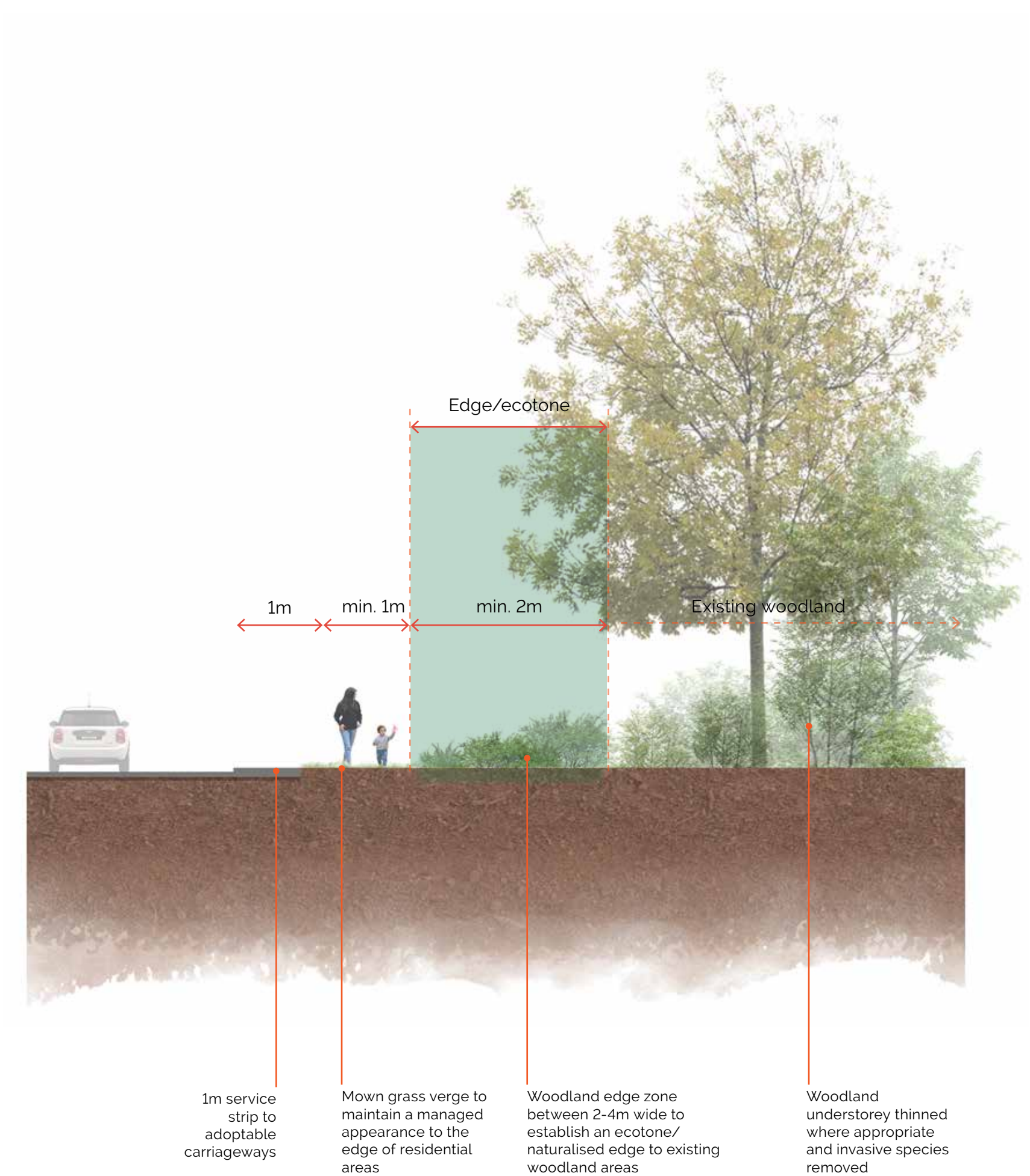


Prunus spinosa



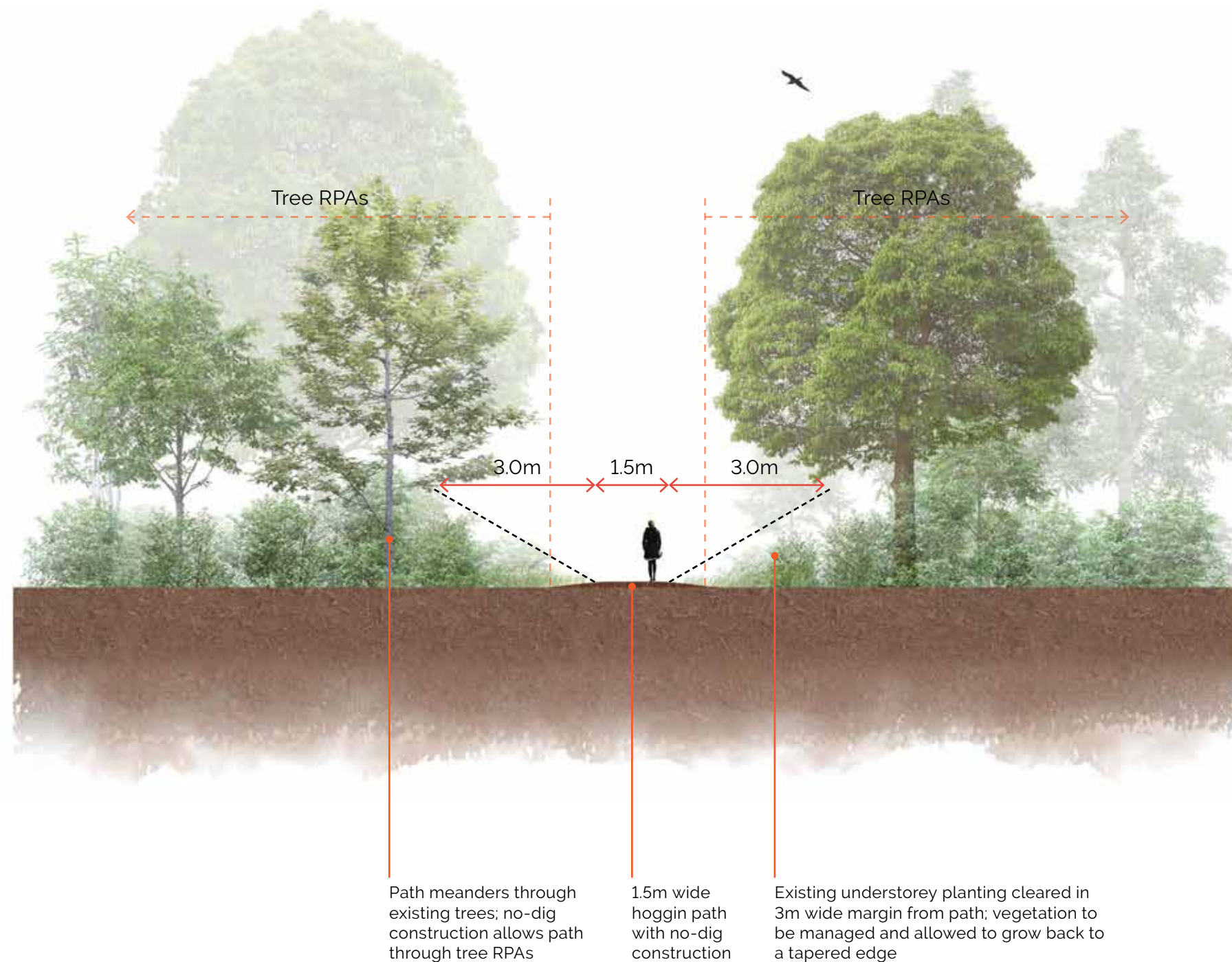
Rubus ideaus

More proposed woodland plant species are shown in the Planting Strategy pages



3.7 Woodland routes & access

New footpaths through the woodland have been carefully located to trace the historic parkland routes as well more recent access points (such as gates off the existing country lane/future cycleway). Wherever possible footpaths avoid tree RPAs but no-dig construction for footpaths will facilitate routes through these areas.



No-dig construction of footpaths allows routes within tree RPAs, creating scenic and varied routes through the wooded landscape

Source: <http://www.geosyn.co.uk/news/cellweb>



Clear margin along paths to allow sight lines and growth of low level planting; existing vegetation managed to allow some regrowth and naturalisation along routes

Part four: Landscape masterplan proposals



4.1 Illustrative Masterplan

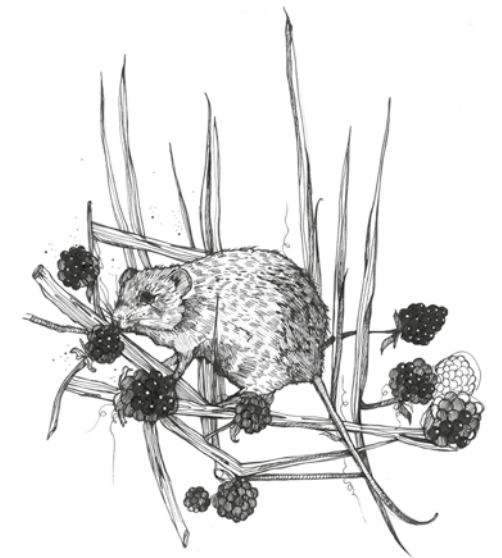


4.2 Site boundary treatments

Taking out large portions of existing mesh fencing particularly along the lane to the east of the site, and between Phases 3B and 4 will free up access for pedestrians and cyclists. Sections of fencing can be replaced with natural boundary treatments such as native hedgerows, or where appropriate, the existing woodland edge.

Proposed boundary treatments within the site will include estate railings, in reference to the hospital setting, and formal hedgerows. In addition, timber posts alongside open space perimeters and private drives will deter vehicles from parking on POS edges while still allowing permeability for people on foot.

Typical sections of different proposed boundary treatments are shown on the following pages.



Estate railing boundary treatments defined key routes across the hospital site



Today: remnants of estate railing



Hedges were used along roadsides in some parts of the hospital site



Today: some portions of unmanaged hedges and hedgerows

4.2 Site boundary treatments



Section AA: typical section through the Crescent

Estate railings are used on prominent street frontages along the spine road and 'gateway' junctions on the site such as along the Crescent.

POS perimeters will have raised kerb and a mown grass edge buffer which will provide a neat finish to the landscape interfaces. Beyond this, species rich and wildflower grassland will be left to flower and set seed in a managed annual cycle.



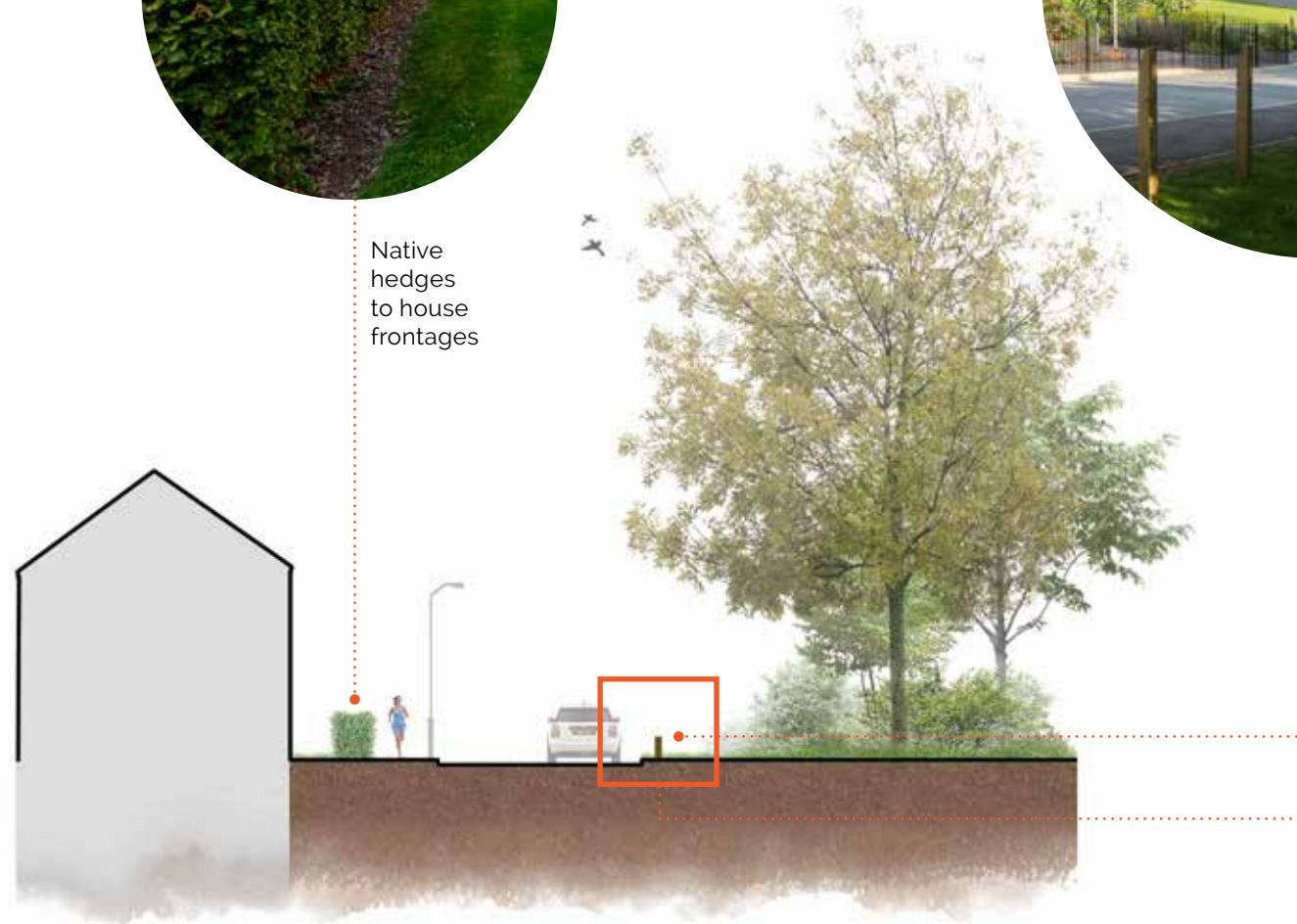
4.2 Site boundary treatments



Native
hedges
to house
frontages

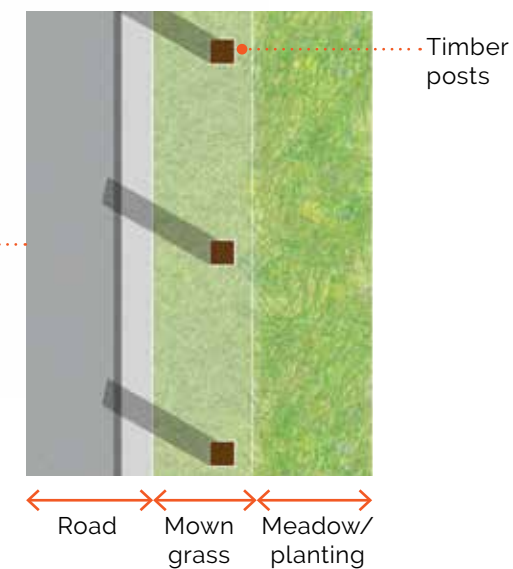


- Timber posts to private driveways and POS edges



Section BB: typical section through residential street and POS areas

Timber posts are used on driveways and perimeters of public open space which may be vulnerable to vehicle over-running and parking. Posts (rather than knee rails) still allow pedestrian and visual permeability and create a cleaner (less cluttered) aesthetic. Posts will be set in soft landscape with a mown grass edge to provide a neat finish to the landscape interfaces.

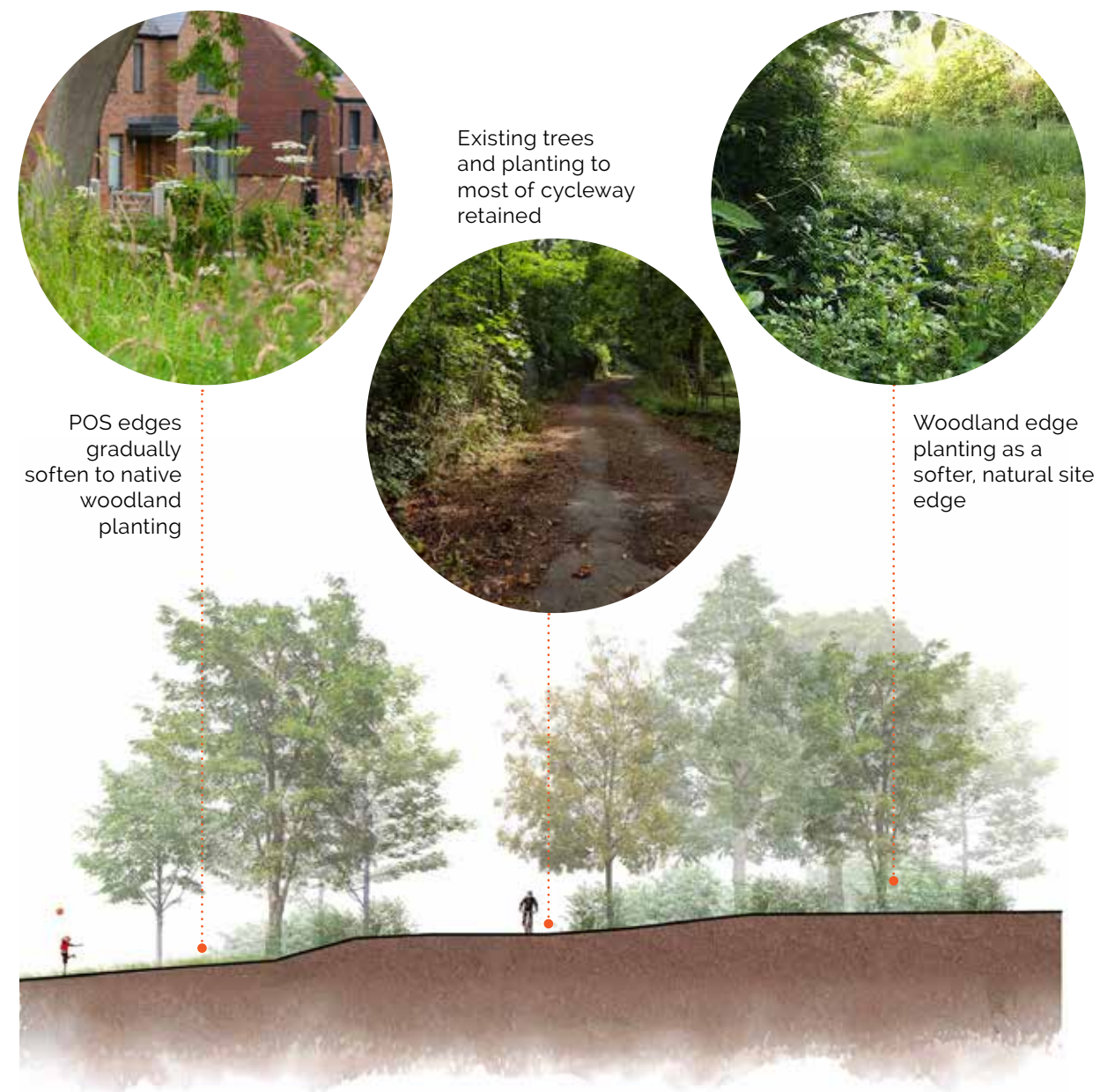


... Timber posts



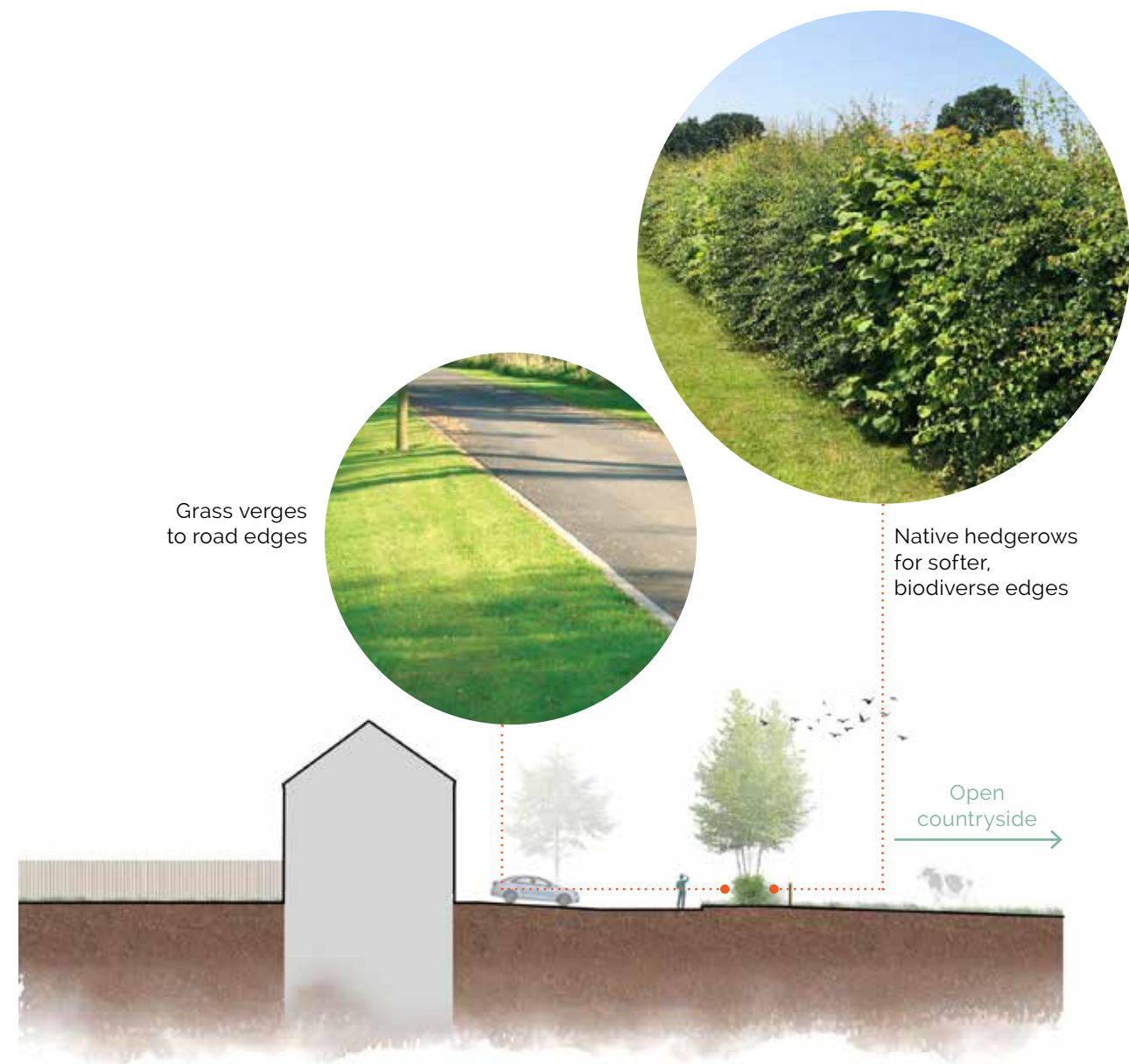
A mown edge between planting areas and roads establishes a neat and managed edge to the public open spaces

4.2 Site boundary treatments



Section CC: typical section through cycleway and woodland edge

The proposed cycleway/quietway will have a naturalised edge along its route, with obsolete security fencing removed and new tree and native hedgerow planting to infill any gaps left after the construction of the development. The character of a verdant, secluded lane will be retained.

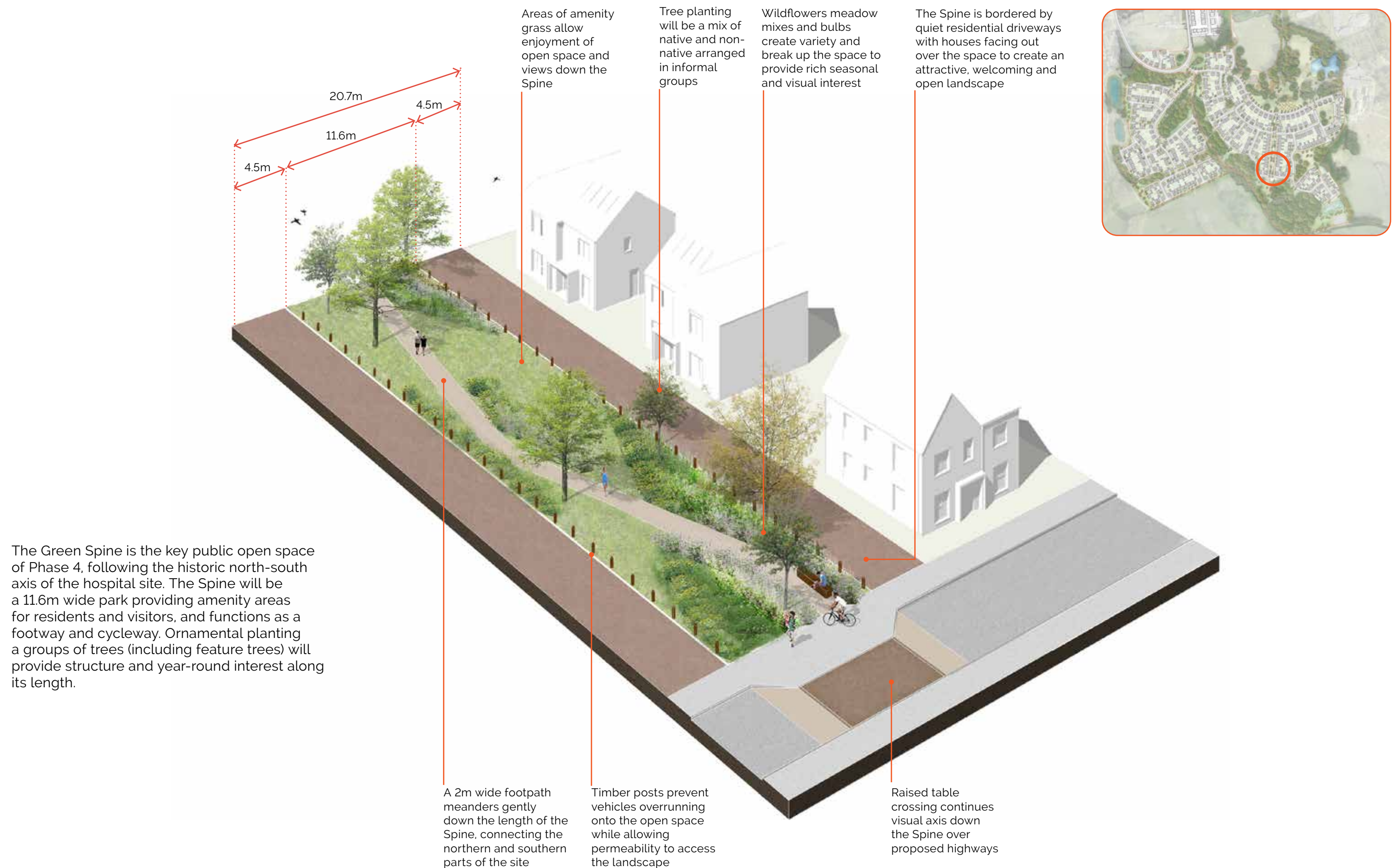


Section DD: typical section through native hedgerow and Phase 3B boundary

Some edges (such as the southern boundaries of Phase 3B and 4) will have native hedgerows as the boundary treatment, to provide a softer interface between the development and surrounding countryside, and to provide additional habitat and biodiversity gains.



4.3 Green Spine



4.3 Green Spine



Feature trees along the spine define the importance of the space and provides structure and colour to the landscape



Planting will be swathes of bulbs, grasses and wildflower meadow mixtures meeting mown amenity lawn



Plan location



The green spine footpath will be buff colour with a bound aggregate surface dressing, to provide a soft appearance to the route.

- 01. Buff coloured footpath with bound aggregate surface dressing
- 02. Seating area
- 03. Short mown amenity grass lawns
- 04. Swathes of wildflower meadow and grasses buffering the edges of the space
- 05. Mixed native and ornamental tree planting
- 06. Timber posts defining edges and prohibiting vehicle access
- 07. Private drives to perimeters
- 08. Hedge planting separating private drives from POS
- 09. Timber posts separating shared drives from POS
- 10. Raised table pedestrian crossing with carriageway narrowing to clam passing traffic as much as possible.



4.4 Southern Orchard



Orchard Arrangement - NTS

The proposed orchard within the northern parland POS is an opportunity to create a new habitat with the long-term aim to replicate a traditional orchard in its layout and habitat richness. The orchard here is in response to the Traditional Orchard (an S41 Priority Habitat) to the north east of the site, a remnant of the former hospital's grounds.

- 01. Proposed orchard
- 02. Proposed Community Garden
- 03. Green Spine linear POS
- 04. Proposed NEAP
- 05. Proposed meadow grassland habitat
- 06. Existing trees retained
- 07. The Crescent



Traditional orchard (S41 Priority Habitat) is north of the site



The existing orchard is currently unmanaged and overgrown

4.4 Orchard



Orchard set out on a regular grid (Quincunx arrangement) with footpath route meandering southwards



Local and heritage fruit trees are proposed: apples, pears, plums and damsons



Meadow grassland provide added biodiversity and amenity value



Refer to the Planting strategy pages for indicative tree species

4.5 Pond proposals

The pond is a key heritage feature on the site, and its retention and enhancement will create an attractive landscape setting for future residents. It is also an S41 habitat of principle importance as described in the Outline Ecology Survey.

There are two strands to the pond proposals: pond restoration and pond naturalisation. The former looks at opening out the pond to allow people to enjoy the view of the water, and return the pond closer to its historic state as a parkland feature. The latter looks to retain the pond vegetation as it is, to provide habitat for birds and allow the continuation of the treeline along the north-eastern boundary of the site. These proposals are guided by the Ornamental Pond report produced for HE by RSK/TEP in 2021 (non-planning document) and summarised below.

RSK Pond report recommendations	RMA proposals
Improve access to pond and water's edge	• Open out the southern and western edges with removal of overgrown vegetation
Repairs to pond edgings to prevent further erosion	• Focus repairs on the southern and western sides where the pond will be opened out; northern and eastern sides can be left to 'naturalise'
Improve water quality through dredging, drainage of pond and provision of new water supply	• As part of RMA proposals these should be implemented in management plans to improve water quality and pond habitat, including unblocking the culvert to south eastern pond edge
Introduce aquatic plants	• Augment existing aquatic plants and propose new marginal aquatic planting to southern and western edges of the pond to increase biodiversity and enhance the pond habitat
Extensive vegetation management to improve light to pond and reduce leaf litter input	• Suggested thinning of some category B and C tree groups to allow more light to the water and open up views • Ongoing pond vegetation management proposed



Original pond shows a more open aspect and less dense tree growth and vegetation

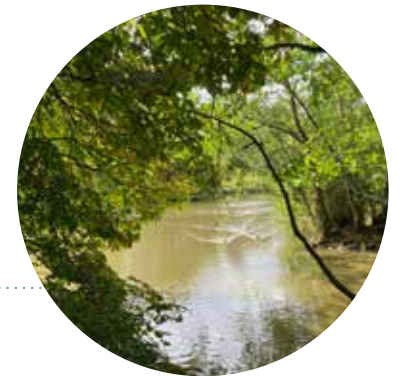


Historical photo of site (Source: www.whittinghamhospital.co.uk)



The existing pond is currently overgrown and inaccessible around its banks

4.5 Pond proposals



Pond naturalisation

- Allowing the northern and eastern edges to be retained as they are
- Retention of vegetation to provide habitat and green edge to pond
- Retention of island and vegetation for bird nesting
- Unblock partially blocked culvert to help with water flow



Pond restoration

- Repairing the pond walls and opening out the southern and western edges (clearance of undergrowth and poor quality trees)
- Reed bed and marginal aquatic planting to soften edges, clean water and increase pond biodiversity

4.5 Pond proposals

Heritage



Historic pond layout and open setting will be respected and partially restored

Biodiversity



Retention and naturalisation of the pond will improve overall biodiversity of the pond habitat

Access & enjoyment



Opening out the pond and providing paths allows people to enjoy the pond setting

Ecology



Habitat creation through new aquatic planting and improvements in the water quality

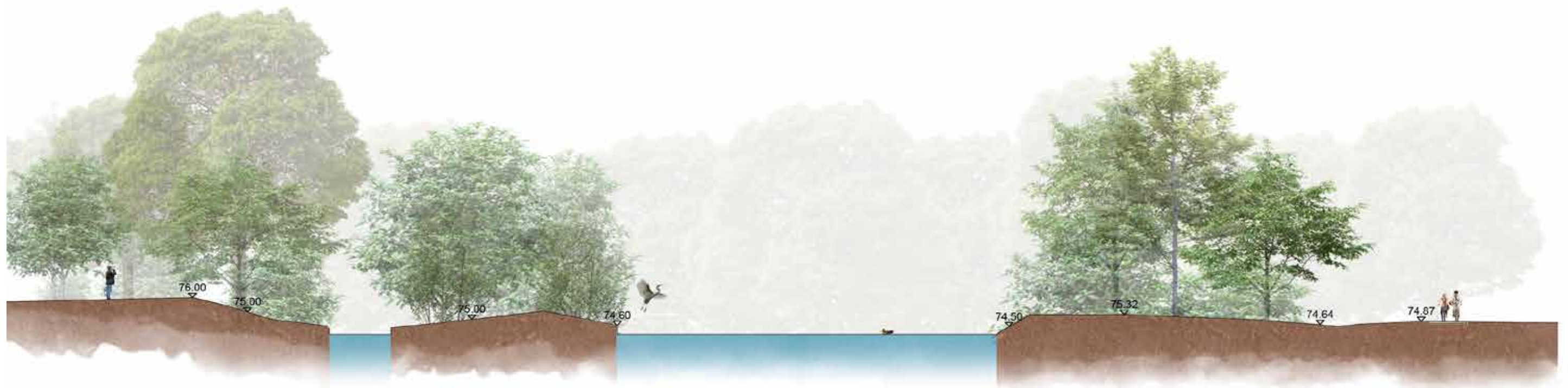


Refer to the Planting strategy pages for indicative planting mixes for the pond

4.5 Pond proposals



Pond section AA

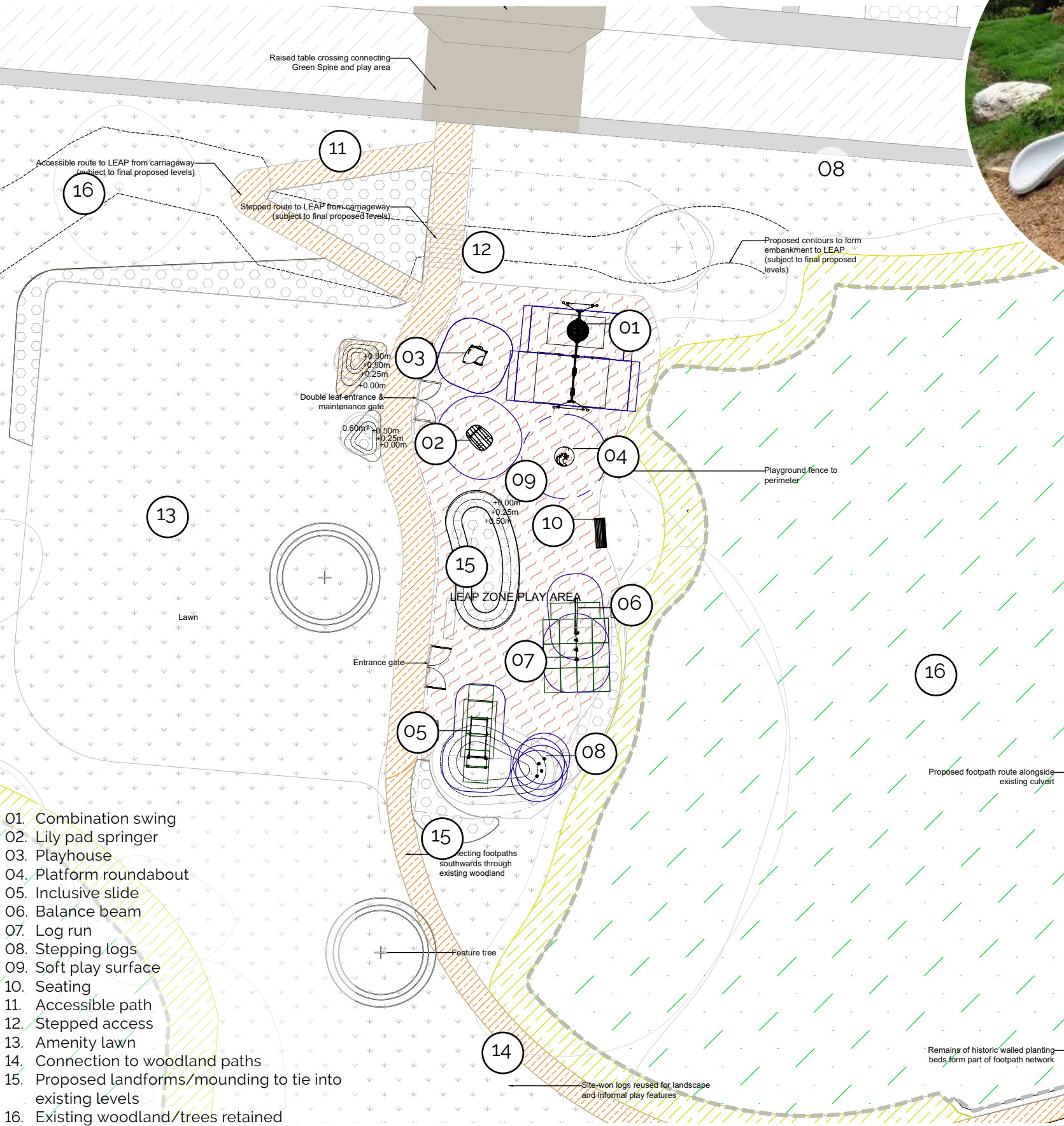


Pond section BB

The pond will be opened out to become part of the parkland setting for all to enjoy. The retained trees and copses will provide a unique and characterful backdrop to the setting while maintaining their importance as habitat on the site.



4.6 Southern Bowling Green (LEAP)



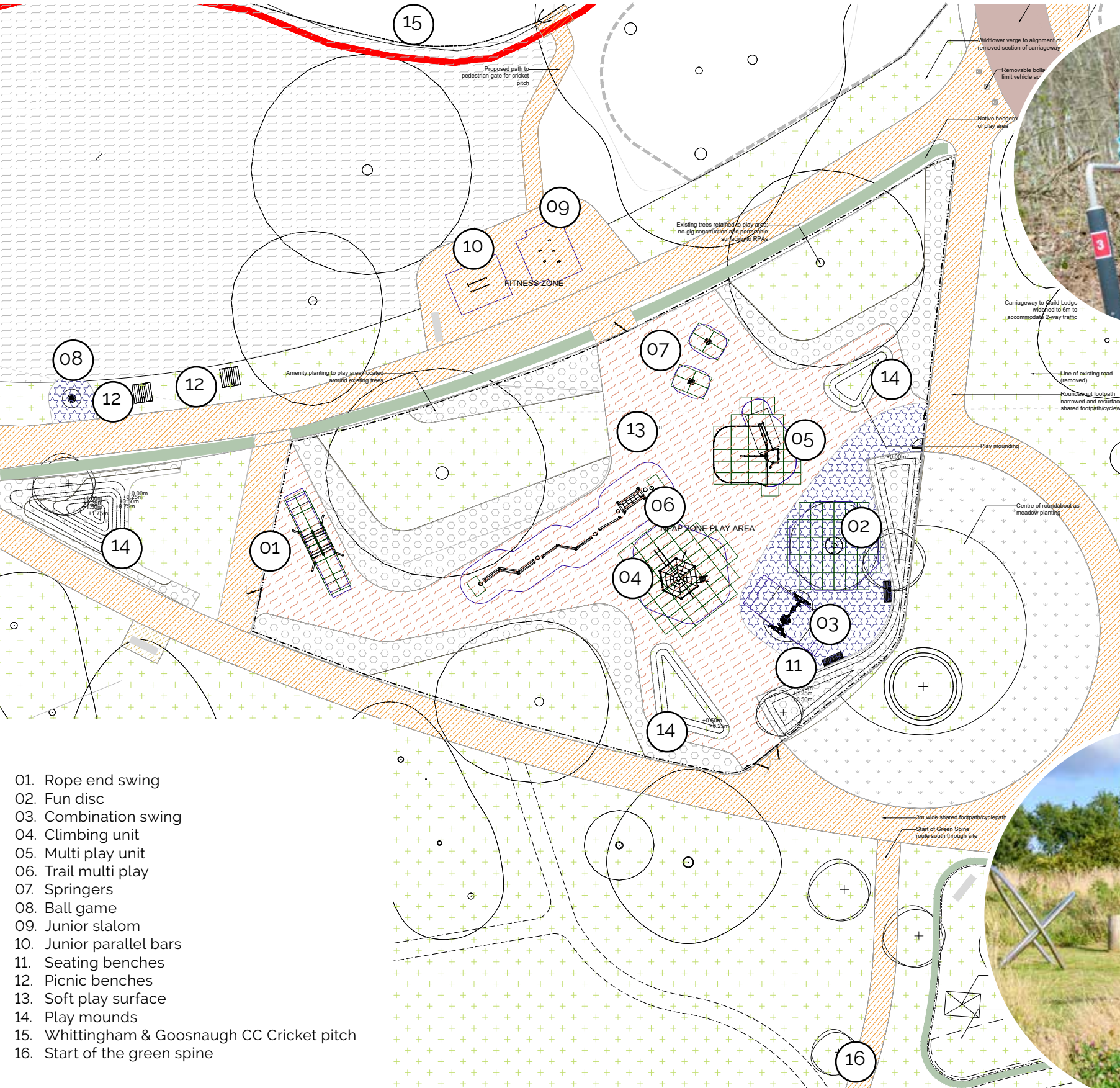
The proposed location of the LEAP lends itself as destination at the end of the Green Spine.

The former bowling green has a natural, level space within the woodland which can be utilised for recreation. The heritage of the location is referred to in the proposed amenity lawn.

Play equipment will be natural in appearance and materiality in keeping with the setting and as proposed in the Outline DAS.



4.7 Neighbourhood play area (NEAP)



- 01. Rope end swing
- 02. Fun disc
- 03. Combination swing
- 04. Climbing unit
- 05. Multi play unit
- 06. Trail multi play
- 07. Springers
- 08. Ball game
- 09. Junior slalom
- 10. Junior parallel bars
- 11. Seating benches
- 12. Picnic benches
- 13. Soft play surface
- 14. Play mounds
- 15. Whittingham & Goosnaugh CC Cricket pitch
- 16. Start of the green spine



Youth fitness and sport zones



Inclusive equipment



Large play equipment for 6+ years



Flexible play space



Embracing the setting



Girl-friendly play

The proposed NEAP is located south of the cricket pitch and works with the existing trees to form an exciting play area accommodating natural play, fitness equipment, climbing frames and landforms. This provides a range of play experiences for all ages, and also provides for inclusive and sensory equipment. The NEAP layout weaves around existing trees and creates areas for soft landscape to enrich the play experience. Surfacing will be wet pour and rubber mulch which are suitable for use within the tree RPAs (for no-dig construction).

4.7 Neighbourhood play area (NEAP)

The NEAP will be set and the recommended 30m buffer from residential properties (as per Fields in Trust/NPFA guidelines), but will still allow overlooking and natural surveillance due to the high canopies of the existing trees and openness of the wider parkland setting.

The play areas will be contained with fencing and access gates (including for maintenance) as a safety precaution and to exclude dogs from the playground.



Section location



Example equipment

In keeping with the Outline DAS play strategy, equipment will be sympathetic to the landscape setting, with predominantly timber play equipment and natural surface materials. A selection of equipment across the NEAP and LEAP includes:



Play house



Stilt stepping logs



Spinning play



Stepping logs and beams



Multi use play



Swings (inc. nest swings)



Climbing equipment



Turning platforms

4.8 Materials strategy

The hard landscape materials across the site are established in conjunction with the street hierarchy, with primary, secondary and tertiary/private streets throughout (refer to the Architect's DAS for details). They are also informed by the adoptable requirements from LCC Highways, and include service strips where needed.

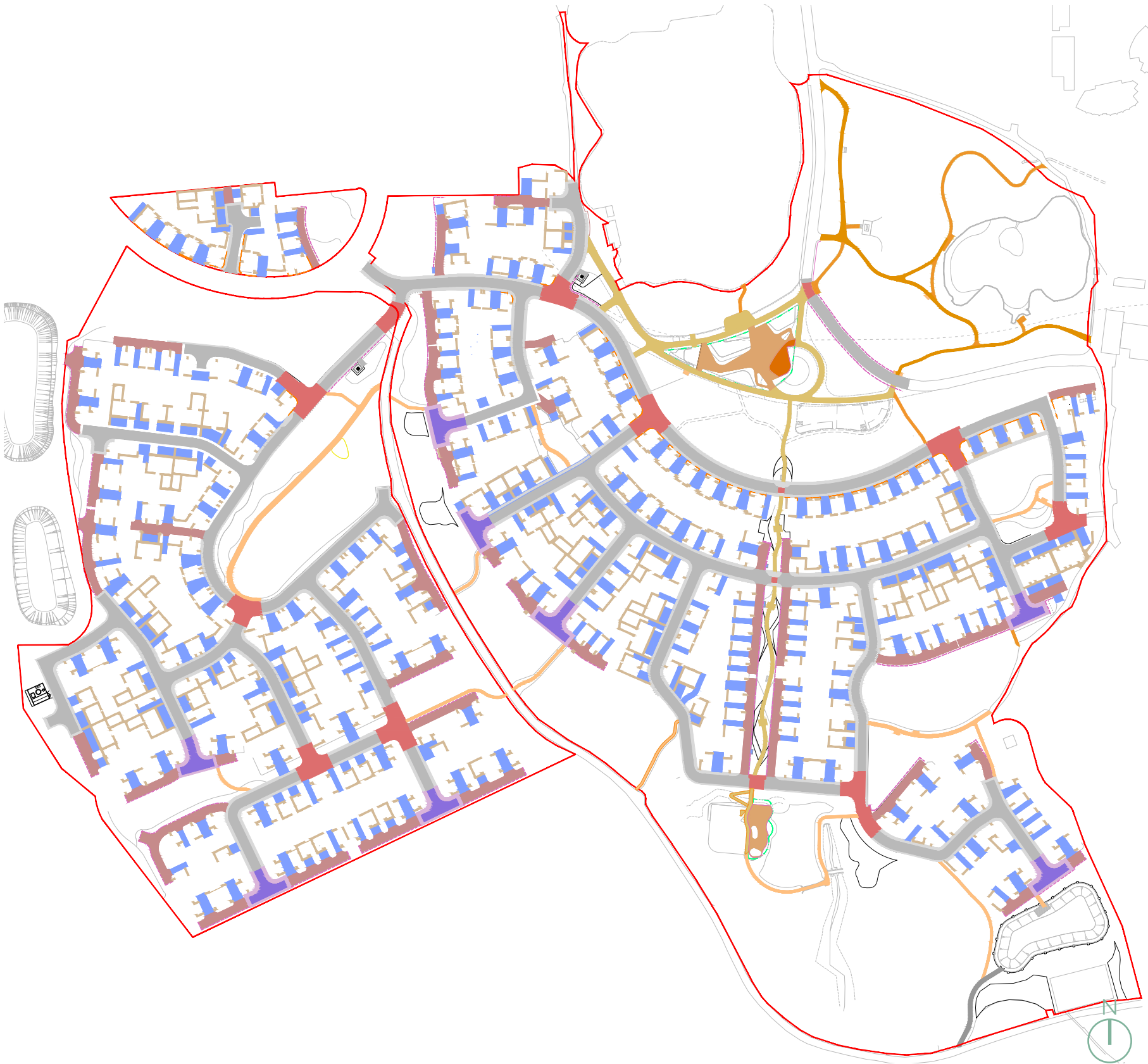
Materials will primarily be tarmac or concrete block paving. Block paving will be in soft, textured tones, as appropriate for the landscape setting as well as the appearance of the proposed houses.

The use of raised tables at key junctions will help to reduce vehicle speeds, and define a pedestrian-friendly environment. Raised tables link up to key public open space paths in the wider site.

The following page outlines the materials in more detail. (For location of boundary treatments refer to the diagram on page 31)

Key: Hard Landscape Materials

- Proposed adopted macadam carriageway (primary streets)
- Proposed adopted macadam footpaths (primary streets)
- Proposed self-binding gravel footpaths to public open space
- Proposed public footpaths with bound aggregate surface dressing
- Proposed bound aggregate surface dressing to retained areas of existing hardstanding
- Proposed PCC block paving to adopted carriageway (secondary streets)
- Proposed PCC block paving to adopted footways (secondary streets)
- Proposed PCC block paving to adopted raised tables
- Proposed PCC block paving to shared drives
- Proposed macadam surfacing to private drives and ball court area in NEAP
- Proposed PCC slabs to residential footpaths
- Proposed bound rubber mulch play surface
- Proposed wet pour play surface
- Proposed macadam footpath and access route to SuDS pond



4.8 Materials strategy

Streets
The material palette reflects the street hierarchy (refer to HTA Architect's DAS for details) and will provide a consistent language of surfaces across the site,



Tarmacadam with buff aggregate chips



British Standard PCC kerbs and edging to all highway and on-plot applications



Carriageway and footways - Tumbled concrete block paving, Traditional colour



Private drives - Tumbled concrete block paving, Charcoal colour



Private footpaths - PCC slab paving to residential on-plot footpaths

Green Spine
Textured, high-quality materials will be used down the length of the green spine.



Paths with bound aggregate surface dressing

Paths
Paths through the open spaces will have a bound aggregate surface dressing to new primary and existing routes paths.



Paths with bound aggregate surface dressing

Play Areas
Play area surfaces will have a natural appearance and colour, in keeping with the setting.



Bound rubber mulch safety surfacing



Loose bark chip safety surfacing

Boundaries
Boundary treatments include estate railings, timber posts (as detailed on earlier pages) and timber play fencing.



Timber play railings



Square hardwood timber bollards



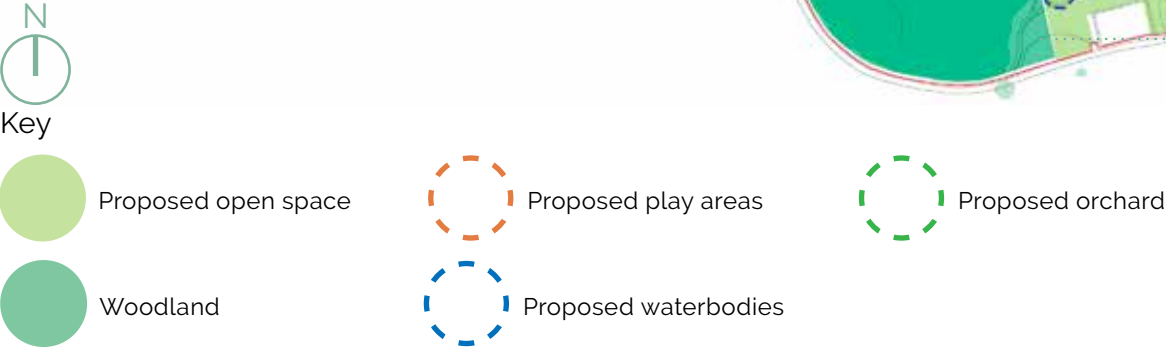
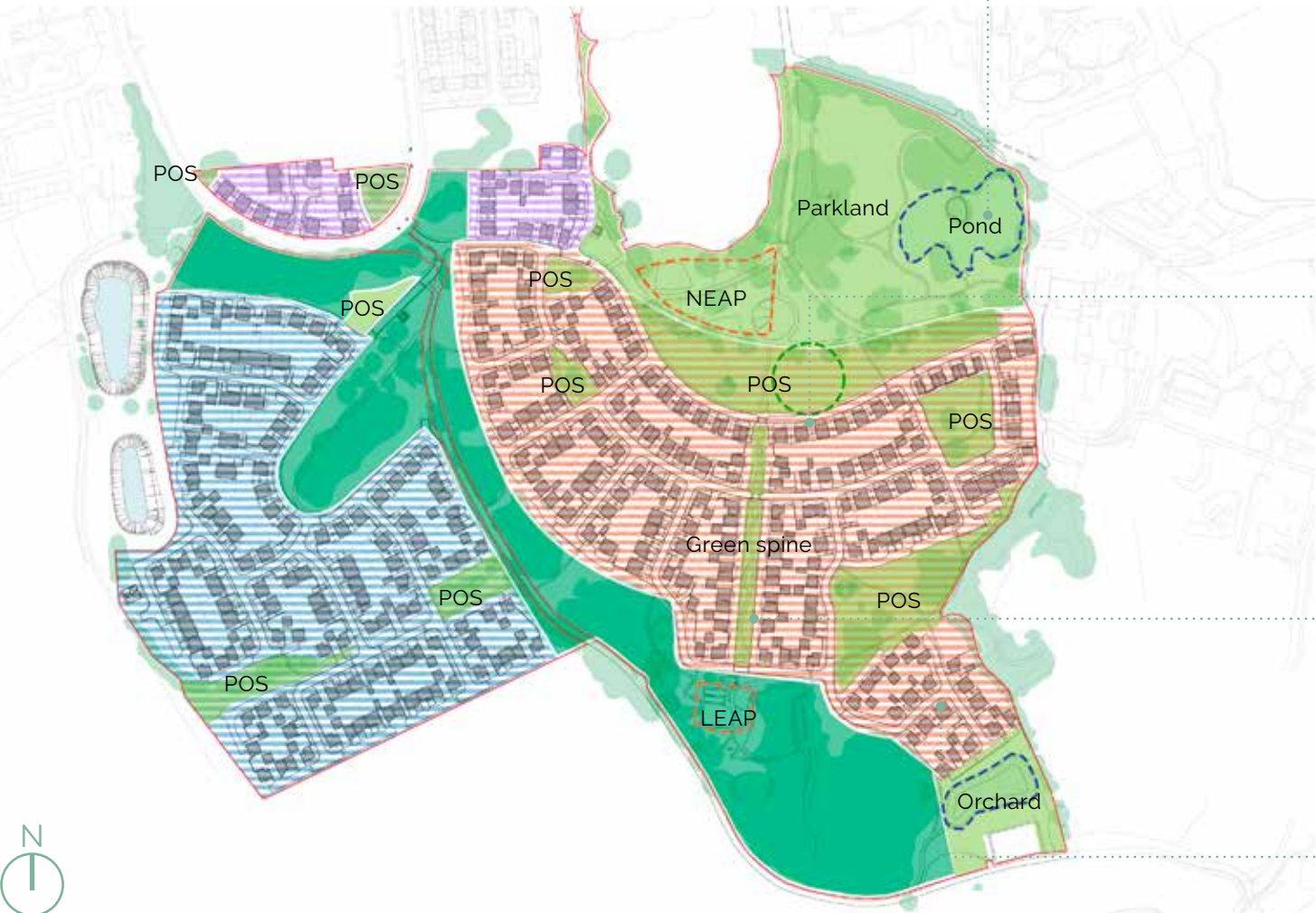
Steel estate railings

4.9 Planting strategy

The planting strategy is defined around the Landscape Character Areas of the site (as set out in the Outline application). This establishes four key areas of planting: parkland, woodland, St Margaret's and St Luke's. Given the historical context and range of mature trees on site, tree retention and diversification of planting is the principle driver of the planting strategy overall.

Recommendations of species for the woodland have been drawn from the OPP Woodland & Management Plan. Lancashire County Council's 'Plant species appropriate for habitat creation in Lancashire' from The Central Lancashire Design Guide SPD, 2012' was also used to inform the plant species choices.

Each area is described in further detail below and in the following pages:



Parkland landscape
The character of the parkland will be retained with proposed planting to reflect the formal setting; the pond area will be enhanced with new marginal aquatic planting



Public open spaces
Retained and proposed trees, wildflower meadows and native woodland understorey planting increase biodiversity on the site and add variety and richness to amenity landscapes



Green spine
The linear public open space will have a range of ornamental trees and wildflower meadow mixes: feature trees will in part reference existing ornamental parkland trees on the site



Residential areas
Street trees, hedges and shrub planting will green up residential areas, establishing an attractive setting for the new houses

4.10 Planting proposals

Woodland character area

- Retain existing trees
- Diversify species with new planting to create an age structure that ensures long term tree cover.
- Select feature trees to create an 'arboretum' of different species.
- Orchard to south of site; references historic orchard to north east



Site photo



Parkland character area

- Retain and enhance the existing parkland character
- Retain existing trees
- Diversify species with new planting to create an age structure that ensures long term tree cover.
- Select interesting feature trees to create an 'arboretum' of different species.



Site photo



St. Luke's and St John's (residential) character area

- Formal symmetrical character informed by the historic echelon plan and central spine road.
- Scattered tree planting to property frontages and public open space
- Hedgerow planting to front of properties.
- Tree and hedgerow species to be ornamental to expand the 'Parkland' landscape
- Ornamental tree and shrubs, amenity grassland and seasonal bulb planting.



Site photo



St. Margaret's (residential) character area

- Predominantly informal country/rural feel
- Scattered tree planting to house frontages and public open space.
- Native hedgerow planting to front of properties.
- Tree and hedgerow species palettes to be native/informal in character.
- Focus on native planting, wildflower/rough grassland, and bulb planting



Site photo



4.11 Tree Strategy: prominent existing trees



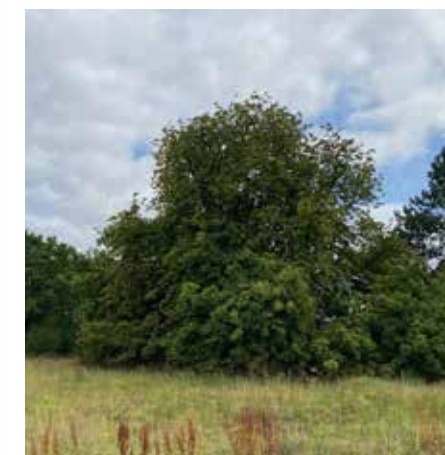
Existing trees and woodland strategies have been explored in Part Two of this report. The retained existing tree species will form a backbone to the proposed trees in terms of species choice and location, for example parkland feature trees to the Crescent and Parkland and ornamental varieties down the Green Spine.



T175 Lawson's Cypress (Cat A)



T38 Pedunculate oak (Cat A & veteran)



T16 Horse chestnut tree (Cat A & veteran)



T67-72 line of lime trees (Cat A)



4.12 Tree Strategy: Proposed Trees

Proposed trees are broadly categorised into 8 different groups based on their location on site and their function, for example front garden trees will be small, with compact canopies suitable for residential settings.

The tree species chosen are in keeping with the four landscape Character Areas (see next page), and indicative mixes are shown within the rest of this report.

Key

- Heritage exotic specimen tree
- Woodland tree
- Parkland tree
- Boundary (hedgerow) tree
- Street tree
- Orchard tree
- Parking court tree
- Front garden tree - St John's and St Luke's
- Front garden tree - St Margaret's



4.13 Planting character types

The planting strategy is broken down into eight different typologies (as shown on the plan below), based on the Character Areas explored in Part One of this report. These are shown on the plan below and species mixes are explored in greater detail over the following pages.



Public Open Space Planting Characters Types



Woodland
Making existing woodland more accessible



Parkland
Creation of an arboretum of specimen trees and diversification of grasslands



Play spaces
Planting for play space including sensory planting species



Wetlands - SuDS and Pond
Diversification and creation of wetlands habitats



Green spine
Focal public open space with a series of linear naturalistic planted gardens



Orchard
Local fruiting trees and species rich grassland

Residential Planting Characters Types



Residential - St John's and St Luke's
Residential amenity planting with a more formal appearance



Residential - St Margaret's
Residential amenity planting with a more informal, rural appearance



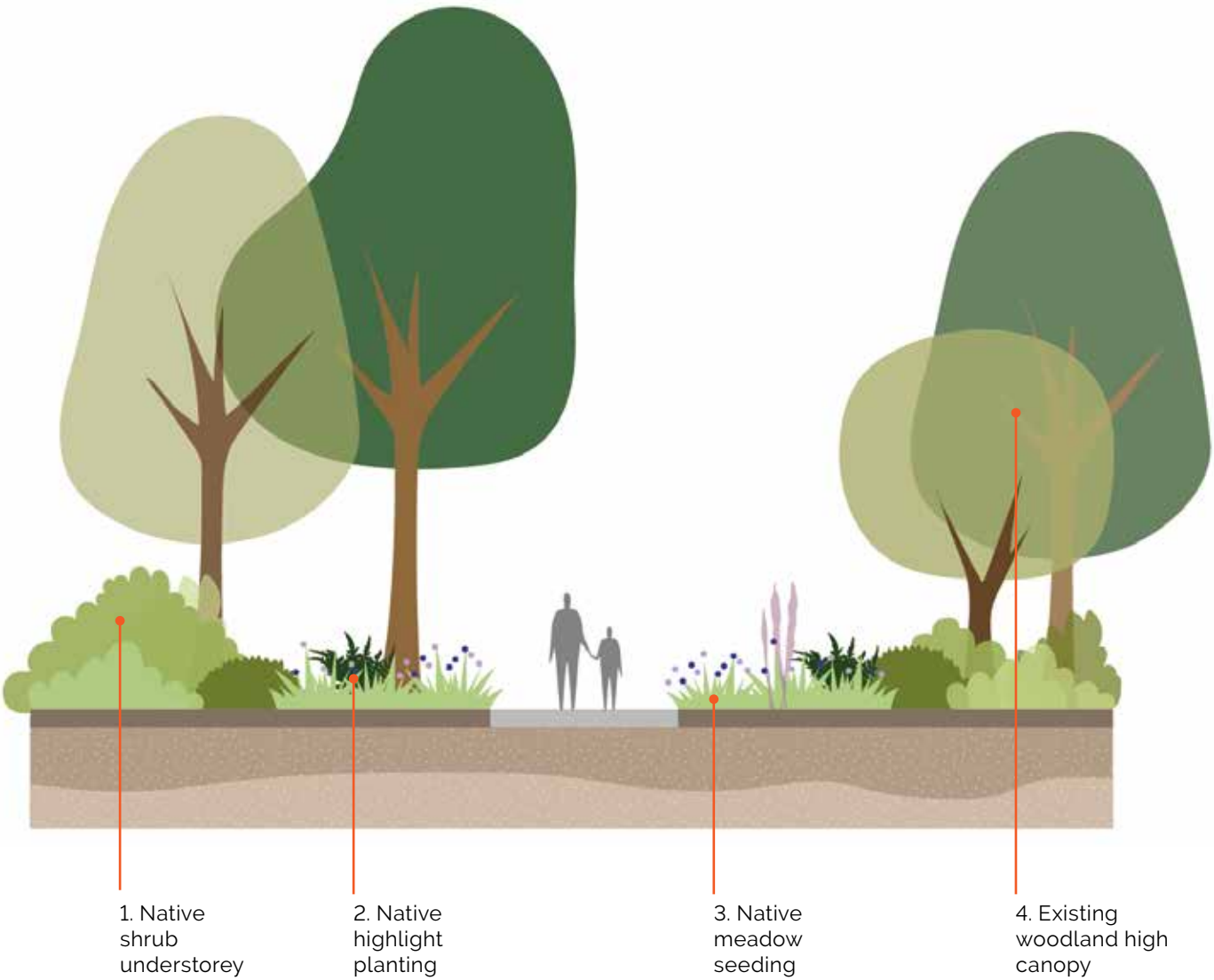
4.13 Planting Character Types

Woodland

Species will include UK and locally native species.

The woodland edge adjacent to footpaths will be formed of native shrub species and a native meadow to replicate a natural eco-tone.

Highlight planting adds interest within the grass margins.



Existing trees will be retained and celebrated through sympathetic management



Proposed footpaths will be lined with new woodland planting in keeping with the setting



Proposed native plants will diversify and enhance the existing setting

1. Native shrub understorey



2. Native highlight planting



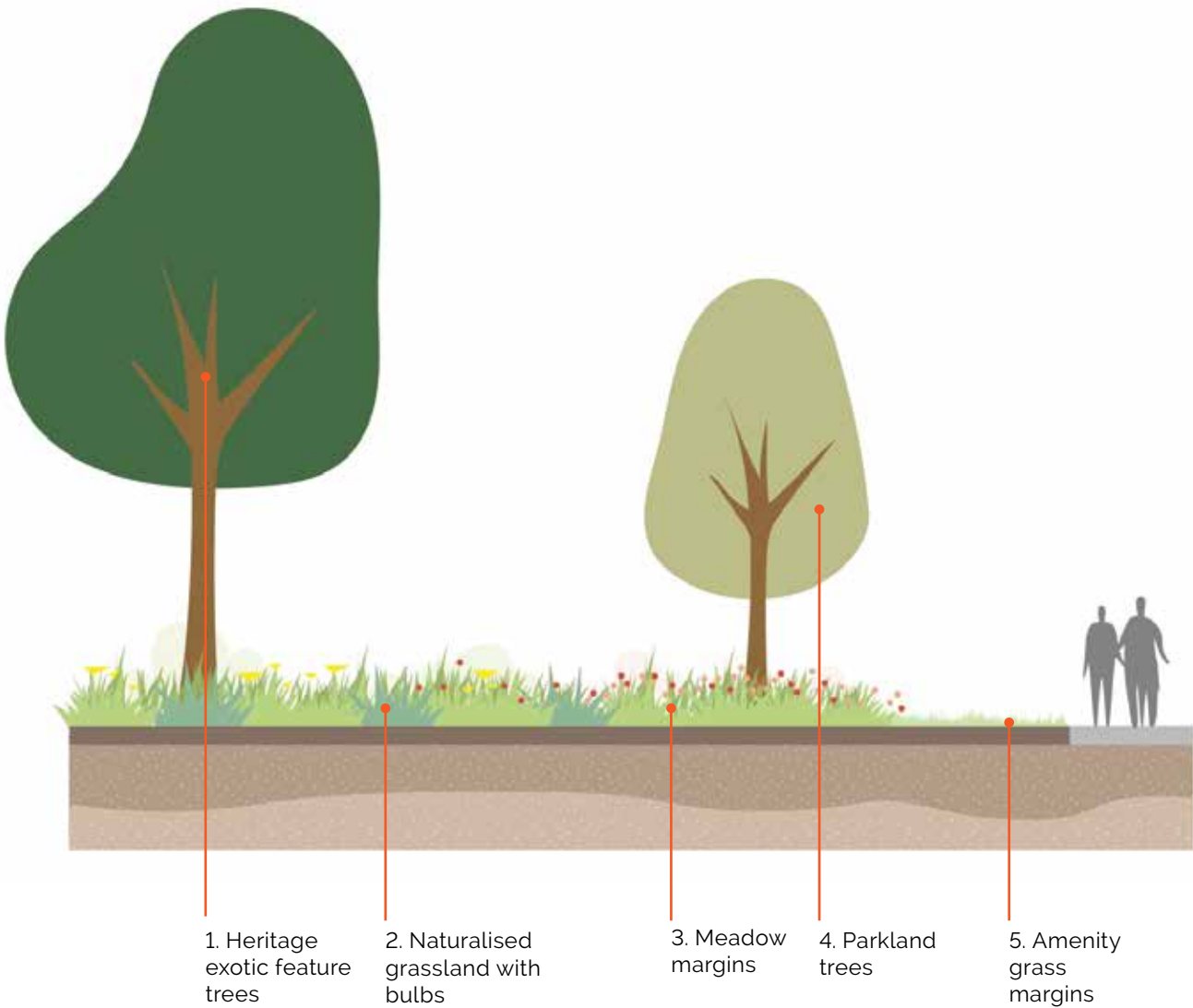
3. Native meadow seeding



4.13 Planting Character Types

Parkland

Expansive areas of existing parkland are framed by the existing mature woodland and parkland trees. The strategy here is to enhance the existing setting with occasional additional heritage exotic feature trees and other parkland species. The existing grasslands in some areas will be managed to create more species diverse native meadows. In areas to the north some amenity grassland will be retained for community use.



Meadow margins along footpath routes add richness and variety to the setting



Mown margins and bulb planting define the more formal character



Parkland feature trees will become prominent landscape elements

1. Heritage exotic feature trees



Cedrus Libani
Fagus sylvatica purpurea
Liriodendron tulipifera

2. Naturalised grassland with bulbs



Crocus spp.
Galanthus arnott
Narcissus pseudonarcissus

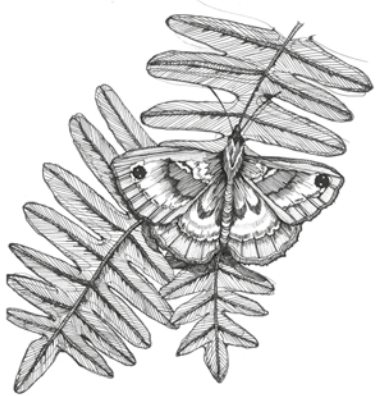
3. Meadow margins



4. Parkland trees



Sorbus tormentalis
Ulmus 'New Horizon'
Quercus petraea

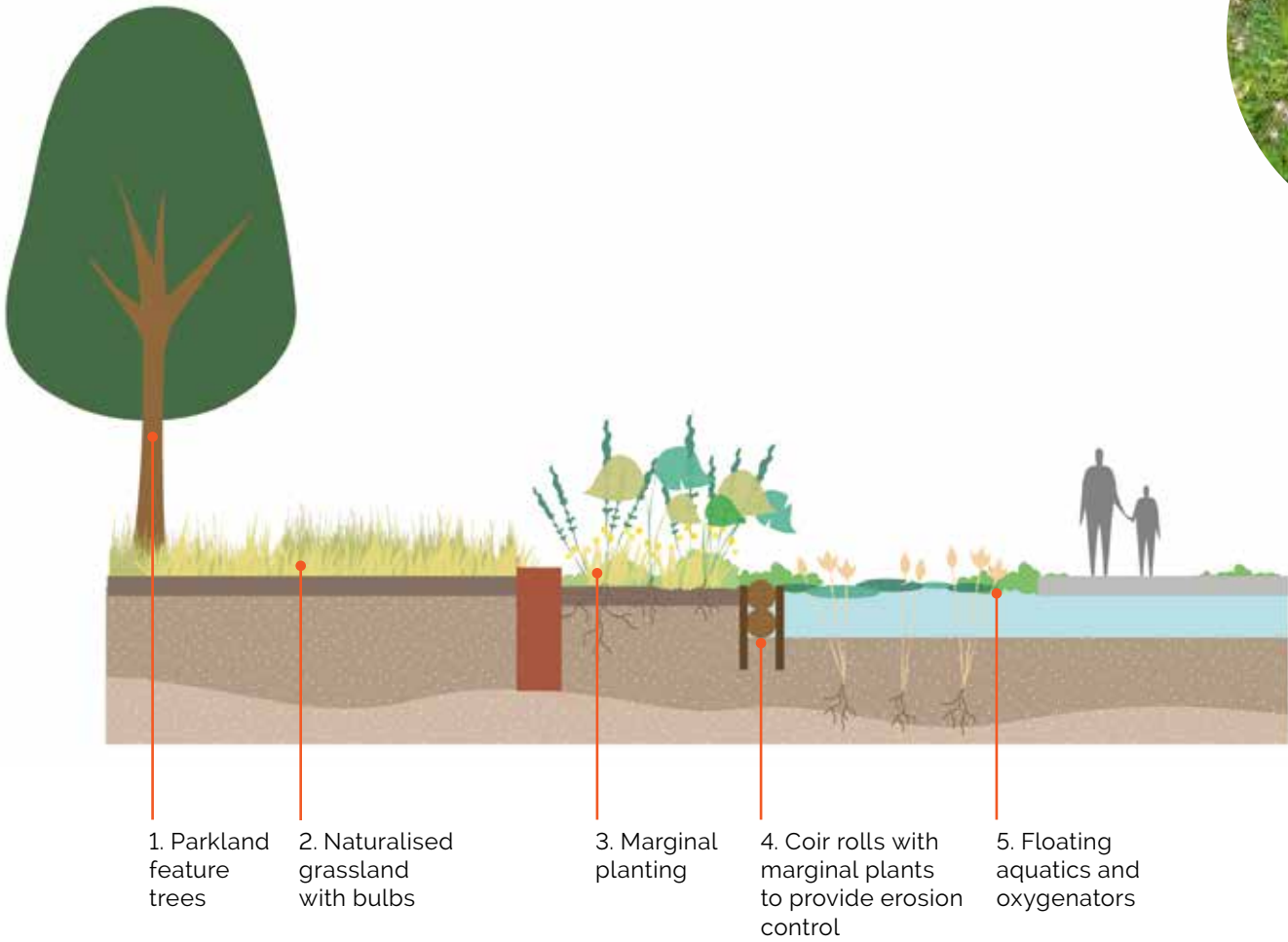


4.13 Planting Character Types

Wetland

Wetland species will be UK native species, including marginal, floating and aquatic plants to improve the biodiversity and water quality within the pond.

Planted coir rolls will help to prevent erosion of the edges and allow a marginal band of vegetation to develop.



Opening out the pond edges allows for habitat creation and diversification



The formal setting of the pond within the parkland will be respected



Oxygenating plants will improve water quality

1. Parkland trees



Castanea sativa
Salix alba

2. Naturalised grassland with bulbs



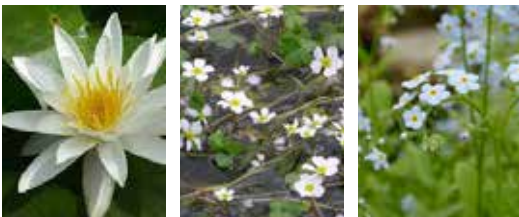
Crocus spp.
Galanthus arnott
Narcissus pseudo-narcissus

3. Marginal planting



Caltha palustris
Iris pseudacorus
Stachys palustris

5. Floating aquatics and oxygenators



Nymphaea alba
Ranunculus aquatilis
Myosotis scorpiodes



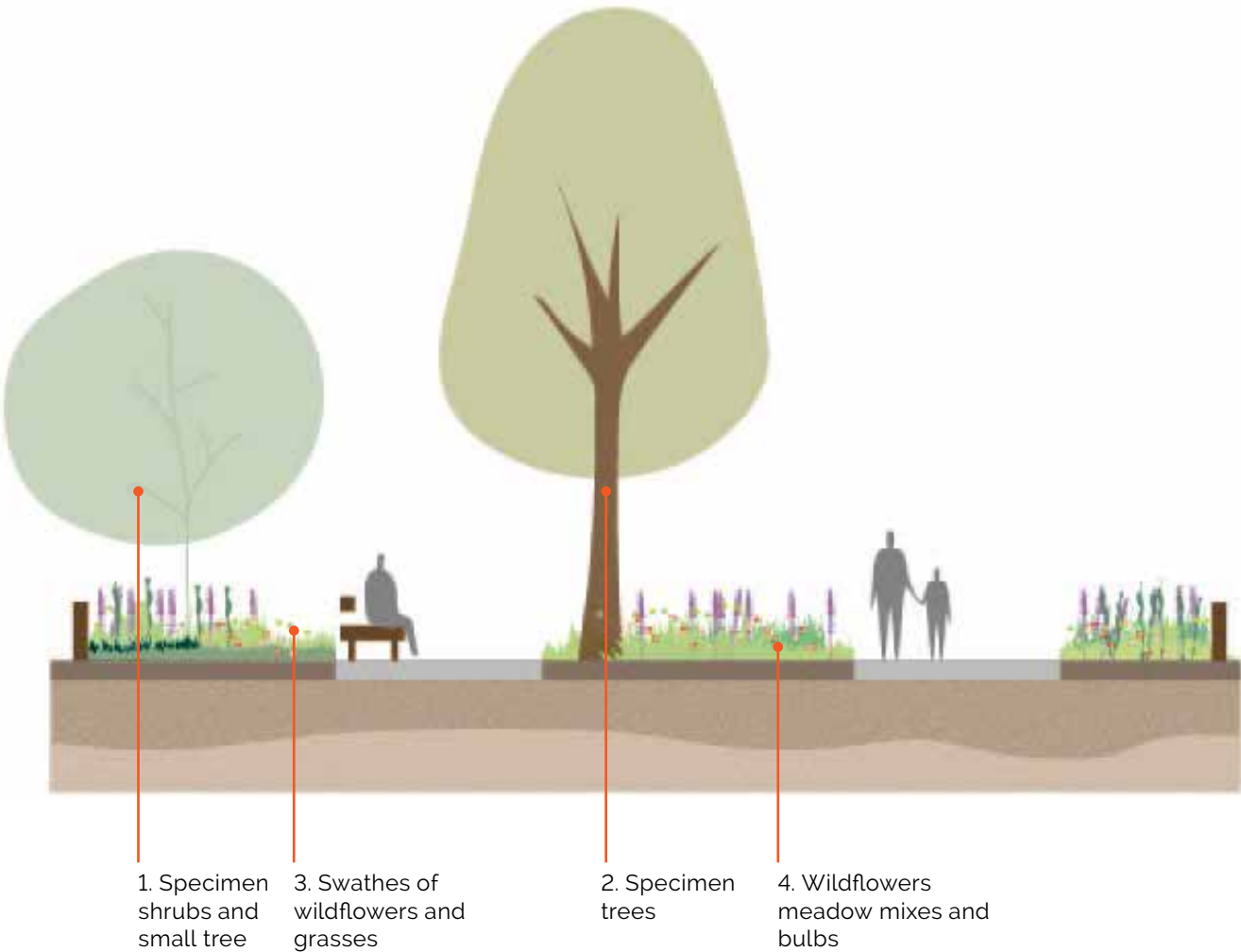
4.13 Planting Character Types

The Green Spine

The green spine has a more formal park feel. A diverse mix of deciduous and evergreen species trees of varying heights provide the framework and guide views along the linear space.

Hedges provide delineation and a backdrop to a continuous series of linked lawns edged with a range of pollinator rich wildflower meadow mixes with swathes of grasses and seasonal bulbs for year around interest.

Mixes will be chosen to provide variation and seasonal accents and shifts in colour.



Swathes of grasses provide a strong textural aesthetic

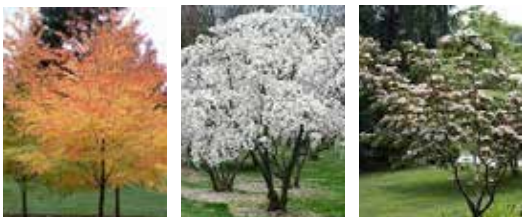


Shade tolerant species and small trees/bushes add variety along the Spine



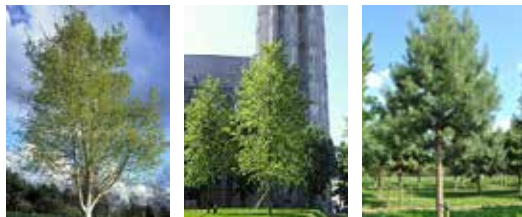
Planting will be a mix of wildflower mixes and bulbs

1. Specimen shrubs and small tree



Cercidiphyllum japonicum Magnolia stellata Cornus kousa 'Chinensis'

2. Specimen trees



Betula pendula Tilia cordata 'Greenspire' Pinus sylvestris

3. Wildflower mixes



Bee and butterfly mixes Late season interest flowers and seedheads

4. Wildflowers and bulbs



Origanum vulgare Geranium Pratense Lythrum salicaria Malva moschata Anthriscus sylvestris Camassia quamash Leucojeum aestivum

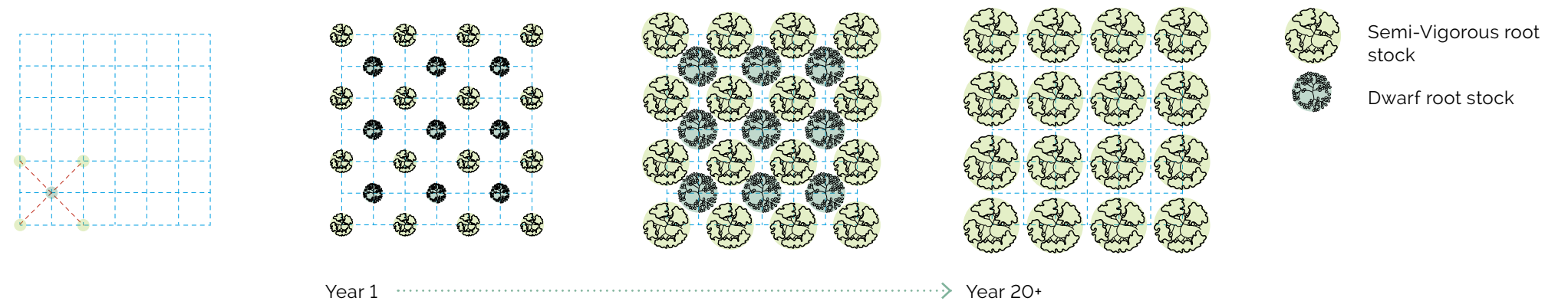
4.13 Planting Character Types

Orchard

The orchard species include a range apples, plums, cob nuts and damsons, suited to the climate. Species have been selected to include mainly varieties with origins and association to the local area to preserve these species.



Quincunx setting-out pattern



Orchard

A range of local heritage varieties of apples, plums, cob nuts and damsons have been selected for the orchard.

Suggested species:

- *Malus domestica* 'Scotch Bridget'
- *Malus domestica* 'Ladies Finger of Lancaster'
- *Malus domestica* 'Golden Spire'
- *Prunus insititia* 'Westmorland'
- *Prunus domestica* 'Victoria'
- *Corylus avellana* 'Webbs Prize Cob'

Footpaths and benches will allow enjoyment of the orchard setting



Species rich meadow grass is proposed to the orchard

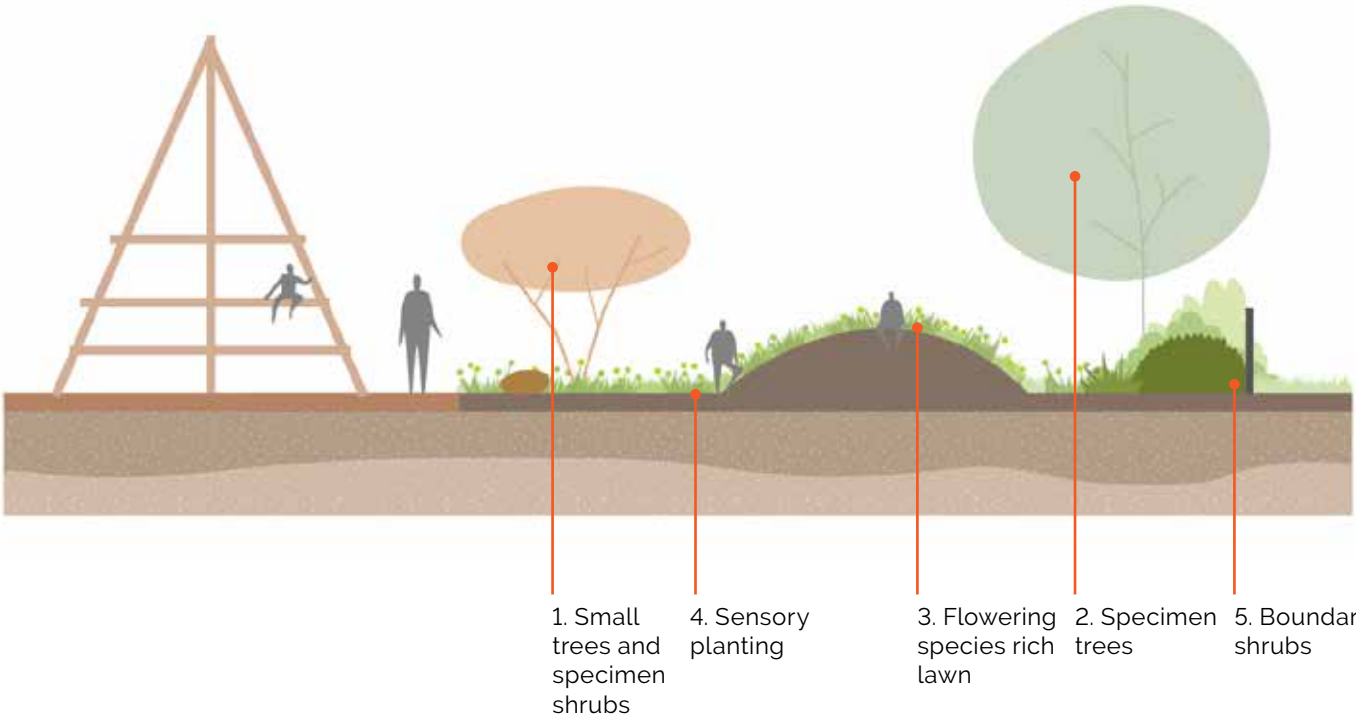
Heritage fruits will be promoted



4.13 Planting Character Types

Play spaces

All planting within the play spaces supports the sensory experience and play value. Denser evergreen shrubs will help to reinforce boundaries and soften the appearance of perimeter fencing within the landscape.



Planting will become part of the play experience across the site



Sensory-interest and wildlife-friendly species will be promoted



Planting will weave through play spaces, integrating with the wider landscape setting



1. Small trees and specimen shrubs



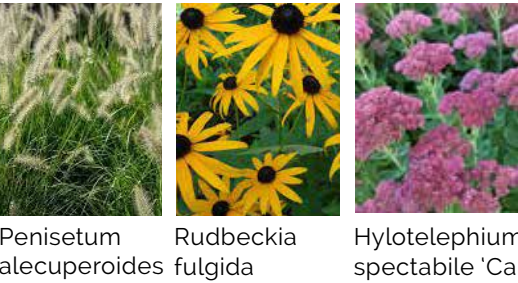
2. Specimen trees



3. Lawn



4. Sensory planting



5. Boundary shrubs



4.13 Planting Character Types

Residential

There are two distinct residential character areas and the planting palettes have been developed to reflect this. St. Luke's and St John's includes species selection with more ornamental species with distinctive colour and/or form to create a more formal residential character. Whereas St. Margaret's borrows more from the UK native planting palette to integrate with the surrounding landscape.

Street and shrub planting help define residential spaces and aesthetic appeal



Hedges define frontages and structure to streets



Native planting is in keeping with the wider landscape character

Planting choices will create year-round seasonal interest



St Luke's and St John's

Street trees

Liquidambar styraciflua

Pyrus 'Chanticleer'

Carpinus betulus 'Frans Fontaine'

Front garden trees

Acer griseum

Cercis canadensis

Magnolia stellata

Front garden hedges

Taxus baccata

Prunus lusitanica

Shrub & herbaceous

Hypericum 'Hidcote'

Perovskia 'Blue Spire'

Pittosporum tenuifolium 'Golf Ball'



St. Margaret's

Street trees

Sorbus acuparia

Acer campestre 'Streetwise'

Alnus glutinosa 'Imperialis'

Front garden trees

Malus 'White Star'

Sorbus cashmiriana

Betula pendula

Front garden hedges

Fagus sylvatica

Ligustrum vulgare

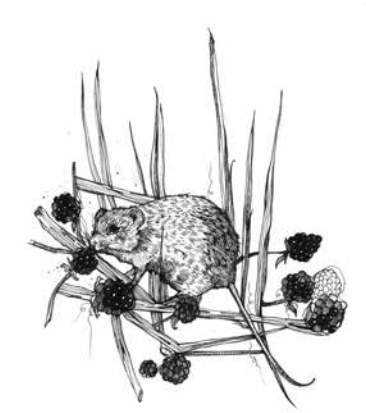
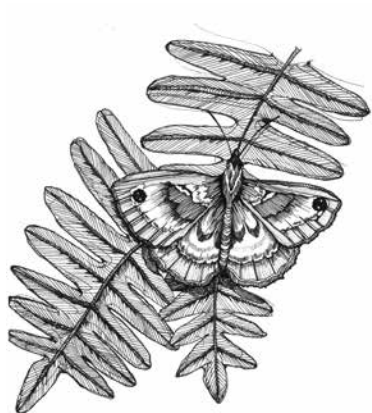
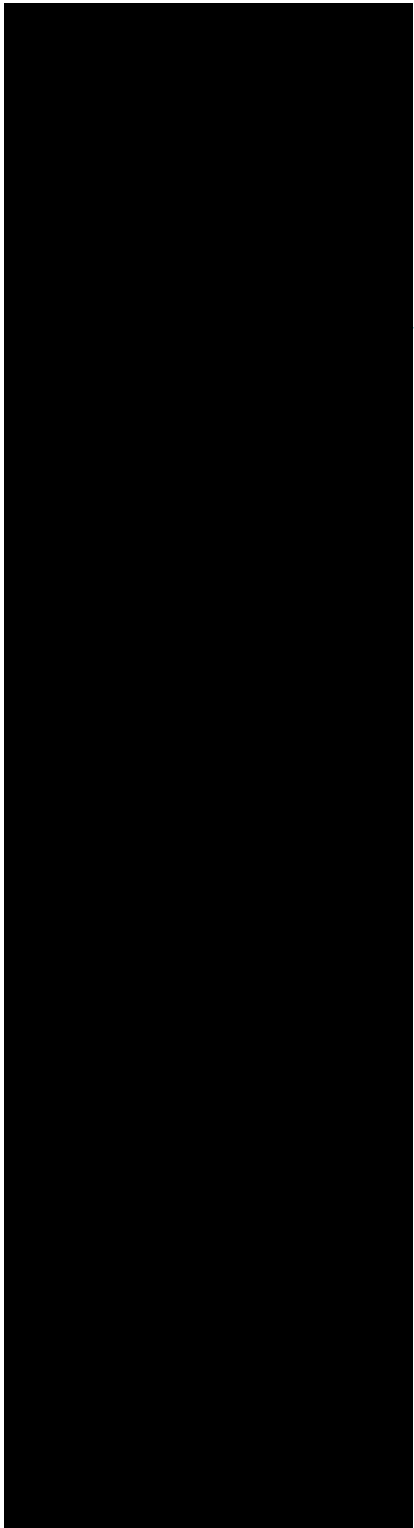
Shrub & herbaceous

Ceanothus thyrsiflorus repens

Deschampsia Goldtau

Potentilla 'Limelight'





L-R:
Meadow brown butterfly
Dunnock
Hoverfly
Harvest mouse
Coal tit

(Drawings by Camassia Bruce)