



STANDEN, CLITHEROE – PHASES 5 AND 6

LANDSCAPE AND PUBLIC OPEN SPACE STATEMENT

JUNE 2026

WRITTEN BY: NW / CHECKED BY: RF
CLIENT: TAYLOR WIMPEY / REPORT REFERENCE: G002v3 EN P22-0161

PEGASUS
GROUP

Introduction / Site Location / Proposed Development

O1 INTRODUCTION

- 1.1 This Landscape and Public Open Space (POS) Strategy has been produced by Pegasus Group on behalf on Taylor Wimpey. It provides further details of the landscape design proposals relating to the reserved matters application for Phase 5 and 6 at Standen.
- 1.2 This report outlines the landscape design approach for both residential streets and the areas of POS including play provision and SUDs.
- 1.3 This report should be read in conjunction with the following drawings:
 - P22-0161.001-007

O2 SITE LOCATION AND CONTEXT

- 2.1 The Phase 5 and 6 sites are located east of Littlemoor Road and north of the wooded Pendleton Brook corridor. Phase 6 lies immediately adjacent to the existing settlement of Clitheroe. Phase 5 is physically separated from Phase 6 by a green corridor.

O3 THE PROPOSED DEVELOPMENT

- 3.1 Within Phases 5 and 6, the proposed development comprises 265 residential properties, accessed from the internal spine road, connecting in to the wider Standen site. Associated landscaping comprises a central green space running north-south around the existing Public Right of Way, an area of informal open space on the western boundary containing an attenuation basin, and a smaller internal area of green space within Phase 6 focused around the retained Bothy – this space has been designed as a place of relaxation, with thoughtful soft landscape proposals and scattered seating.
- 3.2 The 'Residential Design Code, Phase 5 and 6', sets character areas across the site which have been referred to within this document.



Figure 1: Indicative red line (Phase 5 and 6)

PLAY



Indicative image of play item

O4 PLAY

- 4.1 Within the POS north of the Spine Road an equipped play space will be located. This area will contain a variety of play equipment and small areas of mounding to define the space and to add interest and provide additional play value. The proposed equipment aims to develop motor skills and inspire imaginative play. Scattered trees provide interest and shaded areas during summer months.



Extract of play proposals - POS north of Spine Road

SOFT LANDSCAPE

05 SOFT LANDSCAPE

- 5.1 The soft landscape proposals take account of the Residential Design Code that has been produced for Phase 5 and 6, considering the three identified character areas, 'Village Street', 'The Lanes' and 'Development Edge'.
- 5.2 Across the site, where possible existing vegetation has been retained.

Residential Streets

Trees

- 5.3 Trees selected for residential streets will be both appropriate in species and size for their location in close proximity to dwellings. They have been selected to provide structure and continuity to the street scene and vary across the character areas to provide both seasonal interest and biodiversity value.

- 5.4 Village Street – suggested species:

- Malus trilobata
- Sorbus aucuparia
- Carpinus betulus
- Prunus avium
- Prunus subhirtella 'Autumnalis Rosea'

- 5.5 The Lanes – suggested species:

- Malus 'Evereste'
- Prunus 'Eastern Promise'
- Prunus subhirtella 'Autumnalis Rosea'

- 5.6 Development Edge – suggested species:

- Malus 'Evereste'
- Acer campestre
- Betula pendula

Hedges

- 5.7 Proposed hedging is focused along the private drives adjacent to the spine road to provide continuity to the main street and to retain the semi-rural character in keeping with some of the surrounding roads, appropriate to an edge of settlement development. Ornamental hedges are proposed to front garden plots to provide structure to the street scene.



Extract of landscape proposals



Quercus robur (POS)



Tilia cordata (POS)



Prunus subhirtella 'Autumnalis Rosea' (Front garden tree)



Malus tribolata (Front garden tree)

5.8 Proposed single species native hedge along private drives adjacent to the spine road:

- Carpinus betulus

5.9 Some of the species proposed for ornamental hedges to private gardens include:

- Choisya ternata
- Ligustrum ovalifolium
- Hypericum 'Hidcote'
- Prunus laurocerasus 'Otto Luyken'

Ornamental Planting

5.10 Ornamental planting is proposed to the 'Development Edge' character areas where front gardens are larger and as described in the Design and Access statement will aim to "create fluidity and an organic feel". Within 'The Lanes' character area, a mixture of garden sizes are proposed to contribute towards the desired clusters that are described in the Design and Access Statement. Those with larger gardens are proposed to have ornamental planting to them.

5.11 Examples of the species in the proposed ornamental planting mixes include:

- Festuca glauca 'Elijah Blue'
- Lavandula angustifolia 'Hidcote'
- Pachysandra terminalis
- Rudbeckia fulgida 'Goldsturm'
- Verbena bonariensis

Public Open Space

Trees

5.12 The trees to be retained and removed are outlined in the Arboriculture Impact Assessment AIA (Urban Green) and also indicated on drawings P22-0161.001-007.

5.13 Where possible existing trees have been incorporated in to the proposed layout. New trees are proposed throughout the public open space to define spaces, routes and contribute to the overall character of the amenity spaces.

5.14 Proposed tree species include:

- Acer campestre
- Alnus glutinosa
- Betula pendula
- Carpinus betulus
- Fagus sylvatica
- Malus sylvestris
- Prunus avium
- Quercus robur
- Sorbus aucuparia
- Tilia cordata

Hedges

5.15 Within the POS areas, hedges are generally focused in locations where POS meets residential areas or roads to define areas of public and private space. Existing hedgerows have been retained where possible with the public open spaces.



Carpinus betulus hedge



Lavandula angustifolia



Taylor Wimpey – ornamental landscaping example, Langdale

5.16 Proposed mixed native hedge species include:

- Acer campestre
- Crataegus monogyna
- Ilex aquifolium
- Prunus spinosa
- Rosa canina
- Viburnum opulus

5.17 Proposed single species native hedge along private drives adjacent to the spine road:

- Carpinus betulus

Native Planting

5.18 Native shrub planting is proposed to the edges of existing woodland for additional biodiversity value. The species proposed will provide good floristic diversity and serve as a food resource for pollinators, with fruiting species to provide food for birds and small mammals.

Bulb Planting

5.19 Swathes of native bulbs are proposed throughout the public open spaces to add both seasonal and visual interest and include Crocus and Daffodil species.

Grassland

5.20 Wild flower mixes are proposed within the areas of public open space. Species mixes vary depending on their location and include general wild flower mix, hedgerow mix and pond edge mix.

Buffer planting

5.21 Areas of buffer planting are proposed within the development area including to the east of Littlemoor to mitigate the impact of the development on the setting of numbers 1-15 (odd) Littlemoor.

5.22 A 15m buffer from the rear garden boundaries of properties on the southern side of Lingfield Avenue is also proposed.

5.23 The species proposed aim to enhance biodiversity and provide seasonal interest.

5.24 Proposed tree species include:

- Cornus sanguinea
- Corylus avellana
- Hedera helix
- Ilex aquifolium
- Lonicera periclymenum
- Prunus spinosa
- Sambucus nigra
- Viburnum opulus



Pegasus Group
5th Floor, Capitol House, Russell St, Leeds, LS1 5SP

www.pegasusgroup.co.uk

COPYRIGHT The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Ltd.
Crown copyright. All rights reserved. Licence number 100042093
