

# Planning for every space.



## THE PARKE

WITHNELL FOLD

### Our Vision

The vision for The Parke is to revive former farmland to provide a valuable new community amenity space where workers and residents of nearby villages can enjoy and engage with their outdoor environment – grab a coffee, spend a day in the office, take time out to meet with colleagues and friends or relax on the canal side parkland.

The Parke seeks to provide new facilities that benefit the community where local residents have access to quality workplace spaces and community parklands that are within easy reach of their homes. In this context, there lies a solution to the future of employment development in our borough.

**The Parke** - a new business park and community amenity spaces which benefit the Borough, a new dedicated parking area to benefit the Withnell Fold Primary School and space for the expansion of the Withnell Fold Sports & Social Club, all set within a landscape which puts biodiversity at the heart of its vision for a sustainable, high quality environment to live, work and play.



**Retained & Enhanced Connective Habitat**  
To ensure that the new business park assimilates with and contributes to the surrounding biodiverse landscape, areas of connective habitat will be retained and enhanced throughout the Application Site. Responding to the character and composition of existing habitats, new native trees will be planted to create landscape buffer zones. New tree planting along the western boundary and hedgelines will create a parkland character and will help to filter views of the new business park from residential properties at Mill Wood Close and elevated ground to the west.

**Green & Sustainable Business Park**  
Explore the possibilities of creating a sympathetically designed business park within the existing hedgerow network, creating units with close associations with habitat and views to landscape wherever possible.

**Land for the Benefit of the Withnell Fold Primary School**  
To reduce vehicle congestion in the village, an area dedicated for parking and an additional area for school sport.

**Land for the Benefit of the Withnell Fold Sports & Social Club**  
An area of open space dedicated for community recreation will retain an open landscape character adjacent to the Withnell Fold Conservation Area

- Application Site
- Existing Habitat
- Connective Habitat Retained & Enhanced
- Retained Ponds/Wetland Areas
- Existing Hedgerows
- Public Right of Way
- Land for the Benefit of Withnell Primary School
- Land for the Benefit of Withnell Fold Sports & Social Club
- Green & Sustainable Business Park
- New Business Park Access

**Access**  
Footpath improvements and new public access parkland along footpath routes will enable connectivity across the new Business Park, providing access for the community. Historic routes across the landscape could be explored and access through the connective habitat established. Opportunities will be created to stop along the footpath, to sit and experience closer interactions with nature.

**Retained & Enhanced Connective Habitat**  
Extending the existing habitats to the south of the Application Site, new native tree and shrub planting could be planted to create a wood pasture character, to benefit biodiversity and ensure that connective habitat runs throughout the new business park.

**Single Storey with Sedum Roof**  
Single storey units positioned to ensure that the sedum roof assimilates with the sloping landform to reduce potential visual effects from the south east.

**Retained & Enhanced Connective Habitat**  
New tree planting along the sloping ground, to either side of the new access road, to extend and enhance the landscape buffer.



Project: Land at Brandwood Fold, Chorley, Lancashire  
Client: Primrose Holdings  
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Outline Landscape Strategy  
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