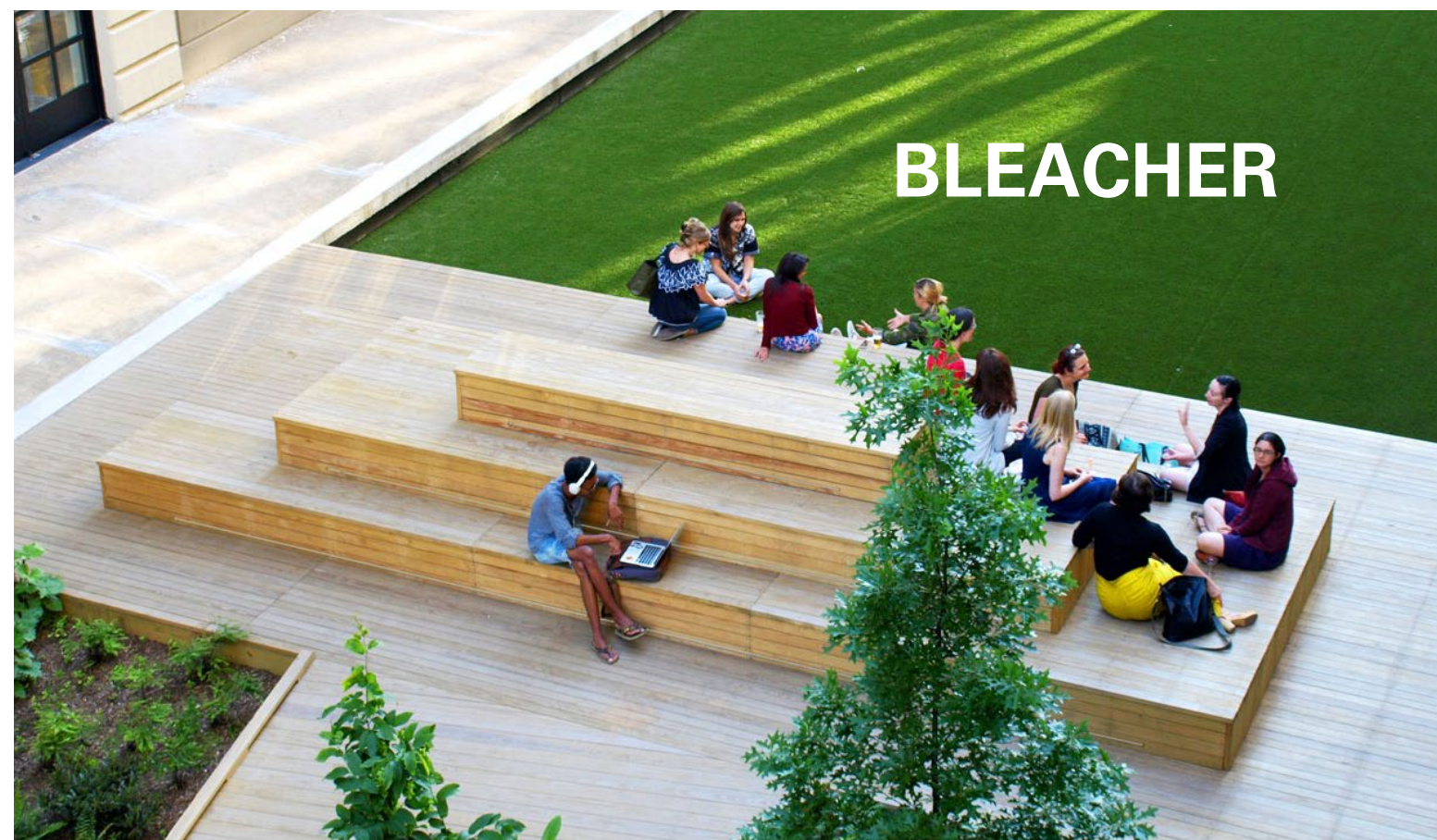
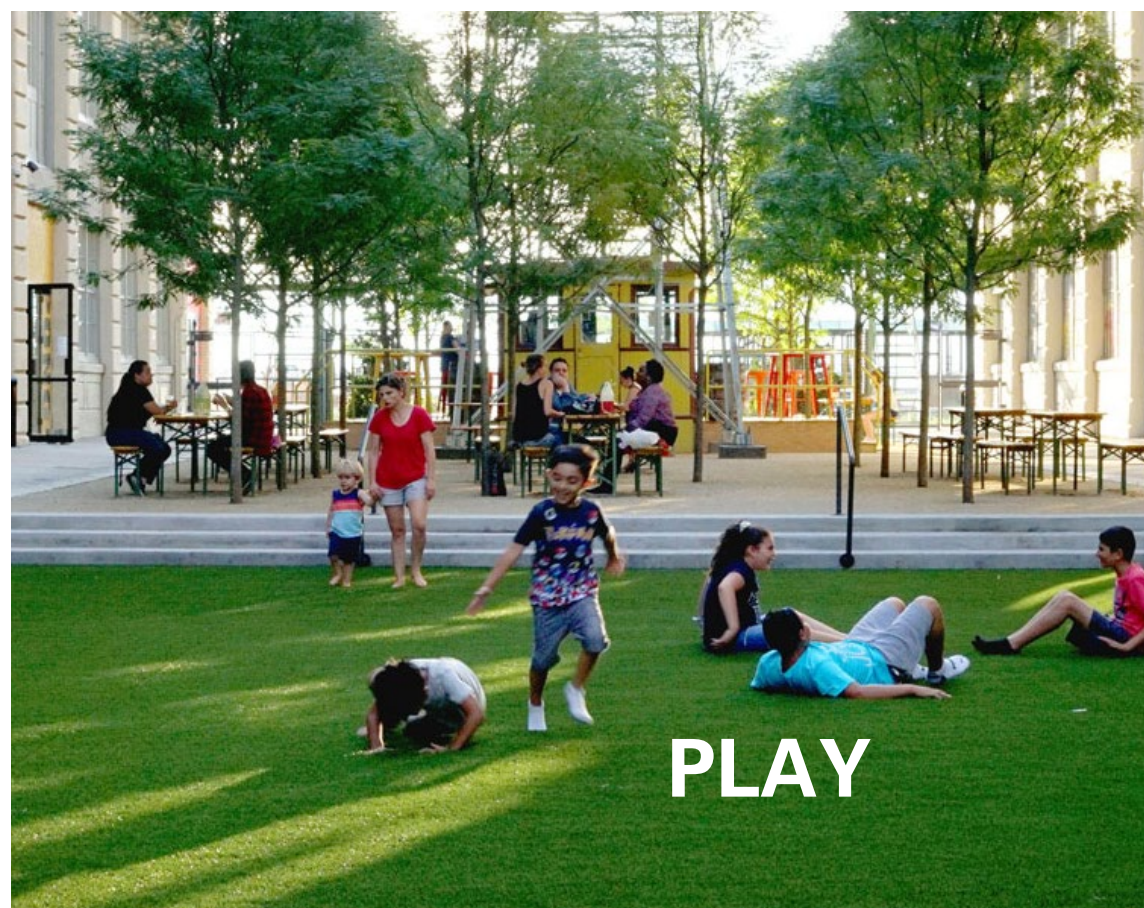
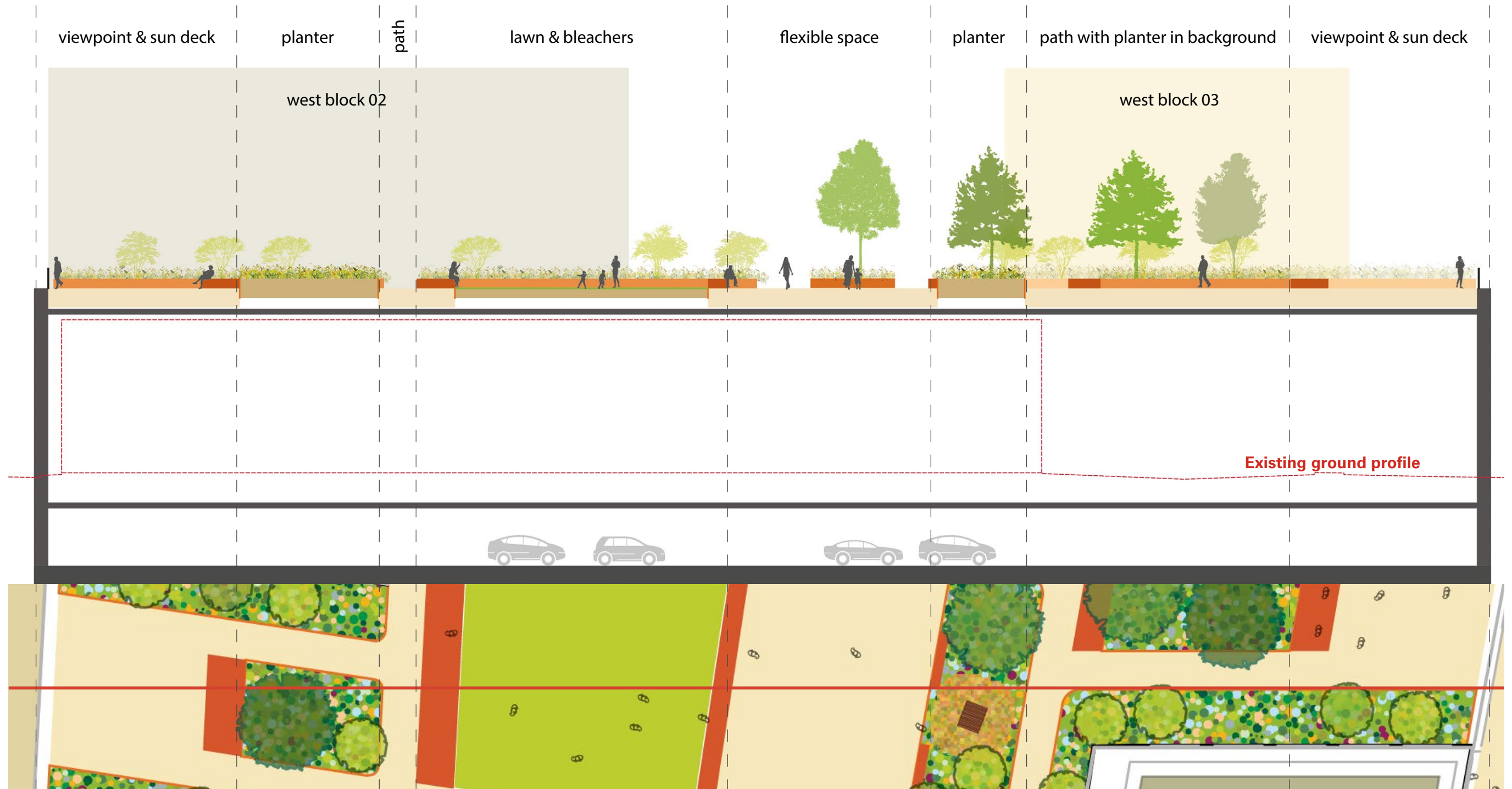




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1. Medium scale trees
2. Multi- stem trees
3. Seating
4. Bleacher
5. Flexible open space
6. Viewing point
7. Lawn
8. Planting
9. Door Step Play
10. Connection to green street
11. Biodiversity roof

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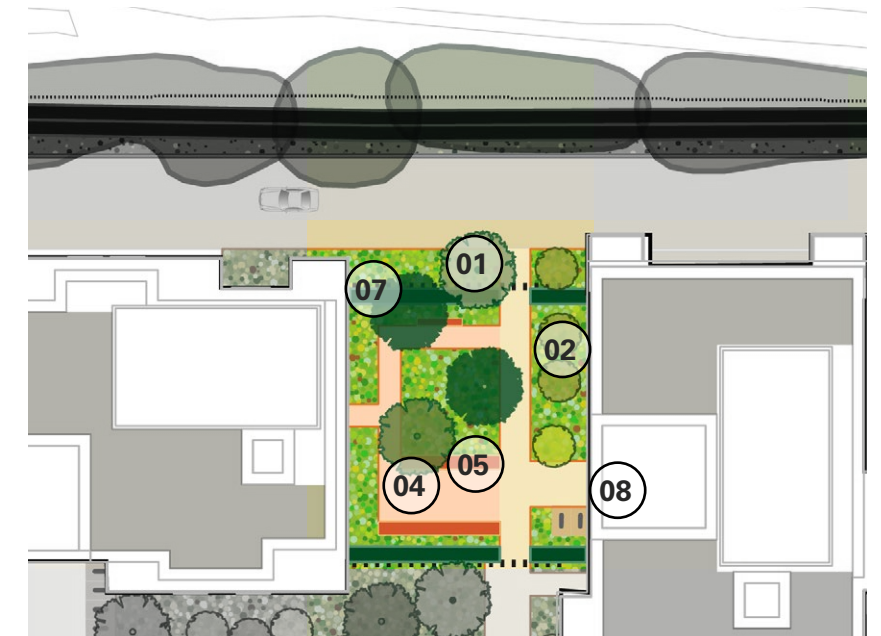
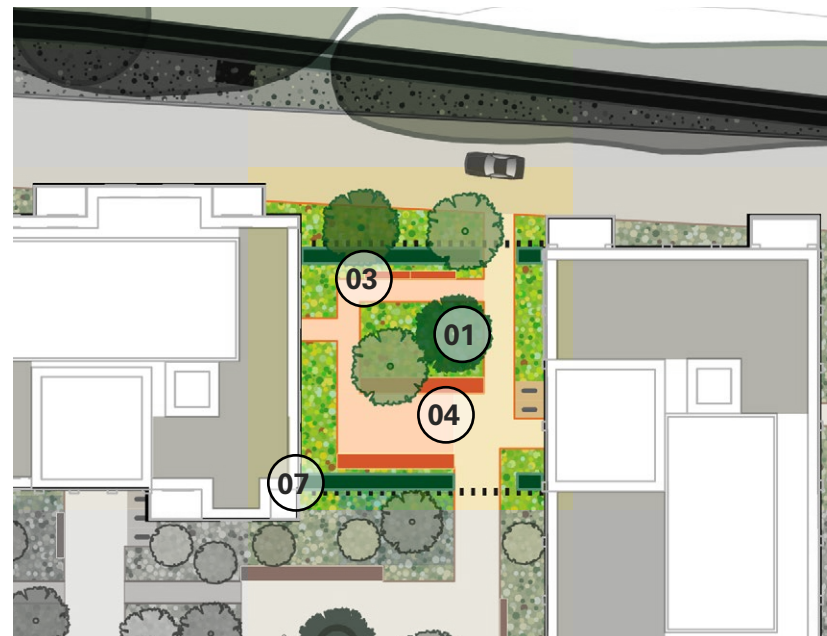
6.6 Landscape Outline Proposals

6.6.6 Residents Gardens

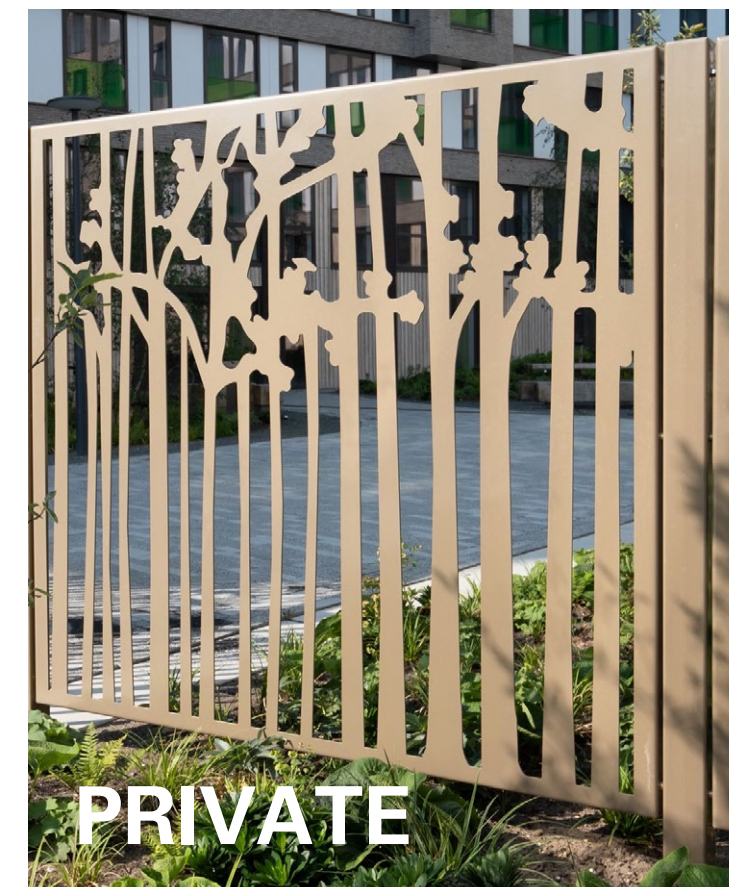
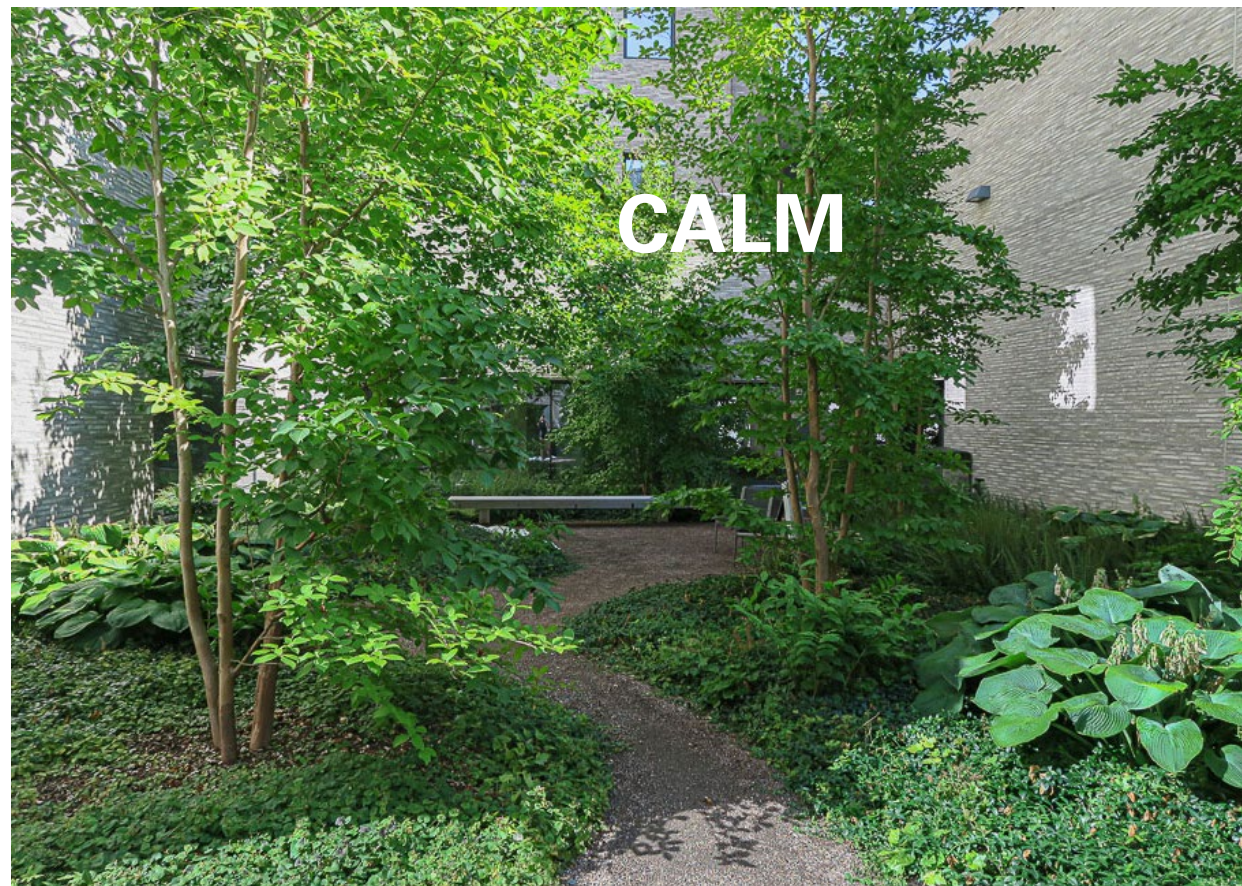
The residents gardens will provide communal retreat spaces for residents with seating and tables.

Size
Circa 16m long and 16m wide

Use and Function
Door Step Play
Visitor Cycle Parking
Informal seating spaces
Maintenance and Fire Access

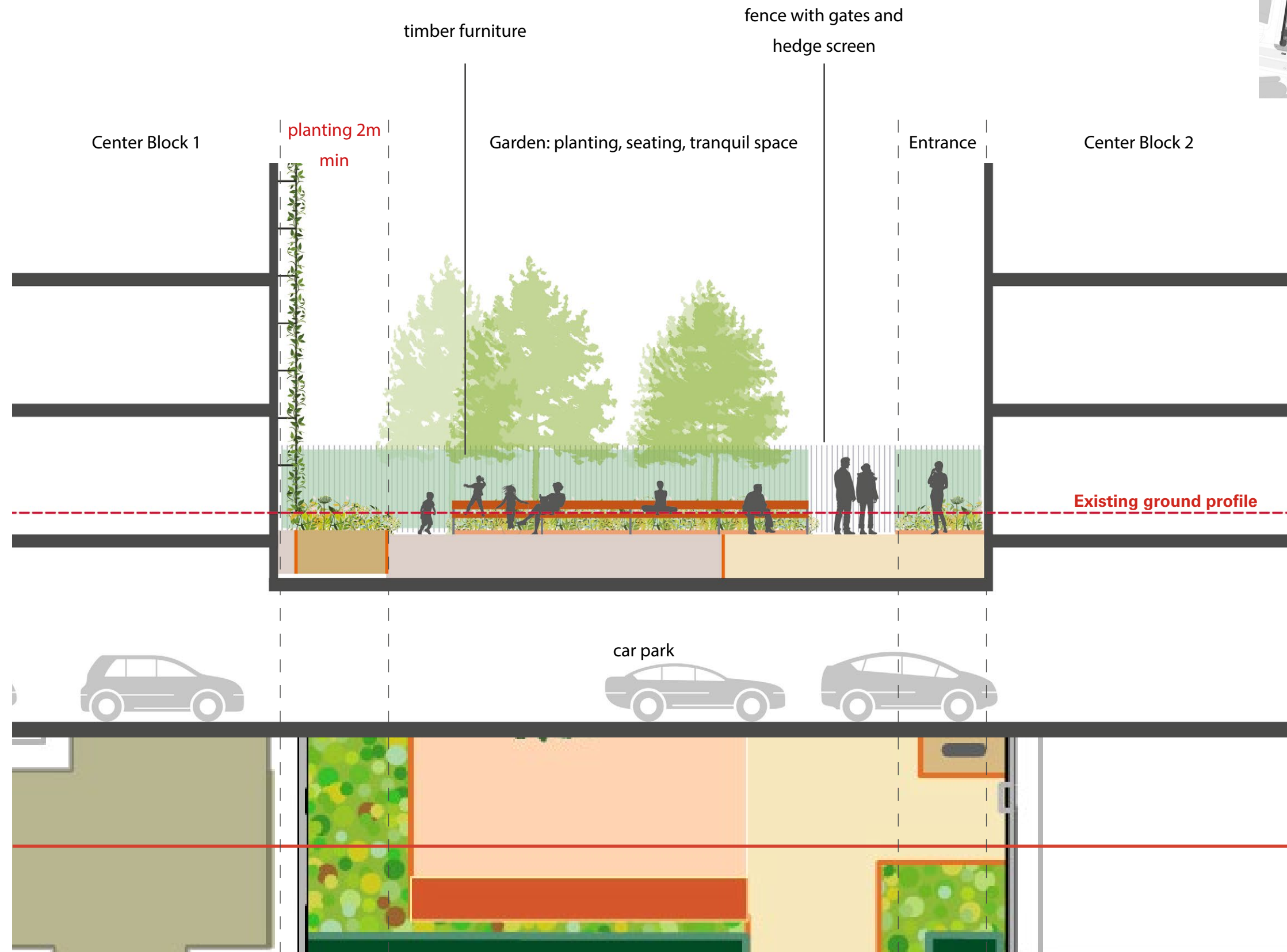


1. Medium scale trees
2. Multi-stem trees
3. Seating
4. Space for communal events
5. Planting
6. Bleacher
7. Hedge and fence with gates
8. Visitor Cycle Parking to building threshold



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6.6 Landscape Outline Proposals

6.6.7 Boundary Conditions

The northern, western and eastern boundaries will be strengthened with robust native hedgerows

Access to northern site areas and servicing via 6m wide road. Surface with block pavers to integrate with adjacent public realm

Size
Circa 2m - 10m wide

Use and Function
Habitat creation
Visual buffer to the railway boundary
Maintenance and Fire Access



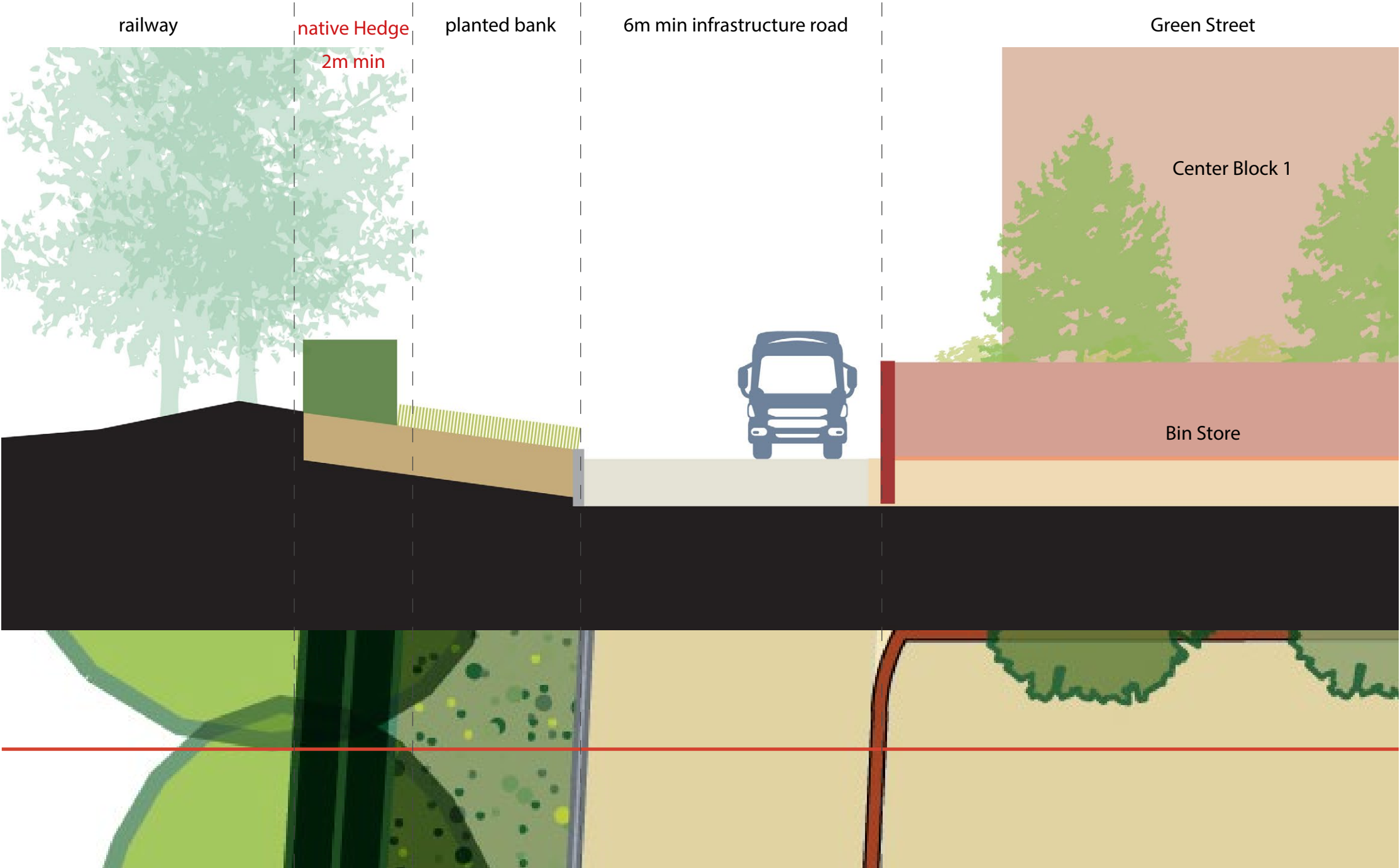
1. Native hedge
2. Native ground cover planting
3. Retained trees
4. Network rail access
5. Vehicular access
6. Shared route
7. New connection

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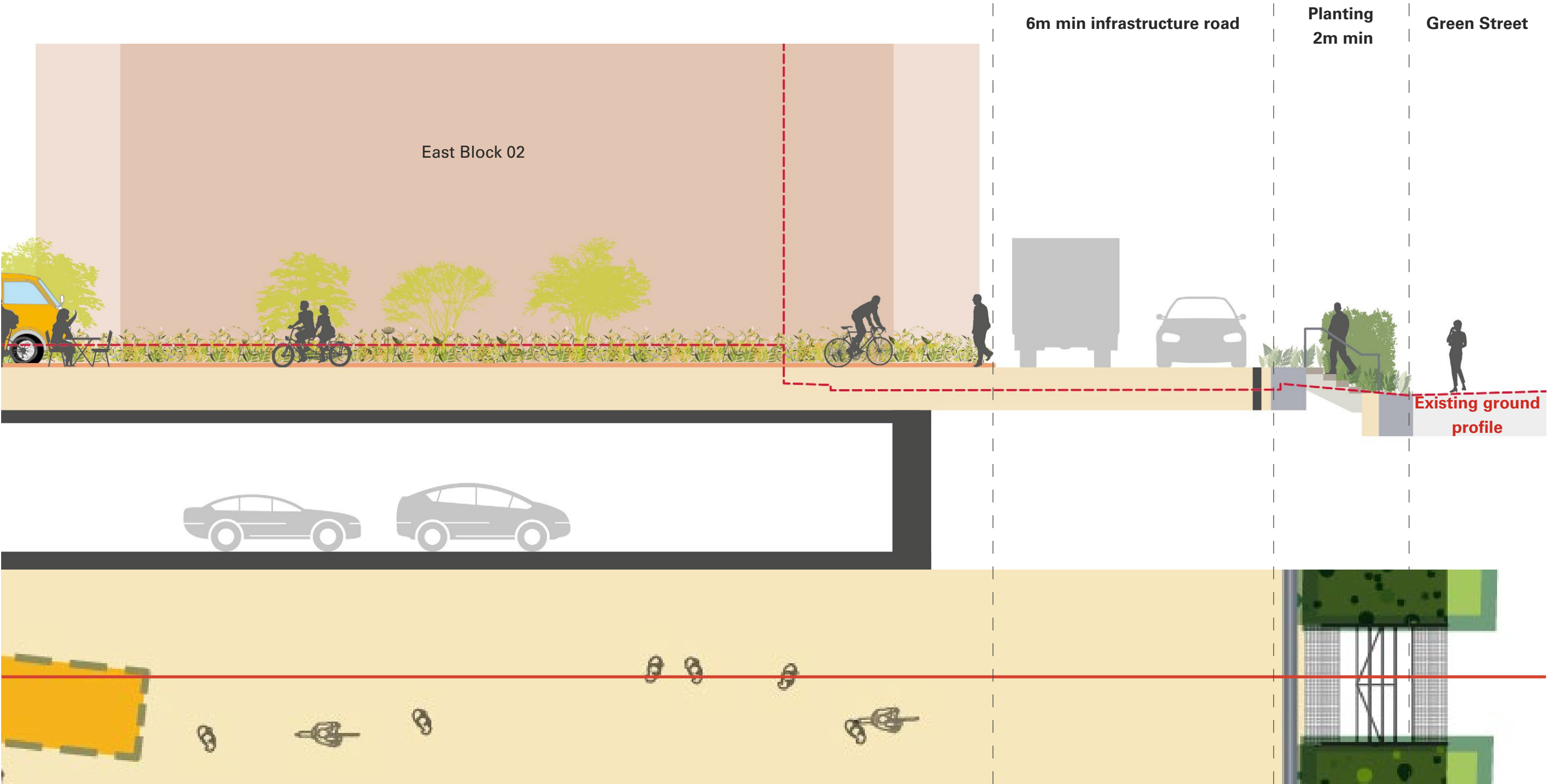


6.6.8 Boundary Condition - North



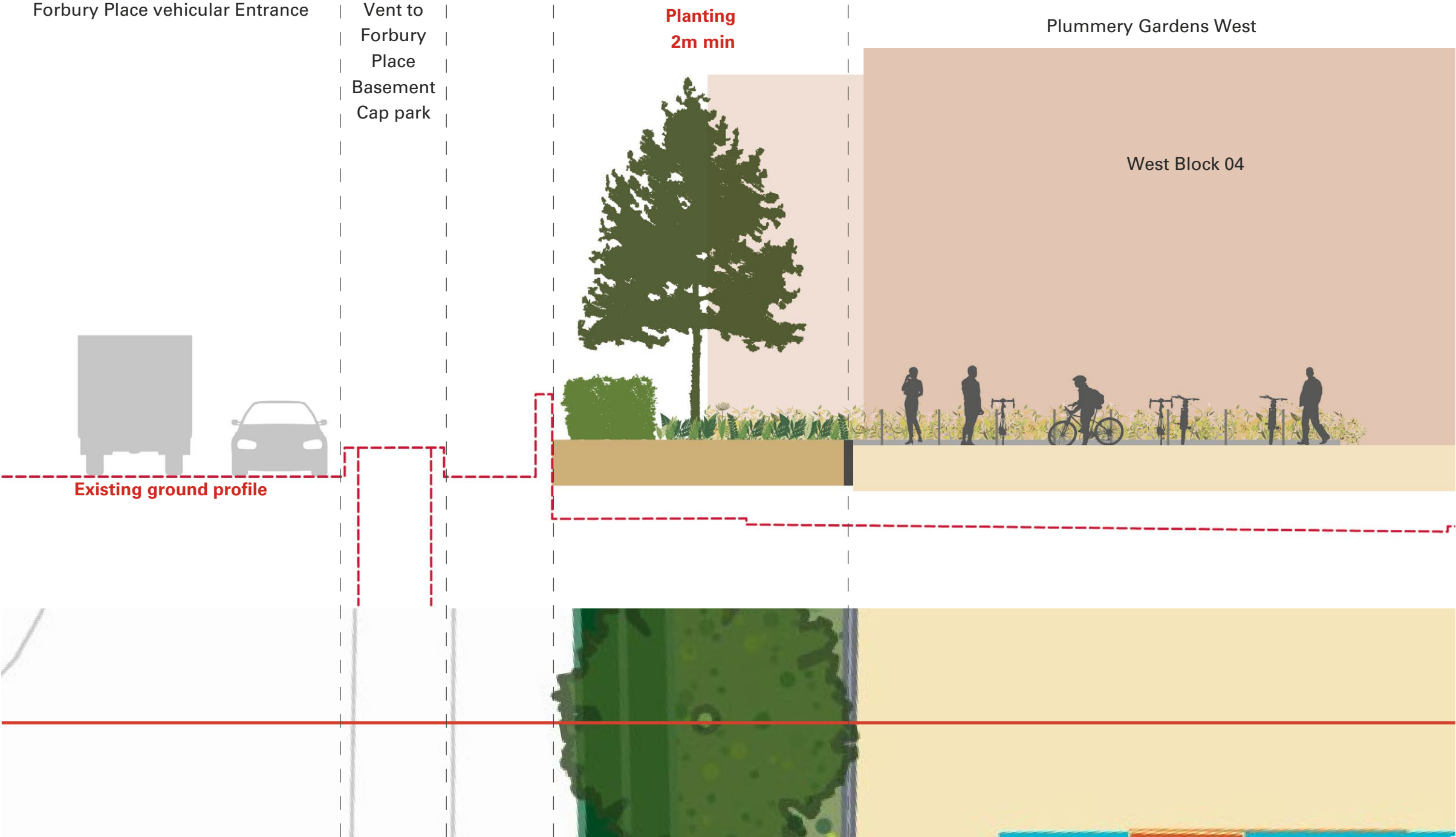


6.6.9 Boundary Condition - East





6.6.10 Boundary Condition - West



6.7 Maintenance and Management Principles

6.7.1 Maintenance and Management Principles

The long-term management of the public spaces will be provided by either:

- Adoption of streets and spaces by the local authorities to maintain, or
- Privately owned space and managed space by a private management company.

The service road within the proposed KMV OPA illustrative scheme will be offered for adoption and designed to the requirements of the relevant Highways Authority.

To assist in the ease of managing public spaces;

- The hard landscaping materials and furniture used will be selected to be robust, durable and easy to clean and maintain.
- All soft and hard landscaping will be maintained in such manner to provide a safe and secure environment.
- Planting and tree species will be selected based upon their location and conditions to aid their longevity and allow for expected climatic changes.
- In particular, tree pits will be suitably detailed to ensure the long-term viability of the trees without damage to services, lifting of pavements and conflicts with servicing and emergency access.
- All public spaces will also be designed in coordination with utilities to ensure planned future upgrades are accommodated where possible to avoid damage to the completed scheme.

Further detail on management and maintenance of all landscape areas will be submitted as part of future condition discharge/ Reserved Matters Applications.

6.7.2 Outline Landscape Maintenance - Year 1

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Existing trees													
Ideally, tree works should occur in September / October , which avoids the period of bird nesting, hibernating bats and bats with dependent young present. If the presence of bats / badgers / watervoles / nesting birds etc is suspected, an ecologist should be employed to carry out the necessary surveys, and appropriate action taken.													
Remedial tree works to maintain trees in a safe condition	1X												
Dead wood removal	1X												
Newly planted trees													
Formative pruning	1X												
Adjust tree ties, replace as necessary	1X												
Weed control around base of trees	1X												
Apply fertiliser													
Firming													
Check stakes and guys, and re-tighten / replace / remove as necessary	2X												
Watering as necessary	12X												
Tree replacements when required	1X												
Pest and disease control (when required)													

6.7.2 Outline Landscape Maintenance - Year 1

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Newly planted shrubs													
Prune (exact timing dependent on species)	2X												
Pruning of herbaceous perennials	monthly												
Apply fertiliser	1X												
Weed control (spot treatment and / or hand weeding)	as required												
Re-mulch	1X												
Watering as necessary	as required												
Trim hedges (exact timing dependent on species)	1X												
Pest and disease control (when required)	as required												
Replacements where necessary	1X												
Thinning as necessary	1X												

6.7.2 Outline Landscape Maintenance - Year 1

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Climbers													
Tie climbers into supports as necessary	as required												
Pruning	1x												
Weed control around base of plant	as required												
Apply fertiliser	1x												
Watering as necessary	as required												
Plant replacements when required	1x												
Pest and disease control	as required												
Ornamental, herbaceous planting/grasses													
Prune (exact timing dependent on species)	2x												
Apply fertilisers	1x												
Weed control (spot treatment and / or hand weeding)	as required												
Re-mulch	1x												
Watering as necessary	as required												
Pest and disease control	as required												
Prune deciduous grasses as necessary	1x												
Comb through evergreen grasses	1x												
Divide perennials as necessary	1x												
Replacements where necessary	1x												
Thinning as necessary	1x												

6.7.2 Outline Landscape Maintenance - Year 1

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Hard Landscape													
Leaf/Blossom Sweeping	as required												
Weed Control	as required												
Litter picking - all areas	52x												
Check furniture - repair and replace as necessary	12x												
Check footpaths - repair and replace as necessary	12x												
Sweep Bark Mulch	12x												

6.7.3 Outline Landscape Maintenance - Year 1-20

Operation	Year																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Existing vegetation - trees and shrubs																				
Ideally, tree works should occur in September / October , which avoids the period of bird nesting, hibernating bats and bats with dependent young present. If the presence of bats / badgers / water voles / nesting birds etc is suspected, an ecologist should be employed to carry out the necessary surveys, and appropriate action taken.																				
Remedial tree works to maintain trees in a safe condition																				
Dead wood removal																				
Newly planted trees																				
Formative pruning																				
Adjust tree ties, check stakes / guys and replace as necessary																				
Remove stakes and ties																				
Weed control around base of trees																				
Apply fertiliser																				
Firming																				
Tree replacements as necessary																				
Watering as necessary																				
Pest and disease control																				

6.7.3 Outline Landscape Maintenance - Year 1-20

Operation	Year																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Newly planted shrubs																				
Prune (exact timing dependent on species)																				
Application of fertiliser																				
Weed control (spot treatment)																				
Re-mulch																				
Watering as necessary																				
Trim Hedges																				
Pest and disease control																				
Thinning as necessary																				
Replacements as necessary																				

6.7.3 Outline Landscape Maintenance - Year 1-20

Operation	Year																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Climbers																				
Tie climbers into supports as necessary																				
Pruning																				
Weed control around base of plant																				
Apply fertiliser																				
Watering as necessary																				
Plant replacements when required																				
Pest and disease control																				
Ornamental, herbaceous planting/grasses																				
Prune (exact timing dependent on species)																				
Apply fertilisers																				
Weed control (spot treatment and / or hand weeding)																				
Re-mulch																				
Watering as necessary																				
Pest and disease control																				
Prune deciduous grasses as necessary																				
Comb through evergreen grasses																				
Divide perennials as necessary																				
Replacements where necessary																				
Thinning as necessary																				

6.7.3 Outline Landscape Maintenance - Year 1-20

Operation	Year																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Hard Landscape																				
Leaf/Blossom Sweeping																				
Weed Control																				
Litter picking - all areas																				
Check furniture - repair and replace as necessary																				
Check footpaths - repair and replace as necessary																				
Sweep Bark Mulch																				

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