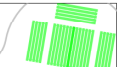


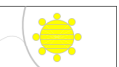
Furniture will play an important role within the landscape, finding creative approaches to practical solutions. For example using gabion wall benches to retain mounded growing medium within the landscape, being mindful that they provide a quality finish but also perform well in the landscape. The entire furniture strategy will be coordinated across the site in terms of visual language, materiality and signage. We are committed to ensuring that the range and detail of all furniture meets the needs of a range of people, making an inclusive and engaging landscape.

KEY

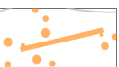
Planning application site boundary

Static furniture

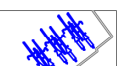
Gabion integrated seating

Fixed play equipment

Playable landscape features - boulders

Playable landscape features - timber

Moveable outdoor furniture

Visitor cycle parking in public realm



Biodiversity Net Gain

The landscape design delivers a Biodiversity Net Gain in excess of 250%, greatly exceeding the local planning policy requirements. Please refer to the BNG Assessment for further details. In summary, there are four key elements, as shown here.

Selection of native species as much as possible and choice of climate change resilient planting.



Biodiverse roofs, including native flora and log piles, optimising habitat and microclimate for insects and birds.



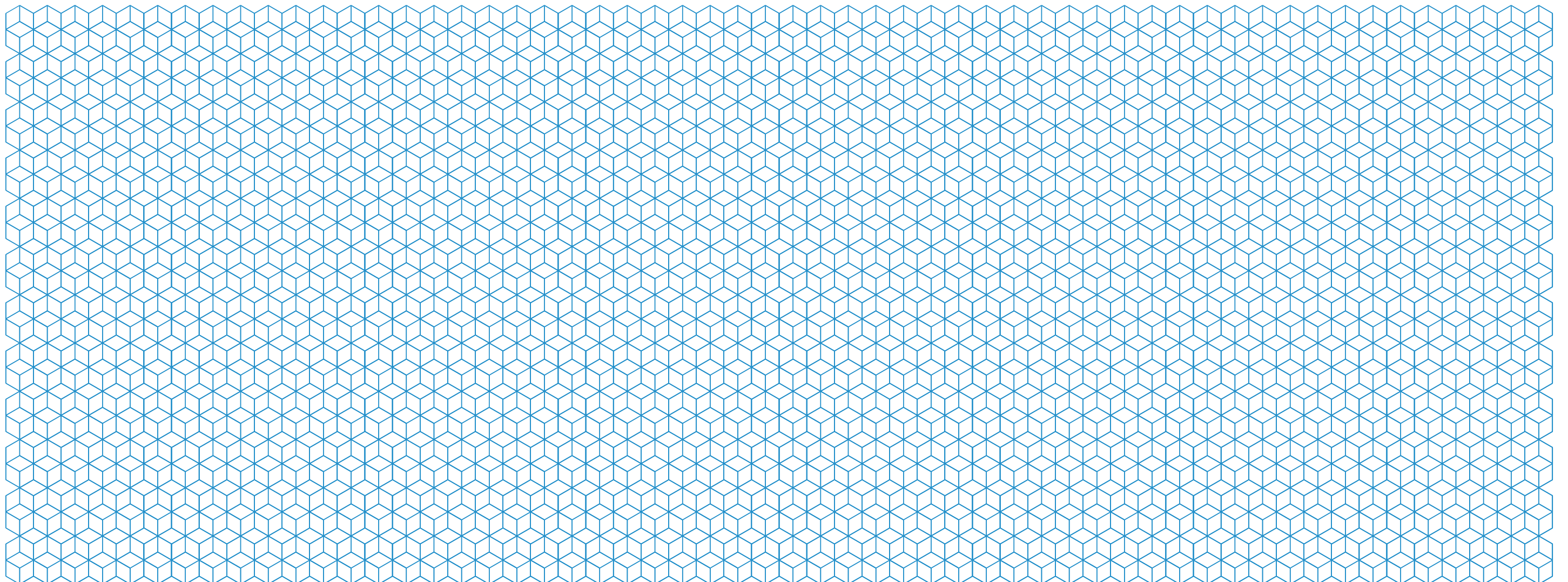
Planting design based on informal, mosaic approach, with as much variety as possible.



Bird and bat boxes and bee cubes integrated into architecture.

04

Planting Strategy



The planting proposals are underpinned by provision of growing medium, to help the planting develop. The proposed planting beds are intended to sit on uncontaminated and uncompacted natural ground.

In areas where planting sits over attenuation tanks, we maintain the minimum overall depth through ramping the growing medium up above the tank to the minimum specified depth.

The tree planting avoids any existing utilities that are retained and proposed utilities, including in areas of public highway land. The detailed design of proposed surface drainage and other proposed utilities will avoid tree planting. Root barriers will protect utilities within planting beds.

KEY



Planning application site boundary



Extent of attenuation tank under growing medium, see SY743-000-0102 Section - B SY743-000-0103 Section - C and SY743-000-0104 - Section D



Indicative location of proposed surface water drainage. Detailed design will avoid trees



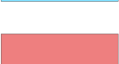
Locations of existing to be retained and proposed utilities



Proposed Growing Medium for Plant Beds
600mm minimum overall depth, comprising of 300mm topsoil, laid over subsoil, to sit on uncontaminated and uncompacted natural ground.
(Total Area = 243.549 sqm)



Proposed Growing Medium for Plant Beds - Over Attenuation Tank
600mm minimum overall depth, comprising of 300mm topsoil, laid over subsoil, to sit on attenuation tank or other underground structures with drainage layer over.
(Total Area = 13.029 sqm)



Proposed Growing Medium for Tree Planting
1200mm minimum overall depth, comprising of 300mm topsoil, laid over subsoil, to sit on uncontaminated and uncompacted natural ground.
(Total Area = 521.003 sqm)



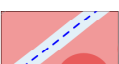
Proposed Growing Medium for Tree Planting - Over Attenuation Tank
1200mm minimum overall depth, comprising of 300mm topsoil, laid over subsoil, to sit on attenuation tank or other underground structures with drainage layer over.
(Total Area = 43.702 sqm)



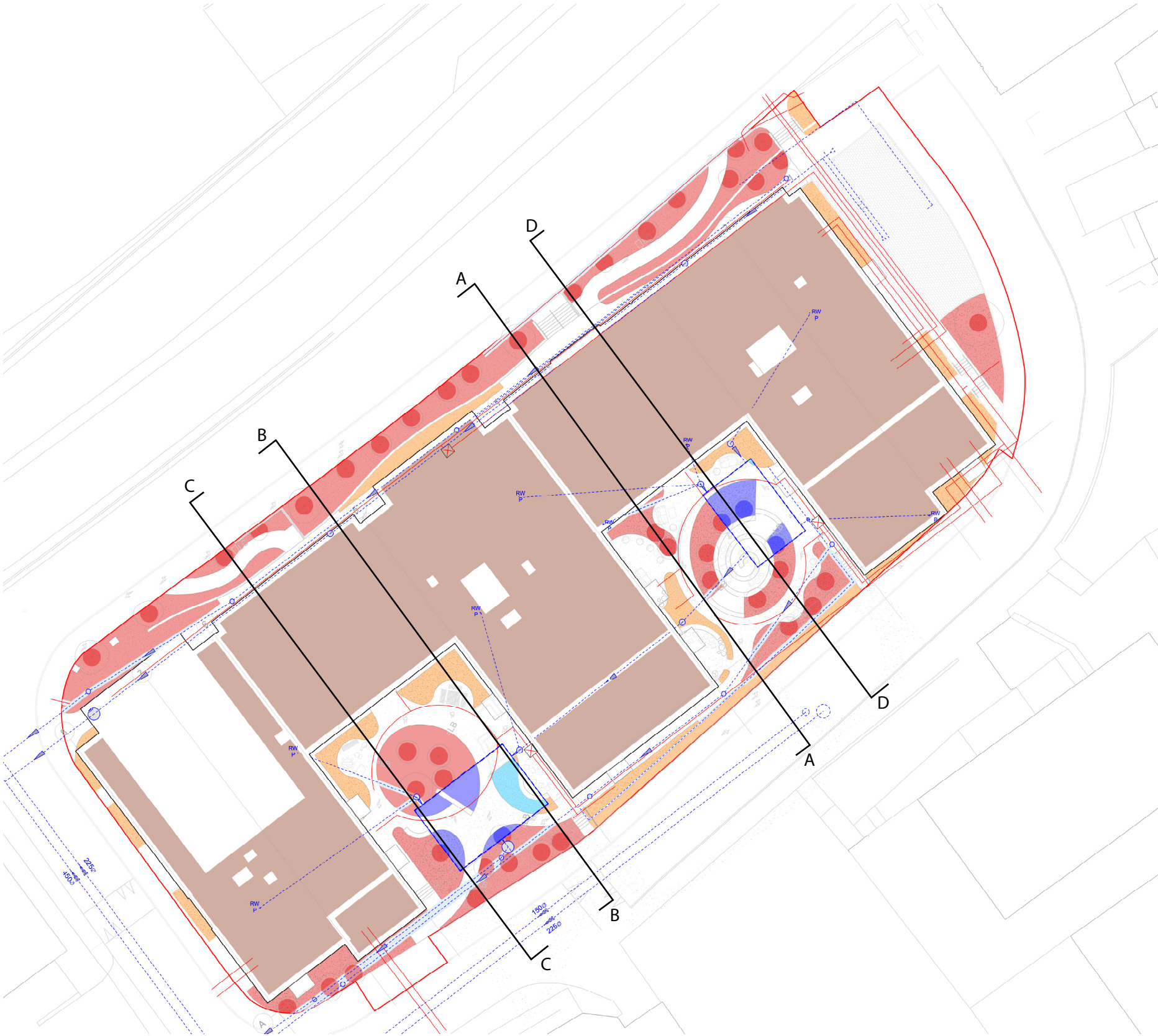
Proposed Medium for Biodiverse Brown Roof
80-150mm substrate depth with typical aveage depth being 115mm. Pebbles, boulders, gravels, sands, dew ponds, bare substrate, branches and logs.
(Total Area = 1998.985 sqm)



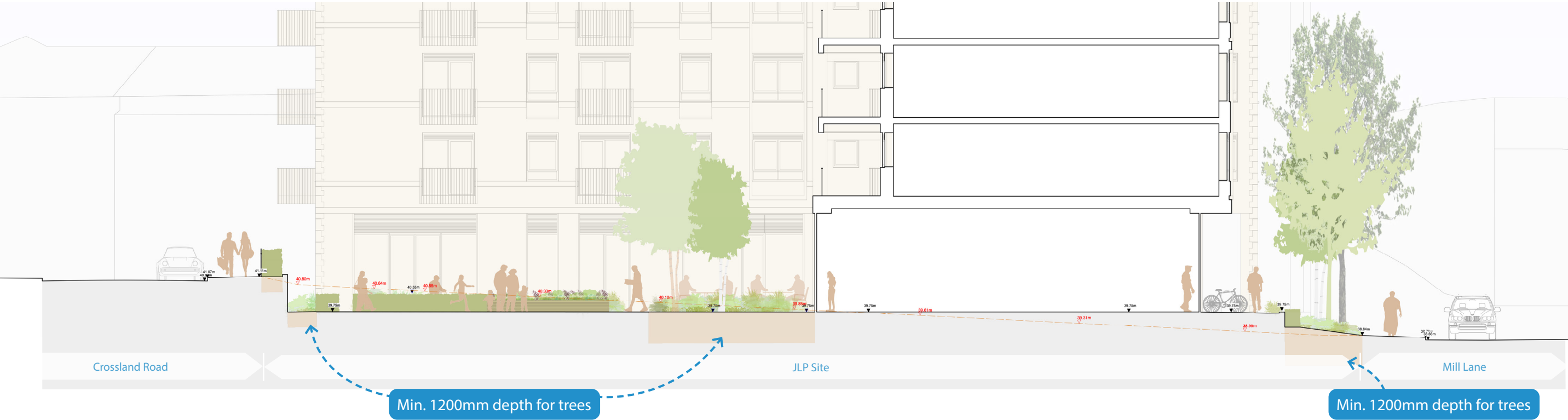
Proposed root barrier to protect utilities and drains



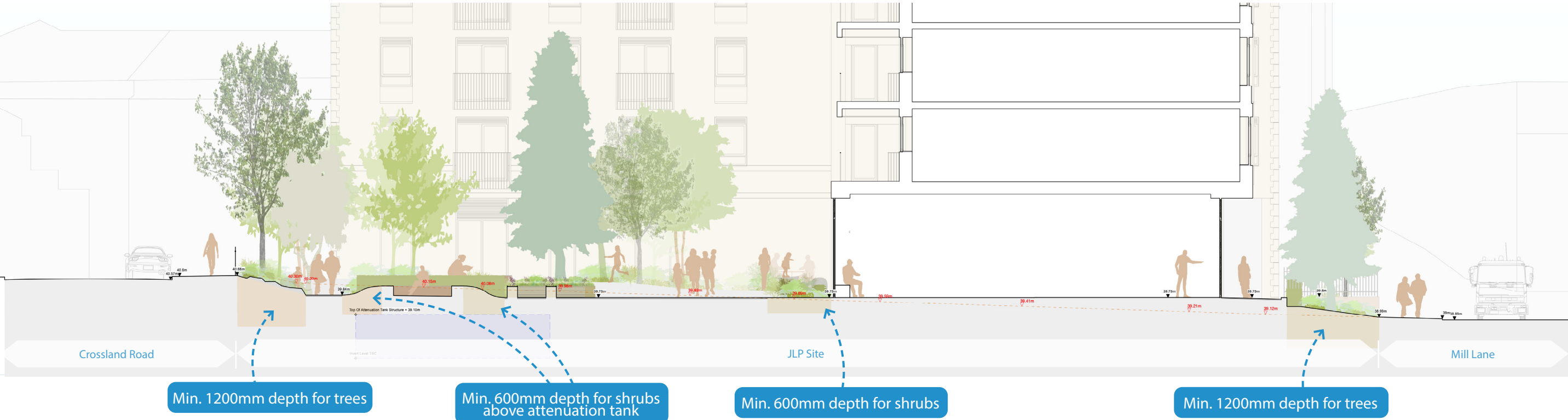
Tree planting areas shown as 1.6m diameter



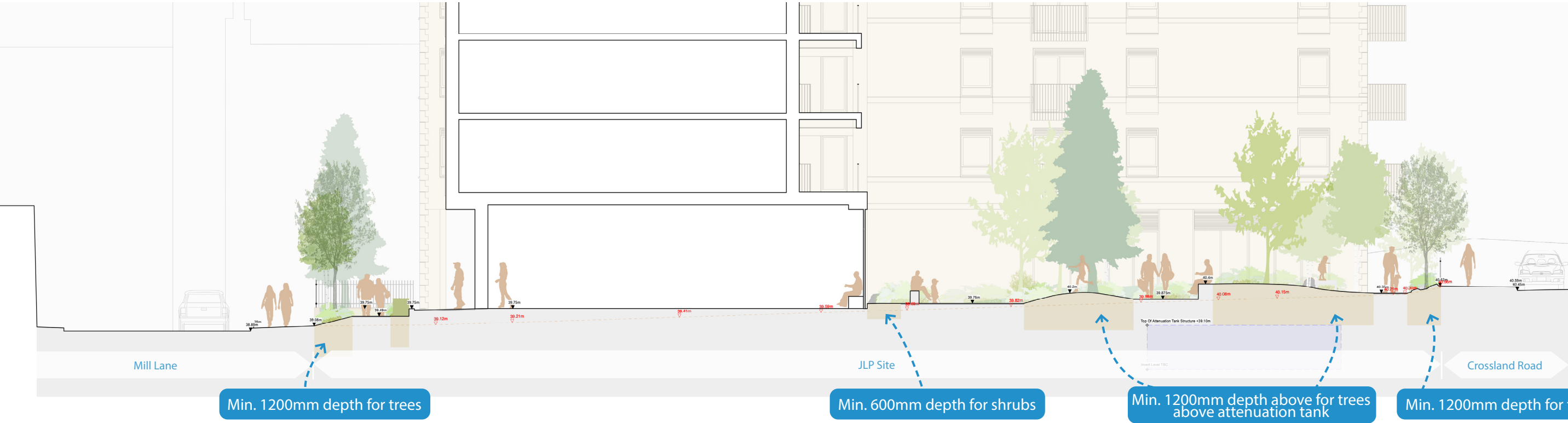
Section A



Section B



Section C



Section D

