

Key to plan:

A: Woodland development zone
Heavily planted area, linked to northern boundary woodland area. Perimeter areas to be mounded and full planted increase enclose and create a woodland feel. Northern units to be set against the existing vegetation to minimise visual impact.

Woodland plantations to include the locally prominent Black Poplar (*Populus nigra*). Typical mix of species: Birch, Black Poplar, White Willow, Sessile Oak, Holm Oak, Mountain Ash and Black Pine. These areas will be unseeded with shade tolerant wildflower mix species.

B: Woodland Garden
Central area to be a accessible woodland park area with a network of paths, benches, sculptures and features. The main feature being grouping of Coastal Redwoods (*Sequoia sempervirens*) which will add an evergreen spine to the woodland area, as well as creating another of vegetational screening to break up the site.

C: Rife Corridor
Great focus will be given to promote and enhance this local feature, which is densely occupied by Water Voles. The rife itself will need to be carefully managed to protect existing habitats but potentially planting areas of reed, sedge and grasses will enhance the feature and shall be improved and maintained in line with The Water Vole Mitigation Handbook.

Rewilding the surrounding landscape with wildflower and riparian vegetation which will be closely managed/ coppiced such as Osier (*Salix viminalis*), Hawthorn and Hazel and Alder.

D: Activity Zone
The existing structural vegetation will be retained and the central areas re-designed to create a naturalistic and lushly planted mini golf/ sports facility.

E: Play Park
The activity play zone and activity lawn addressing the lake will be enclosed with a woodland planted embankment to the west which will create a green backdrop to the lakeside location. A large activity play zone will be situated to the north, with a more informal lawn and lakeside circular paths with benches, trim trails and other features provided to promote outdoor activities and dog walking.

F: Secret Garden
Located between two densely planted areas this inwards facing development, despite its elevated position, will be well enclosed by vegetation. The central area will be a shared formal allotment garden zone, with raised beds, espalier fruit trees and a range of floral herbs and perennial planting.

Access to these units will be via shared boardwalks which will be sloped/ stepped from the communal parking courts at both ends. This boardwalk will also link back the central village facility allowing dramatic views across the lake/ surrounding landscape.

G: Orchard Area
Avenues of fruit tree will be the main feature of this development area, with low informal hedges of lavender, and other flowering herbs/ bushes. The central zones infilled with a grid fruit trees will include benches and pergola structures to be covered in roses and clematis. The site will be encircled by mounding planted with a flowering/ fruiting mix of small trees: Crab Apple, Hawthorn, Snowy Mespilus, Mountain Ash and Buckthorn. This will create a unique enclosed feel to the site, which will aid with establishment of the richly landscaped part of the site.

H: Existing Vegetation
Roadside hedges and trees will be retained to maintain an enclosed northern boundary to the main site.

J: Wetlands Development
A shallow wetland feature intended to replicate the surrounding environment and draw in the local wildlife. Densely planted with grasses, reeds and sedge with added flowering marginal plants such as native lilies, Iris & Forget-me-nots this wetland area will have a wild and native aesthetic. Two rope bridges allow access and provide additional viewing opportunities alongside the benches on the northern grass verges.

K: Wetlands Development Zone

L: Boundary Planting
Generous zones of woodland planting have been provided along the north eastern boundary to filter views from the path to the north and north eastern of the site. These areas will be mounded to elevate the planting and strengthen this informal vegetated screen.

M: Central Village
The main complex will be revamped to include a range of attractive public realm and external spaces for seating, food offers, SPA and leisure use.

N: Amenity Lakes
Large open lakes will create a highlight of the site. Centered by illuminated fountains the decks of surrounding units will benefit from private views across the lake to the central islands which will be mounded and planted to add drama and focus to the water bodies. The lake edges will be protected and enhanced with marginal planted coir rolls, creating a soft look with grasses and reeds rising up to 1.5m in and around the decks.

O: Lakeside Developments

P: Service Facilities
In the shadow of the existing warehouse facility offsite to the east. Screening planting will enclose this facility which will enclose it and also soften undesirable views to the existing warehouse complex.



Q: Outdoor/ Amenity Area
Spaces/ opportunity provide a range of seasonal sporting and outdoor facilities.

R: Stables
Redevelopment of existing building to act as a livery or stables for donkeys/ horses or petting zoo.