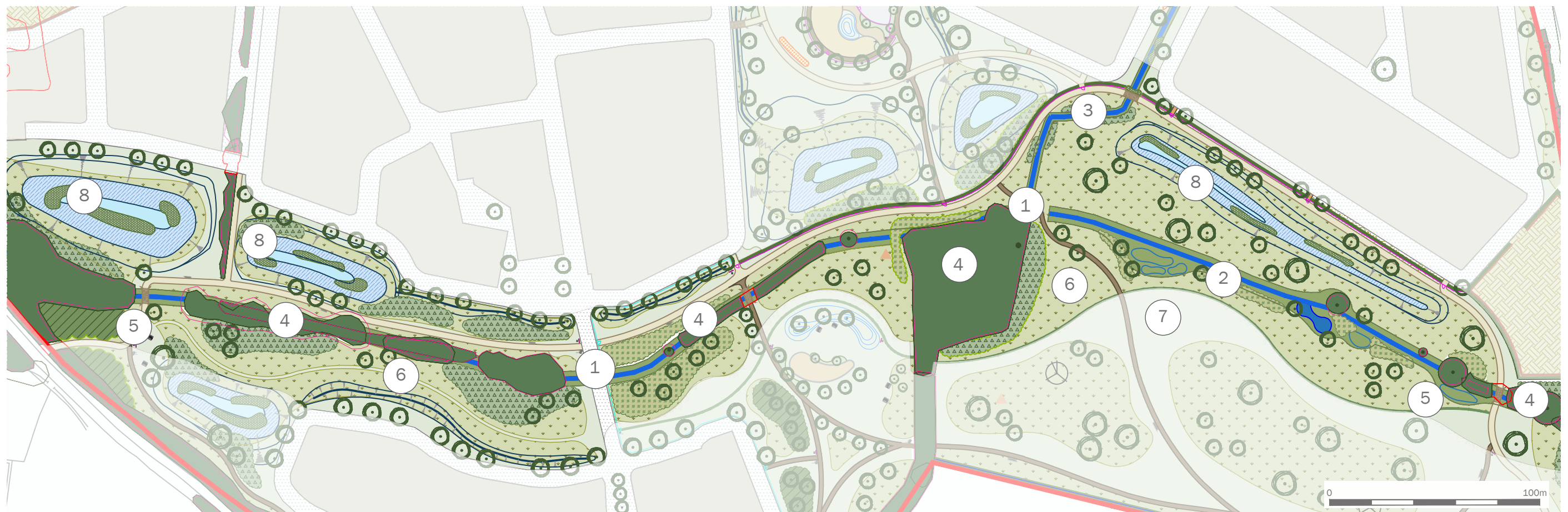
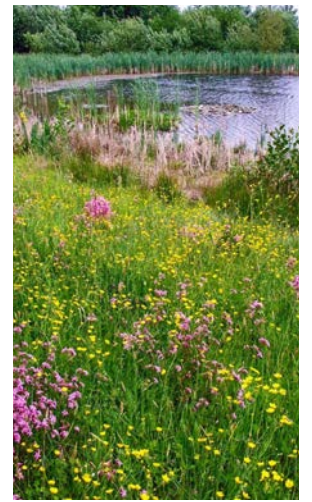


## 4.1.2 WATERCOURSE CORRIDOR

- 1 Water Course: Existing water course retained on existing alignment with adjustment to southern bank to allow more native marginal vegetation and additional enhancements to create an attractive and ecologically diverse feature through the centre of the site.
- 2 Enhancements to Water Course: Existing water course enhanced to increase biodiversity value, to include pond and wetland habitats which the watercourse will feed into. Wetland habitat will be comprised of shallow depressions/scrapes which will be allowed to colonise naturally with aquatic vegetation.
- 3 Existing Tributary Water Course: Existing ditch retained on existing alignment, defining green corridor through the development parcels. Enhancement to banks to provide areas of planting / marginal vegetation and areas of grass to ensure water course is visible and forms attractive and biodiverse habitats.
- 4 Existing Retained Vegetation: Existing vegetation retained along alignment of water course to provide maturity and contrasting habitats along the length of the watercourse.
- 5 Footpaths: Network of pedestrian footpaths following the length of the watercourse and linking to SANG to the south, with bridge links where required. Bound gravel material in-keeping with the more 'natural' character that is being created.
- 6 Wildflower Meadows: Swathes of wildflower meadows as transitional habitats from the watercourse with mown footpaths through as informal routes.
- 7 Amenity Grass: Mown areas of grass to provide space for informal recreation.
- 8 Attenuation Basins: Larger attenuation features as part of SuDS provision on site, outwith flood zone, to deal with surface water run-off from larger storm events, before releasing at a slow rate into watercourse.



### 4.1.3 SANG

The role of the SANG is to provide an alternative natural green space for residents, diverting them from the Thames Basin Heaths Special Protection Area (SPA). SANGs are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.

- 1 Sang Boundary: A Post and Rail Fence will define the SANG boundary allowing visitors to let dogs run freely along the majority of routes.
- 2 SANG Footpath: A 2.5km circular walking route is provided through the SANG, this route will be hoggin surfaced and fully accessible with shorter routes available from the development parcels. Litter and dog waste bins as well as benches will be provided at regular intervals.
- 3 Car Parking: For those who want to visit the SANG by car these car parks will be clearly signposted and easily accessible. There is provision for two visitor car parks within the SANG, providing adequate parking for visitors.
- 4 Native Shrub and Woodland Planting: Native shrub and woodland planting are proposed throughout the SANG, creating an attractive natural landscape whilst promoting biodiversity.
- 5 Specimen Tree Planting: Informal groups / individual trees of wide range of species to punctuate and define grassed areas.
- 6 Wildflower Meadows: Swathes of wildflower meadows as transitional habitats from the water-course with mown footpaths through as informal footpath routes.
- 7 LLAP: Play area minimum 1300m2 to provide play for age range of 0 to 11 yrs, with emphasis on natural play and imaginative play
- 8 Allotments & Community Orchard: Allotments present the opportunity to strengthen community relationships whilst simultaneously securing a healthy food source. Orchard trees within communities encourage an appreciation of the local landscape whilst further enhancing biodiversity across the site.
- 9 PRoW Connections: Connections are provided into the existing PRoW network.
- 10 Attenuation Basin: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent watercourse.



## 4.2 PLAY SPACE DESIGN PRINCIPLES

Within the central ‘Parks and Gardens’ landscape a NEAP (Neighbourhood Equipped Area of Play) and LEAP (Local Equipped Area of Play) will be provided. A LLAP (Local Landscaped Area of Play) is proposed within the SANG area. These community play areas will be designed in accordance with WBC’s Play Space Design Guide SPD; they will be suitable for a variety of ages with accessible equipment and informal open-spaces to encourage team sports and imaginative play.



### LLAP

Age Range: 0-11 years

Number of Different Play Experiences Provided: 10

Key Theme: Nature and Adventure Play

Surfacing: Pea Gravel and Grass Matting

Key Features:

- Earth Mounding
- Nature play equipment
- Informal Seating
- Unfenced



### LEAP

Age Range: 0-11 years

Number of Different Play Experiences Provided: 10

Key Theme: Inclusive and Imaginative Play

Surfacing: Tiger Mulch and Grass Matting

Key Features:

- Traditional and inclusive equipment
- Sensory Planting
- Timber bollards to enclose



### NEAP

Age Range: 0-11 and 12 + years

Number of Different Play Experiences Provided: 15

Key Theme: Social and Independent Play

Surfacing: Tiger Mulch, Tarmac and Grass Matting

Key Features:

- Hard-surfaced areas for ball games
- Group seating for socialising
- Inclusive Equipment
- Post and rail fencing to enclose

