

25/00486,

Comment Numbering
Ancient wood
1
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3
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Tree and Hed.

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6
Fronting onto
7
Protecting a



Wildlife corridor



Active Travel



Street Trees

11

Tree planting

12

SuDS Designs

13
Environmenta
14
15
16
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18

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Landscape in

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21

LEMP

22

/OUT – Hallam Land, Knowsley Village – ESS Consultation Comme

KMBC Original Comments "

land

The Ancient Woodland appears to have been surrounded by a 15m buffer around the boundary of the woodland in which no development is allowed to occur which is welcomed and it has been noted that the 15m buffer zone has been used as public open space, as advised at outline design.

It has been noted that the ancient woodlands themselves can't be classed as POS as public access should be controlled to protect this important habitat. The relationship of the development with the ancient woodland, including how it is to be managed and preserved needs to be outlined within a management plan document which will be approved by the LPA prior to implementation.

To prevent degradation of the ancient woodland as a result of recreational harm formalised access routes should be developed based on the current desire lines, this will ensure the public can positively use the woodland whilst limiting degradation due to public access, rather than having free informal access which can ultimately do more harm.

Ongoing management of the pond at the centre of the woodland and the surrounding ancient woodland needs to be confirmed. The pond has previously been used for angling by the community therefore confirmation of the relationship between the development, the ancient woodland and the pond needs to be confirmed. The ancient woodland's integrity should be prioritised over management for angling in Knowsley's Pits (Spooky Wood), however any use by the public should not be ignored and positive management is required. Consequently, it would be good to know how this matter is going to be addressed or accommodated.

gerows

It is noted that the development document is seeking to minimise impact on the trees and hedgerows and protecting their roots. However, to fit the development into the site the proposals need to remove a significant stretch of hedgerow along Knowsley Lane to create the main vehicular access points and associated sightlines and highway infrastructure, as well as some small sections of hedgerow internally to fit in the proposals as is. The proposals have attempted to reduce the hedgerow loss by bringing the two new junctions closer together, but this will involve the loss of most of the hedgerow along Knowsley Lane, this has not been picked up in the Arboricultural Impact Assessment Report.

The Arboricultural Impact Assessment shows that all the Sycamore and Goat Willow on the site are trees that are not going to provide long term benefits, as such, it is considered better to manage the tree stock, removing these trees and replacing them with trees which will provide long-term benefits.

o greenspace

There are too many rear and side facing properties against the POS, especially in relation to the ancient woodland on the north and southern sides, the layout as it is will only cause problems on the estate moving forward with the lack of natural surveillance.

nd enhancing habitats

Agricultural Land Classification and Soil Resources report highlights that the land is mostly only Grade 3b and so argues that the loss of this type of grassland and agricultural land is nothing to be concerned about. However, this is the typical ground condition throughout Knowsley and it's chiefly because the land has been modified by drainage systems to enable them to be more productive for farming. This being the case, it's this native wetland and deciduous woodland habitat which has been prevented from reverting due to agricultural activity. So, it is considered the loss of this type of land does need to be recognised in some form, whether via compensation to help mitigate its loss whether on site or mitigated off site, particularly with regard to local biodiversity and habitat provision for species such as the Brown hare.

ridors

In the Strategic Design Code document, Section 6.5 focuses on Ecological corridors. The problem is that to be a corridor the habitat areas need to be connected. To enable the wildlife to safely pass through the site. It is requested there was a strong corridor from west to east. Presently, the development allows for a connection from the east to the centre, but there is no connection for wildlife to the northwestern corner of the site where an attenuation basin is proposed and to the woodland to the west. The width of this corridor needs to be as wide as possible, ideally 20m but 10-15m is better than what is presented at present.

l routes

In the Strategic Design Code document, Section 3.5 focuses on the active travel links and have proposed direct offroad route connections within surrounding POS areas, for example public right of way and The Sanctuary to the west and Syders Grove to the north. However, the lack of having an ecological corridor to the north-western corner has also resulted in the same problem with the Active Travel route, this needs to be rectified. It is also recommended that the active travel route also connects to the eastern side of the site in the south-eastern corner.

Street trees need to be incorporated into all the different streetscapes, with enough depth to the verges to enable the trees to successfully establish. To ensure provision of these trees there is a need to make sure their priority is not lost as the development design develops. Consequently, these trees need to remain in the highway verges not in private properties.

g

Proposed Tree species are still awaited, so comments to guide species selection:

- a. Tree species to be dominated by climax species wherever possible. The planting layout should start with setting out climax species first, giving them space to grow to maturity and then interplanting them with smaller and shorter-lived species.
- b. Unless planting tree avenues requires the same species, don't group the same larger tree species together, mix them up, for example Fagus is a longer lived tree, so should be spaced out to eventually let them grow to size, then plant the smaller or shorter lived varieties in between, this provides a better mix and diversity and makes the scheme fit better into the landscape.
- c. Avoid Salix and Poplar species (unless black poplar).
- d. Limit the amount of Betula and Sorbus species planted, as they tend to be overplanted by developers, but are short lived. Sorbus sp. typically also have poor structural form although they provide a benefit by being a food source.
- e. Trees within the Arbor cells need to be climax species, if required due to spreading tree canopy concerns, plant them in their fastigate forms.
- f. In native scrub mix it's important to include some climax species within it, like oak, so that they can after a long time emerge and take over.
- g. With the native hedgerow should have hawthorn dominating (60%) on a double staggered row (5/Lm) resulting in a continual line of hawthorn. Also have a good percentage of holly to provide winter cover for the birds (say 20%).

Within the proposed surface Water drainage design there is a total reliance on attenuation basins. The use of surface water to help create positive habitat spaces which can be utilised by both wildlife and enhance the setting of the development is welcomed, however, this needs to be part of a drainage strategy which starts where the rain falls and looks to reduce the rate that water takes to get to the surrounding network. Over reliance on an engineered 1 in 3 sloped drainage basins will not be accepted, as this design is currently showing. These basins designed as shown are not considered positive features within public open space environments and are not to be classed as part of the public open space. As such there needs to be a lot more consideration towards:

- a. Permeable hard surfaced areas;
- b. Capturing the water at point of contact with the surface and take into features to slow transfer into surrounding surface water network (such as rainwater butts, attenuation systems which are integrated into tree pits, rain gardens, etc);
- c. SuDS pond features will only be considered once all other mitigation strategies have been adopted. If required, they must be natural in their form, with gradual slopes at 1 in 6, with different shelving to encourage different types of habitat and be more like swales than craters!

1 Statement comments

The Environmental Impact Screening also needs to include the Landscape Visual Impact Assessment for winter, when vegetation is at its minimum and so when visual impact is at its greatest. This will enable the visual impact of the proposals to be considered in its fullest extent.

noted that the visual envelope has been quantified through the Zone of Theoretical Visibility and has therefore done the visual impact assessments based on this.

Noted that the types of buffer planting have been proposed in the way of landscape screening in to respect the setting of Knowsley Hall Boundary and the existing woodland, the details of which are expected to be included within reserved matters.

Would still like to explore ownership / management of the POS / play elements and if KMBC would be involved with this in some way. It is assumed that a LEMP will be included within reserved matters.

Noted that one centralised larger play facility set within a greenspace is proposed and welcomed.

Noted and welcomed that attenuation basins have not been included within in the central area between the woodlands.

Infrastructure / hard surfacing

Confirmation is required over what surface is proposed for what area, as suggested above, there permeable surfaces should be used wherever possible to reduce the amount of water getting into the Surface water systems. But the active travel routes and connections need to have a more durable surface than crushed / self-binding gravel surfaces.

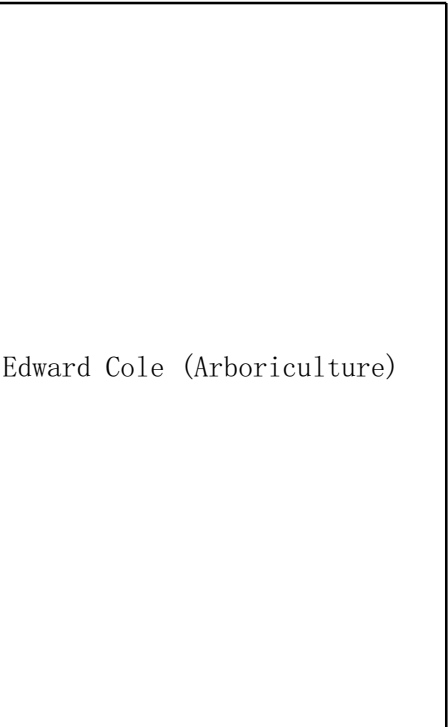
Clarification is also sought over what street furniture (location and specification) is proposed as well as directional signage, information boards, external lighting (if any) etc.

A detailed regime for the ongoing and longer-term maintenance of all landscape furniture and hard and soft landscape works is required in the form of a Landscape and Ecological Management Plan (LEMP). This Plan should include how the development is going to care for the landscape features within the site, including the management and care of existing and proposed trees and hedgerows, the wildflower and amenity grassed areas, the vegetation along the brook, the maintenance of the bird and bat boxes and habitat piles the maintenance of the hard infrastructure. To enable the contractor carrying out the work to understand what is required on a month by month basis and which would clearly set out:

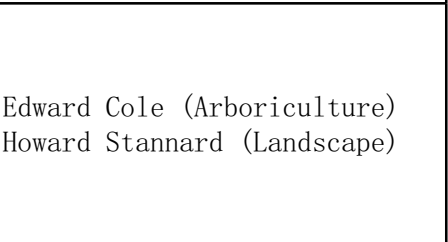
- a. What areas are in private ownership and what is under a maintenance contract?
 - b. The responsibilities of the private owner to ensure that the BNG of the site is kept.
 - c. Who is to be the responsible body for managing the maintenance?
 - d. Who is the contractor to carry out the works directed in the LEMP?
 - e. A maintenance schedule of what is to be carried out and when (I have attached a generic example of a schedule table). Provide details on how the site is going to be managed and which areas of the site are covered within this site management and what the scope and frequency of operations are going to be used.
- It is expected this will be a live document as such will be used by the managing agent in employing the maintenance contractor and also by the contractor when regularly maintaining the site.

ents – Minute/ Agreed

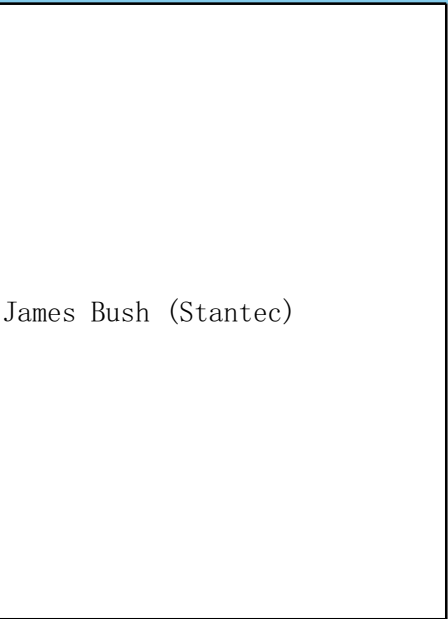
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Position following meeting 19/05/2026

Design Team Response 20.01.2026

Noted. No response required.

The ancient woodlands have not been classed as POS, with their management to form part of a LEMP, which is likely to form part of a future reserved matters application. Additionally, a detailed HMMP will be required as part of the BNG condition at reserved Matters.

Agreed. However, the current condition of the woodland is 'poor'. Enhancement to the woodland is proposed as part of the Biodiversity Net Gain(BNG) strategy for the development. At the detailed design stage, a detailed Recreational management plan and Habitat Maintenance and Management Plan (HMMP) will provide details of woodland management to ensure the target condition is met as outlined in the BNG strategy. Additionally, these enhancements along with any required monitoring and management, can be secured via the BNG condition for a minimum of 30 years.

As with comment 3 above, the ponds and surrounding woodland will be managed in line with the HMMP and BNG strategy to be agreed at detailed design stage, and this will ensure the condition of the woodland is maintained.

The submitted Arboricultural Assessment had not considered additional loss of hedgerows which conflicts with visibility splays for the proposed new junctions and additional footpath links not identified on the Parameters Plan. This omission would be rectified within a revised Arboricultural Assessment which would include the attached Tree Retention Access Plan (**10793-T-07 - attached to this submission**) which includes an overlay of the detailed access proposals with the tree survey information and accurately shows the loss of hedgerow necessary to implement the proposed detailed access arrangements.

While the loss of a greater length of hedgerow from along Knowsley Lane to facilitate access to the site, was not identified or assessed within the submitted Arboricultural Assessment, this additional loss would not alter the conclusion reached within this report, with this loss of hedgerow not considered a significant arboricultural impact which could not be mitigated for through new hedgerow planting along Knowsley Lane and elsewhere on the development, which would be necessary to achieve a biodiversity net gain.

The trees are shown to be retained, however, their management will form part of a LEMP, with the condition of trees to be monitored at an appropriate frequency to ensure longevity of all trees and recommendations for replacement should this be appropriate.

It is noted that the supporting plans (other than the Parameters Plan) are all illustrative at this outline stage so are not to be approved/ commented on in detail. Notwithstanding this, the testing layout that has informed the plans (**Extract of plan included to side/ below** - which is again illustrative and does not form part of the application submission), includes 96% front/side facing properties which would naturally be corner turners (side elevation is the primary elevation (a front) with very limited rear (3 units of 700) with the ecology corridor updated in the south-east corner. Pink on the plan illustrates frontages (this includes corner turner units as their primary elevation is the side, so a front). Blue illustrates rears which are nominal. Accordingly the proposals do seek to maximise outward facing development ensuring good levels of natural surveillance.

The assessment has followed established current guidance for both Ecological Impact Assessment (EcIA), and Biodiversity Net Gain (BNG) in the UK. The guidance is clear in that the baseline habitat is the habitat that exists at the time of assessment unless activities have been carried out prior to the date of application (or proposed date), that result in loss of on-site biodiversity value (degradation). Therefore as the current agricultural use is lawful, and there has been no habitat degradation (e.g. drainage or clearance post 30th January 2020) or unauthorised practice that would trigger a retrospective baseline, the baseline has been taken as that at the time of the habitat survey.

The assessment has considered change caused by the proposal, not change caused by continuation of lawful use. There is no policy duty to assess impacts against abandonment scenarios and ecological harm must be actual or reasonably foreseeable, not hypothetical.

There is a proposed 20m corridor providing connectivity west to east adjacent to the southern boundary in line with ESS aspiration. This has been proposed in order to strengthen and buffer the existing corridor between Knowsley Park and Little Wood, rather than creating a corridor where no previous connection exists. A corridor along the southern boundary will be of higher value to wildlife as it can be more effectively buffered from lighting and disturbance impacts than a central corridor bounded by residential areas.

There is a proposed active travel route along the primary street that leads directly to the north-western corner of the Site from the central play space and ancient woodland. This is then interconnected with other routes giving great permeability to site. Routes around the south-eastern corner are limited for ecological and Bio-diversity reasons.

As set out in the Strategic Design Code supporting this outline application, street trees would be limited to locations along the Primary Loop Road, with trees in other streets located within front gardens, where space allows. This detail would then be confirmed as part of a future reserved matters application.

This is very helpful feedback and can form part of the information provided as part of a future reserved matters application. The principles of proposed trees and planting within different areas of the site is set out in the Strategic Design Code.

SuDS measures upstream of attenuation basin for water quality and interception have been suggested in section 6.2.9 of the FRDA report, however it is not possible to design these features at this stage, as it is an outline application with no detailed layout to work from. Basin side slopes of 1:5 have been shown on the drawing per discussions with the LLFA.

The Landscape and Visual Amenity Chapter (Chapter 6) confirms in paragraph 6.2.28 that *'Although the photography shows vegetation in leaf, the Site was visited in the winter months, with these conditions considered within the LVIA.'*

Table 6.2 of the Landscape and Visual Amenity Chapter (Chapter 6) states *'The SZTV is used as a tool to guide site work, with all visual receptors visited, where possible.'*

Further information and clarification on the types of buffer planting proposed for Knowsley Park can be included within the heritage reporting produced in support of any reserved matters application.

A LEMP would be provided as part of a future reserved matters application. Future management arrangements of the POS/ play elements can be discussed and dealt with via conditions and s106 agreement.

Noted. No response required.

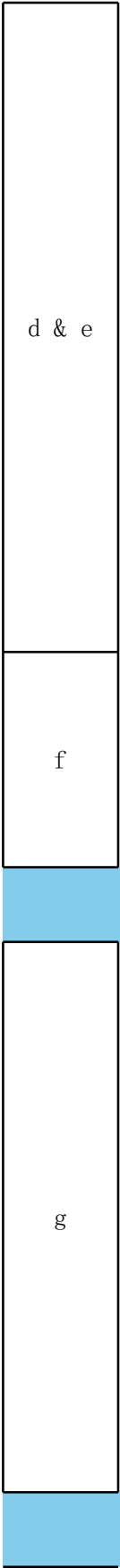
Noted. No response required.

The proposals shown on Figure 6.7 Illustrative Landscape Masterplan are indicative only, with all details, including specification of surfaces, would be provided as part of a future reserved matters application. Select surfaces would need to meet the relevant standards of the highway authority.

The details of street furniture, signage and lighting would be provided as part of a future reserved matters application. The principles of street furniture within different areas of the site is set out in the Strategic Design Code.

A LEMP would be provided as part of a future reserved matters application. The response provides a useful brief for the production of the LEMP.





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Further comments 30.04.2026

The Ancient Woodland design adopted 15m buffer principal – the indicative layout plan shows footpaths and some of the housing blocks to the south of the woodland within the 15m zone. It should be clarified on the indicative layouts that there shall be no development within the 15m protection zone.

Noted ancient woodlands themselves are not being classed as POS and that management to form part of a Landscape and Ecological Management Plan (LEMP) in a future reserved matters application. Together with a detailed Habitat Maintenance and Management Plan (HMMP) as part of the Biodiversity Net Gain (BNG) condition at reserved Matters. It's essential in order to protect the ancient woodland, that the relationship of the development with the ancient woodland, including how it is to be managed and preserved needs to be outlined within a LEMP / HMMP which will be approved by the LPA prior to implementation.

Noted that the current woodland condition is poor, and enhancement is proposed as part of the BNG strategy and that a detailed Recreational Management Plan (RMP) and a HMMP will provide details of woodland management to ensure the target condition is met as outlined in the BNG strategy. Additionally, these enhancements along with any required monitoring and management, can be secured via the BNG condition for a minimum of 30 years. KMBC to be included in the development of these plans which will include formalised access routes based on the current desire lines, to ensure the public can positively use the woodland whilst limiting degradation due to public access, rather than having free informal access which could ultimately do more harm and ongoing management of the pond at the centre of the woodland.

HEADLINE COMMENT - Hedgerow to Knowsley Lane site frontage - ESS have raised concerns in respect of hedgerow loss along Knowsley Lane. Discussions are currently on going between Highways and Planning in respect of the retention of as much of the existing hedge as possible. The exact amount of hedgerow loss has yet to be agreed.

d. Hedgerow loss along Knowsley Lane to facilitate access to the site - It is noted that a revised Arboricultural Assessment would be required which would include the conclusion of the junction discussions currently being had in terms of the balance between active travel and hedgerow habitat preservation as well as any subsequent loss mitigated through new hedgerow planting and associated establishment to take it into maturity along Knowsley Lane and in other locations in the development.

e. It is also agreed that the Arboricultural Assessment conclusion would remain the same, the additional loss of hedgerow could be mitigated through new hedgerow planting along Knowsley Lane and elsewhere on the development, which would be necessary to achieve a biodiversity net gain.

Existing Sycamore and Goat Willow - Noted that trees on site are to be retained for now, but that they will be managed via the LEMP at an appropriate frequency to ensure longevity and only replace as appropriate at the time. However, it should still be a policy within the LEMP to proactively, overtime, replace these trees with more appropriate species to provide long term benefits.

Rear fronting properties onto Greenspace causing surveillance problems - Noted comment that the supporting plans (other than the Parameters Plan) are all illustrative at this outline stage and that the layout includes a high percentage of front or side facing properties. However, the fact is side facing properties do limit natural surveillance, it is suggested that the main circular road has its route moved to adjacent to the ancient woodland and that the small group of properties are flipped over so that they face the ancient woodland on the other side of the road. (see map extract)

The indicative layout plans therefore require amendment to reflect this change.



Agricultural Land Classification and Soil Resources explanation noted, no further comment.

In the Strategic Design Code document, Section 6.5 focuses on Ecological corridors. The problem is that to be a corridor the habitat areas need to be connected. To enable the wildlife to safely pass through the site. It is requested there was a strong corridor from west to east. Presently, the development allows for a connection from the east to the centre, but there is no connection for wildlife to the northwestern corner of the site where an attenuation basin is proposed and to the woodland to the west. The width of this corridor needs to be as wide as possible, ideally 20m but 10-15m is better than what is presented at present.

In the Strategic Design Code document, Section 3.5 focuses on the active travel links and have proposed direct offroad route connections within surrounding POS areas, for example public right of way and The Sanctuary to the west and Syders Grove to the north. However, the lack of having an ecological corridor to the north-western corner has also resulted in the same problem with the Active Travel route, this needs to be rectified. It is also recommended that the active travel route also connects to the eastern side of the site in the south-eastern corner. (see map extract)



Street trees need to be incorporated into all the different streetscapes, with enough depth to the verges to enable the trees to successfully establish. To ensure provision of these trees there is a need to make sure their priority is not lost as the development design develops. Consequently, these trees need to remain in the highway verges not in private properties. Majority of proposed trees are currently located in gardens, this is not accepted as their long-term viability cannot be secured and should be rectified at reserve matters stage.

These principles need to be adopted in the Design Code: (then repeats original comments from column c)

The problem is that this application is setting the principles (6.6) in slowing the water will set the design and so fix the basin sizes. The design is just relying on the wetland areas, this is not acceptable – so more work is needed before we can accept.

(then repeats original comments from column c)

It is noted that the winter conditions were taken into consideration when vegetation is at its minimum. However, there are no visual images demonstrating this assessment in winter this is required to enable the Planning Authority make an independent assessment rather than just taking the authors word for it.

ESS comment was just to inform the Planning officer, it required no comment. Noted that the visual envelope has been quantified through the Zone of Theoretical Visibility and has therefore done the visual impact assessments based on this.

ESS comment was just to inform the Planning officer, but the further information and clarification to be provided will be welcomed. Noted that the types of buffer planting have been proposed in the way of landscape screening in to respect the setting of Knowsley Hall Boundary and the existing woodland, the details of which are expected to be included within reserved matters.

Noted. Would still like to explore ownership / management of the POS / play elements and how KMBC would be involved with this in some way. It is assumed that a LEMP will be included within reserved matters.

Noted that one centralised larger play facility set within a greenspace is proposed and welcomed.

Noted and welcomed that attenuation basins have not been included within in the central area between the woodlands.

However, the Design principle needs to be set out at this stage. Confirmation is required over what surface is proposed for what area, as suggested above, there permeable surfaces should be used wherever possible to reduce the amount of water getting into the Surface water systems. But the active travel routes and connections need to have a more durable surface than crushed / self-binding gravel surfaces.

in 6.1 it states the “Seats, lighting, litter bins, railings, fencing and signage as appropriate, to be established through detailed design.” It needs to be clarified what ‘as appropriate is’ Also noted that Street furniture to be designed as a 'suite' across site with timber as the main material – if KMBC are to adopt this then there is concern over the timber’s durability. Clarification is also sought over what street furniture (location and specification) is proposed as well as directional signage, information boards, external lighting (if any) etc.

If these comments are to be adopted as the LEMP brief, then no further comment.

(then repeats original comments from column c)

Agreed position at meeting 19/05/2025

Applicant team agreed to add 'no development' annotation to layout and other relevant plans

Applicant team agreed to submit Outline Recreation Mgmt plan (and Ancient Woodland Impact Assmt) to MEAS for reassurance prior to determination (is drafted and will be submitted imminently). The detailed RMP, HMMP and LEMP would then be conditioned to be provided at detailed design/ RM stage.

Applicant team agreed to pick up comments requiring high quality/ mature replacement hedge and access as part of highways response/ discussions. No further action required at this outline stage for ESS purposes.

Approach agreed. to be addressed in LEMP which will be conditioned and dealt with at detailed design/ RM stage.

Proposed amendment agreed, with plots in south east corner flipped to opposite side of road with road routing amended slightly as a result to retain southern buffer. To be updated as part of revised submission.

No further action required.

Applicant team agreed to provide additional coding and commitments in the DAS/ Design Code and Drainage Strategy as part of revised submission.

See point 7 above - Proposed amendment agreed, with plots in south east corner flipped to opposite side of road, with road routing amended slightly as a result to retain southern buffer. To be updated as part of revised submission.

Applicant team agreed to provide additional coding and commitments in the DAS/ Design Code part of revised submission.

Applicant team agreed to provide additional coding and commitments in the DAS/ Design Code part of revised submission.

Linked to point 9 above – Applicant team agreed to provide additional coding and commitment in the DAS/ Design Code and Drainage Strategy as part of revised submission.

Applicant team confirmed the scheme has been assessed on worse case winter conditions, but there is no photography available. This aligns with LVIA guidance. No further action required.

No further action required.

No further action required.

Applicant team aware of Council interest – will be for housebuilder to decide at RM stage. further action required at this stage.

No further action required.

No further action required.

Applicant team agreed to provide additional coding and commitments in the DAS/ Design Code part of revised submission.

Applicant team agreed to provide additional coding and commitments in the DAS/ Design Code part of revised submission.

Applicant team agreed that these comments/ criteria will be accounted for in LEMP which will be conditioned and dealt with at detailed design/ RM stage.

DESIGN CODE PAGE NUMBER REFERENCE WHERE APPLICABLE FOR EASE OF REFERENCE OR IF SEPARATE
REFERENCED

Shown on Parameters Plan, Illustrative Framework Plan and Section 6.3 Proposed Illustrations
within DAS.

Not applicable for Design Code or associated design drawings (that said, requirement and standards
set out at page 50 of the Design Code). Outline Recreation Mgmt plan (and Ancient Woodland
Assmt) have been submitted separately for consideration.

Mostly within highways updated drawings. **Section 3 Movement** within Design Code show movement but highways stand alone drawings will show this clearly. **Section 6.4 Wooded Fringe** within refer to approach to high-quality replacement hedgerows on Knowsley Lane.

N/a (Requirement and scope of LEMP set out at page 50 of the Design Code).

See **Parameters Plan**, **Illustrative Framework Plan** and **Section 6.3 Proposed Illustrative Map** within DAS that clearly illustrates design changes. **Section 1.3 The Regulatory Plan** within also clearly shows change, with further references throughout the document.

N/a

See **1.4 Setting the Edge Parameters and 'Green Gaps'** within the Design Code clearly shows the main corridors.

Section 6.5 Nature Focus Area within the Design Code also includes a comprehensive update references in the text and table to wildlife connectivity throughout the site, and also re submitted Outline Recreation Management Plan. Connectivity of the site with regards to ecological corridors has been thoroughly reviewed by our ecologist to add meaningful connections between receptors within and outside the site.

See **Parameters Plan, Illustrative Framework Plan** and **Section 6.3 Proposed Illustrative Masterplan** within DAS that clearly illustrates design changes. **Section 1.3 The Regulatory Plan** within the DAS also clearly shows change, with further references throughout the document.

See **Sections 6.1 Neighbourhood Park to 6.5 Nature Focus Area** within the Design Code for advice on coding around street trees within the 'trees and planting' box for each area (noting street trees already mentioned in each tier of the road hierarchy in Sections 3.1-3.4).

For clarification, it was agreed at the meeting that that the coding around street trees should be appropriate to the hierarchy of the street, rather than within every street within the development. The coding reflects this.

See **Sections 6.1 Neighbourhood Park to 6.5 Nature Focus Area** within the Design Code for advice on coding around tree species within the 'trees and planting' box for each area.

See **Section 6.6 Sustainable Urban Drainage Systems** within the Design Code for additional details, including mandatory section on maintenance.

N/a

N/a

N/a

N/a

N/a

N/a

See **Section 6.6 Sustainable Urban Drainage Systems** within the Design Code for additional coding on permeable surfacing.

See **Section 6.1 Neighbourhood Park** within the Design Code for additional coding on street with timber removed as the main material.

N/a (Requirement and scope of LEMP set out at page 50 of the Design Code).

