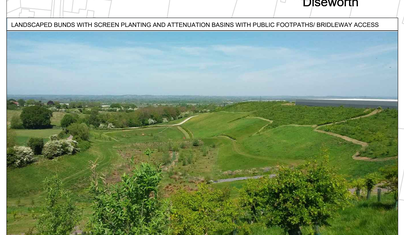
MULTI-STEM TREE PLANTING ADJACENT TO ATTENUATION BASINS

ATTENUATION BASINS WITH WETLAND GRASSLAND HABITAT

GATE/ BARRIER ACCESS CONTROL AS APPROPRIATE TO LOCALITY

INTERPRETATION AND SIGNAGE TO ASSIST PEDESTRIAN NAVIGATION

BENCH/ PICNIC TABLE FURNITURE TO COMMUNITY PARK AND APPROPRIATE LOCATIONS ALONG PUBLIC ACCESS ROUTES ALONG WITH LITTER BIN/ DOG BIN PROVISION



LANDSCAPED BUNDS WITH SCREEN PLANTING AND ATTENUATION BASINS WITH PUBLIC FOOTPATHS/ BRIDLEWAY ACCESS

ORCHARD TREE PLANTING WITHIN COMMUNITY PARK

Proposed Footpath Connection to Airport

Wet Grassland

Proposed Scattered Trees and Shrubs

Monolith Ecology enhancements

Proposed Community Park with Orchard Trees, Seating & Amphitheatre Space

Maintenance access & car park with space for expansion

Informal Parking with controlled access

L46 *(Reference to Existing Public Right of Way)*

L47 *(Reference to Existing Public Right of Way)*

Section of Diverted Public Right of Way between Long Holden and Hyams Lane to become Bridleway

Copse of Parkland trees & monoliths with fence protection

LANGLEY CLOSE

CLEMENTS GATE

LONG HOLDEN

Proposed Bridleway Connection to Long Holden

L48 *(Reference to Existing Public Right of Way)*

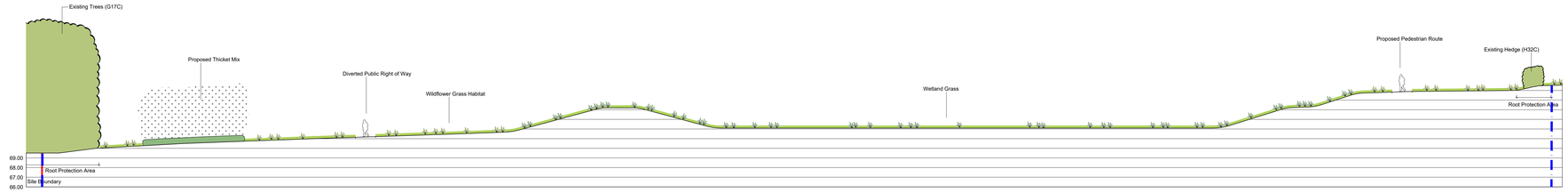
Diseworth

Community Park Layout Plan
1:1500 Scale

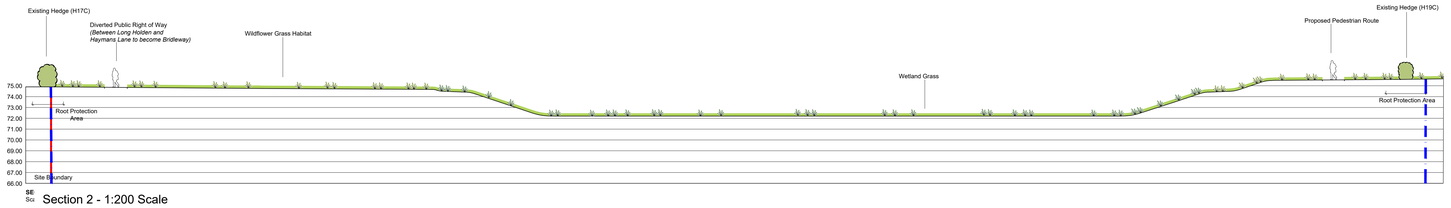
01

02

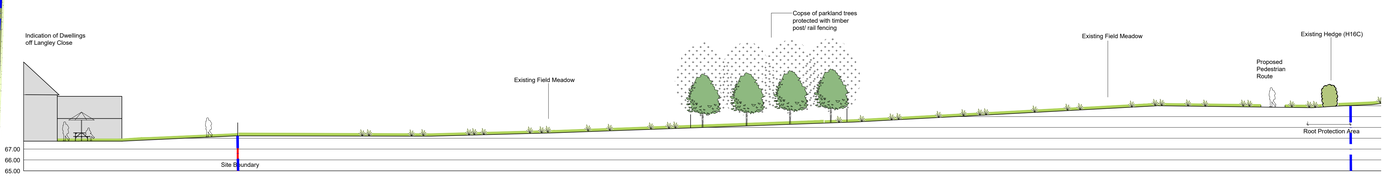
03



Section 1 - 1:200 Scale



SE
Sec Section 2 - 1:200 Scale



Section 3 - 1:200 Scale

Location Plan (NTS)

ECOLOGY/ HABITAT ENHANCEMENTS

THICKET/ SCRUB PLANTING DISTRIBUTED ALONG LOWER SLOPES

FOOTPATH ACCESS AROUND PERIPHERY OF DEVELOPMENT PROVIDES CONNECTIVITY TO WIDER FOOTPATH NETWORK

PERMEABLE CAR PARK SURFACING

0 50m 100m 150m 200m 250m 300m

Scale

NORTH

Landscape Key

- **Existing Trees/ Hedgerows to be retained** (Refer to FPCR tree removal, retention & protection drawings)
- **Extra Heavy Standard Trees** 14-20cm stem girth
- **Multi-Stem Trees** 3.5-4m height
- **Feathered Trees** 1.2-1.8m height
- **Proposed Thicket / Scrub Mix Planting** Transplants 600-800mm OG planted at 1m centres
- **Proposed Native Hedgerow** Transplants 600-800mm OG planted 2 rows 500mm apart at 450mm staggered centres
- **Proposed Drainage Basins/ Wetland Habitat**
- **Proposed Drainage Basins/ Pond Edge Mix**
- **Proposed Wildflower Grassland Habitat**
- **Proposed Amenity Grass Areas**
- **Gravel path with timber edge and associated land drain (To Engineers Specification)**
- **Proposed Pedestrian Routes** **Gravel path with timber edge and associated land drain (To Engineers Specification)**
- **Proposed Public Footpath (Right of Way)** **Gravel path with timber edge and associated land drain (To Engineers Specification)**
- **Proposed Public Bridleway** **Gravel path with timber edge and associated land drain (To Engineers Specification)**
- **Existing Public Right of Way**
- **CONTOUR LEVELS** **(To Engineers Specification)**
- **Indicative Landscape Sections** Refer to 'Landscape Concept Sections' drawing number EMG2-BCA-ELS-XX-DR-L-2313-23-02 and 03.
- Community Park Boundary
- **Site Boundary**

NOTES:
Layout based upon UMC drawings:
EMG2-UMC-SI-01-DR-A-0089-P5 'Illustrative Masterplan' (received 17/04/2025)

Rev	Date	Details of issue / revision	Drw	Rev
P9	20/06/25	Amended to Ecology comments.	MG	MG
P8	12/06/25	Location plan adjusted.	MG	MG
P7	12/06/25	DCO doc ref added.	MG	MG
P6	11/06/25	Amends to team comments.	MG	MG
P5	04/06/25	Amends following consultation.	MG	MG
P4	22/05/25	Updated to BWB Community Park Boundary.	MG	MG
P3	20/05/25	Amends to additional BWB comments.	MG	MG
P2	06/05/25	Amends to BWB comments.	MG	MG
P1	16/04/25	Issued for team comment.	MG	MG

ISSUES & REVISIONS

SEGRO

THE EAST MIDLANDS GATEWAY PHASE 2 AND HIGHWAY ORDER 202[ ]

Drawing Title

COMMUNITY PARK LAYOUT PLAN

Scale	1:1500	Drawn	MG
Size	AO	Reviewed	MG

Regulation
5(2) (o)

Document
DCO 2.16

Drawing Status
CONSULTATION DRAFT

Drawing No.
EMG2-BCA-ELS-XX-DR-L-2313-23 17-S1

Revision
P9