

DEVELOPMENT MANAGEMENT COMMITTEE 23rd JANUARY 2023

Case No: 22/00747/FUL (FULL PLANNING APPLICATION)

Proposal: PUBLIC REALM IMPROVEMENTS TO EXISTING PARK, INCLUDING RESURFACING OF EXISTING PATHS, FOOTPATH WIDENING, CREATION OF NEW SHARED CYCLEWAY/FOOTPATH, WORKS TO EXISTING BRIDGES INCLUDING REPLACEMENT BRIDGE AND ADDITION OF NEW BRIDGE, INSTALLATION OF NEW AND RELOCATED STREET FURNITURE, LANDSCAPING AND OTHER ASSOCIATED WORKS.

Location: RIVERSIDE PARK ST NEOTS ROAD EATON FORD
PE19 7AB

Applicant: HUNTINGDONSHIRE DISTRICT COUNCIL

Grid Ref: 518079 260112

Date of Registration: 25.04.2022

Parish: ST NEOTS

RECOMMENDATION - APPROVE - subject to completion of a public 21 day consultation (if a material consideration is raised within this consultation period officers will consult with chair and vice chair before any formal decision is issued)

This application is referred to the Development Management Committee (DMC) as the application is for the Council's own development.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises the Riverside Park in St Neots, an area of 29 acres on the western side of the River Great Ouse, to the north and south of the St Neots Road bridge. The park is sited entirely within the built up area of St Neots and is within the St Neots Conservation Area. It is in Flood Zone 3. The site lies within a Green Infrastructure Area.
- 1.2 Planning permission is sought for public realm improvements to the St Neots Regatta Meadow Riverside Park. The works would comprise of the following;
 - * the installation of safety bollards
 - * new and relocated litter and dog litter bins

- * new and relocated benches, including new asphalt pads for them to be sited on
- * an extended swale area to accommodate a loss of floodplain from no dig construction paths
- * installation of new shared footpath/ cycleway
- * footpath widening to create a shared footpath/ cycleway
- * resurfacing of footpaths
- * the installation of tactile paving
- * works to roots and canopies of trees
- * works to existing bridges including replacement bridge and addition of new bridge

1.3 The applicant is Huntingdonshire District Council. The aim of the application is to improve the accessibility and quality of the existing green infrastructure of St Neots Regatta Meadow Riverside Park.

1.4 Following a review of the submitted drawings and plans, the description has been amended to include the addition of the new bridge adjacent to the existing bridge. A 21 day public consultation is currently being carried to allow comments on this. Officers consider this to be a minor change in the description as the plans do show the new bridge. Notwithstanding the resolution of Planning committee, if a material consideration is raised from the 21 day public consultation, Chair and Vice Chair will be consulted.

1.5 The application is supported by the following documents;

- * Concept Masterplan
- * Flood Risk Assessment
- * Preliminary Ecological Appraisal
- * Tree Survey and Constraints Plan
- * Bridges Layout
- * Typical Details Including No Dig Construction
- * Updated Flood Risk Assessment
- * Sustainable Drainage Statement

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (20 July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development – see paragraph 8. Paragraph 9 explains that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF. It explains that they are not criteria against which every decision can or should be judged. Decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. Paragraph 10 of the NPPF states: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'. That presumption in favour of sustainable

development is contained in paragraph 11 of the NPPF. As was explained by the Court of Appeal in *Barwood Strategic Land LLP v East Staffordshire Borough Council and SSCLG* [2017] EWCA Civ 893 (when considering an earlier version of the NPPF), paragraph 14 (which has now been replaced by paragraph 11) sets out in clear and complete terms, the circumstances and way in which the presumption is intended to operate and that there is no other presumption in favour of sustainable development in the NPPF. As Lord Justice Lindblom explained at paragraph 35(3):

'When the section 38(6) duty is lawfully performed, a development which does not earn the "presumption in favour of sustainable development" - and does not, therefore, have the benefit of the "tilted balance" in its favour - may still merit the grant of planning permission. On the other hand, a development which does have the benefit of the "tilted balance" may still be found unacceptable and planning permission for it refused [...]. This is the territory of planning judgment, where the court will not go except to apply the relevant principles of public law [...]'.

- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 The National Design Guide 2021
- C1 - Understand and relate well to the site, its local and wider context
 - C2 - Value heritage, local history and culture
 - I1 - Respond to existing local character and identity
 - I2 - Well-designed, high quality and attractive
 - I3 - Create character and identity
 - B2 - Appropriate building types and forms
 - M3 - Well-considered parking, servicing and utilities infrastructure for all users
 - N3 - Support rich and varied biodiversity
 - H1 - Healthy, comfortable and safe internal and external environment
 - H2 - Well-related to external amenity and public spaces
 - H3 - Attention to detail: storage, waste, servicing and utilities
- 2.4 The Planning Practice Guidance is also relevant and is a material consideration.
- 2.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty as respects conservation areas in the exercise of planning functions. Paragraph 1 sets out that 'With respect to any buildings or other land in a conservation

area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP3: Green Infrastructure
- LP5: Flood Risk
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Guidance

- Huntingdonshire Design Guide (2017)
- Cambridgeshire Flood and Water SPD (2017)
- Huntingdonshire Tree Guidance Note 3

3.3 St Neots Neighbourhood Plan 2014- 2029

- *A2: Landscaping
- *A3: Design
- *P1: Green Spaces
- *P3: The Setting of the River Great Ouse
- *P4: Flooding

Local For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

4.1 06/02186/FUL Extension to car park to provide an additional 105 parking spaces and relocation of football pitch - Withdrawn 26/02/07

4.2 07/00680/FUL Alterations including installation of security shutters - Approved 13/04/07

4.3 16/01193/FUL Development of non- profit miniature railway - Approved 03/011/16

4.4 Change of use from sports pavilion to sandwich bar - Approved 30/04/19

5. CONSULTATIONS

5.1 Parish Council:

(Received 10/06/22) - Resolved to defer the application to the next meeting of the Planning Committee for further consideration.

(Received 28/09/22) – The Council welcomes the application which will enhance the riverside in St Neots and provide a more accessible multi- use pathways for all residents. The application was also considered to be within permitted development.

5.2 Rights of Way Officer:

(Received 17/06/22) - The Definitive Map team are unable to locate any reference to the Public Rights of Way on the submission plans, including the Concept Masterplans. We request therefore that the relevant plans should be amended to highlight the interaction between the Public Rights of Way and the proposals. This will enable the Definitive Map team to fully consider the proposals. For this reason, the Definitive Map team object to the application.

(Received 08/12/22) without these plans to show the interface with the existing public rights of way, we are unable to give any detailed and considered response to the direct impact of proposals upon existing public rights of way. Nevertheless I can advise you of the informative, and draw particular attention to those regarding change of surface, and obstruction.

- Public Footpaths No. 29 and No. 30 St Neots must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
- The Public Footpaths Nos. 29 and 30 St Neots must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority)
- No alteration to Public Footpath surfaces is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
- Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

- The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).
- The applicant will be required to meet the costs of any new or amended signage that may be required as a result of any legal changes to the Public Rights of Way network.
- Furthermore, the applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and further information regarding this can be found on the County Council's website at <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits/>.

5.3 Landscape Officer: (Received 09/06/22) - No objections.

5.4 Environment Agency:
(Received 05/06/2022) - We object to the proposed development as the submitted Flood Risk Assessment (FRA) does not comply with the requirements for site specific flood risk assessments as set out in paragraphs 30 - 32 of the Flood Risk and Coastal Change section of the Planning Practice Guidance. The FRA therefore does not adequately assess the risks posed by the development. In particular, the FRA fails to demonstrate that there will be no increase in flood risk elsewhere as a result of a loss of floodplain at the site.

The Lead Local Flood Authority should be consulted with regard to the proposed works to the existing bridges and replacement bridge, as these are located on ordinary watercourses.

(To the amended FRA; Received 21/11/2022) – We have reviewed the submitted amendments and are able to remove our objection. The submitted information about flood risk demonstrates that the development will comply with the National Planning Policy Framework's policies on flood risk.

5.5 Wildlife Trust: No comments received.

5.6 Lead Local Flood Authority:

(Received 17/10/2022) – We object as a surface water drainage strategy for the application was not submitted and there is insufficient information for the application to be determined.

(Received 06/01/2023) Following a review of the submitted Sustainable Drainage Statement dated January 2023, we remove our objection. The applicant has demonstrated that the scheme meets the requirements of the National Planning Policy

Framework (NPPF) for the scale of the development. In addition, the applicant has confirmed that additional floodplain storage will be provided as part of the scheme which will reduce the impact of any additional impermeable area on surface water runoff.

- 5.7 Tree Officer – Supports. The proposed replacement paths impact on the Root Protection Area (RPA) of trees to be retained. There is no requirement to fell any trees in order to construct the proposal. Tree works have been identified for Health & Safety reasons, irrespective of development. Whilst limited detail has been provided in the Concept Masterplan regarding no-dig surfacing and new parkland furniture, the application lacks detailed methodology. No Arboricultural Impact Assessment or Tree Protection Plan has been provided. The Tree Officer has been consulted as part of the application and raises no objection as these works subject to conditions regarding Arboricultural Method Statement, Tree Protection Plan and Scheme of Monitoring in order to protect trees and their roots during construction.

6. REPRESENTATIONS

- 6.1 The application has been advertised by means of site and press notices, given the application would affect the setting of the Conservation Area. 24 neighbouring properties were also notified of the application by letter.
- 6.2 Comments have been received from one neighbour, objecting on the following grounds:
- The creation of a 4m wide shared footpath is excessive, especially compared with the narrower shared paths linking Willow Bridge to St Neots meadows.
 - The path is disconnected, being in three separate sections linked by narrower existing paths and bridges. There is no explanation or reason given for the choice of route or how it links to footpaths or cycleways in the surrounding area;
 - The preliminary ecology appraisal is inadequate. Riverside Park has a rich flora and fauna (not just trees). A bat survey should be carried out in advance of any works to trees as bats are certainly present in the Coneygeare area and probably Riverside Park as well.
 - The flood risk assessment is cursory. Although no new floorspace is being created, a broad path is being built that is much wider than existing paths. The FRA states that it will be a permeable surface, but the plans suggest it will mostly be asphalt with only small sections constructed in permeable stone. There is no assessment of how the path might impede the flow of water across the park during a flood event, as sometimes happens.
 - There is no consideration of what measures could be put in place to deter use by motorised forms of transport (e.g. e-

scooters and e-bikes), which are already a hazard to pedestrians on existing paths in the area.

- 6.3 Comments have been received from one neighbour, supporting on the following grounds:
- Widening of the footpaths re welcomed especially in winter when the existing narrow path makes it difficult for a pushchair/wheelchair to get by without anyone having to step onto the grass.
 - Signage could be important to make people aware of highway safety.
 - Additional light columns would be beneficial.

7. ASSESSMENT

- 7.1 As set out within the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. The Planning and Compulsory Purchase Act 2004 (Section 38(6)) explains that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This is reiterated within paragraph 47 of the NPPF (2021). Paragraph 12 of the NPPF states that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.2 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)
 - 21 Neighbourhood Plans
- 7.3 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 of the NPPF confirms that it is a material consideration and significant weight is given to the NPPF as a matter of planning judgment in determining applications.

- 7.4 The main issues to consider in the determination of this application are:
- The Principle of the Development
 - Design and Visual Amenity and Impact on the Conservation Area and the Green Infrastructure Priority Area
 - Impact upon Residential Amenity
 - Biodiversity
 - Trees and Landscaping
 - Flood Risk
 - Other matters

The Principle of the Development

- 7.5 Policy LP32 (Protection of Open Spaces) resists the loss of open space and outdoor recreation facilities. Policy LP3 (Green Infrastructure) supports green infrastructure and, where possible, seeks its enhancement, concentrating efforts on protecting, enhancing or creating links within, to and between green infrastructure priority areas. In addition, Policy LP3 seeks to improve the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt).
- 7.6 Policy P1 of St Neots Neighbourhood Plan is concerned with green spaces and recognises that Riverside Park is designated as a Local Green Space. The policy states that proposals for sustainable development within the park *“will only be permitted where it relates to leisure and recreation. All proposals must demonstrate that they have a genuine need to be located within the Local Green Space and will not adversely affect the tranquillity of the Local Green Space or existing users. All proposals must demonstrate that they are of an appropriate scale, layout and design.”*
- 7.7 The aim of the proposed works is to improve the accessibility and quality of the existing green infrastructure of St Neots Regatta Meadow Riverside Park. This will enable visitors to further appreciate Riverside Park. Officers consider the proposal to be in accordance with the aims of policies LP3 and LP32 of the of the Huntingdonshire's Local Plan to 2036 and policy P1 of the St Neots Neighbourhood Plan. The principle of development is therefore considered to be acceptable subject to the materials planning considerations discussed below.

Design, Visual Amenity and Impact on the Conservation Area, the Green Infrastructure Priority Area and Public Right of way

- 7.8 The proposal falls within St Neots Conservation Area.
- 7.9 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 7.10 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.11 Para. 199 of the NPPF set out that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*. Para. 200 states that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'*
- 7.12 Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.13 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment.
- 7.14 Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.
- 7.15 Planning permission is sought for public realm improvements to the St Neots Regatta Meadow Riverside Park. The works would comprise of the following;
- * the installation of safety bollards
 - * new and relocated litter and dog litter bins
 - * new and relocated benches, including new asphalt pads for them to be sited on
 - * an extended swale area to accommodate a loss of floodplain from no dig construction paths
 - * installation of new shared footpath/ cycleway
 - * footpath widening to create a shared footpath/ cycleway
 - * resurfacing of footpaths
 - * the installation of tactile paving
 - * works to roots and canopies of trees
 - * works to existing bridges including replacement bridge and addition of new bridge
- 7.16 The existing paths (which are up to 1.5m wide) and some of the pads upon which the benches are located are in a worn and

cracked state of repair. This therefore detract from the overall appearance of the park itself and also the conservation area. Accordingly, the proposed resurfacing works to these elements of the park will have a positive and enhancing visual impact.

- 7.17 A neighbour has objected on the grounds that the creation of a 4m wide shared footpath is excessive, especially compared with the narrower shared paths linking Willow Bridge to St Neots meadows.
- 7.18 The new footpath/ cycleway and the widening of the existing footpath to create a shared footpath/ cycleway would be done with materials which would match those used in the resurfaced footpaths and would be in keeping with the overall appearance of the park. Given the size of the park, it is not considered that the increased amount of footpaths/ cycleways would be harmful to the appearance of the park. While the widened and extended paths would be wide at 4m in width, it is not considered that they would be excessively wide. A two metre width of path for walkers and the same width for cyclists is not considered to be excessive, but would maintain the safety of both the walkers and the cyclists. Moreover, the path would not be 4m in width for its full length. While the varying width of the path would have a certain visual impact, it would not be harmful to the overall appearance of the park, especially as it would represent an improvement over the existing character and appearance of the park. It is considered to be in accordance with the aims of LP16 (sustainable travel).
- 7.19 The other proposed works - the installation of safety bollards, the new and relocated litter and dog litter bins, the extended swale area and the installation of tactile paving – would have a similarly positive and enhancing impact upon the park.
- 7.20 The proposed changes and enhancements to the park are considered to have a positive impact upon its appearance and will enhance the character and appearance of the St Neots Conservation Area. The proposed development therefore complies with Policies LP11, LP12, LP16 and LP34 of the Local Plan, the Huntingdonshire Design Guide (2017) and the National Planning Policy Framework (2021).

Green Infrastructure Priority Area

- 7.21 Policy LP3 (Green Infrastructure) of the Local Plan states:
'A proposal will be expected to support green infrastructure and will therefore be supported where it demonstrates that it (amongst other things):
b. protects and where possible enhances existing green infrastructure, concentrating efforts on protecting, enhancing or creating links within, to and between green infrastructure priority areas and the Cambridgeshire Strategic Green Infrastructure Network;

c. is consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy (2011) or successor documents;
d. improves the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt); and
f. maintains and where appropriate enhances the rights of way network."

- 7.22 With regards to these criteria, the proposed development would enhance the existing green infrastructure in the park and it would be consistent with the objectives of the Cambridgeshire Strategic Green Infrastructure Network. These are to reverse the decline in biodiversity; to mitigate and adapt to climate change; to promote sustainable growth and economic development and to support healthy living and well-being. The enhancements to the park would make it more attractive as a facility to visit and use and would therefore support and promote healthy living and well-being. The proposal therefore complies with policy LP3 of the Local Plan.

Public Right of Way

- 7.23 Policy LP16 states Where a proposal would affect an existing public right of way or other formal non-motorised users' route, this route should be protected or enhanced within the proposed development. Where this is not possible it should be diverted to a safe, clear and convenient alternative route. The stopping up of paths/ routes will only be acceptable where all opportunities to provide a safe, clear and convenient alternative have been investigated and proved to be unsuitable.
- 7.24 The Rights of Way Officer has been consulted and raised concern that the submitted plans do not show the existing rights of way. However, they have recommended a number of informatives. Officers consider the proposal would not adversely affect the amenity of the footpath in accordance with policies LP10 part c) and LP16 of the Huntingdonshire's Local Plan to 2036.

Impact upon Residential Amenity

- 7.25 Policy LP14 of the Local Plan states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and is maintained for all users and occupiers of neighbouring land and buildings, regarding light and overshadowing, overbearing appearance, overlooking and loss of privacy and noise. The Design Guide and the National Planning Policy Framework reiterate these criteria.
- 7.26 The nearest residential properties to Riverside Park are on the opposite side of Crosshall Road and The Paddock (both immediately to the west of the park) and on the opposite side of the River Great Ouse. Given the nature of the proposed works – enhancing the character and appearance of the park – and their

siting in relation to those dwellings, the development would not have a harmful impact upon the amenities of their occupiers in any regard. The proposed development would therefore comply with Policy LP14 of the Local Plan, the Huntingdonshire Design Guide and the NPPF.

Biodiversity

- 7.27 Policy LP30 of the Local Plan advises that all development should provide a net gain in biodiversity where possible, and that this should be appropriate to the scale, type and location of development.
- 7.28 A neighbour has objected on the grounds that the preliminary ecology appraisal is inadequate as it does not consider the rich flora or bats.
- 7.29 The Preliminary Ecological Appraisal submitted with the application is limited in its scope and description of how the proposal would enhance the biodiversity of the park. However, it is considered that the proposed works to the park would have a limited impact upon the biodiversity potential of the park as they would largely be replacing existing footpaths and structures within the park. The widened and new footpaths would be in areas which are grass and in terms of biodiversity, are limited. Moreover, the extent of the new and widened footpaths (in terms of area) is also limited in relation to the park as a whole, such that the overall impact of the development upon biodiversity would be limited too. The extended drainage swale would also result in supplementary biodiversity enhancements. It is therefore considered that the proposed development complies with Policy LP30 of the Local Plan and the NPPF.

Trees

- 7.30 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and where development has any adverse impacts in these regards, that they be minimised as far as possible.
- 7.31 The proposed replacement paths impact on the Root Protection Area (RPA) of trees to be retained. There is no requirement to fell any trees in order to construct the proposal. Tree works have been identified for Health & Safety reasons, irrespective of development. Whilst limited detail has been provided in the Concept Masterplan regarding no-dig surfacing and new parkland furniture, the application lacks detailed methodology. No Arboricultural Impact Assessment or Tree Protection Plan has been provided. The Tree Officer has been consulted as part of the application and raises no objection as these works subject to conditions regarding Arboricultural Method Statement, Tree Protection Plan and Scheme of Monitoring in order to protect trees

and their roots during construction. Subject to these conditions, the proposal would be in accordance with policy LP31 of the Huntingdonshire's Local Plan to 2036

Flood Risk

- 7.32 Policy LP5 Local Plan states on a site that is at risk of flooding from any form, where there are critical drainage problems or on sites of one hectare or more, a proposal will only be supported where a site-specific flood risk assessment has been produced, appropriate to the scale and nature of the development and risks involved, including consideration of the impact of climate change, and is agreed with relevant bodies. Policy LP15 of the Local Plan states a proposal will only be supported where surface water has been considered from the outset as an integral part of the design process and the proposal incorporates sustainable drainage systems in accordance with the Cambridgeshire Flood and Water Supplementary Planning Document.
- 7.33 Policy P4 of the St Neots Neighbourhood Plan states: Development proposals will be expected to include sustainable drainage systems (SUDS). In addition to their principal role of flood risk management SUDS should offer additional benefits such as amenity value and biodiversity enhancement.
- 7.34 The application site is in Flood Zone 3. The amended Flood Risk Assessment outlines that the proposed swale has been extended to allow greater capacity. This amended Flood Risk Assessment has satisfied the concerns of the Environment Agency that the development will not have an adverse impact in terms of flood risk or surface water flooding.
- 7.35 The submitted Sustainable Drainage Statement states: *'The majority of the paths are being raised as result of the 'no dig' construction in part. There is some widening of the paths but overall this is minimal. As such, the amount of surface area of the paths is not significantly increasing. Given that the majority of the paths are relatively narrow, the run-off from the paths will remain as existing, running off onto a permeable surface on either side. On the basis that the flood plain storage is being increased, this is considered acceptable.'* The Lead Local Flood Authority accepts this and now supports the application.
- 7.36 A neighbour has objected on the flood risk assessment being inadequate. Following the submission of further information, both the Environment Agency and the Lead Local Flood Authority are satisfied with the proposal. Officers accept this advice. No conditions are recommended in regard to surface water drainage. The proposal is considered to be in accordance with policies LP5, LP6 and LP15 of the Huntingdonshire's Local Plan to 2036 policy P4 of the St Neots Neighbourhood Plan.

Other matters

- 7.37 The letter of objection received about the application states the path is disconnected and questions why there is no explanation or reason given for the choice of route or how it links to footpaths or cycleways in the surrounding area. However, the proposal is for public realm improvements to the existing park, including the works listed and discussed in this report. The purpose of the application is not to create additional or upgraded links to the surrounding footpath and cycleways.
- 7.38 It is noted that there is no consideration of what measures could be put in place to deter use by motorised forms of transport. However, this is an issue for the park management. Moreover, the widened paths would result in less potential conflict between pedestrians and people using scooters and bikes.

CONCLUSION AND PLANNING BALANCE

- 7.39 Officers have considered the submitted information and have considered the potential public benefits of the scheme. It is considered that the proposal will improve the accessibility and quality of the existing green infrastructure of St Neots Regatta Meadow Riverside Park.
- 7.40 Having regard to all relevant material considerations, it is concluded that the proposal would accord with local and national planning policy. Therefore, it is recommended that planning permission be granted.

8. RECOMMENDATION - APPROVAL subject to completion of a public 21 day consultation (if a material consideration is raised within this consultation period officers will consult with chair and vice chair before any formal decision is issued) subject to conditions to include the following

- Approved plans
- Materials as shown on plans
- Drainage strategy compliance
- Arboricultural Method Statement
- Tree Protection Plan and Scheme of Monitoring

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs

CONTACT OFFICER:

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

No	Reference	Development	SNTC Decision
1	22/00305/REM	<p>Stonebond Properties (St Albans) Limited (Amelia Cherry) Wintringham Park Cambridge Road St Neots</p> <p>Application for Reserved Matters Approval for the erection of 127 dwellings and all ancillary works, associated infrastructure and engineering works pursuant to Permission 17/02308/OUT (Parcel 6).</p>	<p>RESOLVED to defer the application to the next meeting of the Planning Committee when more information in relation to queries from the LLFA should be available.</p>
2	22/01003/REM	<p>Wintringham Park Cambridge Road St Neots</p> <p>Application for Reserved Matters Approval for the erection of 144 dwellings and all ancillary works, associated infrastructure and engineering works pursuant to Permission 17/02308/OUT (Parcel 5).</p> <p>Wintringham Park Cambridge Road St Neots</p>	<p>RESOLVED to approve the application.</p>
3	22/00747/FUL	<p>Huntingdonshire District Council, St Neots Regatta Meadow Riverside Park, Crosshall Road, Eaton Ford, Saint Neots, PE19 7AB</p> <p>Public realm improvements to existing park, including resurfacing of existing paths, footpath widening, creation of new shared cycleway/footpath, works to existing bridges including replacement bridge, installation of new and relocated street furniture, landscaping and other associated works.</p>	<p>RESOLVED to defer the application to the next meeting of the Planning Committee for further consideration.</p>

Development Management Committee



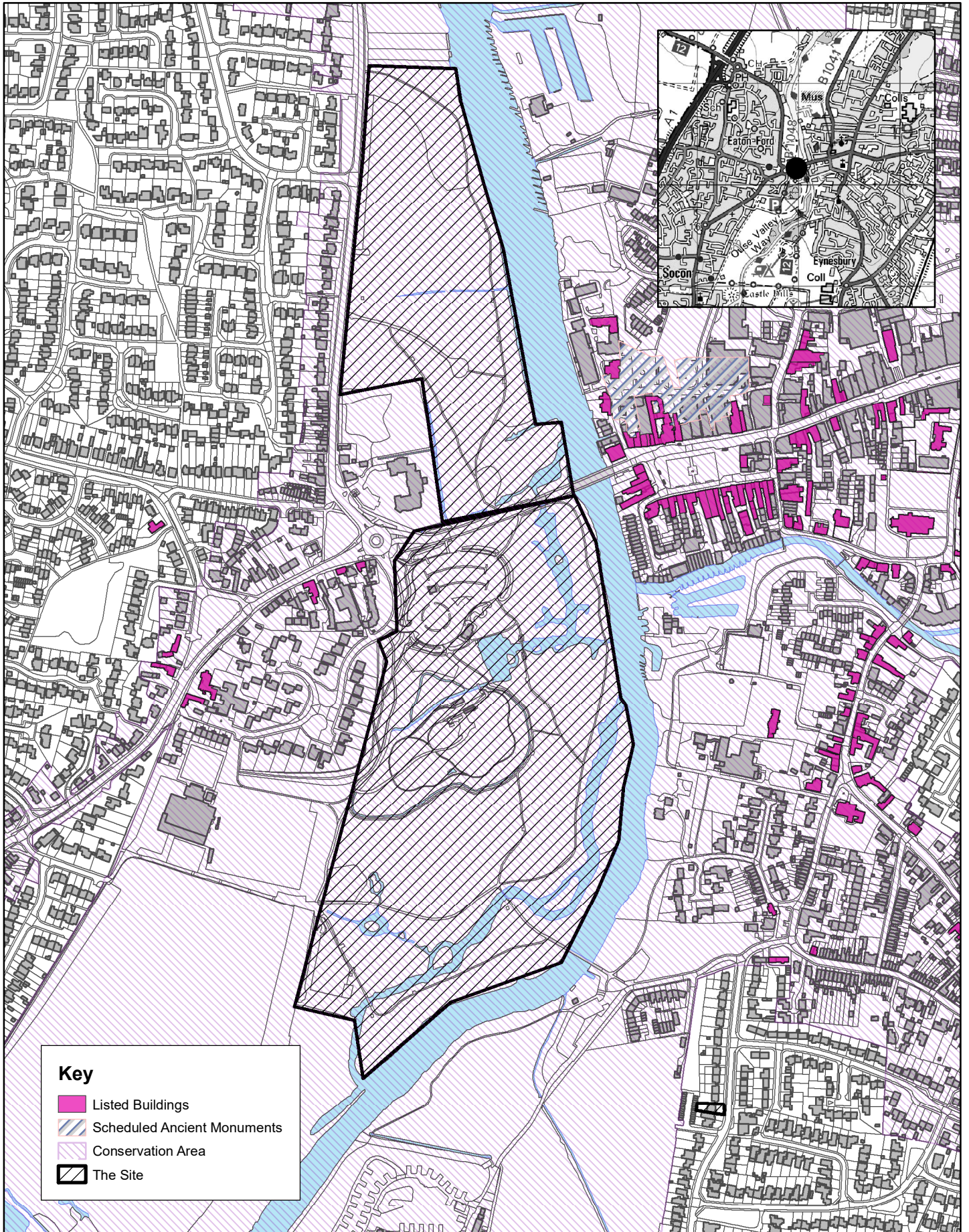
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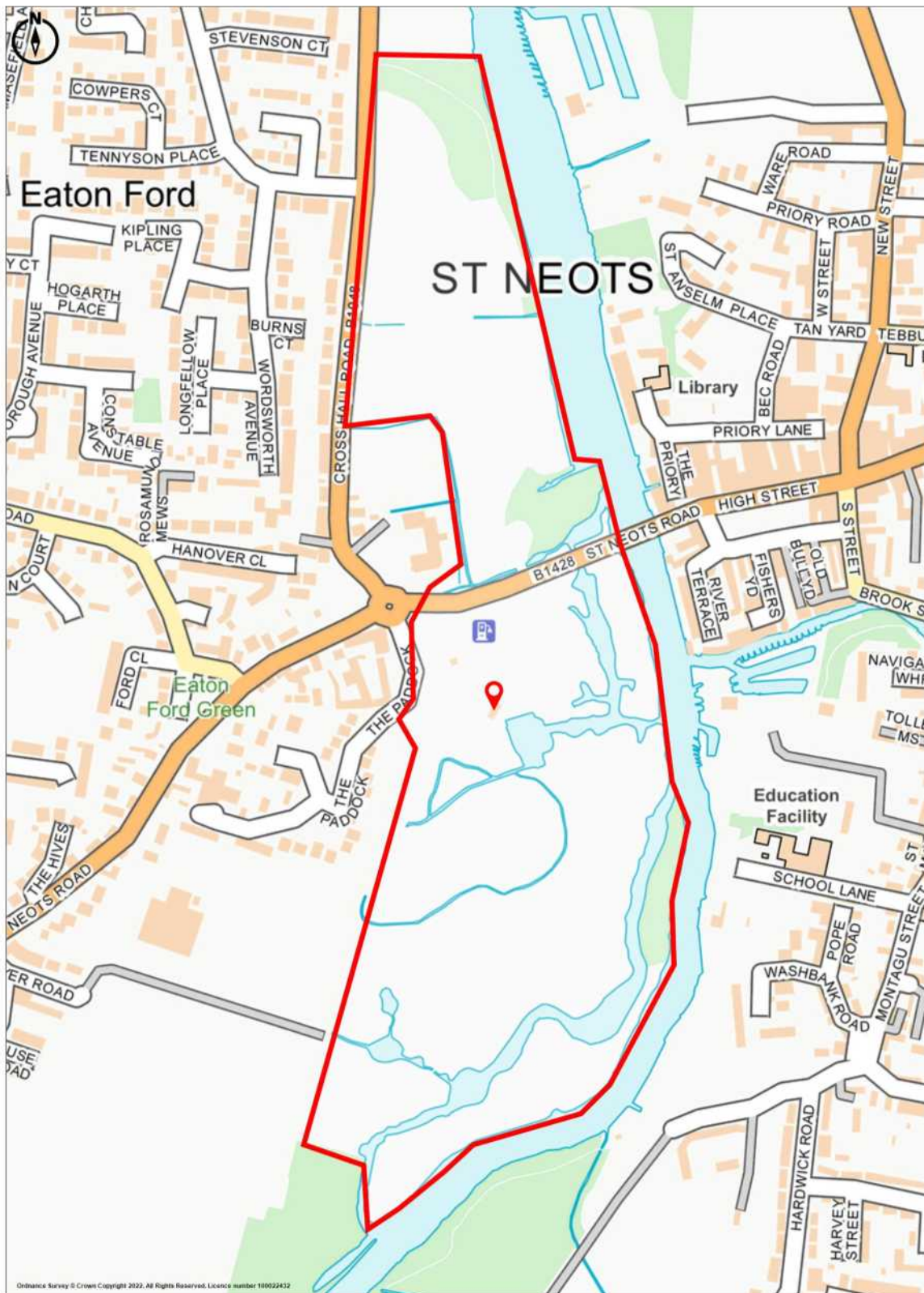
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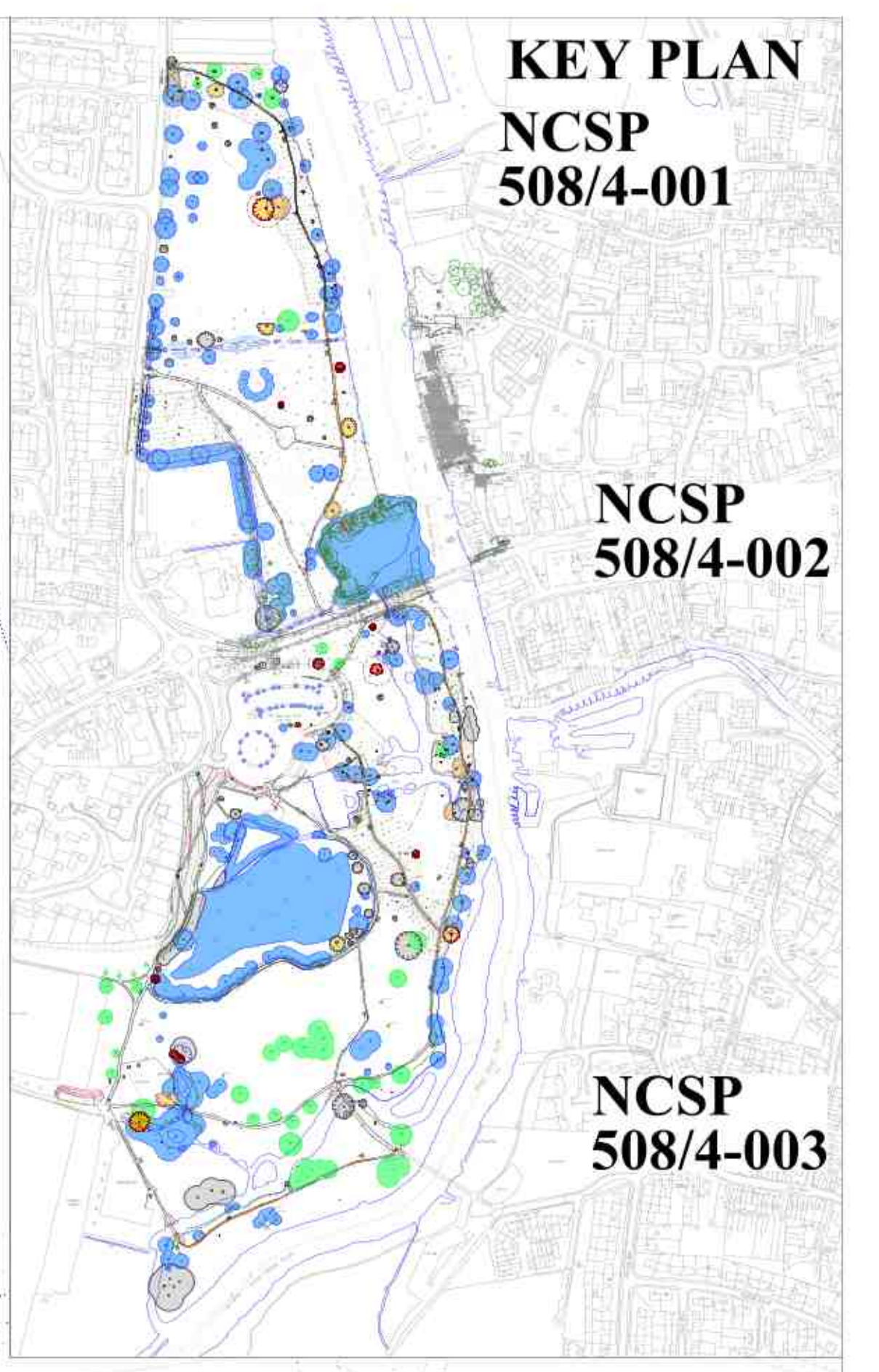
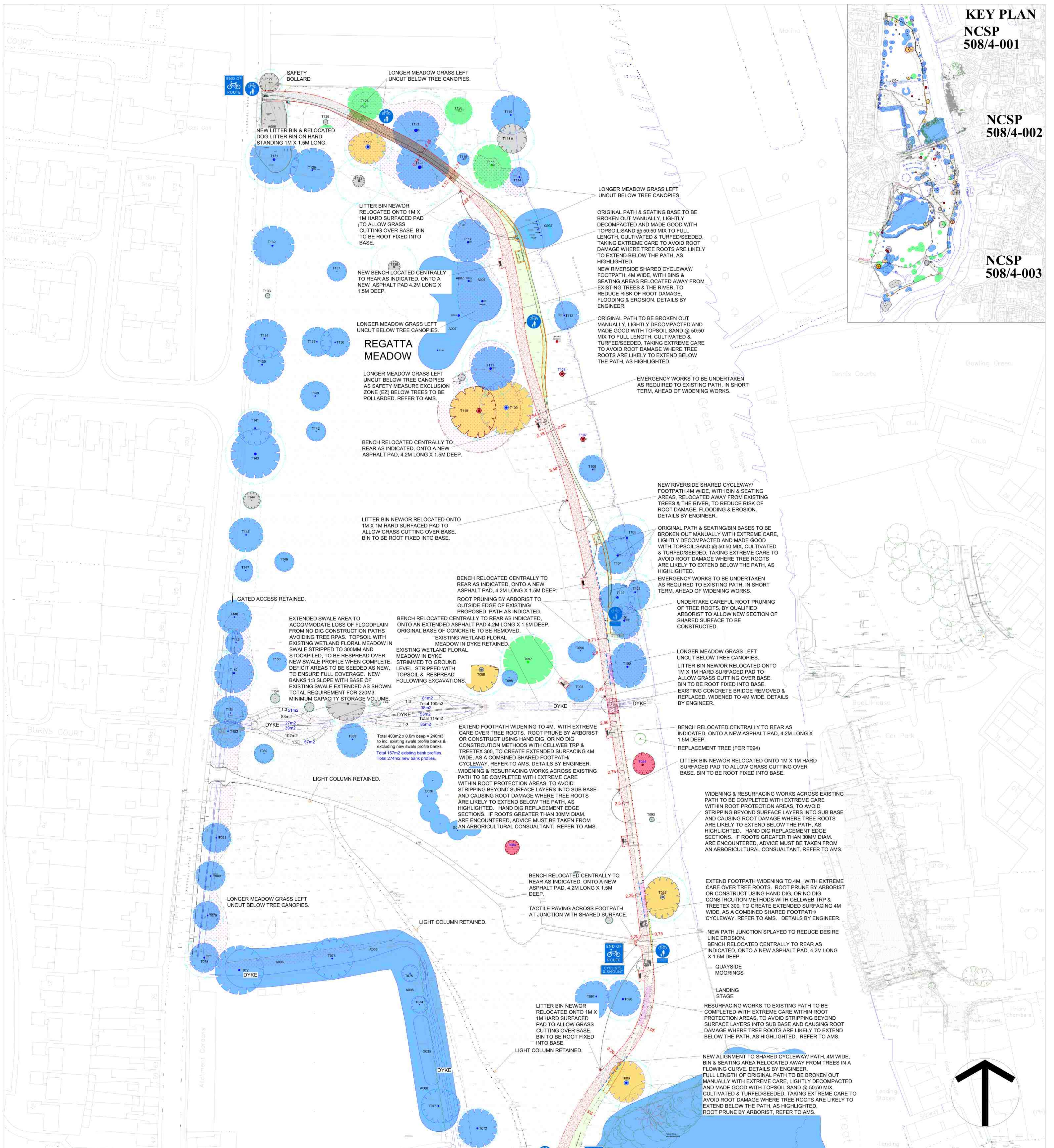
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DETAILED KEY

- EXISTING SOFT WORKS**
- EXISTING TREES RETAINED WITH 1.5M DIAM CIRCULAR AREA OF GRASS REMOVED FROM BASE & 50MM DEPTH BARK MULCH AFTER SETTLEMENT.
 - EXISTING TREES RETAINED WITH POTENTIAL NEED FOR ROOT PRUNING BY QUALIFIED ARBORIST TO ALLOW CONSTRUCTION OF EXTENDED FOOTPATHS WITHIN ROOT PROTECTION AREAS.
 - EXISTING VEGETATION RETAINED.
 - EXISTING TREES & VEGETATION TO BE REMOVED.
 - EXISTING AMENITY GRASS RETAINED WITH 1.5M DIAM CIRCULAR AREA OF NO GRASS, SPRAYED OFF WITH 2% HYPOCLORITE TO BASE OF EXISTING TREES.
 - EXISTING PICTORIAL MEADOW FLORAL MEADOW RETAINED WITH 1.5M DIAM CIRCULAR AREA OF NO GRASS/FLORAL MEADOWS TO BASE OF TREES. AREAS OF EXISTING SWALE TO BE REPROFILED, TO BE STOPPED OFF SOIL WHEN PLANTS ARE CORONANT AND RESEED OVER EXCAVATED & REPROFILED SWALE.
 - PROPOSED SWALE EXTENSION TO COMPENSATE FOR FLOOD STORAGE CAPACITY. PROPOSED FLORAL LAND SEED MIX TO BE LOCATED ALONG EXTENDED SWALE TO MATCH EXISTING MIX.
- PROPOSED SOFT WORKS**
- PROPOSED EXTRA HEAVY STANDARD TREES, WITH 150MM HIGH DOUBLE STAKE SET PARALLEL TO BOUNDARY PLANTING, WITH 150MM DIAM. IRRIGATION PIPE, SPIRAL RABBIT GUARD & 150MM DEEP 50MM DEPTH BARK MULCH AFTER SETTLEMENT TO BASE.
 - PROPOSED NATIVE SPECIES PLANTING AT 50MM.
 - PROPOSED SEED OR TURF TO MAKE GOOD ALONG EDGE OF PATHS/SURFACES/CONCRETE: WHERE ORIGINAL SURFACE HAS BEEN REMOVED IN FULL OR AS PART OF WIDENING OR IMPROVEMENT WORKS.
 - EXISTING GRASS LEFT LONG BELOW TREE CANOPIES & MAINTAINED BY 300 CUTS PER YEAR, ONE IN EARLY APRIL, ONE IN LATE JULY AND ONE IN LATE OCTOBER, AS INDICATED ON SOFT LANDSCAPE DRAWING. ARRANGING TO BE REMOVED IN JULY. EXISTING TOPSOIL SHALL BE USED IN THIS AREA.
 - PROPOSED NEW & EXTENDED HARD SURFACE OVER EXISTING TREE ROOTS, IN ROOT PROTECTION AREA, TO BE FORMED BY NO DIG CONSTRUCTION METHODS RETAINING EXISTING SURFACES INTACT, OVERLAIN BY A SINGLE LAYER OF 150MM TYPICAL LAYERS OF 'CELLWEBS' 100MM TO 200MM DEEP AND 'TREE TEX 300', SUPPLIED BY GEOSYNTHETICS. TEL: 01469 411799.
 - SURFACE EDGE DETAILS TO BE GREEN OAK SLEEPERS & METAL EDGE RESTRAINTS TO RETAIN BUILD UP OF MATERIAL. REFER TO ICD DETAIL 1 & 2 DETAILS BY ENGINEER.
 - PROPOSED NEW & EXTENDED HARD SURFACES/EDGES OVER EXISTING TREE ROOTS, IN ROOT PROTECTION AREA, TO BE HAND PAID & FORMED BY NO DIG CONSTRUCTION, BY SCRAPING OFF SURFACE LAYERS ONLY, TO ALLOW FOR RESURFACING WORKS, AVOIDING EXCAVATION & REMOVAL OF THE EXISTING SUB BASE TO RETAIN & PROTECT TREE ROOTS GROWING BELOW THE SURFACE. EDGE TO BE REVERSED FOR EACH LOCATION DEPENDING ON ROOT IMPACTS, TAKING ARBORICULTURAL ADVICE AS REQUIRED.
 - NO DIG CONSTRUCTION EDGE DETAIL TO SURFACES: TO BE GREEN OAK SLEEPERS, 200X LONG X 100 X 200MM WIDE, (BROWN LINE) 2-NO SLEEPER SET 100MM HIGH ON SIDES, @ 200-300MM OVERALL, AS REQUIRED, WITH STAGGERED JOINTS. CUT TO ENSURE NO GAPS BETWEEN TAMBOR JOINTS. ALL TO RETAIN CELLULAR CONFINEMENT & BLOCK WORK CONSTRUCTION SLEEPERS PRE-DRILLED THROUGH CENTRE AND PINNED INTO GROUND WITH GALVANISED METAL ROAD PINS UP TO 40MM DEEP AND 10MM HIGH ALUMINIUM EDGE RESTRAINT BENCH LONG, SCHEDULED TO SLEEPERS AT 60M INTERVALS. N.B. SPLIT SLEEPERS WILL BE REJECTED. BLOCK PAVING TO BE RETAINED BY 100MM HIGH ALUMINIUM EDGE RESTRAINT TYPE 'ALUEXCEL' FLEXIBLE TO CURVED EDGES, REF: A6/FORM/10/024, OR RIGID TO STRAIGHT EDGES WITH CORNER SECTIONS, REF: A6/FORM/10/020, 100MM HIGH, 150MM FINISH, (BLUE LINE). ALL TO HAVE 2ND FIXING SPACES PER 2.5M LENGTH & LARGE CONNECTOR STRIPS AS REQUIRED, SUPPLIED BY HINLEY SYSTEMS. TEL: 01569 839666. REFER TO ICD DETAIL 1 & 2 DETAILS BY ENGINEER.

EXISTING HARD WORKS

- EXISTING TOPO SURVEY EDGE OF EXISTING PATH DETAIL.
 - EXISTING HARD SURFACE ASPHALT RETAINED.
- PROPOSED HARD WORKS**
- REDUNDANT EXISTING SECTIONS OF FOOTPATHS/SURFACING TO BE BROKEN OUT WITH EXTREME CARE TO AVOID DAMAGE TO TREE ROOTS THAT ARE LIKELY TO EXTEND BELOW THE SURFACE SUB BASE. REMOVE ALL HARD STANDING/SURFACES WITH EXTREME CARE, LIGHTLY DECOMPACT & BACKFILL ALL AREAS WITH TOPSOIL & SAND 50/50 MIX & RESEED. PROPOSED DIRECTION OF SURFACE WIDENING (ARROW). ALL WIDENED SURFACE EDGES TO BE MADE GOOD WITH AMENITY GRASS SEED OR TURF AS INDICATED.
 - PROPOSED EDGE OF WIDENED SURFACE SECTION (RED), WITH OFFSET DIRECTION & DIMENSIONS FROM EXISTING SURFACE EDGE. SOME DIMENSIONS INDICATE EXISTING/PROPOSED PATH WIDTHS.
 - EXISTING ASPHALT HARD SURFACES TO BE RETAINED AS EXISTING, WITH EDGES MADE GOOD AS REQUIRED AT JUNCTION INTERFACE WITH WIDENED SHARED SURFACE. ALL EDGES TO BE SET FLUSH WITH ADJACENT GRASS. TOPSOIL TO BE TOPPED UP & RESEED WITH AMENITY GRASS MIX AS REQUIRED. DETAILS BY ENGINEERS.
 - EXISTING ASPHALT CONCRETE HARD SURFACE WIDENED TO THE FULL 4M AS NEW, OR WITH A NEW WEARING COURSE, ONLY IN RIPA AREAS. RETAINING THE SUB BASE STRUCTURE ABOVE TREE ROOTS. ALL TO FORM SHARED SURFACE FOR CYCLES & PEDESTRIANS. MINIMUM 1.0M & MAXIMUM 4.0M WIDE ASSOCIATED BASES TO SEATING 1.2M X 1.5M & LITTER BINS (1M X 1M).
 - ALL SURFACES LOCATED TO BEHIND SURFACE TREE ROOTS. ASPHALT TO HAVE A WEARING COURSE FINISHED WITH ROLLED GRAVEL IN SURFACE & EDGED WITH PCC 50MM FLUSH FIN KERBS. SET FLUSH WITH GRASS (OUTER RED LINES). ALL SURFACES TO BE IN ACCORDANCE WITH CCC ADAPTABLE STANDARDS, REF: HERS SPECIFICATIONS, WHERE SURFACES ARE LOCATED BEYOND TREE ROOT RPAS. ALL SEATING SURFACES TO BE INTEGRATED AS ONE WITH PATH SURFACE TO AVOID GAPS TO PREVENT WEED GROWTH. DETAILS BY ENGINEERS.
 - PROPOSED NEW SECTION OF ASPHALT HARD SURFACE TO FORM SHARED SURFACE FOR CYCLES & PEDESTRIANS. A MINIMUM OF 1.0M WIDE & MAXIMUM 4.0M WIDE ASSOCIATED BASES TO SEATING 1.2M X 1.5M & LITTER BINS (1M X 1M). ALL LOCATED TO BEHIND TREE ROOTS. ASPHALT TO HAVE A WEARING COURSE FINISHED WITH ROLLED GRAVEL IN SURFACE & EDGED WITH PCC 50MM FLUSH FIN KERBS. SET FLUSH WITH GRASS (OUTER RED LINES). ALL SURFACES TO BE IN ACCORDANCE WITH CCC ADAPTABLE STANDARDS, REF: HERS SPECIFICATIONS, DETAILS BY ENGINEERS.
 - PROPOSED SAFETY BOLLARDS WITH REFLECTIVE SIGNAGE AT CYCLEWAY/PEDESTRIAN JUNCTIONS WITH 1.5M OFFSETS. CLIENT TO SUPPLY BOLLARDS. DETAILS BY ENGINEERS.
 - PROPOSED PERMEABLE BLOCK PAVING TO NO DIG CONSTRUCTION SHARED CYCLEWAY/FOOTPATH & FOOTPATH AREAS. PAVING LAY AS NEW, OVER 'CELLWEBS' TRP AND EDGES BUTEN PAVING TYPE, TOBERMOORE, HYDROPAVE, ALL TO BE INTEGRATED WITH CONCRETE SET PAVING, COLOUR 'CEDAR'. LAY AS 200 X 75 X 60MM AND 175 X 75 X 60MM IN STREETWORK AREAS, AS INDICATED, AT RIGHT ANGLES ACROSS PATHS. ALL NO DIG PATHS TO BE EDGED WITH BLOCKS IN SAME COLOUR, SIZE 200MM X 175MM. BLOCK PAVED EDGES RETAINED BY ALU EXCEL FLEXIBLE TO CURVED EDGES, REF: A6/FORM/10/024, OR RIGID TO STRAIGHT EDGES. 200MM WIDE X REQUIRED HEIGHT. SOL TO BE GRADED BACK FROM REAR OF SLEEPERS TO EXISTING GROUND. SUPPLIED BY TOBERMOORE. TEL: 01469 411799. NB: PLAN PAVING IS ILLUSTRATED BY A GRAPHIC HATCH ONLY. DETAILS BY ENGINEERS.
 - PROPOSED CONDUIT/TACTILE PAVING AT PEDESTRIAN PATH JUNCTIONS. DETAILS BY ENGINEERS.
 - EXISTING NEW SEAT OR BENCH RELOCATED INTO NEW POSITION ON EXISTING OR NEW HARD SURFACING. SEATING TO BE ALIGNED TO EACH SIDE TO ALLOW FOR WHEELCHAIR OR BICYCLE ACCESS. ADVISE CLIENT TO PROVIDE SEATING. DETAILS BY ENGINEERS.
 - PROPOSED NEW LITTER BIN, OR EXISTING LITTER BIN, RELOCATED FROM OLD POSITION INTO A NEW POSITION, ON NEW ASPHALT HARD SURFACING, 1M X 1M AND INTEGRATED WITH CYCLEWAY/FOOTPATH AS ONE SURFACE TO AVOID WEED GROWTH. RELOCATION INDICATED BY GREY ARROW. CLIENT TO SUPPLY ALL BINS.
 - EXISTING FOOTBRIDGE TO BE RETAINED. REFER TO ENGINEERS' DETAILS.

SCHEDULE OF QUANTITIES

SOFT LANDSCAPE TO GENERAL AREAS:	
1835m ²	Grass-turf 'Loral Meadow Mix' in Dyke
767m ²	Existing 'Propped' Meadow Mix in Dyke
453m ²	Floral Meadow 'wetland Mix' in swale
1276m ²	Grass areas left long below trees

HARD LANDSCAPE TO GENERAL AREAS:	
23no.	Benches on 4.2 x 1.5m pads
1no.	Bin - dog waste
12no.	Existing 'Propped' Railing
349m ²	Blocks concrete - no dig areas
1no.	Boilard Timber Round
71m	Existing 'Propped' Railing
708m ²	Existing 'Propped' Railing
85m ²	Existing surface scraped off & extended to 4m wide
10no.	LIGHTING - columns retained
71m	Metal Edge Restraint 'Alu Excel' - no dig edges
18m	Railing - Handrail to underpass bridge
23no.	Shared surface signage posts
3924m ²	Shared surface extension 4m wide
71m	Sleeper edge detail - no dig edges
7m ²	Tactile paving

- PROPOSED FOOTBRIDGE TO BE WIDENED & FOR REPLACEMENT WITH 2M & 4M WIDE. FURTHER INVESTIGATION BY ENGINEER & ARBORIST REQUIRED. ALL DETAILS BY ENGINEERS. REF: DRG: STN-LE-SBR-XX-06-1000-02-A1.
- PROPOSED 600MM HIGH TIMBER RESTITUTE KERNAL TO EDGE OF DYKE (LIGHT BROWN). EXISTING TIMBER KERNALS, RETAINED (DARK BROWN).
- PROPOSED POSSIBLE METAL HANDRAIL ALONG EDGE OF RETAINED SURFACE & BRIDGE BY ST NEOTS ROAD UNDERPASS. DETAILS BY ENGINEERS.
- EXISTING 5M HIGH LAMP COLUMNS RETAINED.
- PROPOSED ACCESS BOLLARDS (REMOVABLE), CLIENT TO SUPPLY ALL BOLLARDS.
- PROPOSED LITTER BIN & DOG LITTER BIN (DB). ALL TO BE ROOT FIXED INTO AN ASPHALT BASE & SUPPLIED BY THE CLIENT. DETAILS BY ENGINEERS.
- PROPOSED SIGNAGE & ROAD MARKINGS. DETAILS BY ENGINEERS.

POS.	DATE	REVISION	DESCRIPTION
POS. 22-06-24	22-06-24	RE	Key updated for existing path graphic.
POS. 22-03-07	22-03-07	RE	Aligned to team comments. Signage adjusted 22-03-07.
POS. 22-02-03	22-02-03	RE	Revised PCC VE brief ref: 22-02-07. Path widening details deleted for all paths, except A1-A2-A3. H&C Tree Survey added and path alignments adjusted to reflect RPAs. On added. Key & annotations updated.
POS. 22-01-07	22-01-07	RE	Lighting details updated. Planning issued.
POS. 21-12-23	21-12-23	RE	Lighting details updated. Planning issued.
POS. 21-11-09	21-11-09	RE	Amends to path widening, south of concrete bridge.

E.L.D.
ELWOOD LANDSCAPE DESIGN
 CHARTERED LANDSCAPE ARCHITECTS

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 Green, Stowmarket, Suffolk IP14 5BQ.
 Tel: 01449 768278 E: team@e-l-d.co.uk

Cambridge Office:
 ST NEOTS REGATTA MEADOW
 RIVERSIDE PARK
 The Nursery, Market Street, Foulsham,
 Cambridge, CB7 9LQ.
 Tel: 01638 721066 E: team@e-l-d.co.uk

ISSUED BY: **AE**

CLIENT: **NCSP/HUNTS DC**

PROJECT: **ST NEOTS REGATTA MEADOW RIVERSIDE PARK**

DWG TITLE: **CONCEPT MASTERPLAN - PROPOSED ACCESS & LANDSCAPE ENHANCEMENTS, 1 OF 3**

SCALE: **1:500 @ A0**

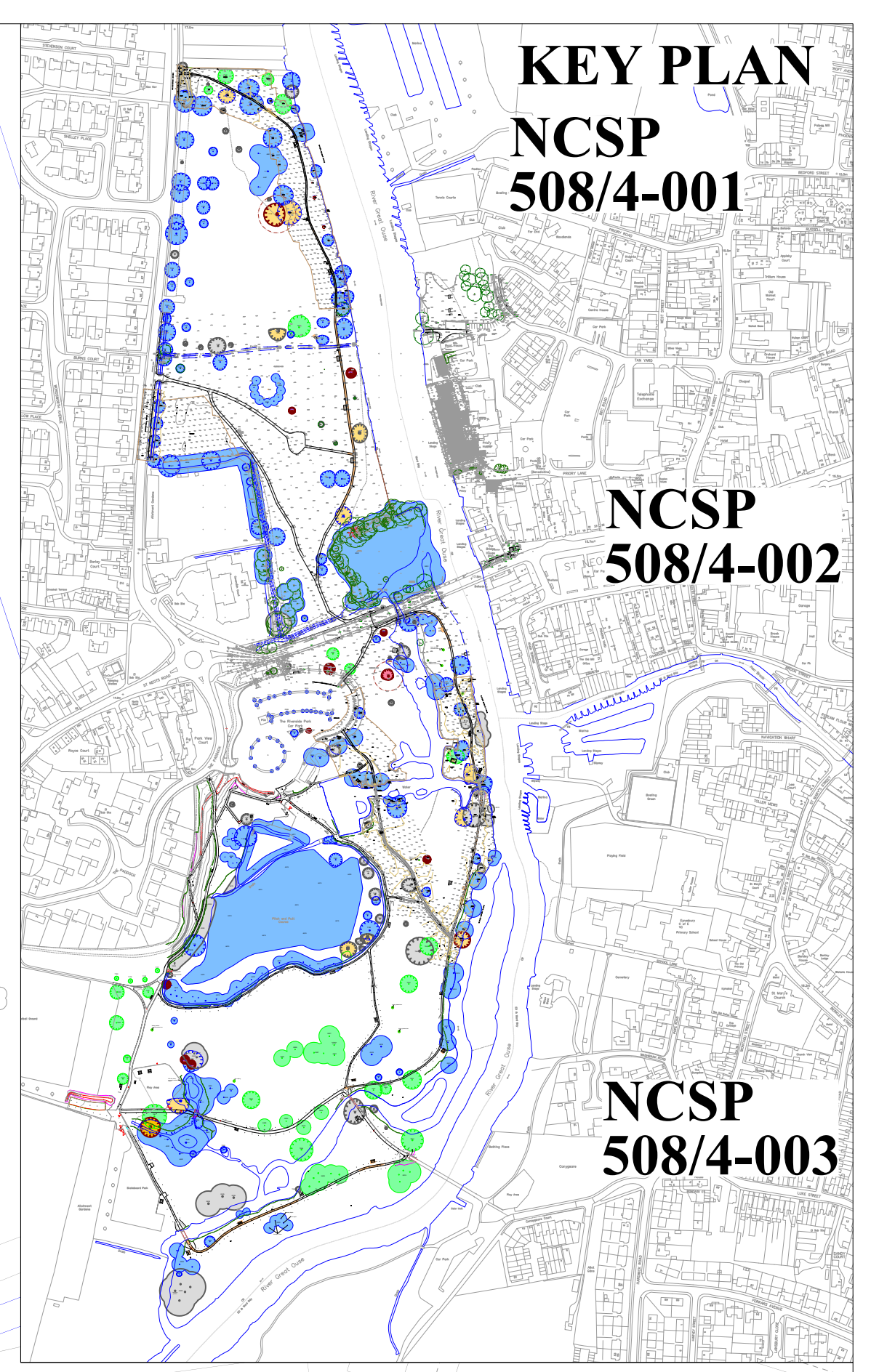
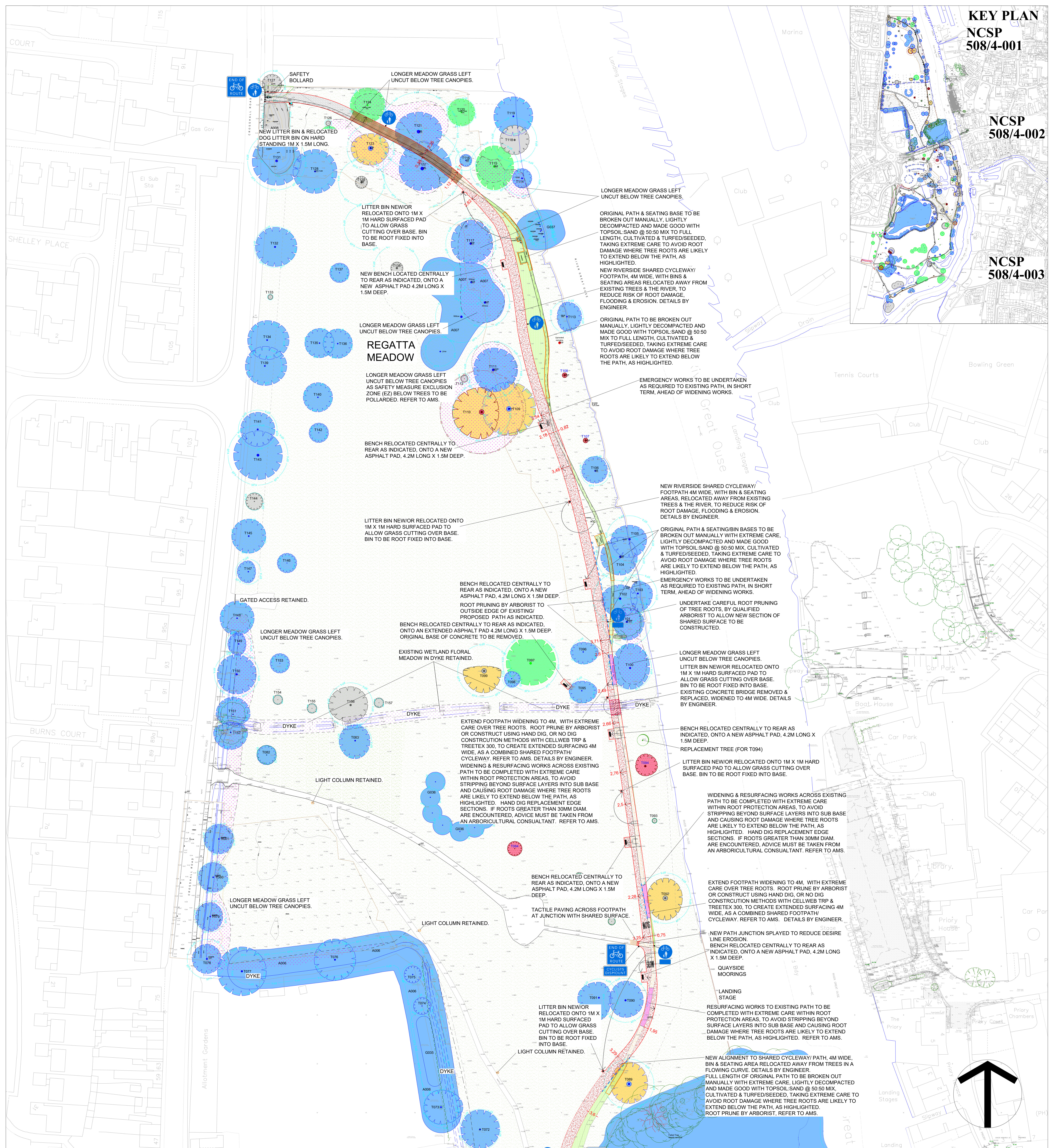
DATE: **10TH OCTOBER 2021**

DRAWN BY: **AE**

CHECKED BY: **AE**

DRAWING NO: **NCSP 508/4-001**

REV: **P05**



DETAILED KEY

EXISTING SOFT WORKS

- EXISTING TREES RETAINED WITH 1.5M DIAM CIRCULAR AREA OF GRASS REMOVED FROM BASE & 50MM DEPTH BARK MULCH AFTER SETTLEMENT.
- EXISTING TREES RETAINED WITH POTENTIAL NEED FOR ROOT PRUNING BY QUALIFIED ARBORIST TO ALLOW CONSTRUCTION OF EXTENDED FOOTPATHS WITHIN ROOT PROTECTION AREAS.
- EXISTING VEGETATION RETAINED.
- EXISTING TREES & VEGETATION TO BE REMOVED.
- EXISTING AMENITY GRASS RETAINED WITH 1.5M DIAM CIRCULAR AREA OF NO GRASS, SPRAYED OFF WITH GYTHIATE TO BASE OF EXISTING TREES.
- EXISTING FICTITIAL MEADOW FLORAL MEADOWS RETAINED WITH 1.5M DIAM CIRCULAR AREA OF NO GRASS/FLORAL MEADOWS TO BASE OF TREES.

PROPOSED SOFT WORKS

- PROPOSED EXTRA HEAVY STANDARD TREES, WITH 1.0M HIGH DOUBLE STAKE SET PARALLEL TO BOUNDARY/PARKING, WITH 60MM DIAM. IRRIGATION PIPE, SPRINKLER RABBIT GUARD & 100MM DIAM. OF 300MM DEPTH BARK MULCH AFTER SETTLEMENT TO BASE. PROPOSED NATIVE SPECIES PLANTING AT 60MM.
- PROPOSED SEED ON TURF TO MAKE GOOD ALONG EDGE OF PATHS/SURFACES/CONCRETE; WHERE ORIGINAL SURFACE HAS BEEN REMOVED IN FULL OR AS PART OF WIDENING OR IMPROVEMENT WORKS.
- EXISTING GRASS LEFT LONG BELOW TREE CANOPIES & MAINTAINED BY 300 CUTS PER YEAR, ONE IN LATE APRIL, ONE IN LATE JULY AND ONE IN LATE OCTOBER, AS INDICATED ON SOFT LANDSCAPE DRAWING. ARBORISTS TO BE REMOVED IN JULY. EXISTING TOPSOIL SHALL BE USED IN THIS AREA.
- PROPOSED NEW & EXTENDED HARD SURFACES EDGES OVER EXISTING TREE ROOTS, IN ROOT PROTECTION AREAS, TO BE HAND DUG & FORMED BY NO DIG CONSTRUCTION BY SCRAPING OFF SURFACE LAYERS ONLY, TO ALLOW FOR RESURFACING WORKS, AVOIDING EXCAVATION & REMOVAL OF THE EXISTING SUB-BASE TO RETAIN & PROTECT TREE ROOTS GROWING BELOW THE SURFACE. EDGE DETAILS TO BE REVIEWED FOR EACH LOCATION DEPENDING ON ROOT IMPACTS. HAVING ARBORICULTURAL ADVICE AS REQUIRED.
- NO DIG CONSTRUCTION EDGE DETAIL TO SURFACES, TO BE GREEN OAK SLEEPERS, 2000 LONG X 100 X 200MM WIDE, (BROWN LINE) 25000 SLEEPERS SET 100MM HIGH ON SIDES, @ 200-300MM HIGH OVERLAPS, AS REQUIRED, WITH STAGGERED JOINTS CUT TO ENSURE NO GAPS BETWEEN TUMBER JOINTS. ALL TO RETAIN CELLULAR CONFINEMENT & BLOCK WORK CONSTRAINTS TO SLEEPERS PRE-ORIENTED THROUGH CENTRE AND PINNED INTO GROUND WITH GALVANISED METAL ROAD PINS UP TO 400MM DEEP AND PEGGED TO REAR WITH SQUARE TUMBER STAKES 80MM LONG, SCREWED TO SLEEPERS AT 60M INTERVALS. 1.5 DETAILS BY ENGINEER.
- REJECTED BLOCK PAVING TO BE RETAINED BY 100MM HIGH ALUMINIUM EDGE RESTRAINT, TYPE ALUMINUM FLEXIBLE TO CURVED EDGES, REF. AS PER 'HATCH' OR RIGHT TO STRAIGHT EDGES WITH CORNER SECTIONS, REF. AS PER 'HATCH' 100MM HIGH, IN ALL FINISH, (BLUE LINE). ALL TO HAVE 60MM SPACES PER 2.0M LENGTH & LARGE CONNECTOR STRIPS AS REQUIRED, SUPPLIED BY KINLEY SYSTEMS, TEL: 01580 850666. REFER TO ELD DETAILS 1 & 2 DETAILS BY ENGINEER.

EXISTING HARD WORKS

- EXISTING TOPO SURVEY EDGE OF EXISTING PATH DETAIL.
- EXISTING HARD SURFACE ASPHALT RETAINED.

PROPOSED HARD WORKS

- REDUNDANT EXISTING SECTIONS OF FOOTPATHS/SURFACES TO BE BROKEN OUT WITH EXTREME CARE TO AVOID DAMAGE TO TREE ROOTS THAT ARE LIKELY TO EXTEND BELOW THE SURFACE SUB-BASE. REMOVE ALL HARD STANDINGS/BIRDS WITH EXTREME CARE. LIGHTLY DECOMPACT & BACKFILL ALL AREAS WITH TOPSOIL & SAND 50:50 MIX & RESEED. PROPOSED DIRECTION OF SURFACE WIDENING (ARROW). ALL WIDENED SURFACE EDGES TO BE MADE GOOD WITH AMENITY GRASS SEED OR TURF AS INDICATED.
- PROPOSED EDGE OF WIDENED SURFACE SECTION (RED), WITH OFFSET DIRECTION & DIMENSIONS FROM EXISTING SURFACE EDGE. SOME DIMENSIONS INDICATE EXISTING/PROPOSED PATH WIDTHS.
- EXISTING ASPHALT HARD SURFACES TO BE RETAINED AS EXISTING, WITH EDGES MADE GOOD AS REQUIRED AT JUNCTION INTERFACE WITH WIDENED SHARED SURFACE. ALL EDGES TO BE SET FLUSH WITH ADJACENT GRASS, TOPSOIL TO BE TOPPED UP & RESEED WITH AMENITY GRASS MIX AS REQUIRED. DETAILS BY ENGINEER.
- EXISTING ASPHALT/CONCRETE HARD SURFACE WIDENED WITH NEW WEARING COURSE ONLY, RETAINING SUB-BASE STRUCTURE. ALL TO FORM SHARED SURFACE FOR CYCLES & PEDESTRIANS, MINIMUM 300 & MAXIMUM 400 WIDE. ASSOCIATED BASES TO SEATINGS (2M X 1.5M) & LITTER BINS (1M X 1M). ALL SURFACES LOCATED TO BEST AVOID TREE ROOTS. ASPHALT TO HAVE A WEARING COURSE FINISHED WITH ROLLED GRAVEL IN SURFACE & EDGED WITH PCC 30MM FLUSH FIN KERBS, SET FLUSH WITH GRASS (OUTER RED LINE). ALL SURFACES TO BE IN ACCORDANCE WITH COC ADAPTABLE STANDARDS. REF. HERCS SPECIFICATIONS. WHERE SURFACES ARE LOCATED BEYOND TREE ROOT PRUNES, ALL SEATING/SURFACES TO BE INTEGRATED AS ONE WITH PATH TO AVOID GAPS TO PREVENT WEED GROWTH. DETAILS BY ENGINEERS.
- PROPOSED NEW SECTION OF ASPHALT HARD SURFACE TO FORM SHARED SURFACE FOR CYCLES & PEDESTRIANS, A MINIMUM OF 300 WIDE & MAXIMUM 400 WIDE. ASSOCIATED BASES TO SEATINGS (2M X 1.5M) & LITTER BINS (1M X 1M). ALL LOCATED TO BEST AVOID TREE ROOTS. ASPHALT TO HAVE A WEARING COURSE FINISHED WITH ROLLED GRAVEL IN SURFACE & EDGED WITH PCC 30MM FLUSH FIN KERBS (OUTER RED LINE). ALL SEATING/SURFACES TO BE INTEGRATED AS ONE WITH PATH TO AVOID GAPS TO PREVENT WEED GROWTH. ALL SURFACES TO BE IN ACCORDANCE WITH COC ADAPTABLE STANDARDS. REF. HERCS SPECIFICATIONS. DETAILS BY ENGINEERS.
- PROPOSED PERMEABLE BLOCK PAVING TO NO DIG CONSTRUCTION SHARED CYCLEWAY/FOOTPATH & FOOTPATH AREAS. PAVING LAID AS NEW OVER CELLULose TRIP AND TREETEX 300, TO EXTEND & WIDEN SURFACES. BLOCKWORK LAID OVER EXISTING PATH SURFACE (REDUCED BY SURFACE SCRAPE IF NECESSARY, TO MARRY IN AT WIDENED EDGES). BLOCK PAVING TYPE, TO BE MARRIOTT. TO BE SUPPLIED BY ENGINEER. CONCRETE SET PAVING, COLOUR CEDAR. LAID AS: 200 X 173 X 60MM AND 173 X 173 X 60MM IN STRETCH BAND, AS INDICATED, AT RIGHT ANGLES TO PATHS. TO BE EDGED WITH BLOCKS IN SAME COLOUR, SIZE 200MM X 173MM. BLOCK PAVED EDGES TO BE FINISHED BY ALU EDGED FINISHES/METAL EDGE RESTRAINTS AND C&W TUMBER SLEEPER EDGES, 200MM WIDE & REQUIRED HEIGHT. SOIL TO BE GRADED BACK FROM REAR OF SLEEPERS TO EXISTING GROUND, SUPPLIED BY TORBRONNE, TEL: 01461 808 750. 48-PLAN PAVING IS ILLUSTRATED BY A GRAPHIC HATCH ONLY. DETAILS BY ENGINEERS.
- PROPOSED CORRIDOR TACTILE PAVING AT PEDESTRIAN PATH JUNCTIONS. DETAILS BY ENGINEERS.
- EXISTING NEW SEAT OR BENCH RELOCATED INTO NEW POSITION ON EXISTING OR NEW HARD STANDING, SPACE ALLOCATED TO EACH SIDE TO ALLOW FOR WHEELCHAIR OR BUGGY/PRAM ACCESS, AWAY FROM PATH. CLIENT TO SUPPLY ALL SEATING.
- PROPOSED NEW LITTER BIN, OR EXISTING LITTER BIN, RELOCATED FROM OLD POSITION INTO A NEW POSITION, ON NEW ASPHALT HARD STANDING MAX 1M AND INTEGRATED WITH CYCLEWAY/FOOTPATH AS ONE SURFACE TO AVOID WEED GROWTH. (RELOCATION INDICATED BY GREY ARROW). CLIENT TO SUPPLY ALL BINS.
- EXISTING FOOTBRIDGE TO BE RETAINED. REFER TO ENGINEER'S DETAILS.
- PROPOSED FOOTBRIDGE TO BE WIDENED & OR REPLACED BETWEEN 2M & 4M WIDE. FURTHER INVESTIGATION BY ENGINEER & ARBORIST REQUIRED. ALL DETAILS BY ENGINEERS, REF. DRG. STN LE-889-XX-1000-52-61.

SCHEDULE OF QUANTITIES

SOFT LANDSCAPE TO GENERAL AREAS:

- 1838m² Grass-Turf
- 767m² Existing Floral Meadow Mix in Dyke
- 12761m² Grass areas left below trees
- 1no. Tree - EHS

HARD LANDSCAPE TO GENERAL AREAS:

- 23no. Benches on 4.2 x 1.5m pads
- 1no. Bin - Dog waste
- 1no. Bin - Litter bin on paving pads
- 349m² Blocks concrete - no dig areas
- 1no. Bollard Timber Round
- 17m Existing surface retained - made good
- 704m² Existing surface scraped off & extended to 4m wide
- 856m² LIGHTING - columns retained
- 71m Metal Edge Restraint 'Alu Excel' - no dig edges
- 517m No Dig Construction
- 18m Railing - handrail to underpass bridge
- 23no. Shared surface signage posts
- 4211m² Shared surface extension 4m wide
- 71m Sleeper edge detail - no dig edges
- 7m² Tactile Paving

REV	DATE	INITIALS	DETAILS
P03	22-03-07	RE	Aligned to team comments. Signage adjusted 22-03-07.
P02	22-03-23	RE	Revised H&C. V&I final rev: 22-03-07. Path widening details deleted for all paths, except A1-A2-A3. HAC Tree Survey address and path alignments adjusted to reflect H&C. On-sited. H&C annotations updated.
P01	22-01-07	RE	Lighting details updated. Planting issue.
B	21-12-23	RE	Amends as per LPA comments 21-12-23.
A	21-11-09	RE	Amends to path widening, south of concrete bridge.

ALL DIMENSIONS TO BE CHECKED ON SITE. TO BE READ WITH ALL CONTRACT DOCUMENTATION. ANY DISCREPANCIES TO BE REPORTED TO THE CONTRACT ADMINISTRATOR. DO NOT SCALE FROM THIS DRAWING.

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N.B. THESE LANDSCAPE PROPOSALS HAVE BEEN REFERENCED AGAINST DRAINAGE SERVICES AND UTILITY LOCATIONS TO IDENTIFY ANY POTENTIAL CONFLICTS. CLIENT/ENGINEER TO CHECK AND ADVISE ACCORDINGLY.

E.L.D.
ELWOOD LANDSCAPE DESIGN
CHARTERED LANDSCAPE ARCHITECTS

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Cambridgeshire, CB27 7LQ
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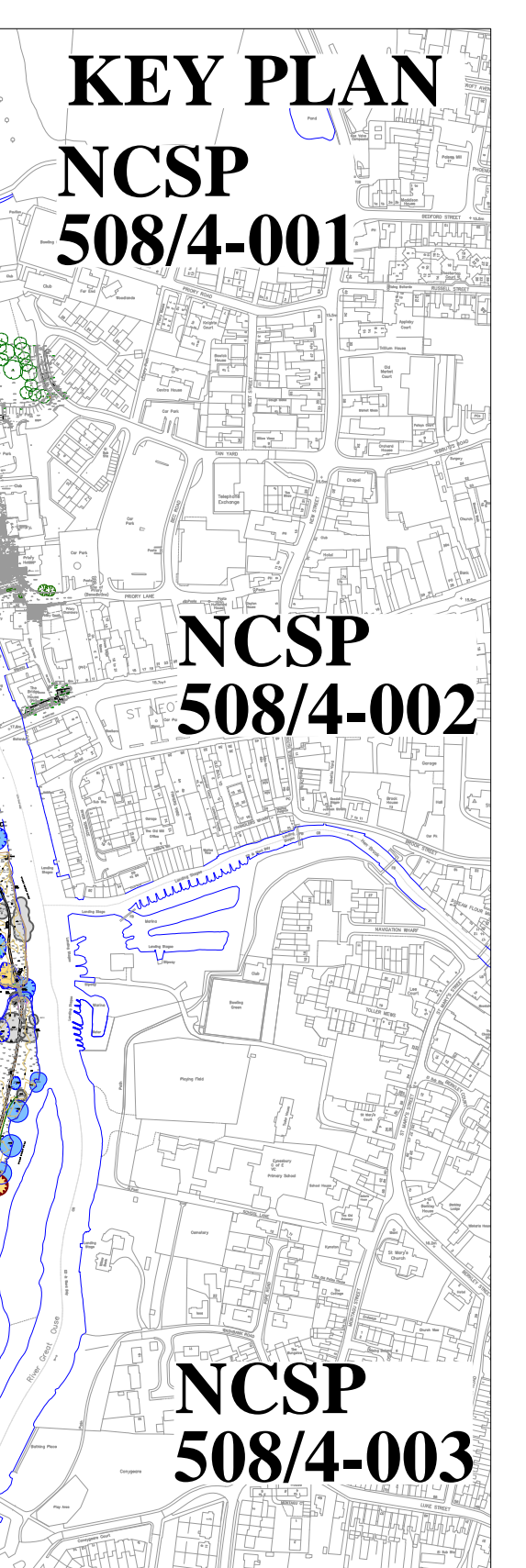
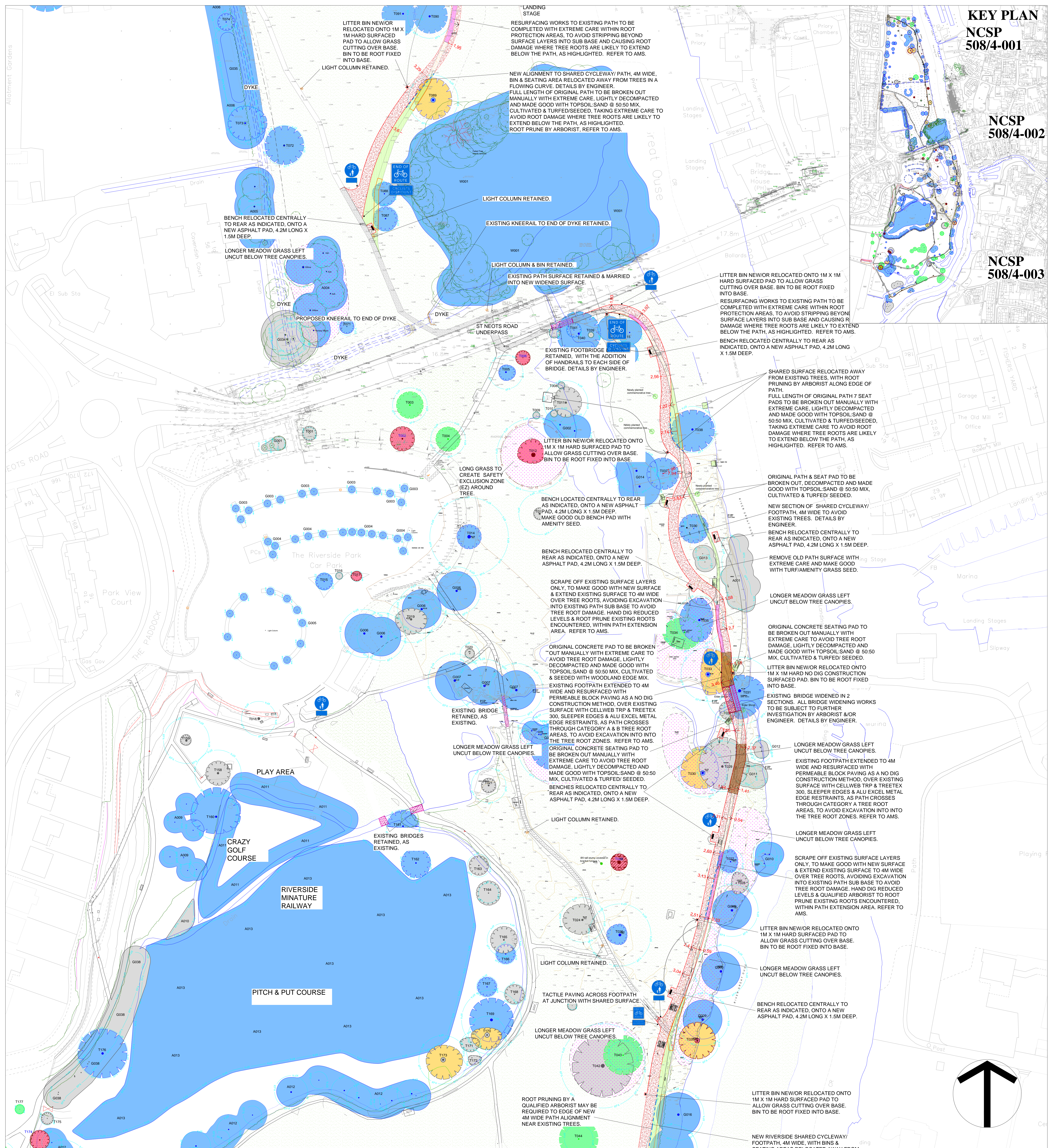
ISSUED BY: PROJECT: ST NEOTS REGATTA MEADOW RIVERSIDE PARK

CLIENT: NCS/HUNTS DC PROJECT: ST NEOTS REGATTA MEADOW RIVERSIDE PARK

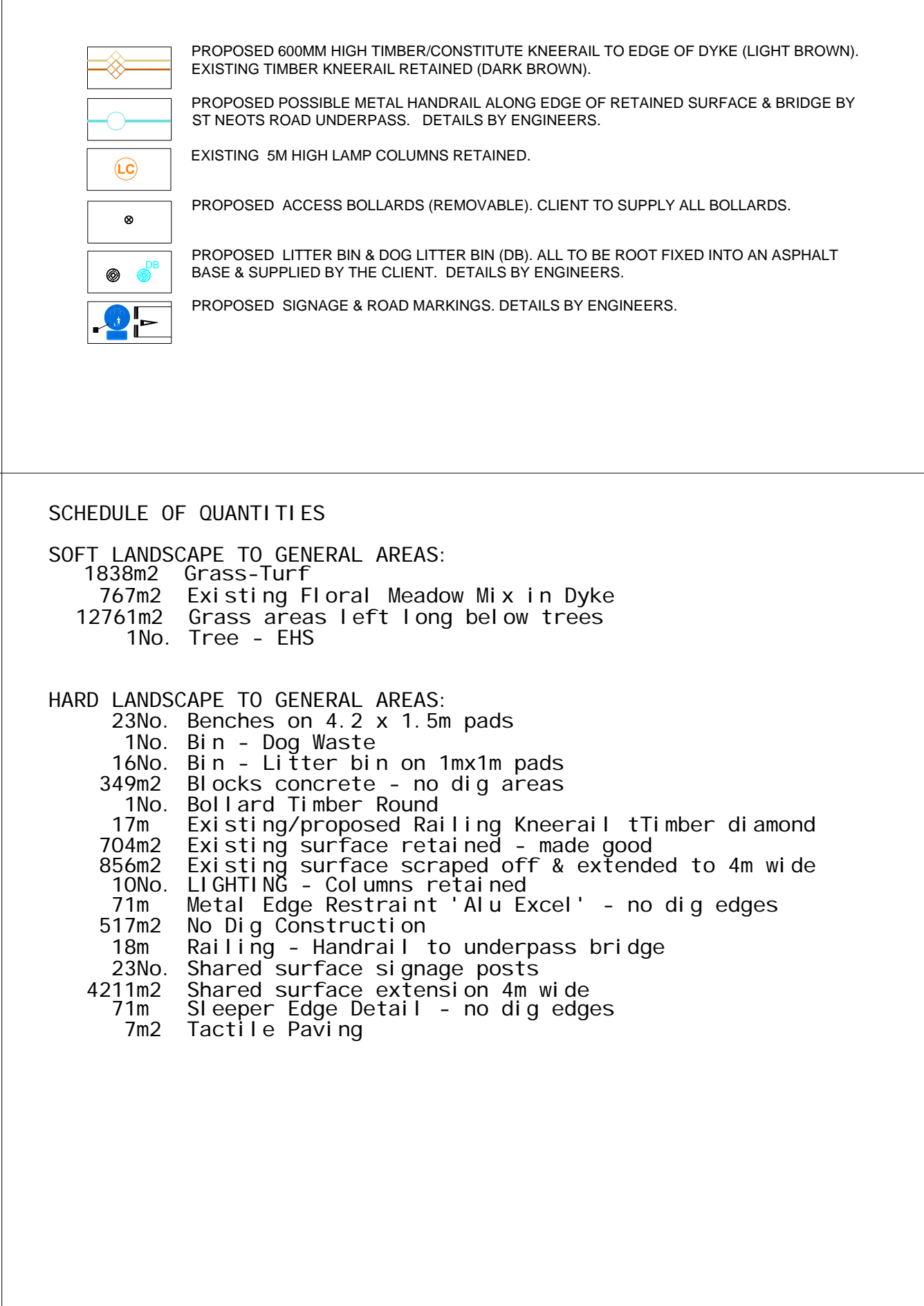
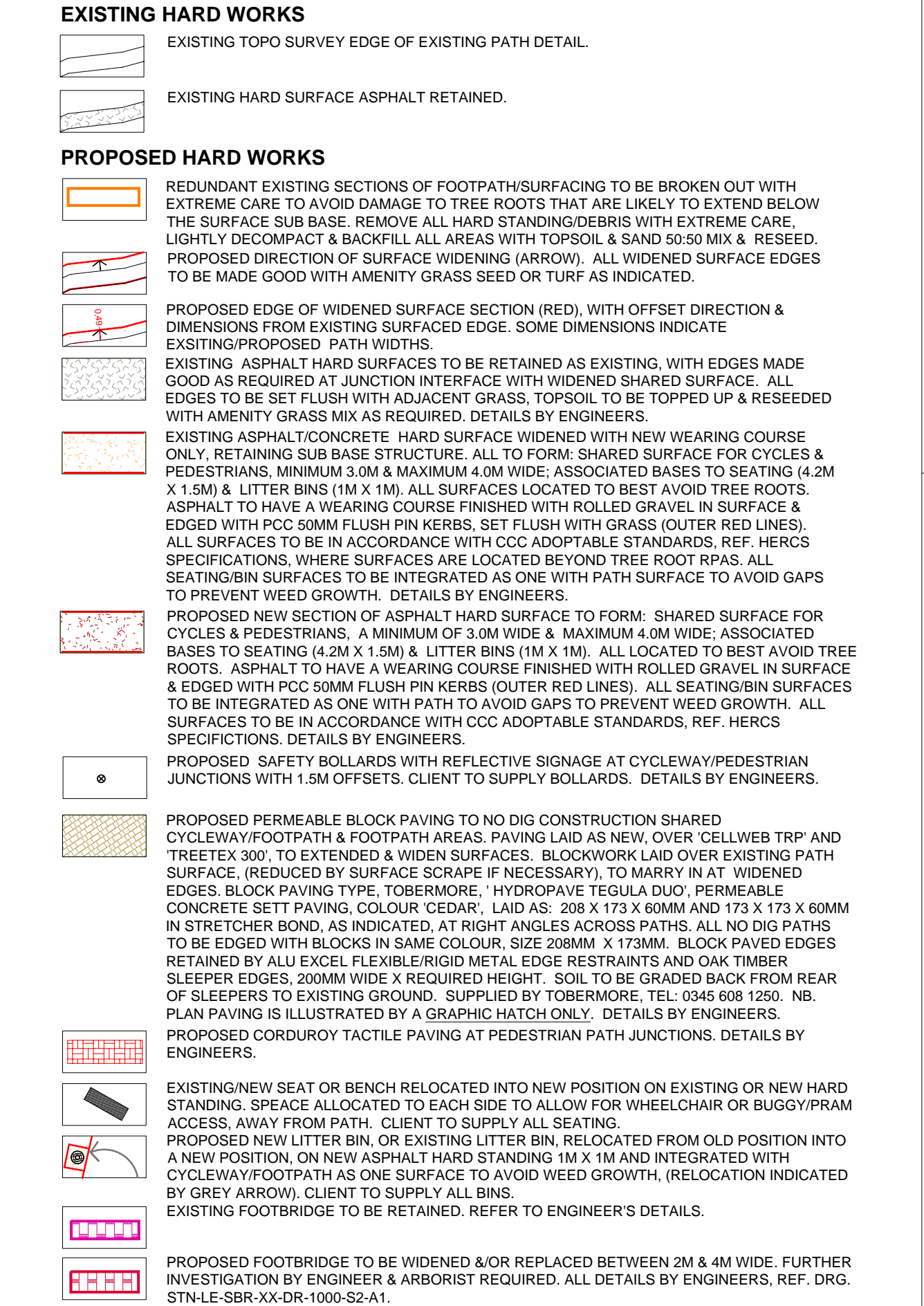
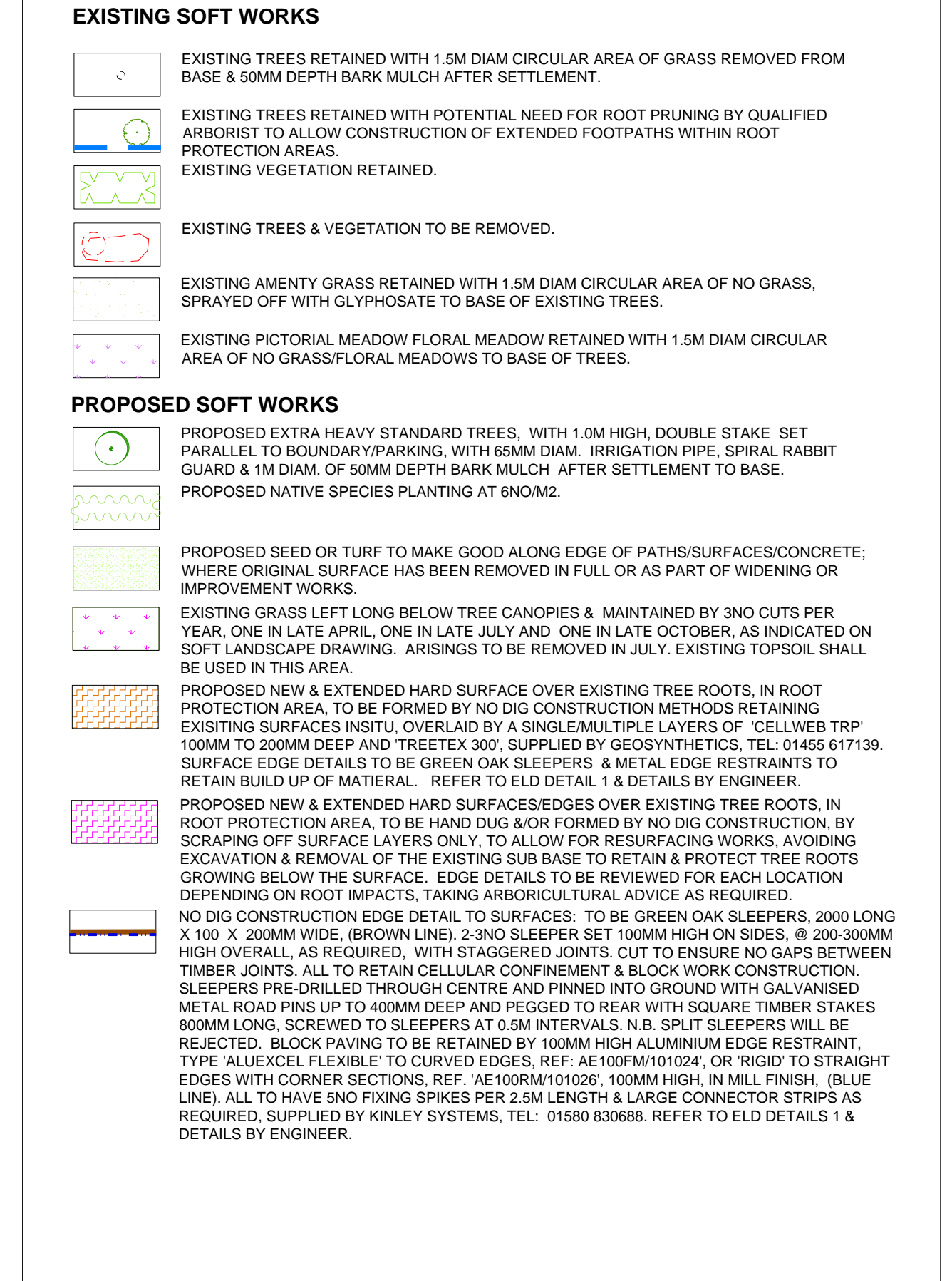
DWG TITLE: CONCEPT MASTERPLAN - PROPOSED ACCESS & LANDSCAPE ENHANCEMENTS, 1 OF 3

SCALE: 1:500 @ A0 DATE: 11TH OCTOBER 2021

DRAWN BY: AE CHECKED BY: NCSP 508/4-001 REV: P03



DETAILED KEY



ELWOOD LANDSCAPE DESIGN
CHARTERED LANDSCAPE ARCHITECTS

CLIENT: NCS/HUNTS DC
PROJECT: ST NEOTS REGATTA MEADOW RIVERSIDE PARK

DWG TITLE: CONCEPT MASTERPLAN - PROPOSED ACCESS & LANDSCAPE ENHANCEMENTS, 2 OF 3

SCALE: 1:500 @ A0
DATE: 10TH OCTOBER 2021

DRAWN BY: AE
CHECKED BY: NCS
DRAWING NO: NCSP 508/4-002
REV: P03

ISSUED BY: [Signature]

Rev | **Desc** | **Initials** | **Details**

P03	22-03-07	RE	Aligned to team comments. Signage adjusted 22-03-07.
P02	23-03-23	RE	Revised H2C. V2 final rev 23-03-23. Path widening details deleted for all paths, except A1-A2-A3. H2C Tree Survey added and path alignments adjusted to reflect H2C. C&S added. Key & annotations updated.
P01	22-01-07	RE	Lighting details updated. Planning issue.
P01	22-01-06	RE	The Designer's notes, drawings & annotations added.
B	21-12-23	RE	Amends as per LPA comments 21-12-23.
A	21-11-09	RE	Amends to path works, southern section.

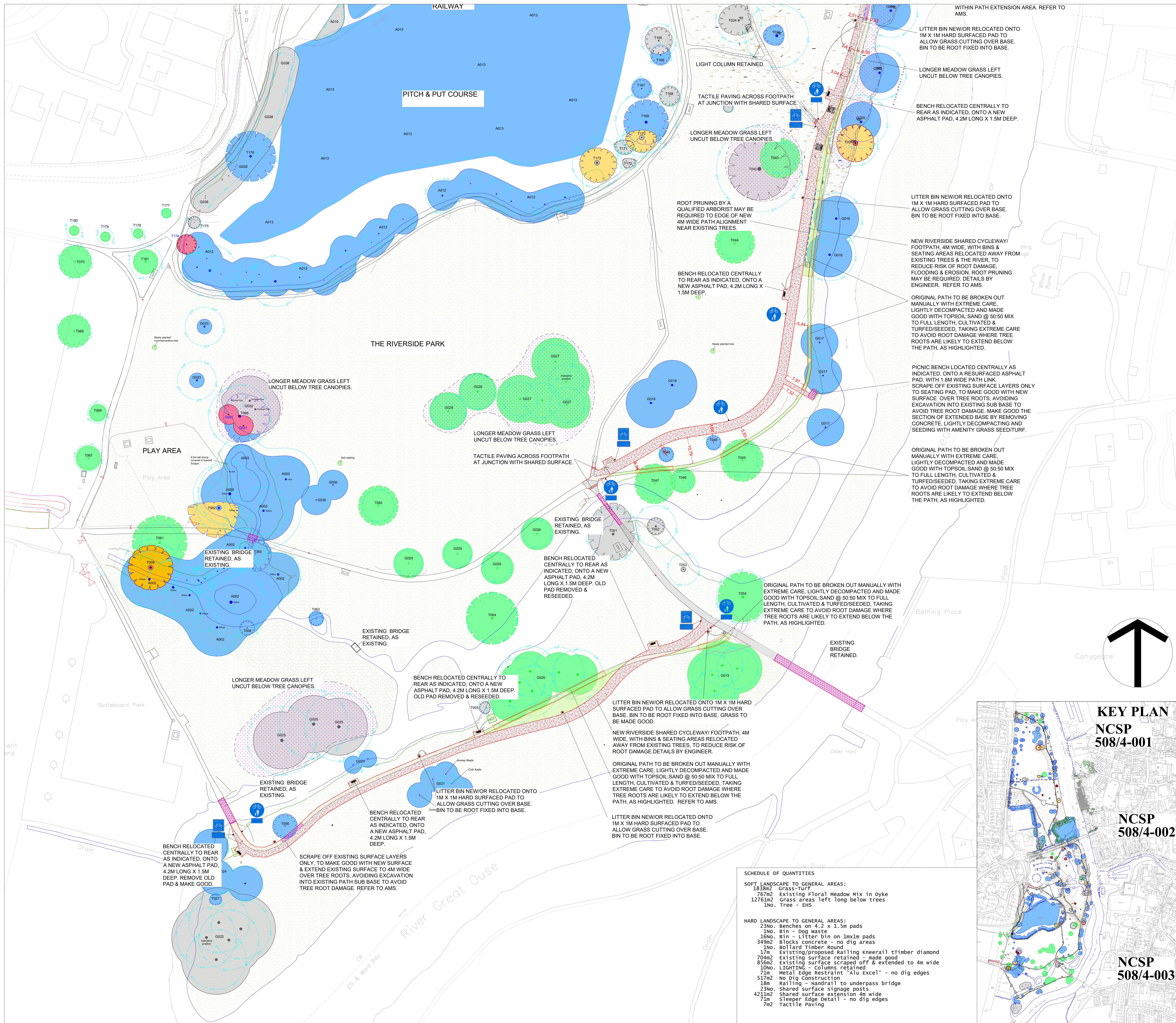
ALL DIMENSIONS TO BE CHECKED ON SITE. TO BE READ WITH ALL CONTRACT DOCUMENTATION. ANY DISCREPANCIES TO BE REPORTED TO THE CONTRACT ADMINISTRATOR. DO NOT SCALE FROM THE DRAWING.

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N.B. THESE LANDSCAPE PROPOSALS HAVE BEEN REFERENCED AGAINST DRAINAGE SERVICES AND UTILITY LOCATIONS TO IDENTIFY ANY POTENTIAL CONFLICTS. CLIENT/ENGINEER TO CHECK AND ADVISE ACCORDINGLY.

Suffolk Office: The Barn, Cherry Tree Farm, Mendlesham Green, Southwold, Suffolk, IP14 5BQ. Tel: 01449 768828. E: team@e-l-d.co.uk

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DETAILED KEY

- #### EXISTING SOFT WORKS
- EXISTING TREES RETAINED WITH 1.5M DIAM CIRCULAR AREA OF GRASS REMOVED FROM BASE & 50MM DEPTH BARK MULCH AFTER SETTLEMENT.
 - EXISTING TREES RETAINED WITH POTENTIAL NEED FOR ROOT PRUNING BY QUALIFIED ARBORIST TO ALLOW CONSTRUCTION OF EXTENDED FOOTPATHS WITHIN ROOT PROTECTION AREAS.
 - EXISTING VEGETATION RETAINED.
 - EXISTING TREES & VEGETATION TO BE REMOVED.
 - EXISTING AMENITY GRASS RETAINED WITH 1.5M DIAM CIRCULAR AREA OF NO GRASS. SPRAYED OFF WITH GLYPHOSATE TO BASE OF EXISTING TREES.
 - EXISTING PICTORIAL MEADOW FLORAL MEADOWS RETAINED WITH 1.5M DIAM CIRCULAR AREA OF NO GRASS/FLORAL MEADOWS TO BASE OF TREES.
- #### PROPOSED SOFT WORKS
- PROPOSED EXTRA HEAVY STANDARD TREES, WITH 1.0M HIGH DOUBLE STAKE SET PARALLEL TO BOUNDARY/PARKING, WITH 60MM DIAM. IRRIGATION PIPE, SPIRAL RABBIT GUARD & 1M DIA. OF 50MM DEPTH BARK MULCH AFTER SETTLEMENT TO BASE.
 - PROPOSED NATIVE SPECIES PLANTING AT 60MM.
 - PROPOSED SEED OR TURF TO MAKE GOOD ALONG EDGE OF PATHS/SURFACES/CONCRETE, WHERE ORIGINAL SURFACE HAS BEEN REMOVED IN FULL OR AS PART OF WIDENING OR IMPROVEMENT WORKS.
 - EXISTING GRASS LEFT LONG BELOW TREE CANOPIES & MAINTAINED BY MOW CUTS PER YEAR, ONE IN LATE APRIL, ONE IN LATE JULY AND ONE IN LATE OCTOBER, AS INDICATED ON SOFT LANDSCAPE DRAWING. ARRISINGS TO BE REMOVED IN JULY. EXISTING TOPSOIL SHALL BE USED IN THIS AREA.
 - PROPOSED NEW EXTENDED HARD SURFACE OVER EXISTING TREE ROOTS, IN ROOT PROTECTION AREA, TO BE FORMED BY NO DIG CONSTRUCTION METHODS RETAINING EXISTING SURFACES IN SITU, OVERLAIN BY A SINGLE LAYER OF 100MM 'CELLWEAVE' TRP 100MM TO 200MM DEEP AND 'TREETEX 300', SUPPLIED BY GEOSYNTHETICS, TEL: 01463 671739. SURFACE EDGE DETAILS TO BE GREEN OAK SLEEPERS & METAL EDGE RESTRAINTS TO RETAIN BUILD UP OF MATERIAL. REFER TO ELD DETAIL 1 & DETAILS BY ENGINEER.
 - PROPOSED NEW EXTENDED HARD SURFACES/SEEDS OVER EXISTING TREE ROOTS, IN ROOT PROTECTION AREA, TO BE HAND DUG & FORMED BY NO DIG CONSTRUCTION, BY SCRAPING OFF SURFACE LAYERS ONLY, TO ALLOW FOR RESURFACING WORKS, AVOIDING EXCAVATION & REMOVAL OF THE EXISTING SUB BASE TO RETAIN & PROTECT TREE ROOTS GROWING BELOW THE SURFACE. EDGE DETAILS TO BE REVIEWED FOR EACH LOCATION DEPENDING ON ROOT IMPACTS, TAKING ARBORIST ADVICE AS REQUIRED.
 - NO DIG CONSTRUCTION EDGE DETAIL TO SURFACES: TO BE GREEN OAK SLEEPERS, 2000 LONG X 100 X 100MM, BROWN LINES 2-2ND AND 3RD SET 100MM HIGH ON SIDES @ 200-300MM HIGH OVERALL, AS REQUIRED. WITH STAGGERED JOINTS CUT TO ENSURE NO GAPS BETWEEN JOINTS. ALL TO RETAIN CELLULAR CONCRETE & BLOCK WORK CONTACTING WITH SLEEPERS PRE-DRILLED THROUGH CENTRE AND PINNED INTO GROUND WITH GALVANIZED METAL RODS PINNED UP TO 400MM DEEP AND PEGGED TO REAR WITH SQUARE TIMBER STAKES 20MM LONG, SCREWED TO SLEEPERS AT 2M INTERVALS. B. BRIT SLEEPERS TO BE REJECTED. BLOCK PAVING TO BE RETAINED BY 100MM HIGH ALUMINUM EDGE RESTRAINT, TYPE ALLEXCEL, FLEXIBLE TO CURVED EDGES. REF: AS/10P/10/20. ON RIGHT TO STRAIGHT EDGES WITH CORNER SECTIONS. REF: AS/10P/10/20. 100MM HIGH, IN MILL FINISH, (BLUE LINE). ALL TO HAVE FINING SPIRES PER 2M LENGTH & LARGE CONNECTOR STRIPS AS REQUIRED, SUPPLIED BY KINLEY SYSTEMS, TEL: 01580 830668. REFER TO ELD DETAILS 1 & DETAILS BY ENGINEER.
- #### EXISTING HARD WORKS
- EXISTING TOP/SURVEY EDGE OF EXISTING PATH DETAIL.
 - EXISTING HARD SURFACE ASPHALT RETAINED.
- #### PROPOSED HARD WORKS
- REDUNDANT EXISTING SECTIONS OF FOOTPATHS/SURFACING TO BE BROKEN OUT WITH EXTREME CARE TO AVOID DAMAGE TO TREE ROOTS THAT ARE LIKELY TO EXTEND BELOW THE SURFACE SUB BASE. REMOVE ALL HARD STANDING/SURFACING WITH EXTREME CARE. LIGHTLY DECOMPACT & BENCH ALL AREAS WITH TOPSOIL & SAND @ 50:50 MIX & RESEED. PROPOSED DIRECTION OF SURFACE WIDENING (ARROW). ALL WIDENED SURFACE EDGES TO BE MADE GOOD WITH AMENITY GRASS SEED OR TURF AS INDICATED.
 - PROPOSED EDGE OF WIDENED SURFACE SECTION (RED), WITH OFFSET DIRECTION & DIMENSIONS FROM EXISTING SURFACE EDGE. SOME DIMENSIONS AS INDICATED. EXISTING PROPOSED PATH WIDTHS.
 - EXISTING ASPHALT HARD SURFACES TO BE RETAINED AS EXISTING, WITH EDGES MADE GOOD AS REQUIRED AT JUNCTION INTERFACE WITH WIDENED SHARED SURFACE. ALL EDGES TO BE SET FLUSH WITH ADJACENT GRASS. TOPSOIL TO BE TOPPED UP & RESEED WITH AMENITY GRASS MIX AS REQUIRED. DETAILS BY ENGINEERS.
 - EXISTING ASPHALT/CONCRETE HARD SURFACE WIDENED WITH NEW WEARING COURSE, INCLUDING SUB BASE STRUCTURE. ALL TO FORM SHARED SURFACE FOR CYCLES & PEDESTRIANS, MINIMUM 3.0M & MAXIMUM 4.0M WIDE, ASSOCIATED BASES TO SEATING (4.2M X 1.5M) & LITTER BINS (1M X 1M). ALL SURFACES LOCATED TO PREVENT TREE ROOTS. ASPHALT TO HAVE A WEARING COURSE FINISHED WITH ROLLED GRAVEL IN SURFACE & EDGED WITH PCC 50MM FLUSH PA KEYS (OUTER RED LINES). ALL SEATING BIN SURFACES TO BE IN ACCORDANCE WITH CCC ADAPTABLE STANDARDS. REF: HERCS SPECIFICATIONS. WHERE SURFACES ARE LOCATED BEYOND TREE ROOT SPAS, ALL SEATING BIN SURFACES TO BE INTEGRATED AS ONE WITH PATH SURFACE TO AVOID GAPS TO PREVENT WEED GROWTH. DETAILS BY ENGINEERS.
 - PROPOSED NEW SECTION OF ASPHALT HARD SURFACE TO FORM SHARED SURFACE FOR CYCLES & PEDESTRIANS, A MINIMUM OF 3.0M WIDE & MAXIMUM 4.0M WIDE, ASSOCIATED BASES TO SEATING (4.2M X 1.5M) & LITTER BINS (1M X 1M). ALL LOCATED TO BEST AVOID TREE ROOTS. ASPHALT TO HAVE A WEARING COURSE FINISHED WITH ROLLED GRAVEL IN SURFACE & EDGED WITH PCC 50MM FLUSH PA KEYS (OUTER RED LINES). ALL SEATING BIN SURFACES TO BE IN ACCORDANCE WITH CCC ADAPTABLE STANDARDS. REF: HERCS SPECIFICATIONS. DETAILS BY ENGINEERS.
 - PROPOSED SAFETY BOLLARDS WITH REFLECTIVE SIGNAGE AT CYCLEWAY/PEDESTRIAN JUNCTIONS WITH 1.5M OFFSETS. CLIENT TO SUPPLY BOLLARDS. DETAILS BY ENGINEERS.
 - PROPOSED PERMEABLE BLOCK PAVING TO NO DIG CONSTRUCTION SHARED CYCLEWAY/FOOTPATH & FOOTPATH AREAS. PAVING Laid AS NEW OVER CELLWEAVE TRP AND 'TREETEX 300' TO EXTEND A WIDEN SURFACE. BLOCKWORK Laid OVER EXISTING PATH SURFACE (REDUCED BY SURFACE SCRAPE AS NECESSARY), TO MARRY IN AT WIDENED EDGES. BLOCK PAVING TYPE, TOBERMOORE, HYDROPAVE 'TEGULA DUO', PERMEABLE CONCRETE SETT PAVING, COLOUR 'CEDAR'. Laid AS: 200 X 175 X 60MM AND 175 X 175 X 60MM IN STRIATED BOND, AS INDICATED, AT RIGHT ANGLES ACROSS PATHS. ALL NO DIG PATHS TO BE EDGED WITH BLOCKS IN SAME COLOUR, SIZE 200MM X 175MM. BLOCK PAVED EDGES RETAINED BY ALL EXCEL FLEXIBLE/ROG METAL EDGE RESTRAINTS AND OAK TIMBER SLEEPER EDGES, 200MM WIDE X REQUIRED HEIGHT. SOIL TO BE GRADED BACK FROM REAR OF SLEEPERS TO EXISTING GROUND. SUPPLIED BY TOBERMOORE, TEL: 01463 698 1250. NB: PLAN PAVING IS ILLUSTRATED BY A GRAPHIC HATCH ONLY. DETAILS BY ENGINEERS.
 - PROPOSED CORDUROY TACTILE PAVING AT PEDESTRIAN PATH JUNCTIONS. DETAILS BY ENGINEERS.
 - EXISTING NEW SEAT OR BENCH RELOCATED INTO NEW POSITION ON EXISTING OR NEW HARD STANDING. SPACE ALLOCATED TO EACH SIDE TO ALLOW FOR WHEELCHAIR OR BUDGYWARD ACCESS AWAY FROM PATH. CLIENT TO SUPPLY ALL SEATING.
 - PROPOSED NEW LITTER BIN, OR EXISTING LITTER BIN, RELOCATED FROM OLD POSITION INTO A NEW POSITION, ON NEW ASPHALT HARD STANDING 1M X 1M AND INTEGRATED WITH CYCLEWAY/FOOTPATH AS ONE SURFACE TO AVOID WEED GROWTH. RELOCATION INDICATED BY GREY ARROW. CLIENT TO SUPPLY ALL BINS.
 - EXISTING FOOTBRIDGE TO BE RETAINED. REFER TO ENGINEERS' DETAILS.
 - PROPOSED FOOTBRIDGE TO BE WIDENED & ACOR REPLACED BETWEEN 2M & 4M WIDE. FURTHER INVESTIGATION BY ENGINEER & ARBORIST REQUIRED. ALL DETAILS BY ENGINEERS. REF: DRG. STNLE-SBR-XR-1000-S2-A1.
 - PROPOSED ROOM HIGH FIBRE/CONSTITUTE KNEERAIL TO EDGE OF DYKE (LIGHT BROWN). EXISTING TIMBER KNEERAIL RETAINED (DARK BROWN).
 - PROPOSED POSSIBLE METAL HANDRAIL ALONG EDGE OF RETAINED SURFACE & BRIDGE BY ST NETS ROAD UNDERPASS. DETAILS BY ENGINEERS.
 - EXISTING 5M HIGH LAMP COLUMNS RETAINED.
 - PROPOSED ACCESS BOLLARDS (REMOVABLE). CLIENT TO SUPPLY ALL BOLLARDS.
 - PROPOSED LITTER BIN & DOG LITTER BIN (DLB). ALL TO BE ROOT FIXED INTO AN ASPHALT BASE & SUPPLIED BY THE CLIENT. DETAILS BY ENGINEERS.
 - PROPOSED SIGNAGE & ROAD MARKINGS. DETAILS BY ENGINEERS.

KEY PLAN

NCSP
508/4-001

NCSP
508/4-002

NCSP
508/4-003

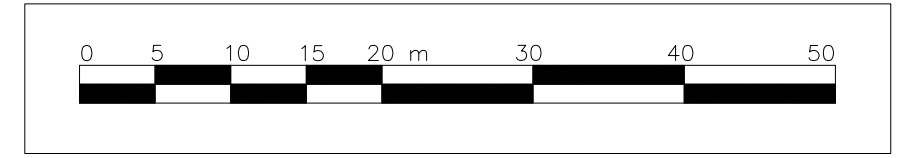
SCHEDULE OF QUANTITIES

SOFT LANDSCAPE TO GENERAL AREAS:

- 1830m² Grass-Turf
- 767m² Existing Floral Meadow Mix in Dyke
- 12761m² Grass areas left long below trees
- 1No. Tree - EHS

HARD LANDSCAPE TO GENERAL AREAS:

- 23No. Benches on 4.2 x 1.5m pads
- 1No. Bin - dog waste
- 16No. Bin - Litter bin on 1mx1m pads
- 349m² Blocks concrete - no dig areas
- 1No. Bollard Timber round
- 37m Existing/proposed Railing kneerail timber diamond
- 704m² Existing surface retained - made good
- 856m² Existing surface scraped off & extended to 4m wide
- 10No. LIGHTING - Columns retained
- 71m Metal Edge Restraint 'Alu Excel' - no dig edges
- 517m² No Dig Construction
- 18m Railing - Handrail to underpass bridge
- 23No. Shared surface storage posts
- 4211m² Shared surface extension 4m wide
- 71m Sleeper Edge Detail - no dig edges
- 7m² Tactile Paving



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E.L.D.

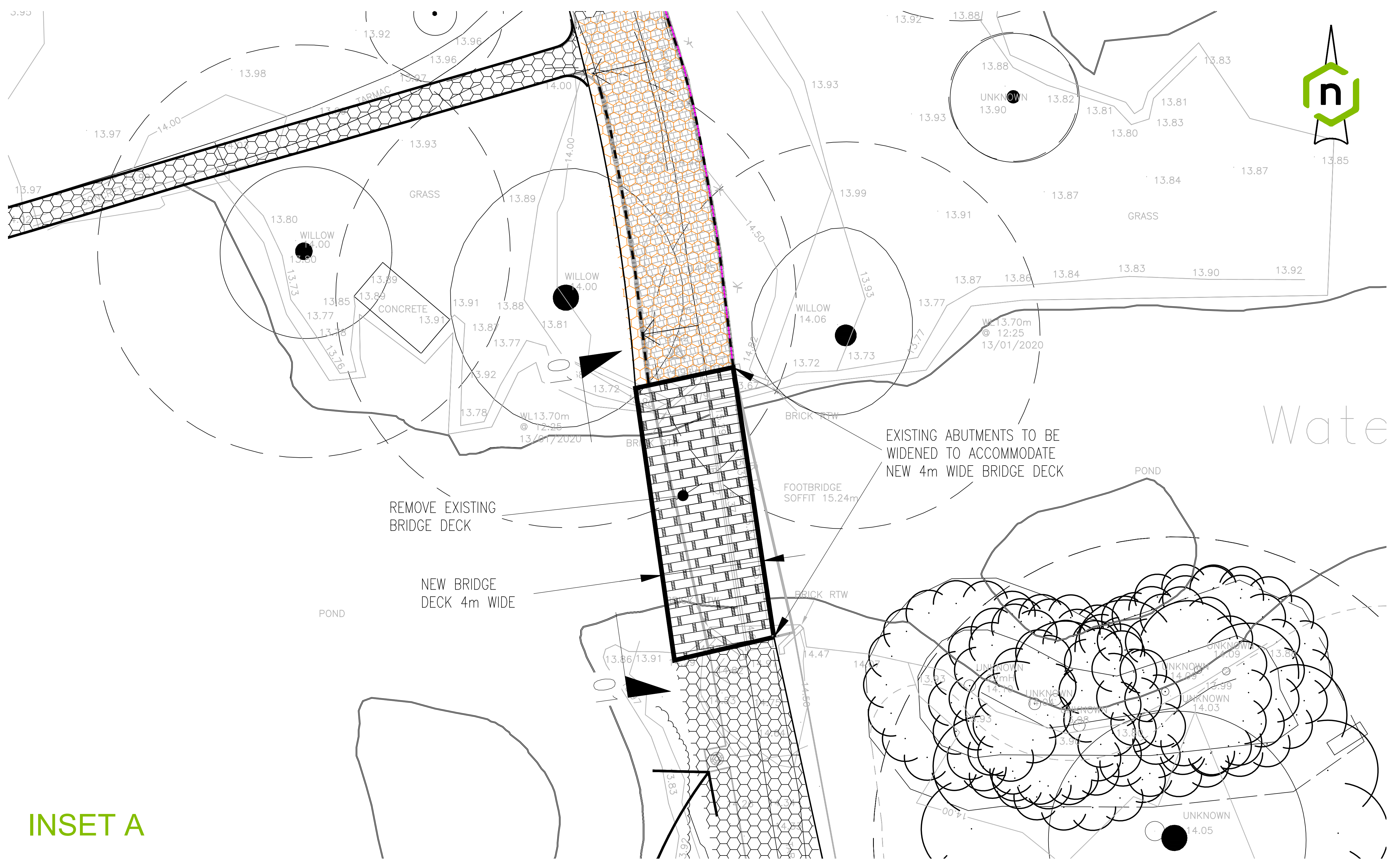
ELWOOD LANDSCAPE DESIGN
CHARTERED LANDSCAPE ARCHITECTS

<p>Client: NCS/HUNTS DC</p> <p>DWG TITLE: CONCEPT MASTERPLAN - PROPOSED ACCESS & LANDSCAPE ENHANCEMENTS, 3 OF 3</p> <p>Scale: 1:500 @ A0</p> <p>Drawn By: RE</p>	<p>Issued By: ST NETS REGATTA MEADOW RIVERSIDE PARK</p> <p>Project: ST NETS REGATTA MEADOW RIVERSIDE PARK</p> <p>Checked By: AE</p> <p>Drawing No: NCS/508/4-003</p> <p>Rev: P03</p>
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NO.	DATE	REVISION	DETAILS
P01	22-03-23	RE	Aligned to team comments. Signage updated 22-03-23.
P02	22-03-23	RE	Revised P02. EHS line re 22-03-23. Path widening details deleted for all paths, except A1-A2/A3. H&C Tree Survey added and path alignments adjusted to reflect P02A. On solid. Key & annotations updated.
P03	22-01-07	RE	Lighting details updated. Planning issue.
A	21-11-23	RE	Lighting details updated. Signage & junction details added.
B	21-11-23	RE	Amends as per LPA Comments 21-11-23.
C	21-11-23	RE	Amends to path works, southern section.

GENERAL NOTES

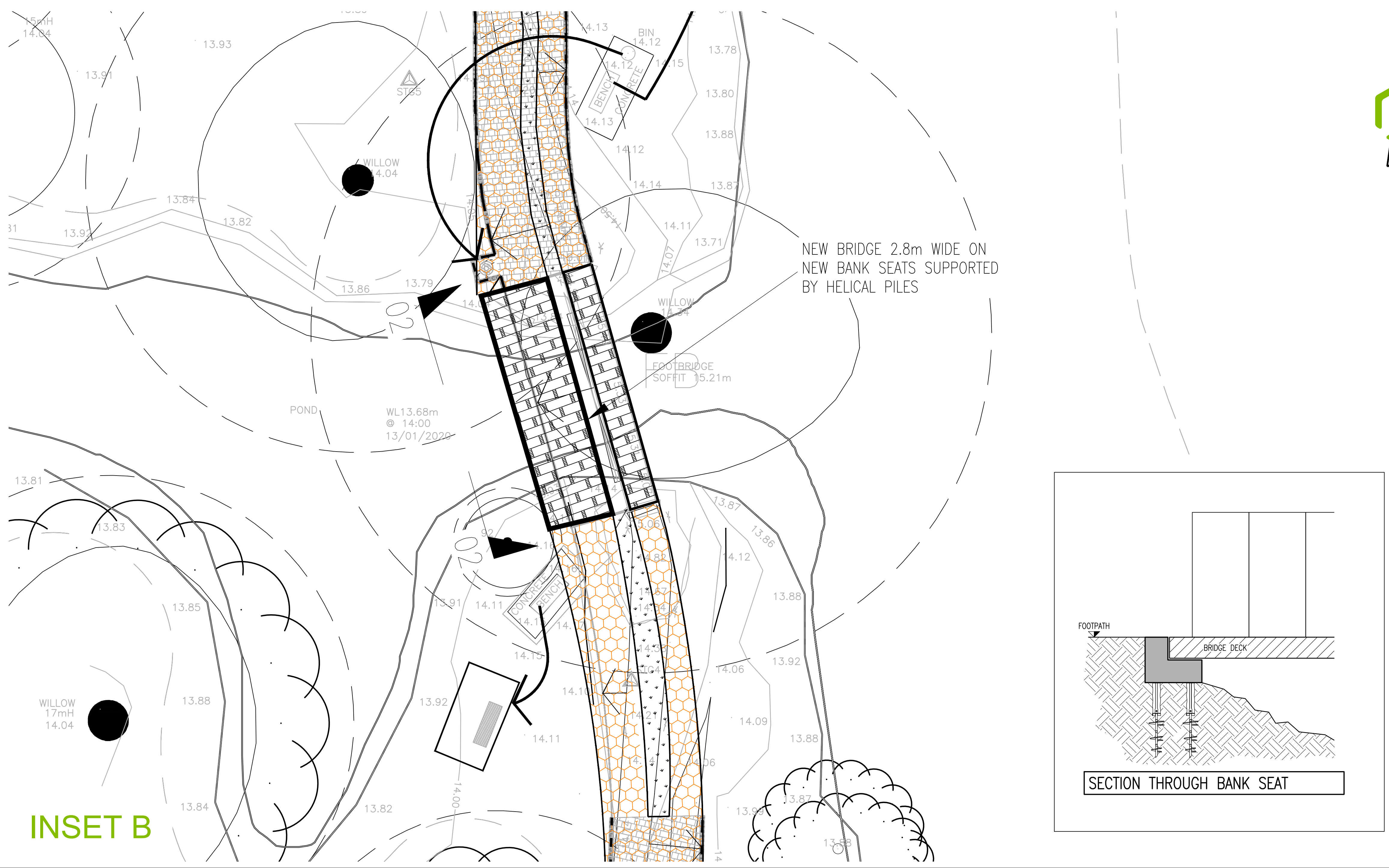
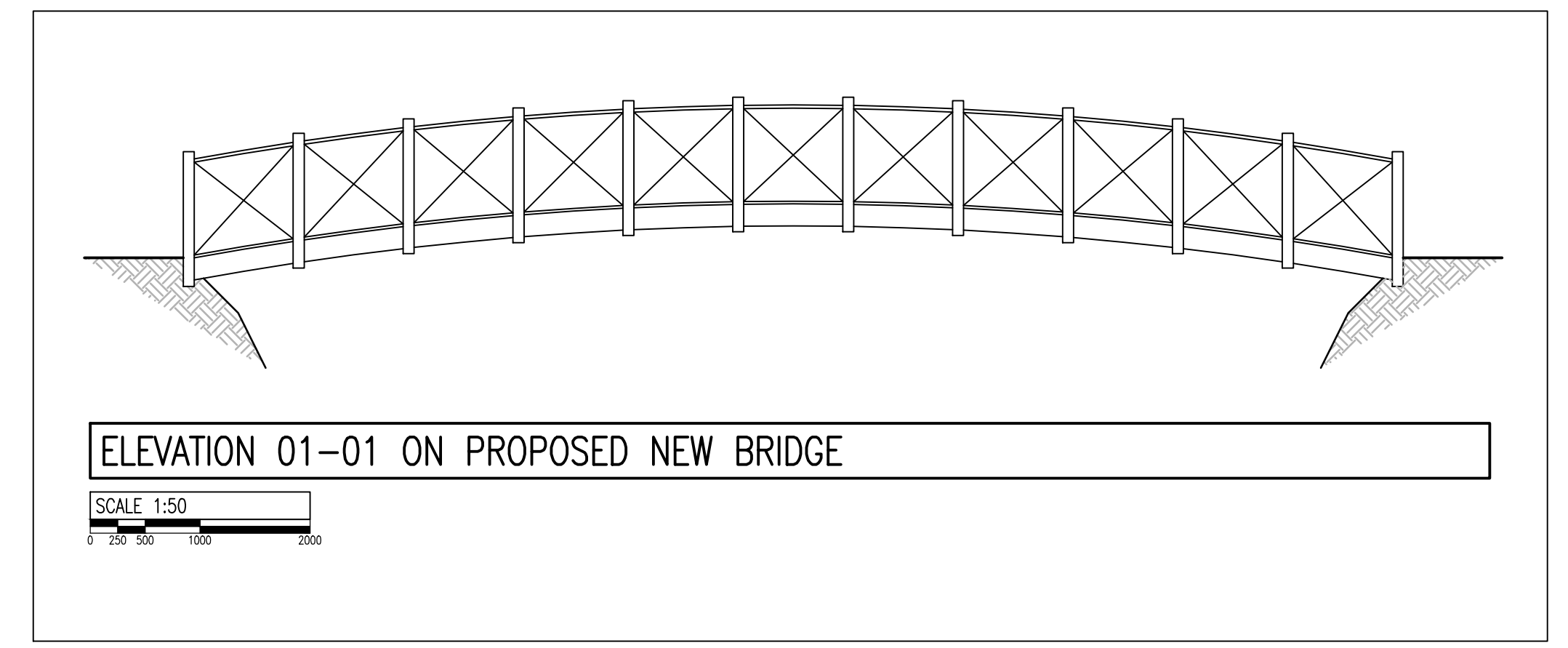
1. THIS DRAWING SHOULD NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF LINK ENGINEERING.
2. DO NOT SCALE FROM THIS DRAWING. UNITS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
3. THE CONTRACTOR IS TO CHECK ALL INFORMATION PROVIDED PRIOR TO COMMENCING WORKS AND SEEK CLARIFICATION FROM THE ENGINEER IN RESPECT TO ANY AMBIGUITIES FOUND.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER SCHEME SPECIFIC DRAWINGS.



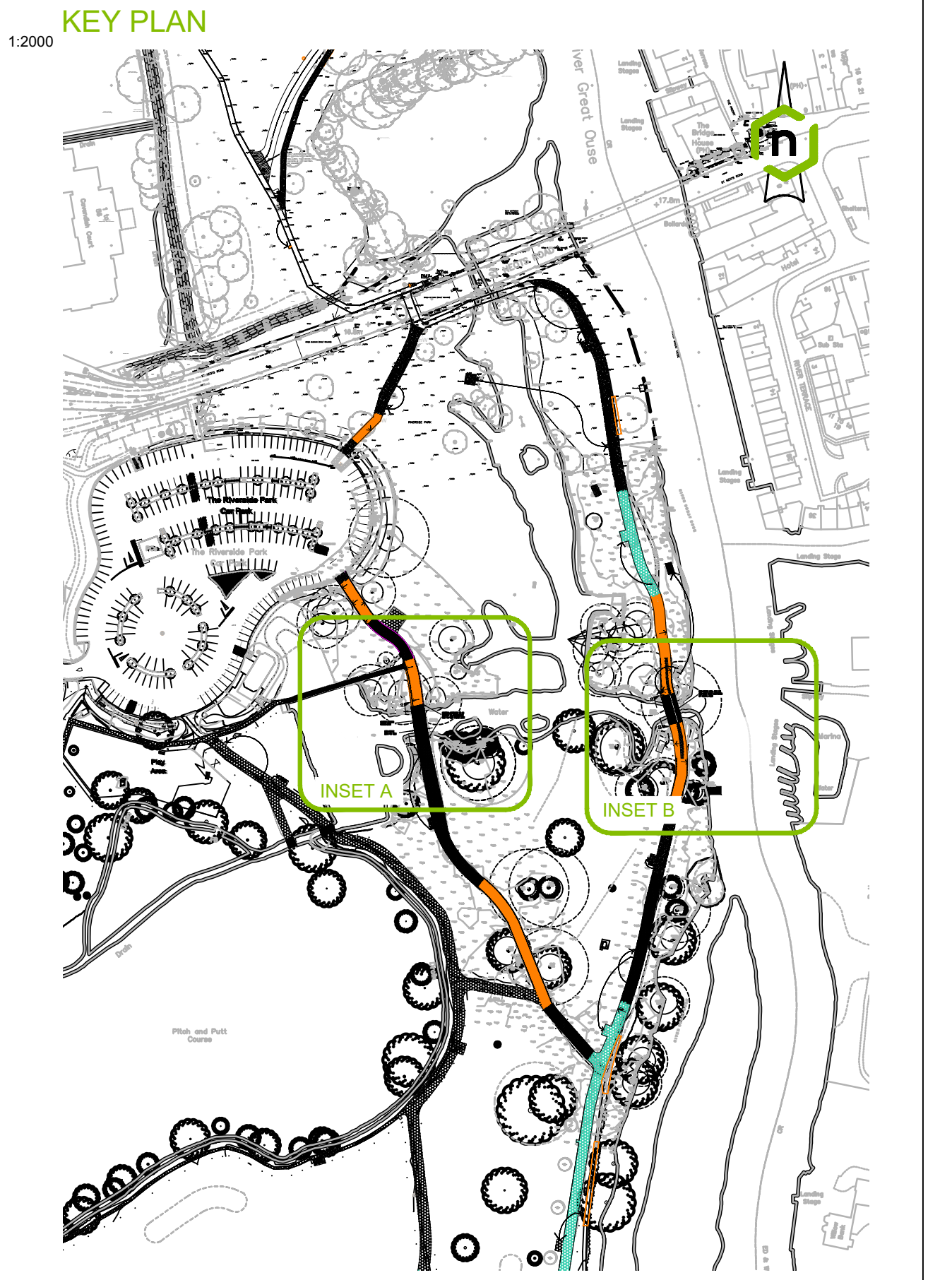
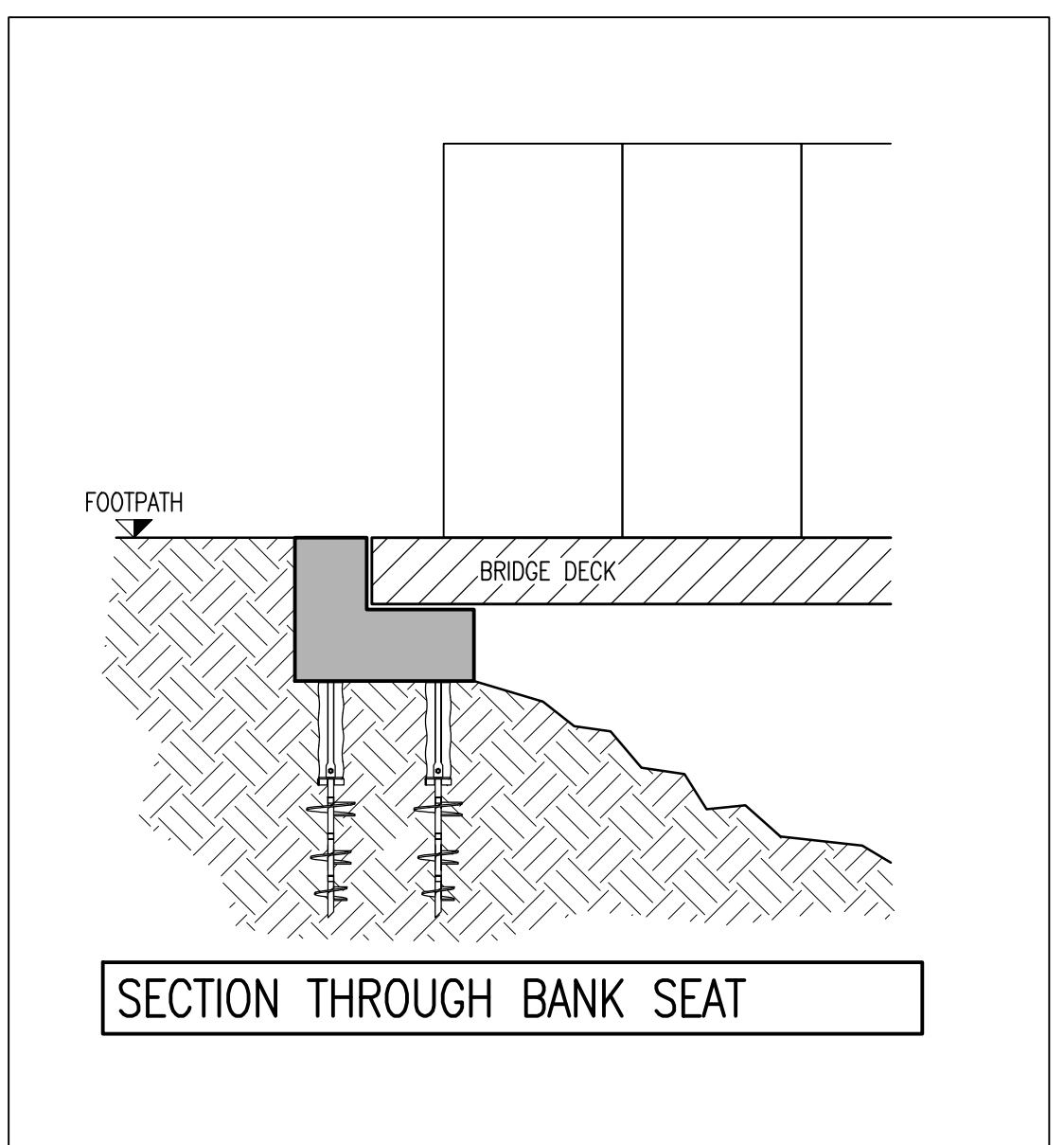
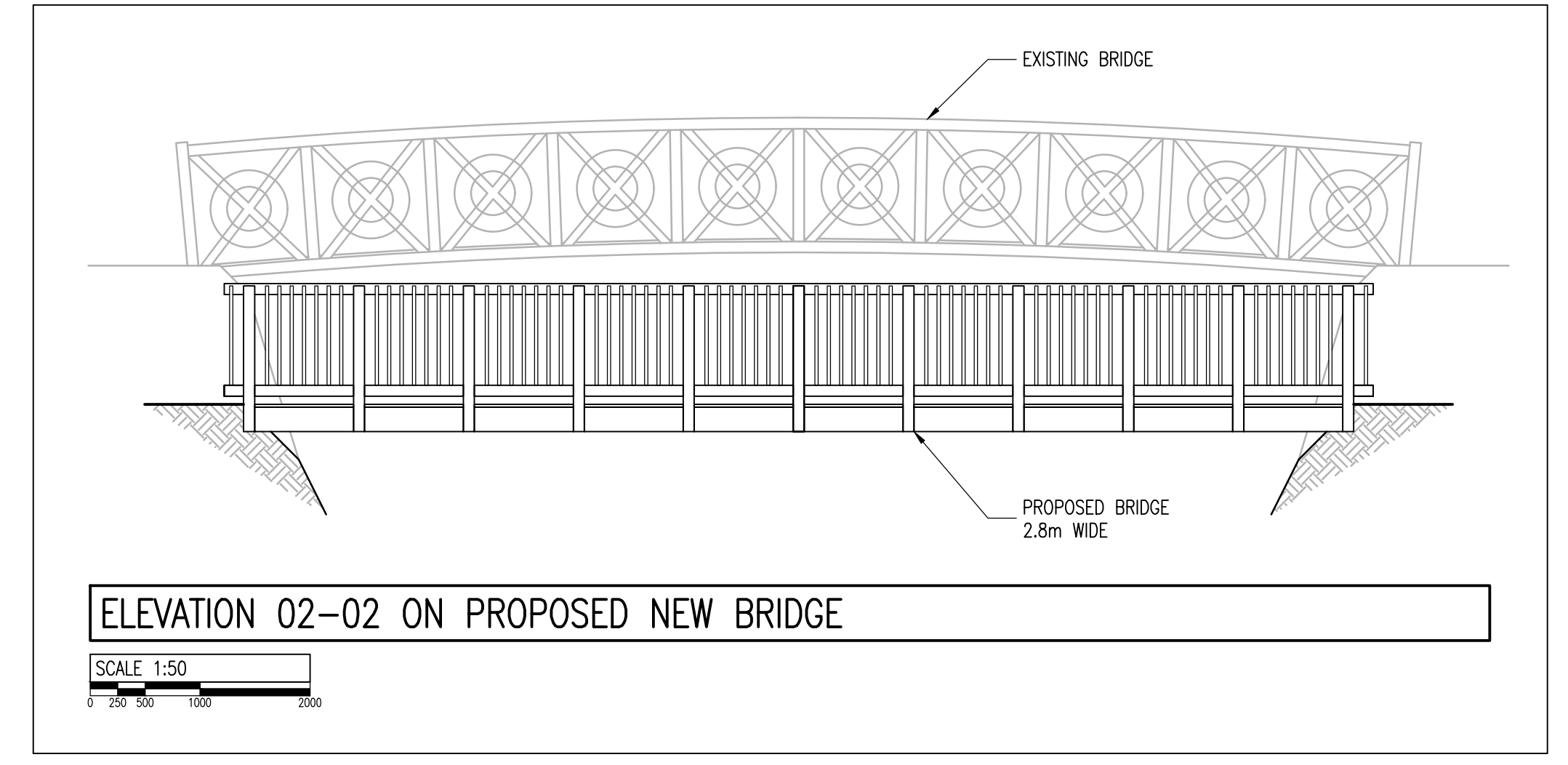
INSET A



THIS BRIDGE UPGRADE STRATEGY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ARBORICULTURAL SURVEY AND THEREFORE ROOT PROTECTION ZONES (RPZ) ARE UNKNOWN. THE DESIGN AND SETTING OUT OF BRIDGE FOUNDATIONS TO BE CARRIED OUT TO MINIMISE INTRUSION INTO RPZ'S



INSET B



A	ISSUED FOR PLANNING	10/01/22	SC
-	INITIAL ISSUE	28/11/21	SC
Rev	Amendments	Date	By
Revisions			
Client HUNTINGDONSHIRE COUNTY COUNCIL			
 Link Engineering Find us @ www.linkeng.co.uk			
Project LP257 - HUNTINGDON COUNTRY PARKS			
Drawing STN BRIDGES BRIDGE REPLACEMENT STRATEGY			
Scale @ A0	Drawn	Checked	Rev
1:100	JPK	SC	A