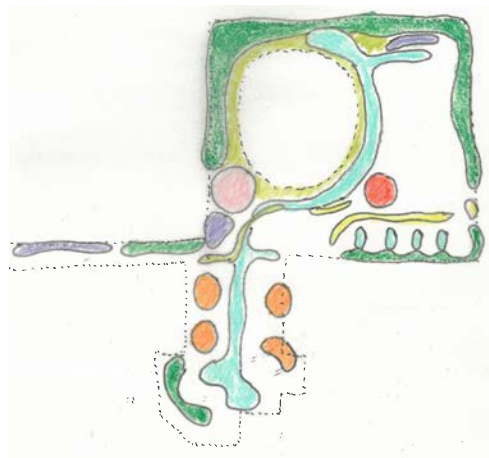


3.11 Proposed Planting Character

The proposed soft landscape character reflects the varied conditions of the site. In combination with the proposed and retained trees the planting helps to define layers of activity, enhance ecology and reinforce the place making narrative across the site.

The diagram describes a strategy which is developed from the tree strategy, further reinforcing and extending the existing perimeter of trees and introducing a strong SuDs related line of planting as a spine through the centre of the site. Different places, routes or activities are then further defined off this spine with a range of planting drawn from a set of typologies.



Strategy Diagram: Planting Character

Planting Typologies

Shrubs and hedges:

- Middlesex country
- Herb border
- Wild food & foraging
- Playful flowering
- Existing shrub cover
- Existing hedge

Grassland types:

- Shade tolerant meadow
- Wildflower meadow
- Species rich lawn
- Short mown lawn
- Hedgerow meadow

Climbers:

- Flower rich climbers
- Evergreen climbers

Roofs:

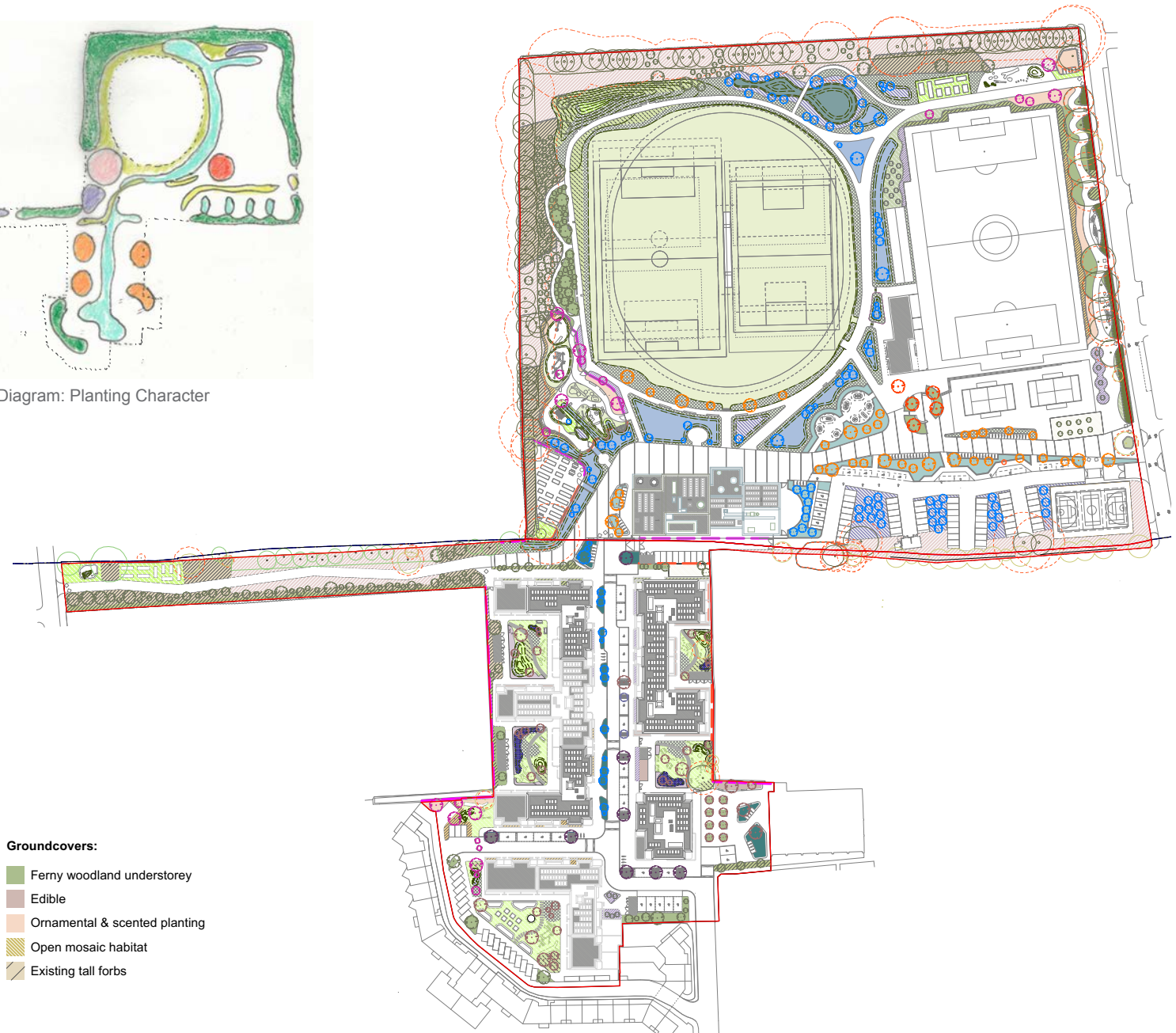
- Biodiverse green roofs

Sustainable drainage:

- Courtyard swales
- Residential raingardens
- E-W raingardens
- Swales
- Bioretention tree pits
- Attenuation basins
- Attenuation pond

Groundcovers:

- Ferny woodland understorey
- Edible
- Ornamental & scented planting
- Open mosaic habitat
- Existing tall forbs



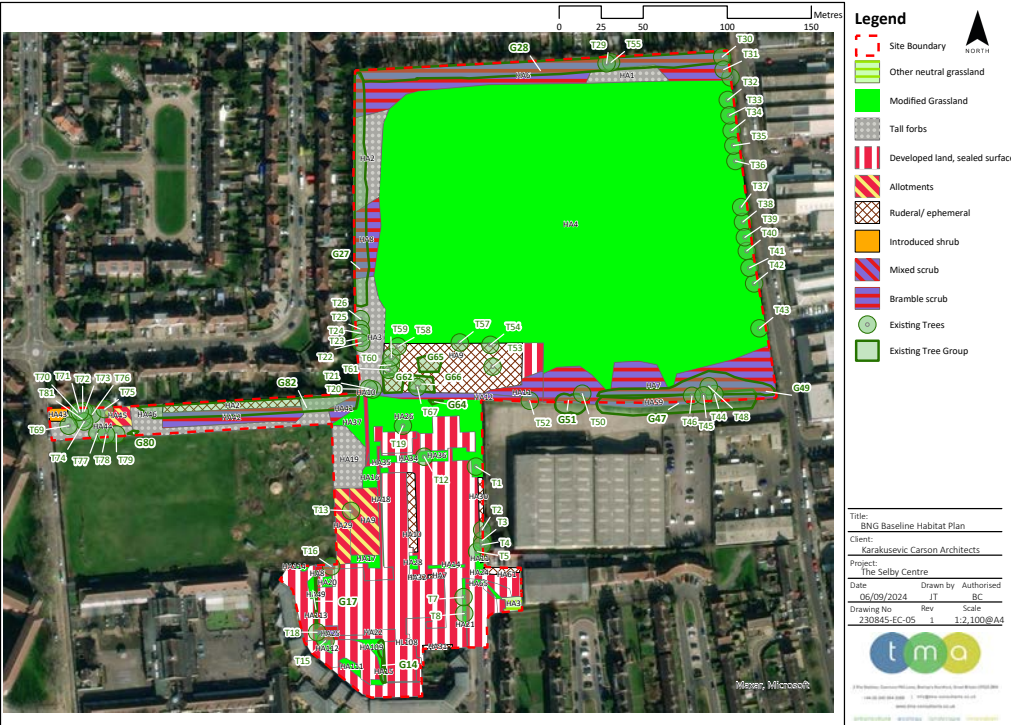
3.12 Site Wide Biodiversity Net Gain

Achieving the required 10% diversity net gain across the site is challenging. Creating a new park with an intensification of community and sports use on Bull Lane Playing Fields, a site which has increasingly grown wild around its perimeter in recent years, means a loss of habitat in this area and a BNG score of a 0.82% decrease in biodiversity units. The housing development on the site of the Selby Centre, on the other hand, which currently has little biodiversity, results in a very positive 17.53% increase in biodiversity units.

Taken as a whole, the development results in a site wide 4.33% increase in biodiversity units compared with the existing site prior to development. This is largely due to the increase in coverage of grassland, trees, and the retention of scrub and tall forbs. Despite ecologically sensitive landscape design and enhancements, proposals result in less than 10% biodiversity net gain.

Refer to the site wide Biodiversity Net Gain Assessment prepared by Tim Moya Associates in September 2024 for further details.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.71
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	4.33%
	Hedgerow units	0.00%
	Watercourse units	0.00%



Existing and Proposed Habitat Plans

