

DO NOT SCALE

- Notes:**
- This drawing must be read in colour.
 - All design information shown is outline/indicative. The detailed design of these features will be subject to approval by the Local Planning Authority as part of the deemed planning conditions.
 - The drawing shall only be used for the intended purpose it has been issued for which is for outline/illustrative design for a TWAO application.
 - The 2D layout has been developed based on the OS Mastermap Topography Layer or Topographical surveys where available. The outline design may be subject to change during the subsequent design stages as more detailed topographical survey data becomes available.
 - Public transport stop locations and waiting areas are indicative and may be subject to change.
 - The outline designs indicate types and extents of soft landscaping which are to be subject to change during the subsequent design stages. Individual tree locations are indicative and may be subject to change.
 - The designs for street lighting, fencing, paving details and other features will be developed in the subsequent design stage.
 - All existing private property accesses along the extents of the proposed scheme are to be maintained where possible. Designs for suitable alternative accesses and accommodation works will be developed where necessary.
 - For the Landscape Key Plan please refer to 70086660-WSP-GEN-XX-DR-LX-0000
 - The Highways layouts shown are indicative. Refer to drawing numbers Highways Plans: 70086660-WSP-HGN-XX-DR-1W-00001 to 00017 for further details.

Key

SOFT LANDSCAPE

- INDIVIDUAL FEATURE/ WAY FINDING TREES**
Locations Indicative
- INDIVIDUAL TREES**
Locations Indicative
- INDIVIDUAL ORCHARD TREES**
Locations Indicative
- INDIVIDUAL RIPARIAN ZONE TREES**
Locations Indicative
- AMENITY GRASSLAND**
Mown amenity spaces, including mown strips parallel to carriageways/footways
- FLOWERING SPECIES RICH GRASSLAND**
Wildflower grassland
- MEADOW RICH GRASSLAND**
For areas of low soil quality such as existing arable land
- SHRUB PLANTING**
- NATIVE WOODLAND PLANTING**
Edge and Core woodland planting
- HEDGEROWS**
Proposed species rich hedgerow planting
- ENHANCED VEGETATION**
Enhancement to existing vegetation, hedgerows or other boundary features
- MARGINAL, AQUATICS AND EMERGENT PLANTING**
Within detention basins or other wetland features
- SWALE SEEDED MIX**
For further information refer to Drainage Strategy Report
- WET DETENTION BASINS**
For further information refer to Drainage Strategy Report

HARDSCAPE LANDSCAPE

- MAINTENANCE AND EMERGENCY ACCESS TRACK**
Refer to Highways Plans for further detail
- NEW AND UPGRADED FOOTWAYS**
Refer to Highways Plans for further detail
- ARTICULATED AREAS OF HARDSTANDING**
At key junctions and bus stops. Refer to Highways Plans for further detail
- TRAVEL HUB PARKING BAYS**
Refer to Highways Plans for further detail
- LANDSCAPE DESIGNS TO BE INFORMED BY THIRD PARTY DEVELOPERS**

DRAWING STATUS: S2 - FOR INFORMATION



62-64 Hills Road, Cambridge, CB2 1LA, UK
T+ 44 (0) 1223 558 050, F+ 44 (0) 1223 558 051
wsp.com

CLIENT: GREATER CAMBRIDGE PARTNERSHIP

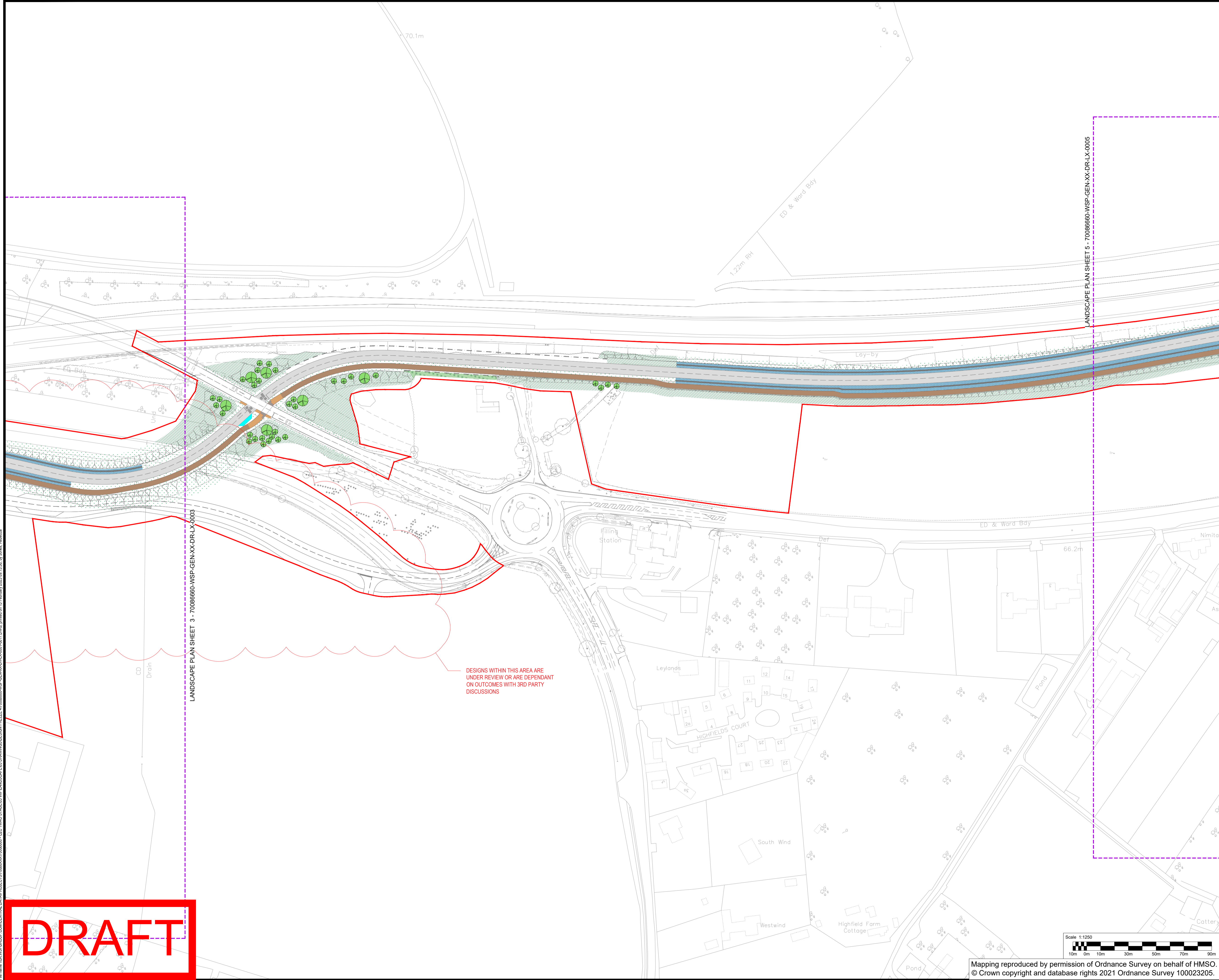
SITE/PROJECT: C2C TWAO STAGE

TITLE: LANDSCAPE PLANS SHEET 4 OF 17

SCALE @ A1: 1:1250	CHECKED: -	APPROVED: -
PROJECT NO: 70086660	DESIGNED: CE	DRAWN: RR
		DATE: February 23

DRAWING NO: 70086660-WSP-GEN-XX-DR-LX-0004 REV: P01

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