Green and Blue Infrastructure Checklist

Weybridge Business Park, Addlestone Road
Addlestone, KT15 2UP

On behalf of Bridge UK Properties 7 LP

May 2022

1. Reinforcing Local Character and Sense of Place

How does the site respond positively to the adjacent landscape character and context whilst complementing existing GBI functions?	A Landscape Strategy has been prepared by LDA Design in support of this application. The Landscape Strategy outlines key design principles which have underpinned the landscaping masterplan for the scheme, in order to enhance existing GBI networks and create new connections where possible. This document should be reviewed for comprehensive details of the landscaping principles incorporated within the development proposals, and how these principles help to effectively integrate the site within the existing setting and landscape. A key summary of guiding principles identified by LDA Design in their Landscape Strategy are outlined as follows: • Retention of (majority of) existing tree planting across the site, along with the supplemented planting of 126 new native evergreen and deciduous trees, supporting by biodiverse shrub, perennial and grass planting offering new frontage to the Business Park, complementing the surrounding businesses enhancing the surrounding landscape subsequently. • Enhanced ecological riparian planting along the River Wey corridor increasing biodiverse connectivity within the surrounding areas. • Enhanced permissive routes along the River Wey encouraging increased recreation and connectivity between Addlestone Road, Coxes Lock Mills and Ham Moor. • Areas of hard paving providing flexible outdoor spaces to encourage recreation and socialisation by the office workers on lunch breaks or for working outdoors on warmer days. • SuDS, careful material choices and ecological enhancements to improve the sustainability and biodiversity aims across the landscape.
What GBI design measures have been incorporated to protect, preserve and enhance the surrounding landscape/townscape setting and enhance the distinctiveness of existing settlements?	
How does the GBI Strategy or Masterplan respond in GBI design terms to local landscape character assessments?	The Landscaping Strategy prepared by LDA Design in support of this application undertakes a detailed analysis of the site and its surroundings, to better understand the existing landscape and GBI networks and how these can influence the development proposals. Details of this comprehensive analysis and the resulting incorporation of beneficial GBI design features based upon the findings, to ensure local landscape character is preserved and enhanced, can be found in the aforementioned Landscaping Strategy.
Have existing landscape and historic features been identified through the GBI Audit and if so, have these been incorporated into proposed GBI and are there opportunities to conserve and enhance the setting of these features within the site?	

What landscape edge treatments have been considered for the site boundary and do they provide sensitive and appropriate levels of integration to the surrounding area?	The Landscaping Strategy, prepared by LDA Design, identifies various 'planting typologies' along the site boundaries, in order to provide bespoke, responsive landscape edge treatments which complement and enhance surrounding landscape. These are: • Woodland Buffer Planting; • Woodland Understorey Planting; • Species Rich Grassland; • Threshold Planting; • Riparian River Corridor Planting; and • Species Rich Native Hedgerows. The Landscape Strategy prepared by LDA provides s detailed breakdown of the various elements associated with each 'boundary typology' listed above. This document should be referred to for comprehensive detail on the above in relation to this matter.
How will the scheme connect with the wider GBI network physically and visually? ***How will the provision of GBI create lasting value, identity and a distinct sense of place for the scheme?***	As per the response to Question 1, a Landscape Strategy has been prepared by LDA Design in support of this application. The Landscape Strategy outlines key design principles which have underpinned the landscaping masterplan for the scheme, in order to enhance existing GBI networks and create new connections where possible. This document should be reviewed for comprehensive details of the landscaping principles incorporated within the development proposals, and how these principles help to effectively integrate the site within the existing setting and landscape. A key summary of guiding principles identified by LDA Design in their Landscape Strategy are outlined as follows: • Retention of (majority of) existing tree planting across the site, along with the supplemented planting of 126 new native evergreen and deciduous trees, supporting by biodiverse shrub, perennial and grass planting offering new frontage to the Business Park, complementing the surrounding businesses enhancing the surrounding landscape subsequently. • Enhanced ecological riparian planting along the River Wey corridor increasing biodiverse connectivity within the surrounding areas. • Areas of hard paving providing flexible outdoor spaces to encourage recreation and socialisation by the office workers on lunch breaks or for working outdoors on warmer days. • SuDS, careful material choices and ecological enhancements to improve the sustainability and biodiversity aims across the landscape.
Have existing views into and out of the site been safeguarded and are there opportunities to create new views and vistas within the proposed development?	Refer to TVIA for full details.

2. Supporting Nature and Biodiversity

Has a Biodiversity Impact Assessment / Enhancement Statement been undertaken of the site and habitats adjacent/close to the site boundary?	A Preliminary Ecological Assessment and a separate Biodiversity Net Gain Report have been undertaken by MKA Ecology in support of the application. Please refer to the full Assessments for complete details of the analysis undertaken and the biodiversity net gain principles considered and achieved. In summary, the proposals result in a positive biodiversity net change of 8.85 units on-site, equating to a 151.01% increase in habitat units and a 224.08% increase in hedgerow units. The full results are shown in the below table, taken from the Biodiversity Net Gain Plan prepared by MKA Ecology. The significant enhancements on-site as identified are largely due to the detailed landscaping proposals collaboratively prepared by the consultant team. This includes, but is not limited to, the introduction of green walls, enhanced tree planting across the wider site, enhanced landscaping features and ecological enhancement measures such as nesting boxes, deadwood features, hedgehog domes and others.
Have native species of biodiversity value been specified within the proposals?	The landscaping proposals for the scheme primarily utilise native species to ensure a sympathetic and integrated planting strategy is achieved. However, to supplement the primarily native planting palette, some ornamental flowering species are interspersed in to planting beds, in order to create varied colours and textures throughout various seasons.
Has the biodiversity value of different GBI elements been maximised (e.g. green roofs)?	The biodiversity value of the site has been enhanced significantly through the raft of ecological enhancement measures proposed. The Biodiversity Net Gain Report prepared by MKA Ecology demonstrates that the proposals result in a positive biodiversity net change of 8.85 units on-site, equating to a 151.01% increase in habitat units and a 224.08% increase in hedgerow units. as a result of the proposals and the biodiversity measures incorporated within, including but not limited to: • The introduction of green wall on Unit 100; • The provision of enhanced tree planting, hedgerows, shrubs and incidental planting enhancing the landscaping features on-site; and • The inclusion of several ecological enhancement measures to benefit existing and future wildlife on the site, such as bird nesting boxes, hedgehog domes, deadwood features and other features.

	The proposed warehouse units are to be constructed in a steel-framed nature. By their nature, such buildings span wide areas and are of lightweight and economic construction. The adoption of green roofs would require significant and costly modifications to the structural design including significantly upgraded foundations and more extensive use of structural steelwork, which would significantly impact the financial viability and subsequent deliverability of the scheme. It has been determined therefore that green roofs are not compatible within the proposed development.
Have potential impacts on designated sites and protected species been considered and, where necessary, suitable proposals for mitigation, compensation or enhancement provided?	A Preliminary Ecological Appraisal and Preliminary Roost Assessment has been undertaken by MKA Ecology in relation to the site. The appraisals in the combined report considers the various potential constraints (including any designated sites and protected species) which could be of relevance to the site and the development proposals in question, and where required, provides recommendations for proposals allowing the mitigation and enhancement of various matters. Please refer to the Preliminary Ecological Appraisal and Preliminary Roost Assessment undertaken by MKA Ecology in relation to the site for comprehensive details on this matter.
Have existing habitats and landscape features such as hedgerows, trees, water bodies and corridors such as rivers, canals and undeveloped buffer zones been integrated into the scheme, as well as opportunities for naturalisation of river banks?	As discussed previously, the landscaping proposals have sought to retain the vast majority of trees that currently exist on-site, only removing a small number of trees due to overlaps which would significantly reduce the development potential of the site should they be retained (due to impacts of the achievable form and scale of built development subsequently). By retaining the
Have new accessible areas of habitat been created that contribute to local objectives and targets within Biodiversity Opportunity Areas? How has the balance between access and nature conservation been addressed?	The proposals concern a site with large existing areas of hardstanding with negligible biodiversity value. As a result of the proposed development there will be a positive biodiversity net change of 8.85 units on-site, equating to a 151.01% increase in habitat units and a 224.08% increase in hedgerow units. The proposals have sought to create new accessible areas of habitat where possible.
How have natural play, education or interpretation opportunities been incorporated into the scheme to connect people to nature?	Noting the land uses proposed at the site, it is not considered appropriate to incorporate play or educational features within the site.
Have robust funding, habitat management / maintenance and conservation plans been produced for the scheme?	Detailed habitat management and maintenance strategies have been prepared in support of the proposals, forming part of the Landscape Strategy document prepared by LDA Design. The maintenance and management strategies are outlined below – for further details, please refer to LDA's Landscape Strategy. • The landscape surrounding the development will be managed in the long term by a management company. Maintenance works will be tendered by the management company to experienced and

	suitably qualified landscape contractors with the necessary resources to carry out the work. • Once the hard and soft landscape works have been completed, the Management Company will appoint a nominated contractor to maintain the hard and soft landscaping, in the areas outside of the building demises. This is likely to be the contractor who undertakes the initial works, so warranties are not affected. • The contractor will be passed this Landscape Management Plan and asked to provide an annual cost for undertaking the specified works to maintain the hard and soft landscaping. Once agreed, the contractor will be instructed formally to perform these tasks on a pre agreed basis and the Management Company will refer to the Landscape Management Plan on a regular basis to determine that the correct works are being undertaken to the specified levels.
How does the scheme connect with the wider GBI Network in ecological and habitat terms?	A Landscape Strategy has been prepared by LDA Design in support of this application. The Landscape Strategy outlines key design principles which have underpinned the landscaping masterplan for the scheme, in order to enhance existing GBI networks and create new connections where possible. This document should be reviewed for comprehensive details of the landscaping principles incorporated within the development proposals, and how these principles help to effectively integrate the site within the existing setting and landscape. A key summary of guiding principles identified by LDA Design in their Landscape Strategy are outlined as follows: • Retention of (majority of) existing tree planting across the site, along with the supplemented planting of 126 new native evergreen and deciduous trees, supporting by biodiverse shrub, perennial and grass planting offering new frontage to the Business Park, complementing the surrounding businesses enhancing the surrounding landscape subsequently. • Enhanced ecological riparian planting along the River Wey corridor increasing biodiverse connectivity within the surrounding areas. • Enhanced permissive routes along the River Wey encouraging increased recreation and connectivity between Addlestone Road, Coxes Lock Mills and Ham Moor. • Areas of hard paving providing flexible outdoor spaces to encourage recreation and socialisation by the office workers on lunch breaks or for working outdoors on warmer days. • SuDS, careful material choices and ecological enhancements to improve the sustainability and biodiversity aims across the landscape.

3. Building Resilience to Climate Change

Where feasible, have green/brown roofs and/or green walls been incorporated into buildings to increase energy efficiency, create new habitats and shade and slow the rate of runoff?	The proposed warehouse units are to be constructed in a steel-framed nature. By their nature, such buildings span wide areas and are of lightweight and economic construction. The adoption of green roofs would require significant and costly modifications to the structural design including significantly upgraded foundations and more extensive use of structural steelwork, which would significantly impact the financial viability and subsequent deliverability of the scheme. It has been determined therefore that green roofs are not compatible within the proposed development. However, green walls have been incorporated along the northern, eastern and southern facades of Unit 100 in the south of the site in the form of climber planter panels. These green walls will help to contribute to biodiversity whilst reducing air pollution to contribute to enhanced air quality in the surrounding area.
Has the siting and design of the built form and external spaces been orientated to maximise passive solar gain whilst creating sheltered and sunny green spaces?	In order to achieve a building that complies with 2010 Building regulations Part L2A (2013 edition) and improve upon the baseline Target Emission Rate (TER), the following passive design measures are incorporated into the design: • An efficient building envelope has been incorporated, with enhanced U-values beyond the Part L2A (2013) limiting values. • Enhanced air permeability has been incorporated in order to reduce heating demand in the winter months. • In tandem with the above principles, the design evolution of the units has been informed partly by the desire to allow natural daylighting and maximising solar gain where design and structural considerations allow. • Balanced g-values to ensure optimised internal conditions in the winter and summer months. The siting and location of the buildings also contributes to the provision of ‘sunny’ green spaces and landscaped areas, whilst providing trees of varying scales and typologies which will allow for opportunities for shading. In these areas, and also areas shaded by the proposed units, the planting palette selected has been selected specifically to allow for ‘low maintenance’ planting which can tolerate a ‘dry/partial shade’ site conditions, whilst still remaining colourful and vibrant year-round.

Have tree species been chosen that help cool spaces in the summer, provide solar gain in winter and reduce rainwater runoff while contributing to biodiversity? Has structural planting been designed to create shelter from winds in winter and shade in summer?	The planting of trees, shrubs, climbers and groundcovers around the site will be designed to create visual and spatial structure, enhance biodiversity and seasonal interest, and give distinct character to different parts of the site. The planting strategy identifies groups of different tree species linking the different spaces. The planting will use strong lines and groups of new trees to create structure, frame views, subdivide space, create shade, assist with wayfinding and create distinctiveness in different parts of the site.
What measures have been identified to improve the quality and quantity of water? ***Have rainwater harvesting systems been incorporated to provide grey water recycling?***	The proposed building will include the following features for minimisation of water use: • Efficient water components, including dual flush WCs. The current proposals are aiming for a 40% improvement over baseline water consumption. • Flow control devices in WC areas to minimise water leaks and wastage from sanitary fittings. • Water meters and leak detection systems to ensure required water efficiency is monitored and maintained throughout the life of the building. • Native and hardy planting, thereby only relying on precipitation, without reliance on a formal irrigation system. Regarding sustainable urban drainage principles, the proposed drainage strategy will seek to reduce surface water to runoff to greenfield rates, in accordance with national and local planning requirements. Below-ground attenuation systems and permeable pavements in the car parking areas will be used, prior to runoff being directed into the public sewer system and/or local watercourses subject to applicable consents.
Have watercourses/buffer zones been included to protect and enhance Blue Infrastructure on-site?	There are no watercourses on either site at present – the nearest surface watercourse is the River Wey Navigation Canal which lies adjacent to the eastern boundary of the southern part of the site. This watercourse flows in a northerly and easterly direction to its confluence with the River Wey approximately 400 m east of the site. This stretch of the river is known as the Lower Wey and reaches the River Thames approximately 1 km north-east of the site. Noting the above, there is not considered to be any major BI, and as such to maximise the developable area of the site, whilst also allowing the proposed land uses to function safely and effectively, no watercourses have been proposed. Likewise, the undertaken Flood Risk Assessment states that the construction of detention basins/swales is not feasible at the site, given occupier requirements to ensure efficient use of space for this type of urban light industrial development, and so have not been incorporated.

	However, adjacent BI (i.e. the River Wey) has been considered in detail in regard to the proposals on-site, to ensure the boundary between the site and the Canalside is of benefit to the wider GBI network nearby. Likewise, the sustainable drainage strategy proposed (i.e. permeable paving and underground attenuation storage) is considered to adequately mitigate any flood risk, so the provision of on-site BI to further mitigate flood risk is not considered necessary.
If renewable energy technologies are required in accordance with Local Plan Policy SD8, has solar water heating/electricity generation been considered for installation on roofs, potentially as part of a green roof?	The energy hierarchy has been followed to define the appropriate steps to achieve the requirements set out in by Building Regulations Part L2A and Policy SD8: • Be Lean: Proposals include for the incorporation of improved building envelope details and enhanced air tightness that seeks to better that of Part L, efficient mechanical plant, and highly efficient lighting to reduce energy demand. • Be Clean: Local heat network sites were reviewed, and the suitability of a community heating network was considered, but the location and lack of constant heat load profile meant these options were not feasible for this development. • Be Green: The proposed development includes the use of both photovoltaic arrays and air source heat pumps These solutions have been appraised as the most viable for this development. A combination of a fabric-first approach and renewable energies provides a route to compliance with Approved Document Part L:2013 of the Building Regulations for the proposed development. This approach also demonstrates how the development will comply with the planning criteria for 10% of the development's energy needs to be met by renewable and/or low carbon technologies, in accordance with Policy SD8 of the Runneymede 2030 Local Plan.
Where relevant, has an assessment of the ground water and water resource of the site taken place? ***Where relevant, have studies of groundwater, contaminated land etc been undertaken to determine the suitability of the site for sustainable drainage systems?***	The Flood Risk Assessment and Drainage Strategy prepared by HDR Consulting, with regard to ground water, states that the site is underlain by a sequence of made ground, silt/clay alluvium and granular river terrace deposits of the Kempton Park Gravel formation. The Phase 1 Site Investigation Report undertaken by TRC also notes that the Site does not lie within an EA designated groundwater Source Protection Zone (SPZ), with the closest SPZ is located 936m west of the Site. Groundwater has been measured to be present at between about 0.7 and 1.8 mbgl (10.7 and 11.7 mAOD). Notwithstanding, the risk of groundwater flooding is considered to be relatively low given that no basements are proposed within the development and the finished floor level will be of the order of 1.3 to 2.3 m above the water table.

	As per Paragraphs 7.3 and 7.4 of the Flood Risk Assessment, analysis has shown that the proposed development levels allow for level-for-level flood water storage ('compensation') to be incorporated into the development design with no loss of floodplain capacity. New building finished floor levels of 13.00 mAOD provide 540 mm freeboard above the maximum flood level and safe access and egress has been demonstrated for the proposed development layout. Future flood risk, both on and off-site, from site-generated runoff has been addressed via a detailed surface water drainage strategy. This is proposed to comprise below-ground storage with off-site runoff being attenuated to greenfield rate. All flows are to be directed into the existing adjacent surface watercourse (part of the Addlestone Bourn), subject to the necessary consents. The drainage arrangements are designed to accommodate runoff up to the 1 in 100 year storm event plus a 20% allowance for climate change.
Have sustainable drainage systems been considered and incorporated into the scheme? If so, do SuDS layout or strategies consider: • ***Linked SuDS to enhance biodiversity and recreational resource?*** • ***What provision has been made for water balancing measures such as storm water ponds or lagoons to replace groundwater levels, and have sustainable drainage systems using swales been considered?*** • ***Have relevant flood strategies been identified and do they inform the design and approach to GBI and the wider masterplan?***	Sustainable drainage systems have been considered from the outset of the project, in order to ensure these systems can be effectively integrated in to the development proposals to bring the greatest effectiveness in regards to drainage management in a sustainable manner. It is proposed that below-ground storage systems will be incorporated at source to attenuate runoff to the QBAR greenfield rate, prior to discharge into the linking watercourse (park of the Addlestone Bourn). Development levels are such that a pumped system and rising main will be required to serve the southern sector (Unit 100), while a gravity system will be used for the northern development (Units 210 and 220). Permeable paving is proposed to be installed to all external car parking areas of the southern part of the development. This will be a 'Type B' system (after CIRIA 735), where the proportion of rainfall that exceeds the (negligible) infiltration capacity of the subsoil will flow into the engineered drainage network. The above systems are considered to significantly enhance the sustainable drainage qualities of the site. Further details of the site-wide drainage strategies and results of modelling for such systems can be found firstly in the Flood Risk Assessment and Drainage Strategy Report, prepared by HDR Consulting, and also the Energy and Sustainability Statement, prepared collaboratively by MBA and SWH respectively.
Does the development physically and visually connect to the surrounding GBI network and provide attractive and safe travel corridors for cyclists/pedestrians?	As stated previously (See Question 1 of this document), the underpinning landscaping masterplan principles outlined by LDA Design provide a clear summary of the key features which help to physically and visually connect the site to the surrounding GBI network. The Landscape Strategy prepared by LDA Design clearly outlines how the existing and proposed GBI features at the site will be retained and delivered, to enhance the visual appearance of the site and its resulting benefit upon the existing GBI network.

	This document should be reviewed in further detail with regard to this matter.
How has existing or proposed woodland been incorporated to provide benefits such as carbon sequestration and habitat creation?	The arboricultural survey has identified 81 individual trees and three hedges as being significant within the context of the Site. The orientation of both buildings and the design of the roads and parking spaces are considered to have the least impact on the existing trees, as building foundations are offset, in order to minimise the root protection areas. The landscape strategy developed primarily by LDA Design for the scheme proposes to maintain the vast majority of existing trees, especially along the boundaries and frontage areas, only removing trees where necessary to facilitate efficient built development. Retaining the majority of existing vegetation in this regard will help to retain the existing ecological and biodiversity value in these areas, retaining habitats for wildlife at present whilst also helping to retain the existing landscape character and integration within the wider setting of the site. Across the site, there will be 128 new trees planted, along with further ornamental shrubs, hedgerows and informal planting to provide a varied, vibrant and healthy environment across the site. Trees of varying species, form and maturity are proposed to create a naturalistic multi-layered woodland canopy effect across the site. Standard and heavy standard trees offer instant impact and smaller multi-stem trees and woodland shrub species create a naturalistic multi-layered woodland canopy effect. The Landscape Strategy prepared by LDA Design identifies varies landscape planting areas, including 'woodland buffer planting' and 'woodland understorey planting'. In particular, with relation to the existing woodland around the site, 'woodland understorey planting' is designed to be planted underneath existing trees and under proposed woodland blocks of varying species, form and maturity to create a naturalistic, multi-layered woodland canopy effect. Likewise, lush woodland ground cover planting such as hellebores and ferns, provides a low maintenance palette which can tolerate a likely 'dry/partial shade' site condition, whilst remaining visually lush and interesting to the senses. Principally species will be native but with some ornamental flowering species interspersed into the beds which will create a variety of seasonal displays in colour and texture.

4. Contributing to Healthy Living and Well-Being

Has an audit of existing accessible green spaces and access routes (on and off-site) been undertaken and do the proposals complement, enhance and support these assets?	The Landscape Strategy, prepared by LDA Design in support of this application, firstly undertakes a comprehensive analysis of the site and its surrounding context, to better understand how the proposals can be best integrated within the existing local character. Within the site analysis, there is detailed assessment of historic and existing landscape context within the surrounding area, identifying key green spaces and three 'character areas' as a result of the surrounding GI network: • The primary green movement corridor to the north associated with Weybridge Road (A317): a major green infrastructure corridor consisting of dense wooded area along a major transport road. • Secondary green infrastructure movement corridor associated with Addlestone Road and Ham Moor Lane with formal treelined planting along both roads. • The recreational blue-green corridor along River Wey: this route is part of a promoted recreational walk that follows the route of the commercial barges on the Wey Navigation with 'destinational' nodes along the route that are socially and historically important such as Town Lock, Black Boy Bridge, Coxes Lock Mills and Coxes Lock the Pelican pub. The key characteristics of the character areas have been considered in the design process in order to shape the proposals ensuring harmony with the landscape context, which aims to increase biodiversity values and can support the social, recreational and community functions adjacent to the site. The site analysis section of the Landscape Strategy also undertakes a detailed assessment of surrounding 'landscape' typologies, both in regard to Green and Blue Infrastructure, identifying key existing networks and features which have helped to inform the GBI Strategy for the proposals.
What provision has been made to connect the development site with the wider green network, off-site community facilities and green spaces?	A buffer between the proposed building 100 and the eastern site boundary with the River Wey has been maintained to connect the development site to the wider green network, off-site community facilities and green spaces.
Have opportunities for providing a range of functions in relation to local needs for open space (such as recreation grounds/sports pitches incorporating ecological areas) been considered?	Given the proposed land uses at the site, it is not considered practical nor effective to incorporate functions such as open space i.e. recreation grounds and sports pitches within the site boundary.

Where feasible, have GBI connections and linkages been made between the scheme and existing settlements to promote reduction in car use and safe active travel routes to schools, workplaces and community facilities?	Noting the proposed land uses at the site, it is not considered that connectivity on active travel routes to schools, other workplaces and community facilities are of key relevance (it is assumed this relates more directly to residential proposals). Likewise, due to the proposed land uses and industrial operations occurring on-site, it is not considered appropriate for connections to be made through the site, to allow pedestrians to permeate through the site. This would likely create conflicts i.e. in the service yard for the industrial units which would lead to health and safety concerns. However, through enhanced planting along site boundaries, it is considered that the existing pedestrian routes along key thoroughfares i.e. Addlestone Road and Ham Moor Lane, and the quality and landscape character of these roads in particular, have been enhanced. This inadvertently may encourage more residents and workers to utilise these routes as opposed to relying on car use. On-site, there are also new landscaping features incorporated, as well as retained woodland and planting, which will encourage green 'routes' and sections of the site for workers to utilise.
Where and what type of new green access routes will be provided onsite, and how best can these strengthen, enhance and join up with the existing green network?	
What consideration is there for 'access for all' and is it possible for all residents to access a range of GBI from their home easily and conveniently?	Noting the scheme is non-residential in nature, there will be no additional residents generated from the proposals. However, for existing residents, the enhancement of existing landscape buffers along the boundaries of the sites will help to enhance the landscape character of the surrounding area. A prime example of this is the green wall introduced along the Ham Moor Lane frontage, which has been 'greened' in order to soften this feature for passing residents.
Has a management and maintenance plan been produced and is it funded robustly so the long term quality of the GBI is ensured?	Detailed habitat management and maintenance strategies have been prepared in support of the proposals, forming part of the Landscape Strategy document prepared by LDA Design. The maintenance and management strategies are outlined below – for further details, please refer to LDA's Landscape Strategy. • The landscape surrounding the development will be managed in the long term by a management company. Maintenance works will be tendered by the management company to experienced and suitably qualified landscape contractors with the necessary resources to carry out the work. • Once the hard and soft landscape works have been completed, the Management Company will appoint a nominated contractor to maintain the hard and soft landscaping, in the areas outside of the building demises. This is likely to be the contractor who undertakes the initial works, so warranties are not affected. • The contractor will be passed this Landscape Management Plan and asked to provide an annual cost for undertaking the specified works to maintain the hard and soft landscaping. Once agreed, the contractor will be instructed formally to perform these tasks on a pre agreed basis and the

	Management Company will refer to the Landscape Management Plan on a regular basis to determine that the correct works are being undertaken to the specified levels.
Have local community groups and other stakeholders been consulted on the GBI aspects of the design proposals?	Comprehensive stakeholder engagement has been undertaken to underpin the evolution of the development proposals, coordinated by Connect Communications. The project team met with Addlestone South ward councillors, at Weybridge Business Park on the 23rd March. Councillor Peter Snow, John Furey (also serving as Surrey County Councillor) and Cllr John Wilson were in attendance. Furthermore, a newsletter was issued to residents and relevant stakeholders and businesses on 8th April, informing them of the proposals and inviting stakeholders to provide feedback to be considered by the project team, in relation to the scheme. The newsletter was delivered to 629 separate properties. Limited feedback was received from either Ward Councillors or local residents/stakeholders with explicit reference to GBI aspects. However, notwithstanding this, the project team have sought to fully consider the potential for integrated GBI features throughout the site from the outset of the project, in order to maximise the environmental and ecological potential of the development noting the surrounding character and townscape. In this regard, LDA Design were commissioned to prepare a detailed Landscape Strategy, which assessed the existing GBI network and local character/context, and from this prepared a detailed landscaping masterplan (and underlying principles). Likewise, to understand the potential impacts upon the surrounding landscape and GBI network, LDA Design also prepared a Townscape and Visual Impact Assessment. Both documents should be referred to, in order to provide comprehensive details as to the consideration of integrating GBI aspects within the proposals, and an assessment of the implications for the surrounding area.
What potential is there for shared community orchards, allotments and foraging features such as hedgerows on the site?	It is considered that there is limited opportunities for shared community orchards, allotments and foraging features within the site, noting the proposed land uses and lack of pedestrian access in to the site itself.
Does the scheme meet the Council's adopted minimum standards for open space provision in accordance with Policy SL26?	N/A given the non-residential land uses proposed, and the residential-focused nature of Policy SL26.
Have adequately sized rear gardens (see Runnymede Design SPD) been provided to allow for small-scale domestic food growing?	N/A given non-residential land uses proposed.
Can the proposals connect to local community food growing spaces close to where people will live?	N/A given land uses proposed.