

6.6.5 Planting and Materials

Planting Palette

The soft planting palette has been developed to respond to the surrounding landscape context. The soft landscape elements play an important aesthetic role, helping to define and reinforce the character of the area whilst mitigating against potential landscape and visual effects. The soft landscaping across the site has been designed to provide interest and vibrancy, meet the specific site conditions; optimise wildlife benefits through new habitat creation; respond to the built form and architecture of the Lodge; and, ensure sustainability in designing for likely effects of climate change.

The palette of soft landscape will include (but not restricted to) the following species outlined in the subsequent pages.

For further details refer to Planting Plans reference BMD.19.010.DR.P301-P304

Native Tree & Shrub Planting

Native tree and shrub planting is used to supplement and enhance existing native planting throughout the site and provide a screen / buffer along the southern boundary. New stands of native tree and shrub planting within the northern parkland blends and compliments with existing planting, retained from the existing golf course.

Native Species Rich Hedgerows will be planted around the boundary of the car park, with single species native hedgerows planted between parking bays

Scattered Trees

- *Acer campestre*
- *Betula pendula*
- *Betula pubescens*
- *Malus sylvestris*
- *Poplar nigra*
- *Prunus avium*
- *Prunus padus*
- *Quercus petraea*
- *Quercus robur*
- *Sorbus aria*
- *Populus tremula*
- *Salix alba*
- *Sorbus aucuparia*
- *Sorbus torminalis*
- *Tilia cordata*
- *Tilia x eurpeaea*
- *Ulmus 'Sapporo Autumn Gold'*

Native Shrub & Scrub

- *Cornus sanguinea*
- *Corylus avellana*
- *Crataegus monogyna*
- *Ilex aquifolium*
- *Ilex aquifolium 'Alaska'*
- *Ligustrum vulgare*
- *Prunus spinosa*

Woodland Mix

- Climax trees
- *Larix sibirica*
- *Picea abies*
- *Pinus sylvestris*
- *Populus tremula*
- *Quercus robur*
- *Sorbus torminalis*
- *Ulmus glabra*
- Woodland edge trees
- *Malus sylvestris*
- *Prunus avium*
- *Prunus insititia*
- *Prunus padus*
- *Sorbus aucuparia*
- *Salix caprea*
- Nurse trees
- *Acer campestre*
- *Betula pendula*
- *Betula pubescens*
- *Pinus sylvestris*



Quercus robur.



Salix alba.



Ligustrum vulgare.



Prunus spinosa.



Rosa canina.

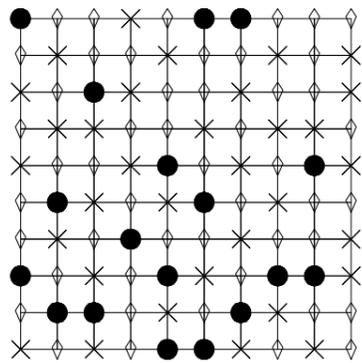


Ilex aquifolium.

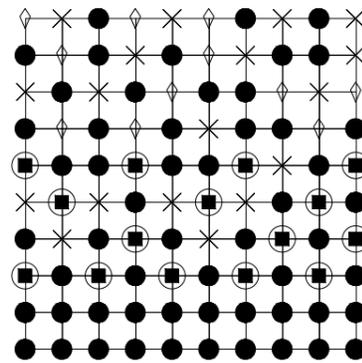
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Typical Woodland Planting Edge & Core Matrices

The edge and core woodland planting mixes will draw on a range of the native species listed previously. The mix selection will respond to the different landscape areas and requirements for character and function. The matrices illustrated below indicate how these species will be planted to maximise sustainability of the woodland areas, enhance woodland structure, ensure swift establishment and assist in long term management into maturity. The Landscape Maintenance & Management Plan that accompanies the planning application outlines management requirements for the successful establishment of the landscape within the first 5 years post-planting.



Woodland Core Mix



Woodland Edge Mix

Key

- Shrubs
- ◻ Woodland Edge Trees
- × Nurse Trees
- ◇ Climax Trees



Native Marginal & Emergent Planting

Marginal and emergent planting used on the edges and shelves of both existing and proposed ponds will enhance and create new habitat. Species will comprise the following.

Indicative Planting List

- *Alisma plantago-aquatica*
- *Butomus umbellatus*
- *Caltha palustris*
- *Carex riparia*
- *Filipendula ulmaria*
- *Iris pseudacorus*
- *Juncus infexus*
- *Juncus effusus*
- *Lemna minor*
- *Lythrum salicaria*
- *Mentha cervina*
- *Myosotis scorpioides*
- *Nymphaea 'Albatross'*
- *Ranunculus lingua*



Iris pseudacorus.



Caltha palustris.



Lythrum salicaria.



Juncus effusus.

Grassland Types

There are several types of grassland that would be established across the site, selected for their hardiness suitability of use and requirements for biodiversity.

Meadow wildflower grassland seed mix is specified for use within the northern parkland, southern boundary and in areas around the FEC external space, where a more rural and naturalistic appearance is desired. Providing valuable wildlife habitat and seasonal colour for guests.

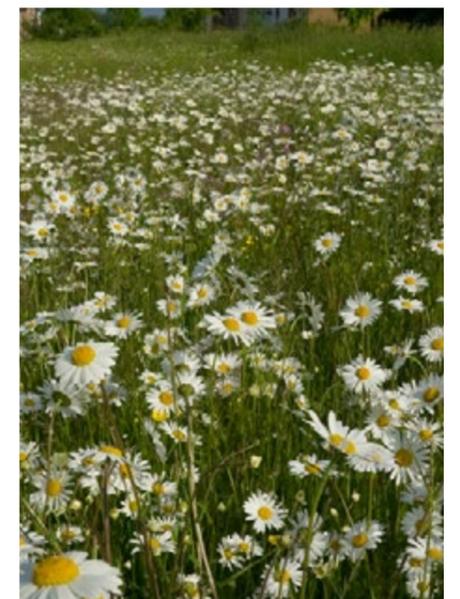
A woodland grass mix is specified where we have stands of existing woodland and new woodland within the northern parkland, selected for its shade tolerant.

A wetland grass mix is specified to the basin and slopes of new attenuation ponds, swales and wet landscaped areas. This meadow mixture for wetlands is suited to seasonally wet soils and is based on the vegetation of traditional water meadows. Soils in wet meadow may flood for short periods in winter, but are usually dry in summer.

Amenity Lawns are provided in various areas of the Site, offering guests opportunities for informal play or relaxation with the grass mix selected for its hardiness to withstand year round use.

Indicative grassland mixes

- Emorsgate EM1 Basic General Purpose Meadow Mixture or similar
- Emorsgate EW1 Woodland Mixture or similar
- Emorsgate EM8 Meadow Mixture for Wetlands
- Emorsgate EG22 Strong Lawn Grass Mixture



6.6.5 Planting and Materials

Arrival Space, Entrance & Car Park Semi-Native & Ornamental Planting

Large feature trees have been specified around the Hotel frontage and along the entrance boulevard to provide enhanced impact and presence immediately on completion of the Site. Scattered semi-native & ornamental trees provide structure around the Hotel frontage and throughout the car park providing dappled shade and breaking up views of the car park and built form.

Amenity planting would be provided around the Hotel entrance, along pedestrian access routes and around the car park, comprising evergreen and flowering shrubs, ornamental grasses and herbaceous perennials to provide year round interest.

Species selection and mixes have been chosen to respond to the requirements of each landscaped area including the intended character, function, use and aspect, along with providing benefits for biodiversity (including nectar and pollen from flowering plants). Planting will vary in colour, form and texture, adding a rich palette to complement the backdrop of native species.

Boulevard Trees

- *Ulmus* 'New Horizon'

Car Park & Scattered Trees

- *Acer campestre* 'Streetwise'
- *Carpinus betulus* 'Fastigiata'
- *Corylus colurna*
- *Prunus avium* 'Plena'
- *Pyrus calleryana* 'Chanticleer'

Species-Rich Hedgerow

- *Acer campestre*
- *Corylus avellana*
- *Crataegus monogyna*
- *Ilex aquifolium*
- *Ligustrum vulgare*
- *Malus sylvestris*
- *Prunus spinosa*
- *Rosa canina*
- *Viburnum opulus*

Car Park Ornamental Mix

- *Allium* 'Purple Sensation'
- *Carex oshimensis* 'Evergold'
- *Carex pendula*
- *Choisya ternata*
- *Cornus sanguinea* 'Midwinter Fire'
- *Euonymus fortunei* 'Silver Queen'
- *Hebe* 'Mrs Winder'
- *Hebe* 'Red Edge'

Amenity Planting Mix

- *Calamagrostis acutiflora* 'Karl Foerster'
- *Carex pendula*
- *Cornus alba* 'Elegantissima'
- *Deschampsia cespitosa*
- *Hypericum androsaemum*
- *Miscanthus sinensis* 'Morning Light'
- *Polystichum setiferum* 'Herrenhausen'
- *Rudbeckia* 'Goldsturm'
- *Sedum* 'herbstfreude'
- *Veronicastrum virginicum* 'Fascination'



Acer campestre 'Streetwise'.



Ulmus 'New Horizon'.



Prunus avium 'Plena'.



Pyrus calleryana 'Chanticleer'.



Allium 'Purple Sensation'.



Choisya ternata.



Rudbeckia 'Goldsturm'.



Miscanthus sinensis 'Morning Light'.

6.6.5 Planting and Materials

FEC & Conference Centre External Semi-Native & Ornamental Planting

Large feature trees have been specified to the external spaces around the Family Entertainment Centre and Conference Centre to provide enhanced impact and presence immediately on completion of the Site. Scattered semi-native & ornamental trees provide structure and dappled shade to the informal lawn areas, seating and play ground

Amenity planting would be provided in the courtyard on exit from the Family Entertainment Centre and around the Conference Centre, comprising evergreen and flowering shrubs, ornamental grasses, ferns and herbaceous perennials to provide year round interest.

Species selection and mixes have been chosen to respond to the requirements of each landscaped area, including the intended character, function, use and aspect (especially suited to shady areas where necessary), along with providing benefits for biodiversity (including nectar and pollen from flowering plants). Planting will vary in colour, form and texture, adding a rich palette to complement the backdrop of native species on the edge of the northern parkland.



Betula pendula 'Tristis'.



Liriodendron tulipifera.



Quercus petraea.



Salix babylonica 'pendula'.

Indicative Tree Planting

- Alnus incana aurea
- Betula pendula 'Tristis'
- Fagus sylvatica
- Liriodendron tulipifera
- Quercus petraea
- Quercus robur
- Salix babylonica 'pendula'
- Tilia cordata

Indicative Shady Mix

- Berberis thunbergii 'Atropurpurea'
- Dryopteris filix-mas
- Heuchera 'Fireworks'
- Polystichum setiferum
- Stipa arundinacea
- Viburnum davidii

Indicative Amenity Shrub Mix

- Choisya ternata 'Aztec pearl'
- Cornus alba 'Elegantissima'
- Euonymus fortunei 'Emerald Gaiety'
- Hypericum x moserianum
- Prunus laurocerasus 'Otto Luyken'
- Viburnum davidii

Indicative Sensory Shrub Mix

- Bergenia purpurascens
- Deschampsia cespitosa
- Lavandula augustifolia
- Miscanthus sinensis 'Morning Light'
- Sedum 'Herbstfreude'
- Sisyrinchium striatum 'Aunt May'



Bergenia purpurascens.



Choisya ternata 'Aztec Pearl'.



Lavandula augustifolia.



Sisyrinchium striatum 'Aunt May'.

6.6.5 Planting and Materials

Hard Materials & Fencing

The palette of surface materials has been carefully selected to respond to the landscape setting and the materials associated with the surrounding architecture. A palette of surface materials is proposed to define a legible hierarchy of surfaces from the external areas around the Family Entertainment Centre / Conference Centre through to informal pathways in the northern parkland.

Material choice is based on the function and use of the each space, its required durability, associated maintenance and visual appearance. The desire is to provide a hard landscape of quality, longevity and low maintenance.

Fencing has been selected for its intended purpose - either restricting / controlling access, controlling access, providing acoustic mitigation or for aesthetic purposes.

For further details refer to Overall Landscape General Arrangement reference BMD.19.010.DR.P001.

Indicative Paving

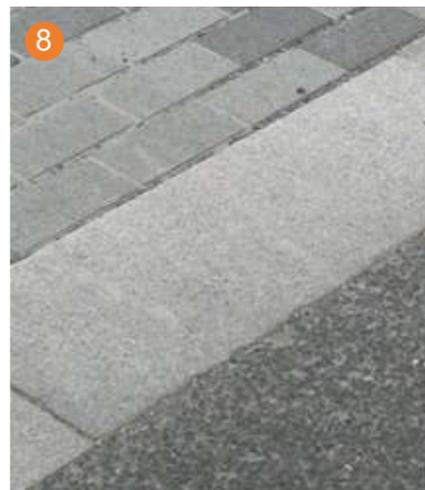
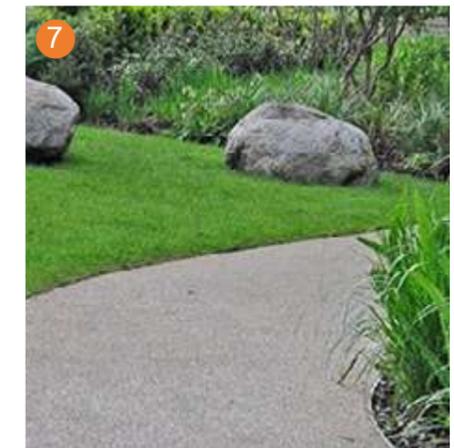
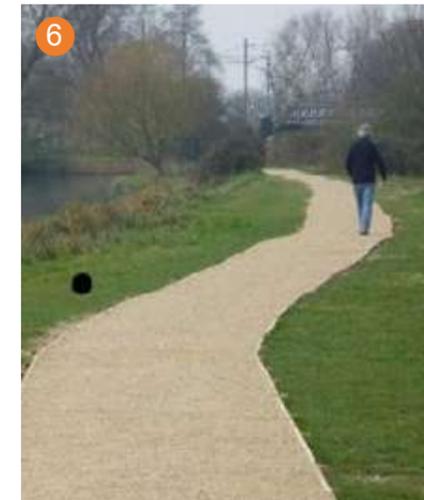
- 1 Wienerberger Tumbled Clay Pavers or similar to Hotel entrance and areas under Porte Cochere
- 2 Asphalt paving to car park vehicular movement routes & formal footpaths
- 3 Grasscrete to south east corner of car park (EV points)
- 4 Marshalls Tegula Permeable Paving or Similar to car parking bays
- 5 Sureset Resin Bound Gravel to FEC & Courtyards
- 6 Breedon Self-Binding Gravel to Northern Parkland

Indicative Kerbs & edging

- 7 Kinley Aluminium Edging or similar to FEC area & courtyard
- 8 Marshalls conservation kerb or similar to car park & formal footpaths

Indicative Fencing

- 9 1.2m timber post & 4 rail fence
- 10 1.8m weld-mesh fence
- 11 Acoustic barrier (for further details refer to Hoare Lea Details)
- 12 1.2m timber balustrade to pond edge of Porte Cochere



6.6.5 Planting and Materials

Furnitures & Structures

The Lodge calls for a robust and considered furniture palette that is both in keeping with the naturalistic look of the site, whilst remaining functional and comfortable for guests.

A suite of timber furniture has been selected to contribute positively to the naturalistic character of the area, using traditional styles in the northern parkland but more contemporary in the courtyards and areas surrounding the building.

For further details refer to General Arrangement reference BMD.19.010.DR.P001.

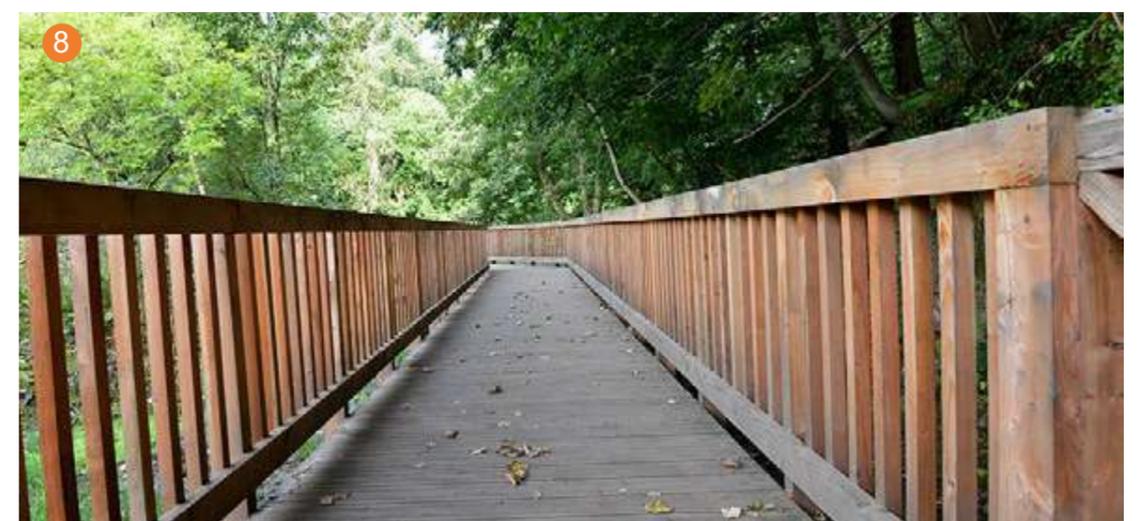


Indicative street furniture list

- 1 Woodscape Tooting backrest Seat of similar to northern trail
- 2 Woodscape Orbit backrest seat or similar to FEC Courtyard
- 3 Woodscape wayfinding timber bollards or similar
- 4 Woodscape Ayrshire picnic set or similar to water park sun terrace
- 5 Woodscape standard timber picnic set or similar to the northern parkland
- 6 Woodscape Round Lockable litter bin or similar to northern trail
- 7 Woodscape finger post sign or similar

Structures

- 8 Beaver Bridges Boardwalk or similar to FEC area



6.6.5 Planting and Materials

Play Area

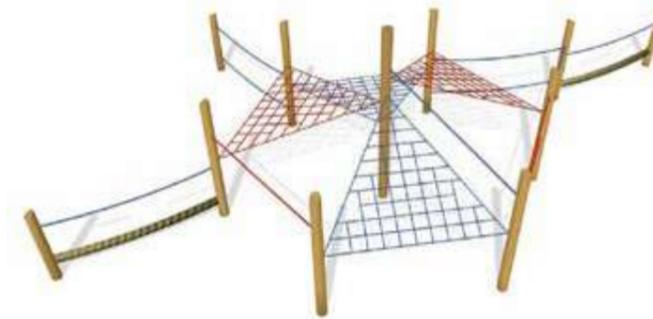
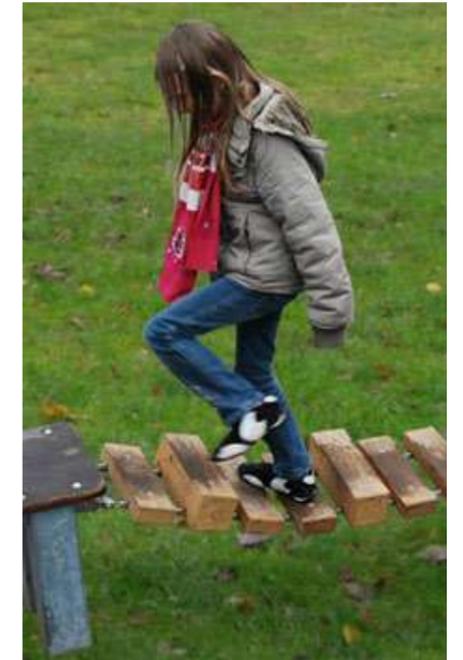
The play space, located outside the northern side of the Family Entertainment Centre, has been positioned to provide unobstructed access and passive supervision.

Playing on the Great Wolf name, "The Wolf Den" play area takes inspiration from wolf dens, providing a series of sculpted landforms and tunnels. Grassed mounds have been combined with new and existing trees to create a labyrinth of informal paths that seamlessly tie in with the wider space.

Formal equipment has been specified as timber to maintain the soft aesthetic for this naturalistic context. Features will include, play nets, tunnels, balance beams, slides, climbing logs, and boulders to provide a stimulating and challenging play experience.

To the right example images of the type of equipment that are being proposed at the FEC area. Once the play area is completed and before Practical Completion can be certified, a suitably qualified independent body such as RoSPA must undertake a post installation inspection. This to ensure that the play area meets modern standards and has been correctly installed.

For further details and location refer to Overall Landscape General Arrangement reference BMD.19.010.DR.P001.



6.6.6 Maintenance

Management & Maintenance Strategy

Elements of the existing / retained and proposed landscape will be managed as part of a coordinated maintenance strategy to ensure its successful establishment and long term sustainability.

A Landscape Management & Maintenance Plan (LMMP, ref BMD.19.010.RP.P002) is included as part of this planning application, which details the measures required to establish the landscape proposals, with the key objectives of:

- Providing a safe, high quality external environment for all site users
- Maintaining a robust and visually appealing landscape setting
- Ensuring that the landscape develops in a manner commensurate with the original design intentions
- Ensuring the successful establishment and continued growth through to maturity of the trees and other planting identified on the landscape proposals



6.7 Car Park Design

- The car park design has been led by the existing trees and landscape. Parking bays have been divided into groups, with each group flanked by areas of established or new trees.
- Car parking spaces in the eastern corner, closest to the neighbouring residences, will be created using a grass-crete system, adding to the landscape led emphasis on design.
- The Great Wolf Lodge has 902 car parking spaces- 56 of those are accessible parking and 848 are regular spaces.
- A total of 90 electric vehicle chargers will be installed at the Site, split as 84 electric vehicle chargers to serve general car parking bays, 6 electric vehicle chargers to serve accessible car parking bays.
- All remaining parking bays will be provided with underground ductwork to facilitate the future expansion of the vehicle charging system.



Reinforced grass-crete used in eastern corner.



Car park broken up by trees, hedging and shrubs planting.

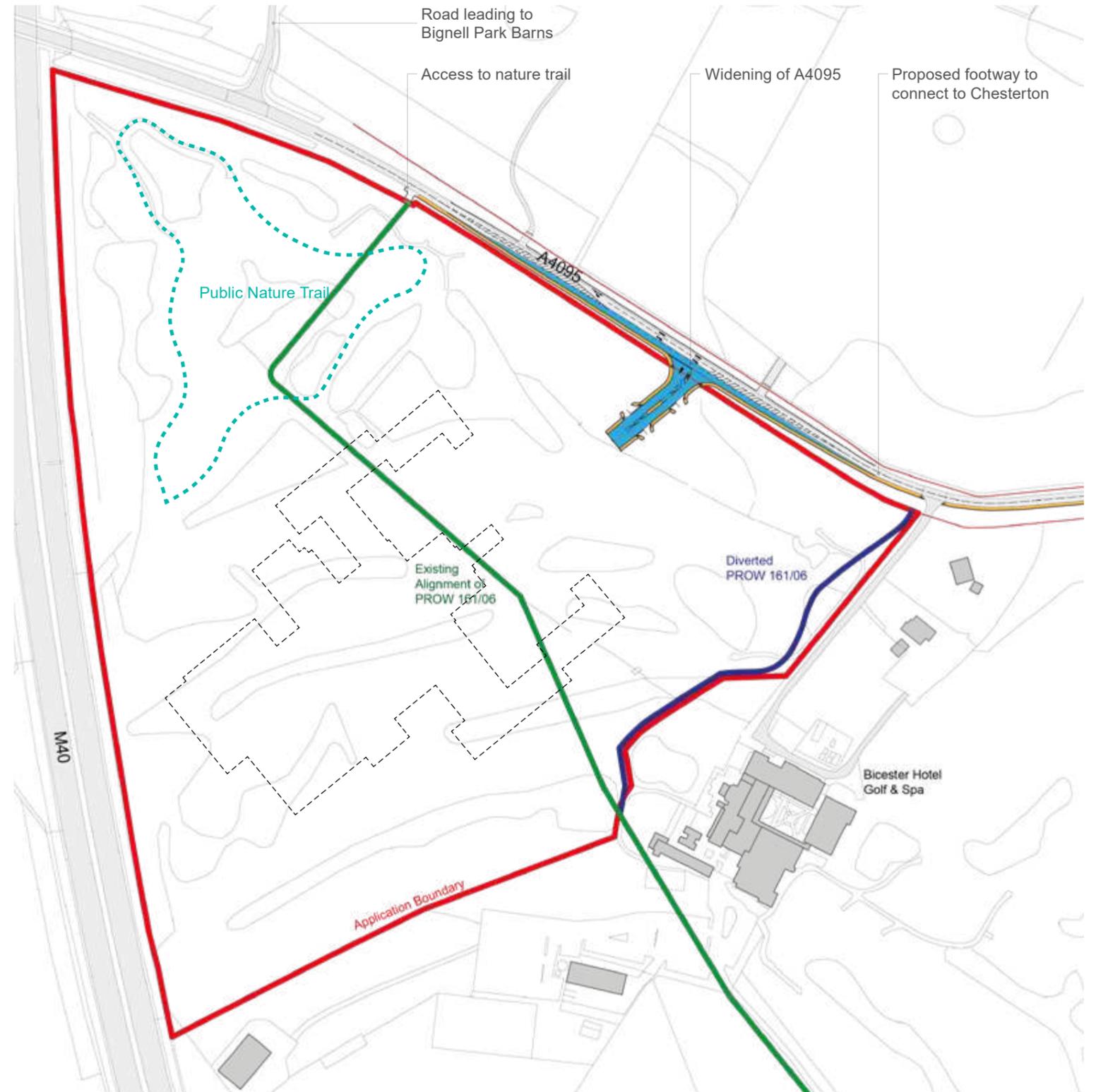


Landscape GA indicating car parking arrangement.

6.8 Public Realm Improvement

Public Right of Way

- The Great Wolf Lodge will be served by a new access from A4095 which will be widened to accommodate a right turn lane. Public Right of Way (PROW) 161/06 will require diversion and this has been discussed with Oxfordshire County Council and The Ramblers Association.
- A new shared foot / cycleway connection will be provided between the Site access and Chesterton.
- Refer to Motion's Transport Assessment submitted as part of this application.



Proposed diversion of PROW and access arrangement.

Note: Roadway positions / adjustments as per Motion consultant's drawing: 1803047-03.