



Illustrative overview of the Wetland Park



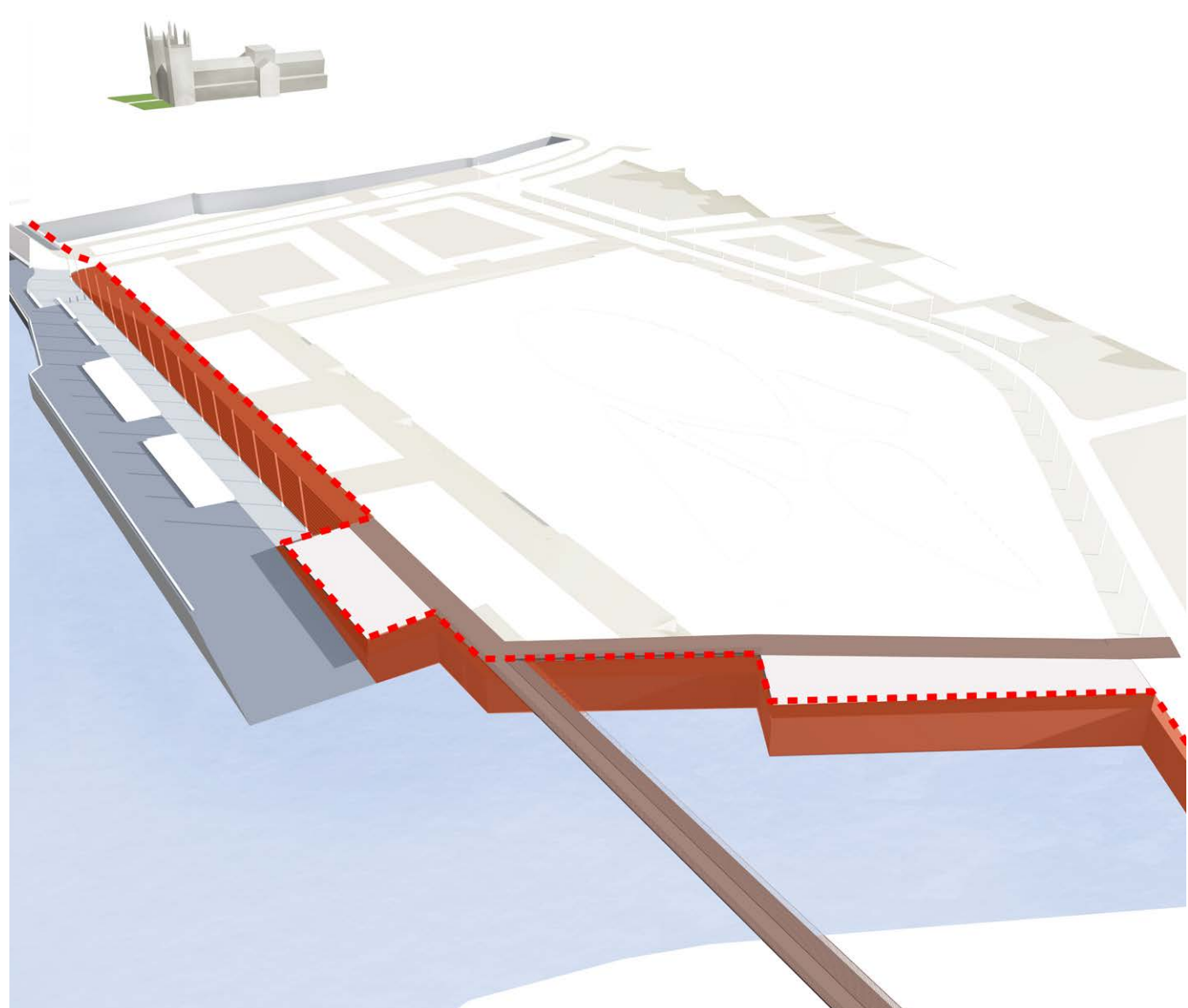
Proposed Section Through the Quayside, Wetland Park and The Friars

MASTERPLAN DETAILS

Flooding

In order to increase the potential for place making and redevelopment it is proposed that flood defences for the site are relocated to the site perimeter along the water edge along Mill Fleet, Boal Quay and the River Nar. In the context of climate change, flood defence requirements are changing, leading to increased flood defence heights being required to deliver safe and habitable development.

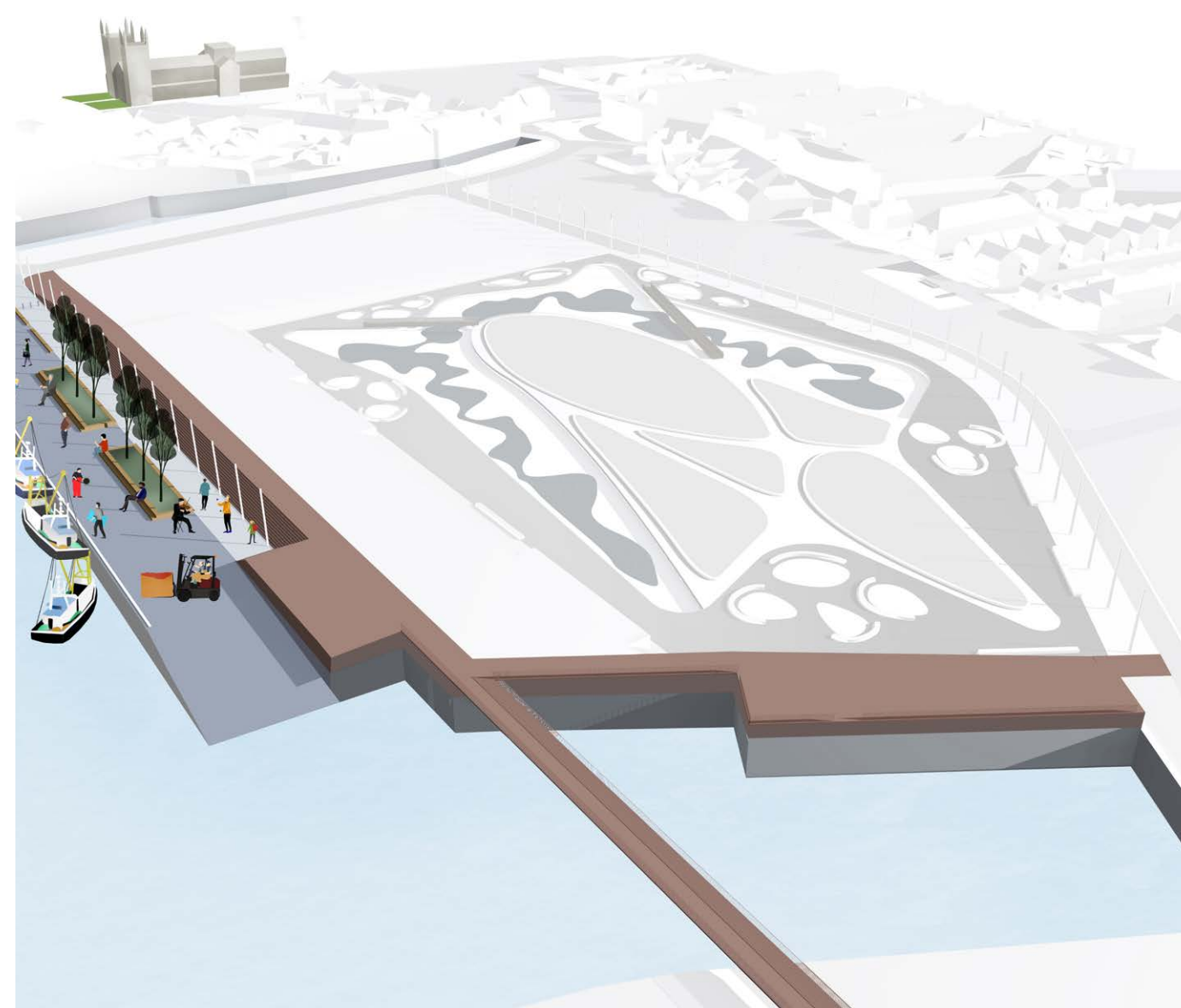
The delivery of future proofed flood defence is an integral part of the masterplan layout as has incorporating the flood defence into the public realm proposals to facilitate independent plot development.



Proposed Flood Defences

Fishing Activities

The quayside is home to a Fishing Cooperative with an active leasehold at Boal Quay. The development can benefit from the activity and continuity of this fishing as an economic and cultural asset, which the masterplan design maintains. However, it is important that the increased public access to, or around, the quayside does not impact on the economic viability of the fishing operation and that adjacent buildings and their users can be safely accessed. To facilitate this the landscape has been designed to provide a sequence of distinct territories that allow the new buildings, pedestrian routes and fishing operations to be used simultaneously without the need for intrusive barriers.



Fishing Activities and the Quayside

Ecology

The masterplan has been considerably designed to protect and enhance the biodiversity value of the Site and will:

- Protect and enhance the wetland habitats within the Nar Loop and River Nar corridor;
- Maintain habitats within the Harding's Pit Doorstep Green and promote their amenity use;
- Enhance the Site's biodiversity through the provision of breeding, foraging and resting places for a wide range of wildlife; and
- Ensure that soft landscaping creates diverse habitats for locally importance species using trees and shrubs of local provenance.



Ecology