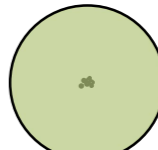
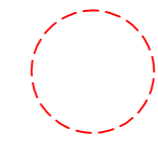

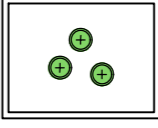
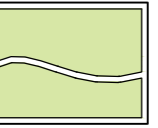


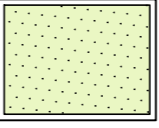
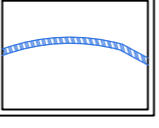
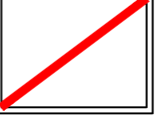

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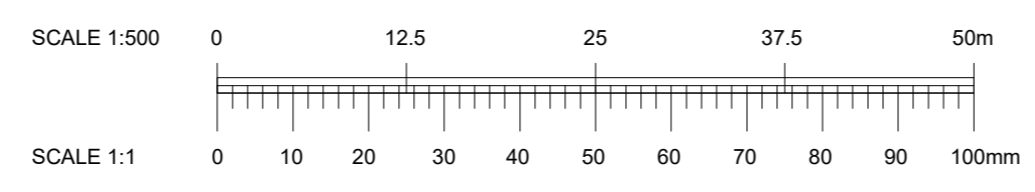
-  EXISTING TREES AND HEDGEROWS TO BE RETAINED
REFER TO THE BB TREES LTD PRE DEVELOPMENT TREE SURVEY FOR DETAIL (BCA Drawing 1953/19/02)
-  ROOT PROTECTION ZONE: Area of hatching around protected trees indicates the minimum Root Protection Area required in accordance with the Tree and Woodland Consultancy Pre Development Tree Survey dated July 2021.
-  EXTRA HEAVY STANDARD TREES
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed
Double staked
- Bp Betula pendula
Tp Tilia platyphyllos
-  PROPOSED SPECIMEN SHRUBS
(300mm depth of topsoil)

| Species | Supply Size | Pot Size |
|------------------------------|-------------|----------|
| Amelanchier canadensis | 900-1200mm | 15L |
| Mahonia x media 'Winter sun' | 900-1200mm | 15L |

-  PROPOSED ORNAMENTAL GROUND COVER SHRUB PLANTING
(300mm depth of topsoil)
Ultimate plant height is below 1m.

| Species | Supply Size | Pot Size | Spacing |
|----------------------------------------|-------------|----------|-----------|
| Ceanothus thyrsiflorus repens | 300-400mm | 3L | 500mm c/s |
| Deschampsia cespitosa | Clump | 3L | 450mm c/s |
| Escallonia 'Red dream' | 400-600mm | 3L | 500mm c/s |
| Hedera helix 'Hibernica' | 400-600mm | 2L | 400mm c/s |
| Hebe pinguifolia 'Sutherlandii' | 200-300mm | 3L | 500mm c/s |
| Lonicera nitida 'Maygreen' | 300-400mm | 2L | 600mm c/s |
| Lilrope muscari 'Royal Purple' | Clump | 2L | 400mm c/s |
| Luzula sylvatica | Clump | 2L | 450mm c/s |
| Persicaria affinis 'Darjeeling Red' | 150-200mm | 2L | 450mm c/s |
| Potentilla dahurica 'Abbotswood' | 200-300mm | 3L | 500mm c/s |
| Prunus laurocerasus 'Cherry Brandy' | 300-400mm | 3L | 500mm c/s |
| Parthenocissus tricuspidata 'Veitchii' | 600-600mm | 3L | 600mm cts |
| Rosa 'Kent' | 300-400mm | 3L | 450mm c/s |
| Spiraea japonica 'Candlelight' | 200-300mm | 3L | 500mm c/s |

-  PROPOSED AMENITY GRASS AREAS
(150mm depth of topsoil)
Promaster 120 Slowgrowth
Supplied by DLF Trifolium Seeds Ltd
Sowing rate: 35-50g/m²
-  PROPOSED RETAINING WALL
Refer to T.R.Collier & Associates's Engineers's Drawing no.4094/50
-  RED LINE BOUNDARY
-  SECTION LOCATION

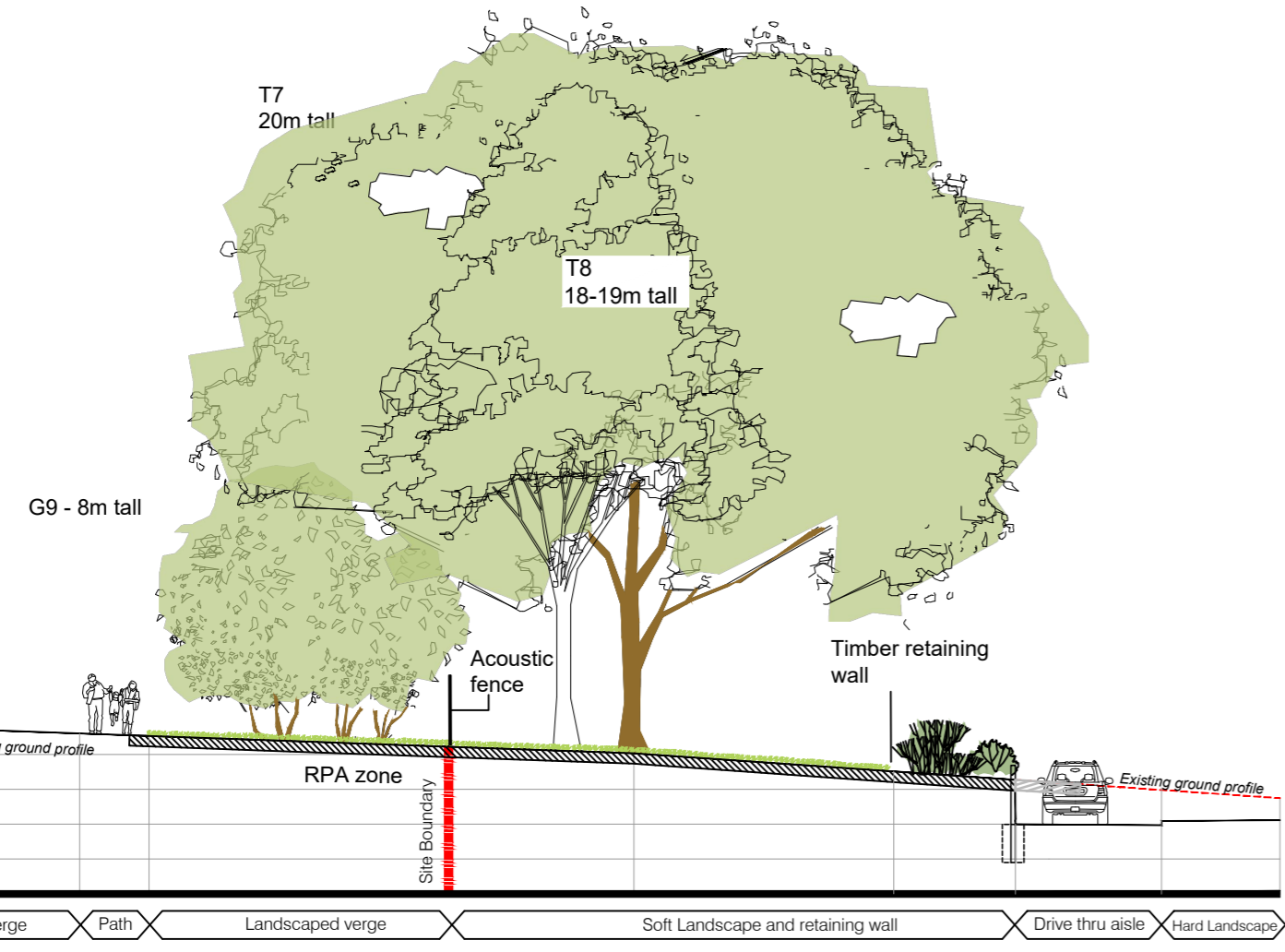


| REV | NOTE | DATE | AUTH |
|-----|---------------------------------------------------------------------------------------------------------------------|----------|------|
| K | Plan updated - Retaining wall revised, tall shrubs omitted | 11/11/21 | JG |
| J | Plan updated - Retaining wall revised | 09/11/21 | JG |
| I | Updates as requested by client | 03/11/21 | JG |
| H | Red line amended | 15/09/21 | JG |
| G | Revised to suit Architects latest site 3 layout, tree survey update | 28/07/21 | JG |
| F | Soil depths to Wildflower and amenity grass updated | 30/10/19 | JG |
| E | Layout updated to correspond with latest Architects plan. | 22/10/19 | JG |
| D | Starbucks layout updated to correspond with latest Architects plan. | 07/10/19 | JG |
| C | Layout updated to correspond with latest Architects layout. | 03/10/19 | JG |
| B | Ornamental planting by cycle stands added, key revised, planting to the rear of units 2, 3 omitted, layout updated. | 09/09/19 | JG |
| A | Architect's latest layout updated 'Proposed layout_Option 2' drawing no. (03)-S-001_02_REV.DR27 | 12/08/19 | S.K |

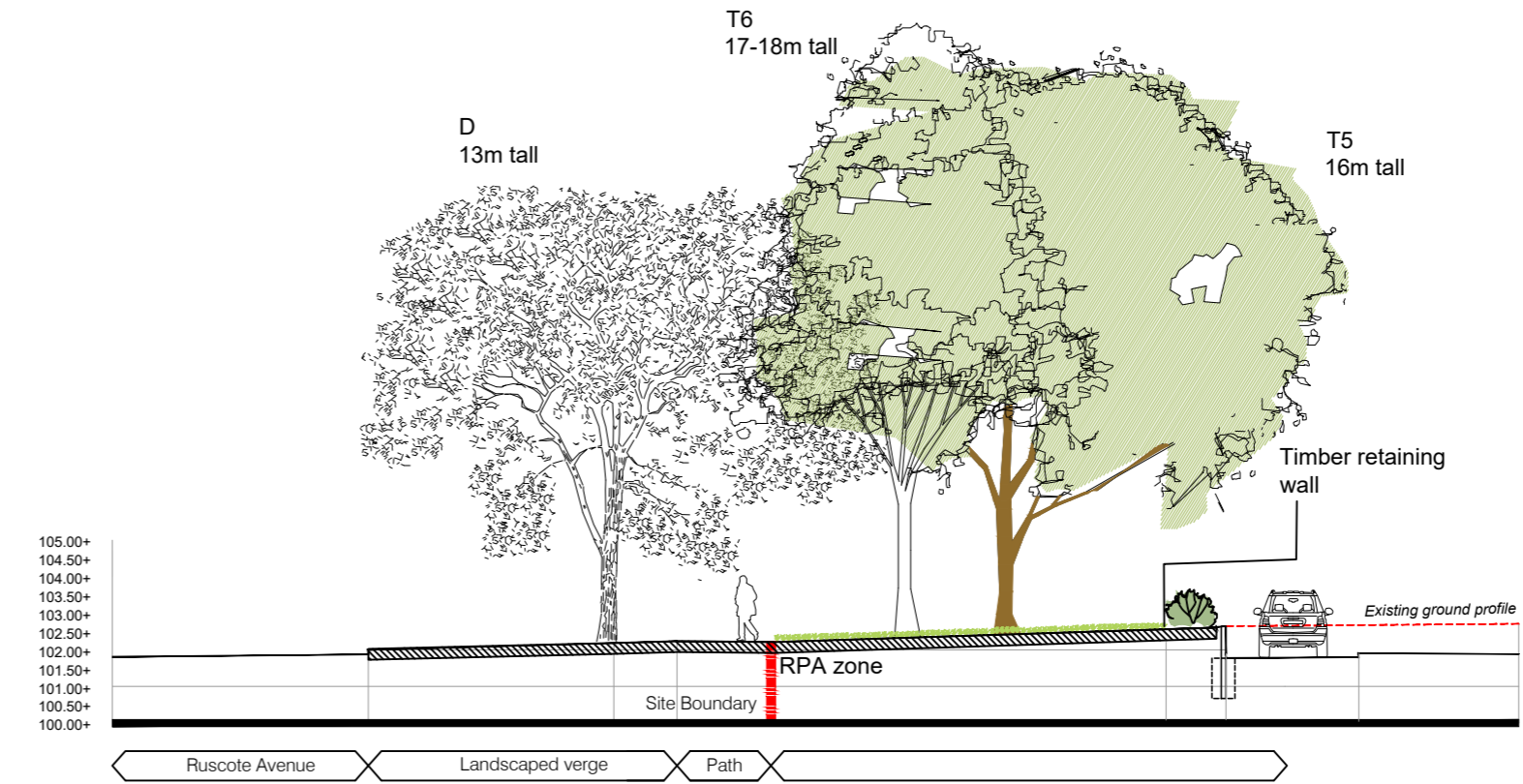
REV NOTE DATE AUTH

BCA BARRY CHINN
associates
Landscape Architects

| | |
|--------------------------------------------------------------------|---------------|
| CLIENT PALOMA CAPITAL | |
| PROJECT JACOB DOUWE EGBERTS, RUSCOTE AVENUE, BANBURY | |
| DRAWING LANDSCAPE CONCEPT LAYOUT - SITE 3 | |
| CONTRACT 1953/19 | DRG NO. |
| DATE 26/07/19 | DRAWN JG,SK |
| ISSUE Planning | CHECKED MB |
| SCALE 1:500 | ORIG SHEET A2 |
| CAD FILE 1953/19-07 Site 3 Landscape Concept.dwg | REV |
| | 07 |
| | K |



SECTION A-A 1:200



SECTION B-B 1:200