

Land to the west of Chilgrove Drive,
North of Camp Road and adjoining
former RAF Upper Heyford, Upper
Heyford, incorporating former MOD
gymnasium.

Landscape and Visual Assessment

FOR PLANNING

Ref: **HED.1130**

Version: 3

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1.0 Introduction

- 1.1 This report has been prepared by Hyland Edgar Driver on behalf of E.P.Barrus Ltd. The report is prepared as a supporting statement on landscape and visual matters in consideration of the proposed commercial development at land to the West of Chilgrove Drive and adjoining Camp Road, Upper Heyford.
- 1.2 The report will consist of a qualitative assessment of the key visual and landscape issues affecting the site and development proposals and will give consideration to the site as a potential extension to the existing settlement boundary.

The site location is shown on **Figure 1.0** below;



Figure 1.0 – Site Location Plan

- 1.2 The purpose of this report is as follows:
- i) To undertake an initial landscape and visual appraisal of the site and its surroundings and to assess the visibility of the site and its relationship with adjacent areas;
 - ii) To advise on the landscape and visual constraints that would influence the position and layout of the development. These

constraints may include features such as existing trees and the visibility of the site from adjacent roads, public rights of way and properties;

- iii) To give consideration to the development proposals for the site in the context of the relevant landscape policies of the adopted local plan; and
 - iv) To advise on the landscape strategy for the site where necessary.
- 1.3 The appraisal of the landscape and visual characteristics of the site and its surroundings was carried out during August/September 2014 through desktop analysis, site visits and fieldwork survey of the local surrounding area.

Methodology

- 1.4 The supporting statement has been prepared as an initial landscape and visual appraisal, carried out in accordance with the guidelines set out in The Landscape Institute '**Guidelines for Landscape and Visual Impact Assessment**' **Third Edition 2013**. The landscape and visual appraisal is a common assessment methodology for proposed development sites and includes a combination of objective and subjective judgements, it is therefore important that a structured and consistent approach is used.
- 1.5 The initial step in any landscape or visual assessment is to record the existing landscape and visual resource in the vicinity. This baseline data collected will form the basis from which the significance of the landscape and visual effects of the development may be identified and assessed. The purpose of the baseline study is to record and analyse existing landscape features and characteristics and identify the value or importance of the landscape and visual resources in the vicinity of the proposed development. Subsequent field survey work, seeks to identify and record any receptors that are sensitive to change resulting from the development proposals.

Study Area

- 1.6 A study area of approximately 1km radius from the centre of the site was selected as the initial extent of the study area as being of sufficient extent to include those receptors most likely to experience change from the proposed development based on its scale and sensitivity of the location.
- 1.7 Following site based fieldwork and in consideration of the visually enclosed nature of the site and small scale of the development proposals the study area has been revised to include potential site receptors within a 500m radius from the centre of the application site.
- 1.8 The site lies to the east of the built area forming the former military base of Upper Heyford and is adjacent to the main road (Camp Road) that runs through the settlement. The former military base is currently being redeveloped for private residential sale.

2.0 Baseline Conditions

2.1 The “Guidelines for Landscape and Visual Impact Assessment” (GLVIA) state that the purpose of baseline studies is to record and analyse the existing character, quality, enhancement potential and sensitivity of the existing landscape in the vicinity of a proposed development. This is a process of description (i.e. collecting and presenting the information about the landscape and visual resources in a systematic manner), classification (i.e. sorting the landscape resources into units of distinct and recognisable character) and evaluation (i.e. attaching a value to a given landscape or visual resource by reference to specified criteria). It is advised that baseline studies should extend beyond the development site to cover the whole of the area from which the development is likely to be visible. The studies should include desktop studies, field survey and analysis and should explore the patterns and scale of landform, land cover and built development, any special historic and cultural values and specific potential receptors of landscape and visual impact, such as important components of the landscape, residents (i.e. views from properties), groups of viewers (i.e. available views from settlements and groups of dwellings) and travellers through the area (i.e. available views from roads, railways and public rights of way).

2.2 This section covers the following topics: -

- i) Landscape Planning Policy
- ii) Topography
- iii) Land Use
- iv) Vegetation
- v) Public Rights of Way
- vi) Visual Appraisal

Landscape Planning Policy

2.3 The site is located within Cherwell District on the eastern edge of the Upper Heyford military base settlement, which lies approximately 5.5km to the northwest edge of Bicester, refer to **Figure 1.0**.

2.4 The site falls outside the Built up Area Boundary as defined by the local plan and as such falls within the area designated as Countryside.

2.5 Other relevant policies that are within the study area but do not fall within the development area include a District Wildlife Sited Site on the opposite side of the road from the site; The Conservation Area of RAF Upper Heyford which abuts the site on the northern boundary an Archaeological Constraints Priority Areas which lie in the fields on the southern side of Camp Road and east of Chilgrove Drive.

2.6 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area. The only designated site within the study area is the Conservation Area of RAF Upper Heyford which abuts the site to the north and west.

2.7 The significance of RAF Upper Heyford is defined in the Conservation Area Appraisal as: “The primary architectural and social historic interest of the airbase at RAF Upper Heyford is its role during the Cold War. Designation of

the airbase as a Conservation Area acknowledges the site as an important Cold War landscape type. The holistic nature of the site is defined by the historic landscape character of the distinct zones within the base” (CDC, 2006).

- 2.8 The Conservation Area encompasses the former flying field, technical site and domestic sites. The Conservation Area seeks to protect the special character and attributes of the area which includes a number of designated sites and places them within the airfield context. In addition the Conservation Area appraisal identifies additional buildings considered to be of national importance but undesignated, local importance and detractors from the heritage significance.
- 2.9 The primary significance and setting of the site is its internal relationships. However, elements of the base are visible from the surrounding area and the roofs of aircraft shelters are visible above the trees along the northern site boundary. The technical site is present to the north of the Site and the officers housing and domestic site bounds the west of the site.
- 2.10 Listed Buildings and Recorded Heritage Sites are located on the base and in the fields surrounding the site not on the site itself.
- 2.11 All the relevant planning designations can be found on the **Landscape Planning Designations Plan HED.1130.102** found in Appendix 1.

Topography

- 2.12 The site occupies a field adjacent to the public roads of Chilgrove Drive and Camp Road on the east and south boundaries respectively. The field occupies an area of 5.937 hectares and is roughly rectangular shape with mature field hedges around all sides.
- 2.13 The proposed development sites on ground generally rising to the northwest, with the highest landform in the areas the runways on the Upper Heyford base. Towards the south and south east the land falls to a number of gently valleys the split the landscape in a northerly direction.
- 2.14 The application site comprising of land with a difference of almost 4.5m between 120.64m and 116.18m AOD, with the highest point in the north east corner and the lowest in the south west corner of the site. The topography surrounding the site is illustrated on the **Topography Plan HED.1130.101** found in Appendix 1.

Land Use

- 2.15 The site is currently in private ownership and used as arable land with no footpaths crossing it. The field is open with a couple of access gates into it including at the junction of the two boundary roads.

Vegetation

- 2.16 The extent of existing significant vegetation within and surrounding the site is illustrated on the **Photo Viewpoints Plan HED.1130.103** found in Appendix 1 and has been interpolated from digital topographical survey data, OS data, a

recent aerial photograph and site based fieldwork.

- 2.17 The northern site boundary adjoining the Upper Heyford airbase is defined by an unmanaged hedgerow of mixed native species of between 4-8 metres in height with a number of gaps and with bramble scrub encroaching into the field. Within this boundary are a number of hedgerow trees.
- 2.18 The eastern boundary of the site is defined by a well-managed native shrubs 4-6 metre in height forming a mature hedge comprising mainly of *Prunus spinosa*, Hawthorn and Elder. This boundary forms the site edge with Chilgrove Drive and has few gaps within in it.
- 2.19 The southern site boundary is defined by a strong hedge / tree belt that follows the Camp Road and site area. The tree are formed predominately of Oak and Ash with an understory of Hazel, Buckthorn and Field Maple. The understorey is between 2 and 4m high with a number of gaps within the mature trees between 10 and 15 metres in height. This mixed boundary is not as well managed and would benefit from careful arboricultural work to create a robust and well balance woodland belt.
- 2.20 The western boundary of the site is defined by a dense well maintained mixed native hedgerow 4m high with predominant species of *Prunus spinosa*, Hawthorn and Field Maple. This hedge has been managed well in the past and is a dense robust boundary with no gaps. The hedge provides a screen throughout the year including during the winter months due to its dense nature.
- 2.21 No trees would be removed as result of the building and car park proposals and as much of the hedge would be retained along Chilgrove Drive as possible allowing for sightlines at the new access point. The sightlines at the Chilgrove Drive and Camp Road junction create the need to remove an extensive section of the existing hedgerow along Camp Road in the direction of the airbase. This hedge would be replanted on the site side of the sightline and would be supplemented by new trees and matrix planting. A landscape scheme has been provided to identify the new strategic landscape proposals, see **Landscape Strategy Drawing Plan HED.1130.201** found in Appendix 1

Public Rights of Way

- 2.22 Within the immediate environs there are a number of public bridleways which traverse the local landscape providing connection between Camp Road and Ardley and the surrounding countryside, these are shown on the **Landscape Planning Designations plan HED.1130.102**. There are no footpaths or bridleways crossing the site.
- 2.22 Public Bridleway No. 109/28/10 and 109/30/10 links Camp Road with Ardley and at its nearest point is approximately 300m away from the site boundary. There are a number of other bridleways in the countryside to the east of the site however none of them have significant views due to the intervening vegetation and the falling landform.
- 2.23 There is a single footpath that runs southwards away from the junction with Camp Road and Chilgrove Drive, this borders the wooded area of The Heath and as the land is falling will not have any views of the development site.

Visual Appraisal

2.24 The site is now described using a number of Site Appraisal Photographs taken in September 2014 to illustrate the existing features and character of the site and its surroundings. The location of the Site Appraisal photographs are shown on the **Photograph Location Plan HED.1130.103** with the photographs shown on the **Site Photograph Plans HED.1130.104 – 110**, which can be found in Appendix 1. The photographs are described below;

2.25 **Photograph 1 View looking northwest from Camp Road towards the site approximately 750m from its boundary.** The photograph shows the existing view along Camp Road from one of the highest points on this road. The existing field is not visible due to the intervening hedges and trees, although the hedge to the eastern boundary of the site can be identified. The aircraft hangers on Upper Heyford Base can be seen in the photo, as can the water tower on the residential part of the base.

The approximate location and height of the proposals is shown for reference on the second photograph on this sheet. This illustrates how the buildings would sit in front of and behind layers of vegetation, blending them into the landscape. The existing aircraft hangers would remain the most prominent building in this view.

2.26 **Photograph 2 View looking northwest from Camp Road towards the site approximately 1.2km from its boundary.** The photograph shows the view over the open countryside from the edge of Camp Road with The Heath woodland copse to the left of the image. From this viewpoint the existing aircraft hangers can just be seen breaking the skyline, with the proposed development site hidden behind existing hedgerows and trees.

The proposed location of the buildings is shown on the second image with the two main buildings visible over existing vegetation and just breaking the skyline. The visibility of the buildings would be reduced with the new proposed planting strategy and help break up the buildings form. From this position the proposals would be the most prominent built element in the view.

2.27 **Photograph 3 View looking southwest from the corner of the site towards Camp Road.** This view is from the corner of the site with Chilgrove Drive showing the arable and gently sloping nature of the site. The existing vegetation surrounding the site is visible with the boundary hedgerows along Chilgrove Drive and the mature vegetation on the eastern boundary of the base clearly visible.

As can be seen by the second image on the page the proposed building would be sited in the center of the view taking up a high proportion of the site. The proposed vegetation strategy would screen a significant amount of the building although from this angle it would still be visible.

2.28 **Photograph 4 View looking northwest from the cross roads between Chilgrove Drive and Camp Road.** This photograph is take from the edge of the site in a location where the hedge has been removed to allow access into the arable field. The view shows most of the gently sloping field with the surrounding hedgerows and trees on all boundaries. Properties in the residential area of Upper Heyford base can be seen along with properties

around Letchmere Farm and aircraft hangers on the base.

The proposed buildings are shown on the second image and would be the dominant element in this view. A length of the existing hedge along Camp Road would need to be removed and replanted further in the site to allow for the sightlines at the Camp Road / Chilgrove Drive junction. Proposed vegetation as illustrated on the planting strategy would help to screen and blend the proposals into the landscape

- 2.29 **Photograph 5 View looking northwest from Camp Road towards the site approximately 400m from its boundary.** This view is taken from the bridleway No. 109/28/10 approximately 400m from the eastern boundary of the proposed development site. The field that makes up the site is not visible however the vegetation along Chilgrove Drive and the woodland block of The Heath can be seen. The aircraft hangers on Upper Heyford Base can be seen in the photo breaking the skyline.

The proposed location of the buildings is shown on the second image with the two main buildings visible over existing vegetation and breaking the skyline. The visibility of the buildings would be reduced with the new proposed planting strategy and help break up the buildings form. From this position the proposals would be the most prominent built element in the view.

- 2.30 **Photograph 6 View looking northwest from the road from Middleton Stoney toward the junction of Camp Road and Chilgrove Drive.** This view is taken from the unclassified road which cuts through The Heath from Middleton Stoney, this road is lit with highway lighting. The hedgerow boundary of the proposed site is visible in the narrow view between the woodland copses.

The proposals are illustrated on the second photograph with the end of the office building being just visible in the gap. Proposed landscape planting would provide screening and filter the building in this limited view point.

- 2.31 **Photograph 7 View looking northeast from Camp Road toward the site.** This view is taken from the edge of the eastern edge of the residential part of Upper Heyford base and Camp Road. The view takes in the access road to Letchmere Farm and an arable field which continues to the hedgerow boundary of the proposed development site. The arable field of the site is visible as is the hedges that define the eastern boundary with Chilgrove Drive.

The buildings of the proposed development is visible in the second view as an illustration of its location. Proposed planting has been show to illustrate how the scheme would be screened and filtered by the strategic planting proposals. The building would be the most dominate built elements within this viewpoint.

Summary of the Visual Appraisal

- 2.32 The visual appraisal identifies that the site is visually screened from a number of directions which include;
- from the Northeast where the landform and vegetation obscure the views from the bridleways

- from the Southeast around to the south where the woodland copse of The Heath obscures all views.
- from the Southwest around to the west and northwest where the buildings of the military base and its vegetation screens all views.
- from the North the views are from the military base only.

The main direction of views is from the east along Camp Road and the closest sections of the bridleway. These views are from the middle distance and are seen in the context of the Aircraft hangers on the military base.

- 2.33 There are a couple of local views from Camp Road through gaps in the hedge which would increase due to the requirement of the highway sightline but further westwards the views are restricted by the existing buildings and mature vegetation surrounding it. At the local level new landscape and mounding will add to the existing vegetation to screen most of the views of the building.
- 2.34 The new entrance point onto Camp Road (phase two) would be visible with existing vegetation removed to allow sightlines. New hedge and shrub matrix planting would be located so as not to impede these highway views but to screen the buildings and blend with the existing vegetation.

3.0 The Proposed Development

- 3.1 The site proposals are shown on the landscape drawings HED.1130.111 (Phase One) and HED.1130.112 (Phase One and Two) as developed by the Architect. For the purpose of this report the Phase One and Two situation is considered together and discussed separately where appropriate.
- 3.2 The development proposals that are particularly relevant to the landscape and visual assessment are identified as follows;
- The site location within the countryside and its integration into the local landscape context;
 - The size, layout and character of the proposed developments within the context of the existing built form;
 - The retention of existing landscape features; and
 - The proposed new landscape elements including;
 - the boundary treatments, landform and planting
 - the strategic landscape buffer planting
 - the balancing pond.

Potential Effects

- 3.3 The likely significant effects of the development have been placed into two categories, those relative to landscape effects and those relative to visual effects.
- 3.4 Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how it is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape as a result of development, people's responses to the changes, and to the overall effects with respect to visual amenity. The assessment of potential effects aims to:
- Identify systematically the likely effects of the development;
 - Where necessary indicate the measures proposed to avoid, reduce, remedy or compensate those effects (mitigation measures);
 - Provide an assessment of the nature and significance of the effects in a logical and well-reasoned fashion.

Effects on Landscape Policy

- 3.5 Consideration has been given to the development of the site in the context of the landscape planning considerations and the designation on the land surrounding the site as set out in Section 2 of this report. It is considered that the development proposals fit into the landscape policy in the context of the proposed redevelopment of the Upper Heyford base which is being established as a residential settlement.
- 3.6 There are no direct effects on statutory or non-statutory landscape

- designations, with archaeology and listed buildings not being effected directly or in their setting.
- 3.7 The impact on the Conservation Area is different from the normal impact on a Conservation Area setting in that the airbase has been designated a Conservation Area due to its modern military significance including the residential and industrial style buildings. The site is being extensively redeveloped to residential use retaining elements of the sites heritage and it is in this context that needs to be carefully considered.
- 3.8 With views to the site being screened by the mature existing vegetation and the separation of the arable field then the designation and setting of the Conservation will not be impacted upon.
- 3.9 The effect on the District Wildlife Site designation would also be negligible due to the separation that exists in the form of Camp Road. New planting and a naturally formed balancing pond would be an enhancement to the local biodiversity of the area.
- 3.10 It is therefore considered that the development proposal has the potential to conserve and provide some enhancements of the local biodiversity and rural character of the area.

Effects on Landscape and Character

- 3.11 The built area as defined by the Conservation Area runs along the northern boundary of the site and is separated to the west by an arable field. Existing development outside the Conservation Area extends to the southwestern corner of the site although this is separated by Camp Road and mature existing vegetation. There is therefore a small transition zone between the residential development and the open countryside formed by existing farmsteads and residential homes. This transition is reinforced by the existing tree blocks and existing road structure which provide physical and visual separation from the surrounding countryside.
- 3.12 The scale, elevation and siting of the development proposal has been informed by the desirability to protect the intrinsic features of the site and surroundings and to ensure that the proposals are sensitively integrated into the landscape setting and are considered as a natural transition from the existing settlement boundary.
- 3.13 It is considered that the proposals will have a slight detrimental effect on the local landscape character with the hedgerows and trees along Camp Road being removed but eventually replaced but with the new entrance along this road. New planting and the creation of natural mounds would integrate the proposals into the surrounding field pattern and provide the opportunity to enhance the biodiversity of the site by introducing additional tree, water bodies and hedge planting on the site.

Visual Impact

- 3.14 The proposed development will be located behind the existing mature

hedgerow and trees that surround the site which will provide a high level of screening throughout the year including during the winter months due the mature density of the planting. The topography of the land locally falls away in the direction that is open to the development site so that the visibility of it is restricted to views of the roof and even then this is broken by proposed strategic planting on the new landform. The development would be seen from the east but in the context of the existing military base of Upper Heyford.

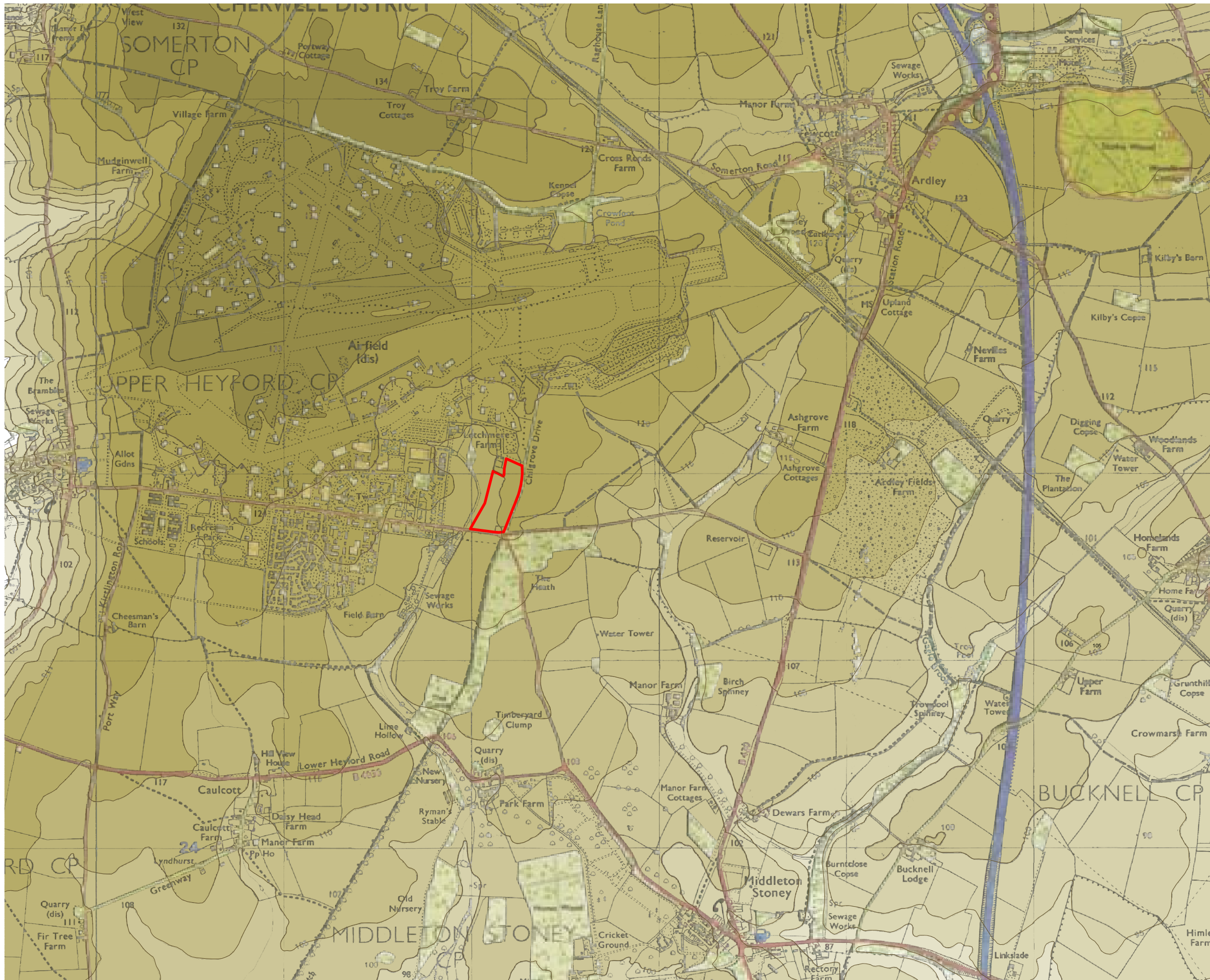
- 3.15 There would be significant local views into the site from Camp Road due to the removed hedge but these over time will be mitigated by the new planting and proposed landform. The new entrance that is formed as part of the Phase two works would remain a visible new element although would not be out of place along this road where numerous access road join onto Camp Road.
- 3.16 There are very few middle or long distance views that can be obtained from the wider countryside with views being obscured by intervening vegetation and landform. Where there are views these are from the higher parts the land and where the site would be seen in the context of the existing aircraft hangers on the airbase. The new development would fit into the existing layers of vegetation and along with the proposed colour of the building the building would not be significantly visible.
- 3.17 There would be no views from any of the local statutory footpaths as the landform and intervening vegetation restricts all views of the site. There are however views from the closer sections of the bridleways that cross the landscape to the east of the site. These quickly disappear due to the landform and intervening vegetation and are seen in the context of the aircraft hangers on the base.
- 3.18 There are only very minimal glimpses of the site from the edge of the residential area and this is through mature vegetation so the impact would be negligible.

4.0 Summary & Conclusions

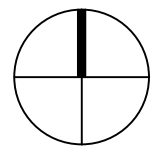
- 4.1 The site is located to the east of the built area forming the former military base of Upper Heyford and is adjacent to Camp Road that runs through the settlement. The former military base is currently being redeveloped for private residential sale. The no through road of Chilgrove Drive runs to the east of the site and forms the boundary to the site. Along the north the site abuts the Conservation Area of the Upper Heyford Base.
- 4.2 The field occupies an area of 5.937 hectares and is roughly rectangular shape with mature field hedges around all sides, it is currently given over to arable use.
- 4.3 The visual appraisal concludes that the site is not visually prominent within the wider landscape setting. The topography of the landscape within the vicinity of the site is undulating with arable fields defined by a network of hedgerows and small woodlands and as a result potential views toward the site tend to be screened by intervening landform and vegetation. The site is particularly enclosed on its south eastern side by the woodland block called The Heath.
- 4.4 It is considered that the development proposals would have a slight visual impact to views from a limited number of properties around the site along Camp Road and in the cluster of homes at Letchmere Farm. The significance of the visual impact is considered low as the proposed development is seen through the existing mature vegetation. The provision of strategic native tree and shrub planting around the boundaries of the application site would assist in the integration of the development proposals within the local context.
- 4.5 The most significant impact visually will be due to the loss of the hedge along Camp Road which will open up the site in local views. This over time will be mitigated by the new hedge, tree and matrix planting along with the mounding that will be placed in this location. The new entrance point constructed as part of the phase two works would remain a permanent new feature along this road but would blend with the surrounding landscape and existing built form of the road.
- 4.5 The location, siting and design of the scheme has been considered carefully to reduce the overall impact on the wider countryside. The development has been informed by the desirability to protect the intrinsic character and features of the site and to ensure that the proposals sensitively integrate the development into the existing landscape setting as a natural transition from the built form of Upper Heyford Airbase.
- 4.6 It is considered that the proposed development would not conflict with the aims and objectives of the landscape and environment designations within the local area. In addition, the proposals have the potential to enhance the biodiversity of the site by introducing additional native tree and shrubs and a water body that benefits both local ecology and landscape amenity.

Appendix I - Landscape Plans

20.04.2014 - 9:00am W:\1130 Project Wings Upper Heyford\HED\1101_101_Topography_Plan.dwg HED\AS 2010.dwg



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Legend

- 80m - 85m
- 85m - 90m
- 90m - 95m
- 95m - 100m
- 100m - 105m
- 105m - 110m
- 110m - 115m
- 115m - 120m
- 120m - 125m
- 125m-130m
- 130m-135m

REVISIONS

H | E | D

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PROJECT
 Project Wings
 Upper Heyford

SUBJECT
 Topography Plan

DATE	08.09.14	DRAWN BY	ZC
SCALE	NTS	CHECKED BY	IN
DRAWING NUMBER	HED.1130.101		
DRAWING STATUS	-		

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|-------------------------|-----------------------------|-------------------------------------|-----------------------|
| A - PRELIMINARY | B - ISSUED FOR PLANNING | C - ISSUED FOR DESIGN / INFORMATION | D - ISSUED FOR TENDER |
| E - ISSUED FOR APPROVAL | F - ISSUED FOR CONSTRUCTION | G - AS BUILT | |

Tree Species



Carpinus betulus



Quercus ilex



Tilia intermedia (Ti)



Alnus glutinosa



Corylus avellana

Native Matrix Planting



Ligustrum ovalifolium



Cornus sanguinea



Euonymus europaeus



Crataegus monogyna



Sambucus nigra



Ulex europaeus

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Native Hedge Species



Carpinus betulus (Cb) hedge



Crataegus hedge



Crataegus, Prunus spinosa, Corylus avellana, Acer campestre - British Native Hedging Mix.

Marginal Planting



Balancing Pond



Caltha palustris



Equisetum fluviale



Mentha aquatica



Luzula nivea



Sagittaria sagittifolia

Meadow Planting



Meadow Grass

REVISIONS

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PROJECT

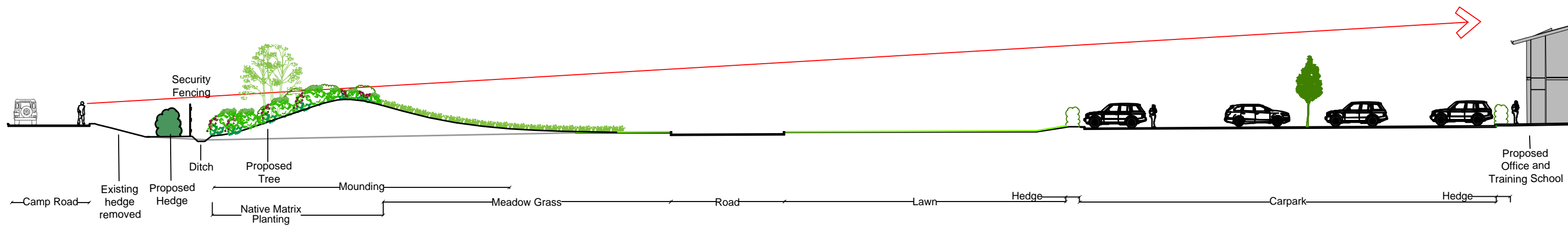
Project Wings
Upper Heyford

SUBJECT

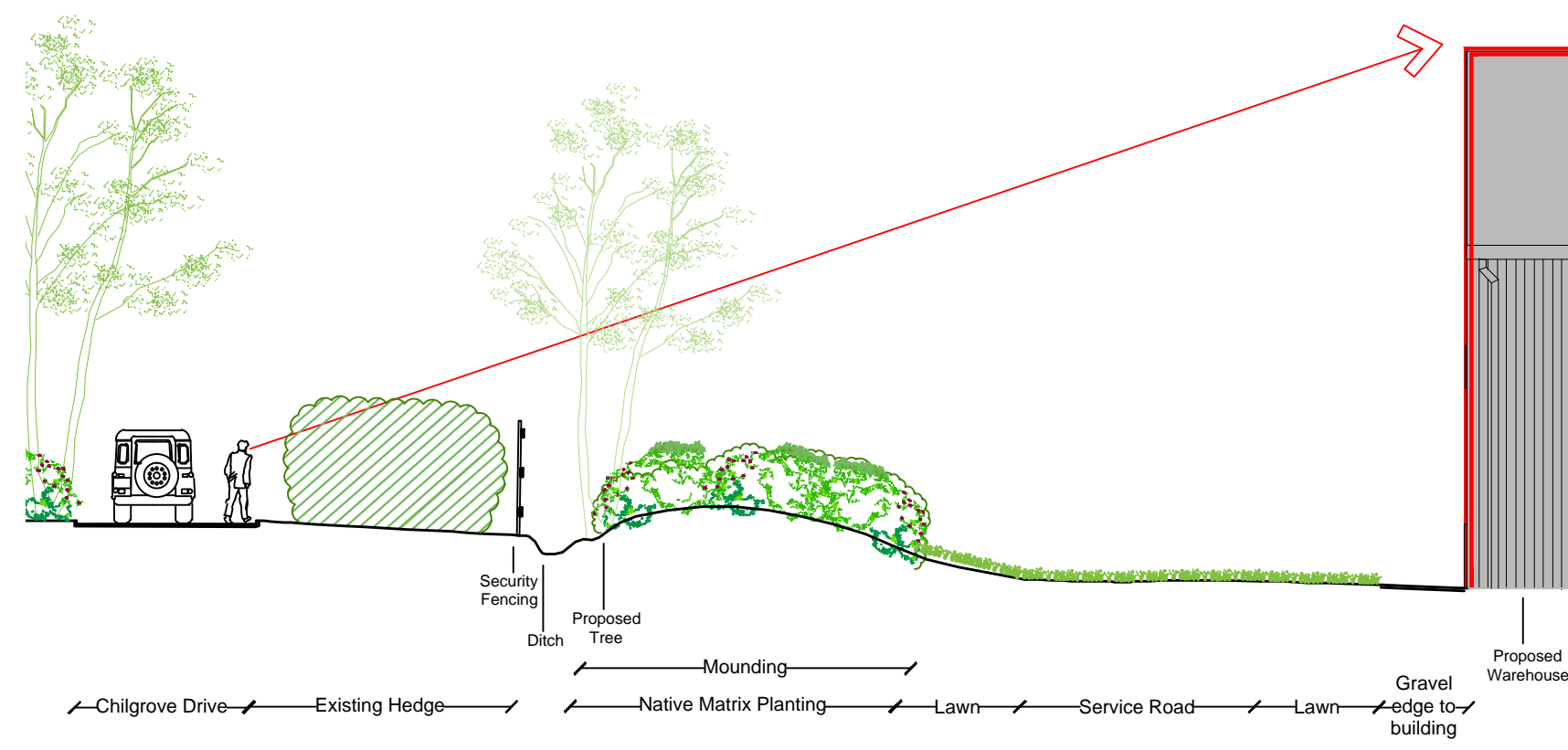
Planting Palette

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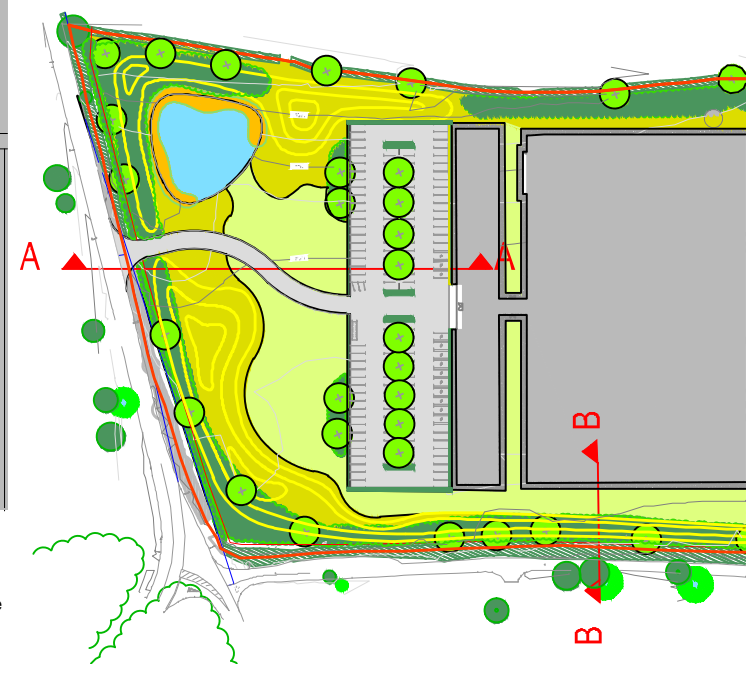
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1 Section AA
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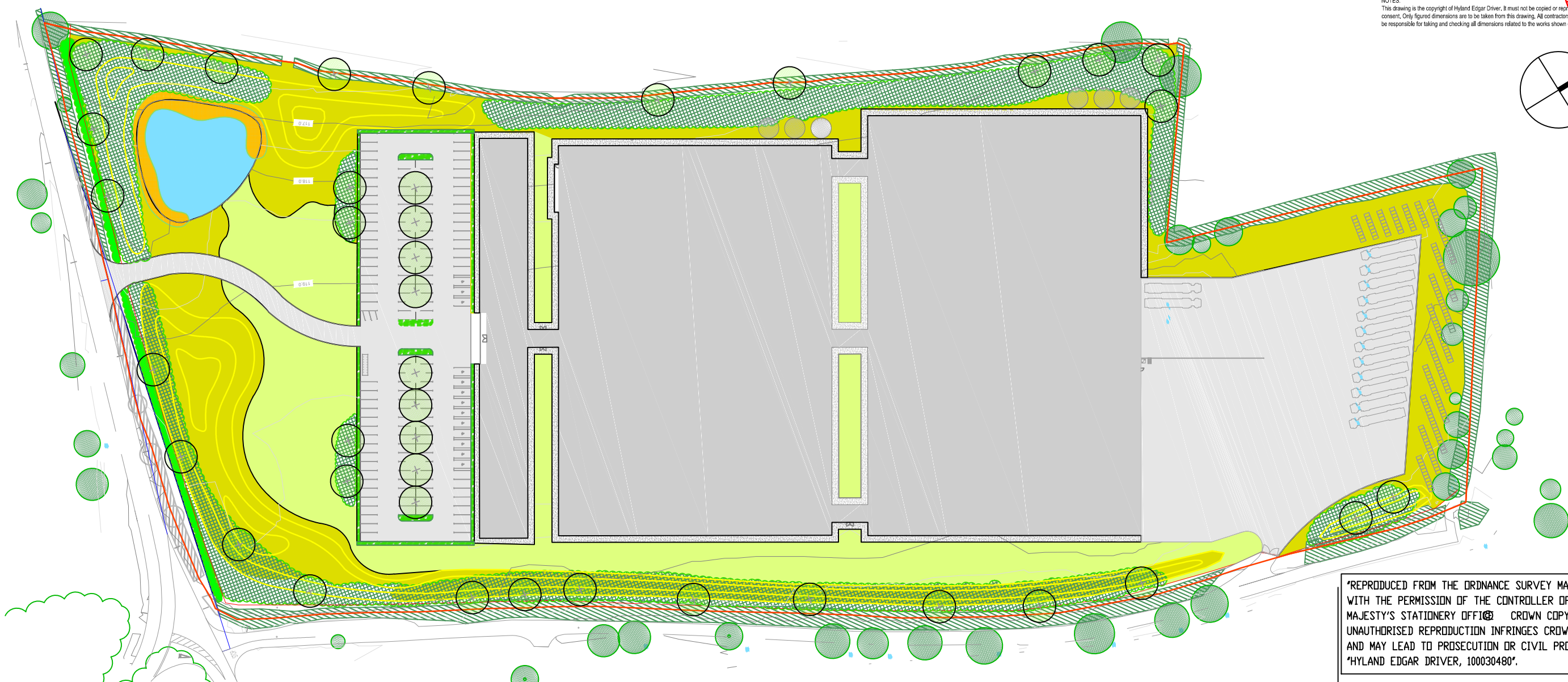
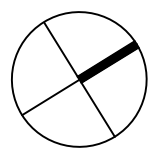


2 Section BB
SCALE : 1:150@A3



3 Section Locations
SCALE : 1:1250 @A3

B. Proposed new road	17.11.14 EHM
A. Changes due to sightlines	24.10.14 IN
REVISIONS	
H E D	
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PROJECT	
Land to the west of Chilgrove Drive, North of Camp Road and adjoining former RAF Upper Heyford, Upper Heyford, incorporating former MOD gymnasium	
SUBJECT	
Landscape Strategy Drawing Boundary Sections	
DATE	09/09/14
SCALE	As Shown @ A3
DRAWING NUMBER	HED.1130.202
DRAWING STATUS	B
A - PRELIMINARY	B - ISSUED FOR PLANNING
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E - ISSUED FOR APPROVAL	F - ISSUED FOR CONSTRUCTION
G - AS BUILT	
DRAWN BY	ZC
CHECKED BY	IN
REVISION	B



PLANTING SCHEDULE

Code	Species	Specification	Form	Size	Density
Trees					
Cb	Carpinus Betulus	Clear stem specimen	4xtr. RB	25-30cm girth	As Shown
Ti	Tilia Intermedia	Feathered	4xtr. RB	25-30cm girth	As Shown
Qi	Quercus Ilex	Clear stem specimen	4xtr. RB	30-35cm girth	As Shown
Ag	Alnus Glutinosa	Clear stem specimen	4xtr. RB	30-35cm girth	As Shown
Ca	Corylus Avellana	Clear stem specimen	3xtr. RB	20-25cm girth	As Shown
Native Matrix Planting					
Cs	Comus Sanguinea	Bushy Shrub	BR	450-600mm	4/m2
Ac	Acer Campestre	Bushy Shrub	BR	600-900mm	4/m2
Lo	Ligustrum Ovalifolium	Bushy Shrub	BR	600-900mm	4/m2
Ee	Euonymus Europaeus	Bushy Shrub	BR	450-600mm	4/m2
Cm	Crataegus Monogyna	Bushy Shrub	BR	600-900mm	4/m2
Sn	Sambucus Nigra	Bushy Shrub	5L BR	300-450mm	4/m2
Ue	Ulex Europaeus	Bushy Shrub	BR	300-450mm	4/m2
Native Hedge Species					
Cbe	Carpinus Betulus	Bushy Shrub	BR	450-600mm	6/m linear
Native Hedge Species					
Cbe	Carpinus Betulus	Bushy Shrub	BR	300-450mm	6/m linear
Cmo	Crataegus Monogyna	Bushy Shrub	BR	300-450mm	6/m linear
Ps	Prunus Spinosa	Bushy Shrub	BR	300-450mm	6/m linear
Ac	Acer Campestre	Bushy Shrub	BR	300-450mm	6/m linear
Marginal Planting					
Cbe	Caltha Palustris		3L CG	300mm	6/m2
Ef	Equisetum Fluviale		3L CG	300mm	6/m2
Ma	Mentha Aquatica		3L CG	300mm	6/m2
Ss	Sagittaria Sagittifolia		3L CG	300mm	6/m2
Ln	Luzula Nivea		3L CG	300mm	6/m2

Long grass meadow mix	
Meadow grass seed mix - WFG20 Species Rich Lawn from British Seed House	10.00 g/m2
Mixture Breakdown:	
Festuca rubra rubra Strong Creeping Red Fescue	15%
Festuca rubra litoralis Slender Creeping Red Fescue	12.5%
Festuca longifolia Hard Fescue	10%
Festuca ovina Sheeps Fescue	10%
Festuca rubra commutata Chewings Fescue	10%
Agrostis capillaris Browntop Bent	5%
Poa pratensis Smooth Stalked Meadow Grass	5%
Poa trivialis Rough Stalked Meadow Grass	5%
Agrostis stolonifera Creeping Bent	2.5%
Lolium perenne 2.5% Phleum bertolonii Teno	2.5%
Centaura nigra Common Knapweed	2%
Ranunculus acris Meadow Buttercup	2%
Trifolium pratense Red Clover	2%
Trifolium repens White Clover	2%
Ranunculus repens Creeping Buttercup	1.3%
Primula veris Cowslip	0.2%
Rhinanthus minor Yellow Rattle	0.2%
Scabiosa columbaria Small scabious	0.2%
Grass Seed for General Grass Area	
313.1kg British Seed House A9 General Outfield Mix	25g per m2

LEGEND	
	Meadow Grass
	Lawn
	Native Matrix Planting
	Proposed Native Hedge
	Proposed Formal Hedge
	Marginal Planting
	Gravel
	Proposed Tree
	Mounding
	Balancing Pond
	Security Fencing and gates
	Existing Hedge
	Existing Tree
	Existing Hedge removed
	Existing Tree removed

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C. Planting Schedule Added.	21.11.14 ZC
B. Revised entrance location	17.11.14 EHM
A. Changes due to sightline	24.10.14 IN

REVISIONS

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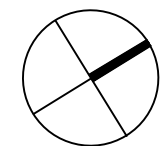
PROJECT
Land to the west of Chilgrove Drive, North of Camp Road and adjoining former RAF Upper Heyford, Upper Heyford, incorporating former MOD gymnasium

SUBJECT
Landscape Strategy Drawing
Phase 1 and 2

DATE	09/09/14	DRAWN BY	ZC
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DRAWING STATUS

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LEGEND

-  Proposed Trees
-  Site Boundary
-  Marginal Planting Around Pond
-  Meadow Grass
-  Proposed Native Shrub Planting
-  Lawn

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REVISIONS

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PROJECT
Land to the west of Chilgrove Drive, North of Camp Road and adjoining former RAF Upper Heyford, Upper Heyford, incorporating former MOD gymnasium

SUBJECT
Illustrative Masterplan
Phase 1

DATE	03/09/14	DRAWN BY	ZC
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