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LANDSCAPE KEY:

- Existing trees and vegetation to be retained - refer to Arboricultural information for details
- Tree Root Protection Areas (RPAs)
- Existing vegetation to be removed to facilitate development
- Proposed specimen trees
- Native tree and shrub mix planting including feathered and light standard stock
- Managed wildflower grassland
- Species-rich grassland to swales and attenuation ponds with marginal and aquatic planting
- Amenity grassland and lawns to include areas to be managed as herb-rich grassland
- Formal hedges
- Shrub & groundcover planting areas
- Slab and / or block / sett paving (pedestrian)
- Block / sett paving (vehicular)
- Coloured asphalt surfacing (pigmented)
- Coloured resin bound surface
- Tarmacadam surface
- Self binding gravel surface
- Permeable sett paving surface
- Reinforced grass surface to proposed overspill car park (occasional use) - area to be sown with a flowering lawn mix (as per Thorneydown) and following establishment areas to be reinforced with a suitable grass reinforcement mesh system eg Turfmesh by Geosynthetics Ltd or equivalent product eg SureGreen
- Permeable gravel surface to proposed overspill car park and access footpath eg Golpa by Geosynthetics Ltd or equivalent product
- Private / communal access paths - finish depending on location
- Private drives / rear access paths - finish depending on location. Circles indicate parking spaces
- Granite sett thresholds / rumble strips
- Bark surface with timber edging footpath to realigned PROW
- Seating
- Feature lighting (indicative)
- Steps with handrails (indicative)
- Gabion retaining wall system or similar (indicative)
- Landscape retaining wall (indicative)
- +39.65 Levels - existing
- +39.65 Levels - proposed (shown as indicative)
- Proposed 'no dig' construction zones within tree RPAs
- Indicative location for gravel filter drain to manage and treat surface water runoff prior to discharge into existing watercourse
- Strategic footpath / cycle routes through the development and connecting with Botley Rd & Telegraph Woods

For Tree Survey information please refer to Arboricultural Implications Assessment (Mulberry TMC, June 2022)

Approx Strategic Gap Boundary (Policy WE4)

Strategic / structural landscape zones

Shared drive / pedestrian access

Royal Heights

Residential properties

Possible future footpath / cycle link

Low level timber fence
Bin collection for plots 46-48

Existing levels to lower rear gardens retained to minimise impacts on existing boundary trees

David Lloyd Tennis Centre

Proposed attenuation / water management of open watercourse associated with opened up and realigned brook from Telegraph Woods

Extent of vegetation / canopy - woodland to be managed including selective thinning and crown lifting to accommodate new open channel and associated works and enhanced with new native planting to maintain strong vegetated boundary

Existing ditch

Proposed Wellbeing Centre

Street

Square

Open Watercourse

Basin

Bin Store

22no. car parking spaces

48no. car spaces 4 guest

Swale / Basin

Play Zone

New Roundabout Junction

West Gate

Parkland character landscape setting

Parkland

Extent of vegetation / canopy - woodland to be managed including selective thinning and crown lifting and enhanced with new native planting to maintain strong vegetated boundary

Shared drive / pedestrian access

Approx. location where Telegraph Brook leaves Telegraph Woods

Localised regrading works

Realigned culverted section of Telegraph Brook

Telegraph Woods

Approx Strategic Gap Boundary (Policy WE4)

20m Offset from Telegraph Woods

Notes

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Scale Bars — TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000		
1:200	mm	2000	5000			
1:500	M	5	15	25		
1:1250	M	10	30	50	70	

Issue	Description	By	Date
09	Adjustments to Calderpeel layout 21016 (PL) 100 I	JH	23.06.23
08	Adjustments to layout to LPA consultee comments and latest Calderpeel layout 21016 (PL) 104 D	JH	23.05.26
07	Adjustments to layout to LPA consultee comments and latest Calderpeel layout 2023-02.24	JH	26.02.23
06	Minor adjustments to layout to accommodate Tree RPAs in line with Mulberry Tree Consultants comments 2022-06-05	JH	06.06.22
05	Layout updated to include current drainage strategy recommendations to residential area	JH	28.04.22
04	Updated to revised layout (Budget Hotel) and Mulberry Tree Survey information added	JH	09.03.22
03	Draft Planning Issue for approval	CP	09.02.22
02	Draft Planning Issue for approval	CP	01.02.22

Client
LAND AND DEVELOPMENT ADVISORY LIMITED

Project
AGEAS BOWL MASTERPLAN

Drawing Title
LANDSCAPE PLAN
AREA 5 (WEST)
SHEET 5 of 6

Date	01.2022	By	CP	Ch	JH
Scale Job No	J00828	Status/Dwg No	MP-005	Issue	09
Scale	1:500@A1		PLANNING		

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