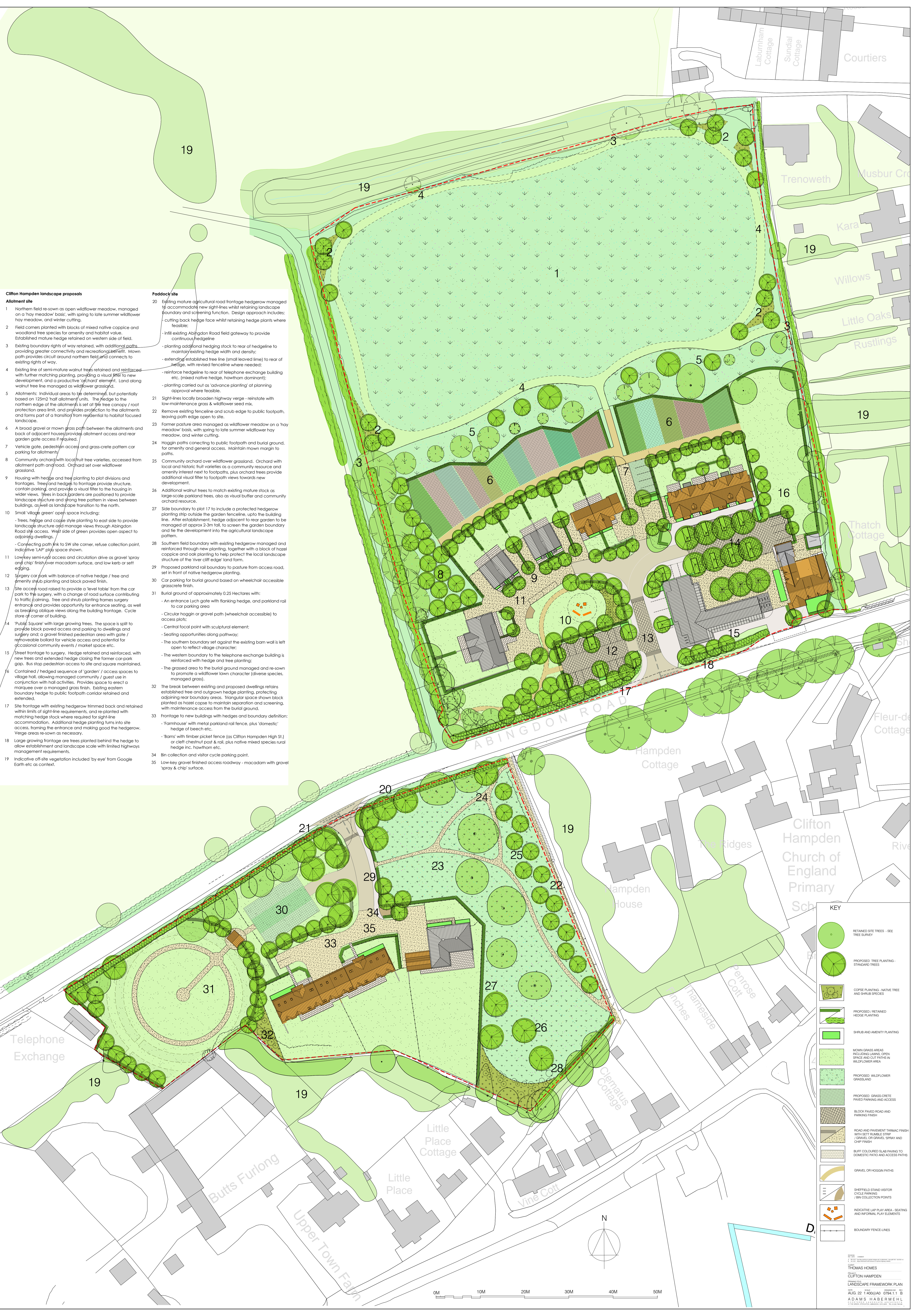


- Clifton Hampden landscape proposals**
- Allotment site**
- Northern field re-sown as open wildflower meadow, managed on a 'hay meadow' basis, with spring to late summer wildflower hay meadow, and winter cutting.
  - Field corners planted with blocks of mixed native coppice and woodland tree species for amenity and habitat value. Established mature hedge retained on western side of field.
  - Existing boundary rights of way retained, with additional paths providing greater connectivity and recreational benefit. Mown path provides circuit around northern field and connects to existing rights of way.
  - Existing line of semi-mature walnut trees retained and reinforced with further matching planting, providing a visual screen to new development, and a productive 'orchard' element. Land along walnut tree line managed as wildflower grassland.
  - Allotments: Individual areas to be determined, but potentially based on 125m<sup>2</sup> (half allotment) units. The hedge to the northern edge of the allotments is set at 1.9m free canopy / root protection area limit and provides protection to the allotments and forms part of a transition from residential to habitat focused landscape.
  - A broad gravel or mown grass path between the allotments and back of adjacent houses provides allotment access and rear garden gate access if required.
  - Vehicle gate, pedestrian access and grass-crete pattern car parking for allotments.
  - Community orchard with local fruit varieties, accessed from allotment path and road. Orchard set over wildflower grassland.
  - Housing with hedge and tree planting to plot divisions and frontages. Trees and hedges to frontage provide structure, contain parking, and provide a visual filter to the housing in wider views. Trees in back gardens are positioned to provide landscape structure and strong tree pattern in views between buildings, as well as landscape transition to the north.
  - Small 'village green' open space including:
    - Trees, hedge and coppice style planting to east side to provide landscape structure and manage views through Abingdon Road site access. West side of green provides open aspect to adjoining dwellings.
    - Connecting path link to SW site corner, refuse collection point, indicative 'LAP' play space shown.
  - Low-key semi-rural access and circulation drive as gravel 'spray and chip' finish over macadam surface, and low kerb or setf edging.
  - Surgery car park with balance of native hedge / tree and amenity shrub planting and block paved finish.
  - Site access road raised to provide a level table from the car park to the surgery, with a change of road surface contributing to traffic calming. Tree and shrub planting frames surgery entrance and provides opportunity for entrance seating, as well as breaking oblique views along the building frontage. Cycle store of corner of building.
  - Public Square with large growing trees. The space is split to provide block paved access and parking to dwellings and surgery and a gravel finished pedestrian area with gate / removable bollard for vehicle access and potential for occasional community events / market space etc.
  - Street frontage to surgery. Hedge retained and reinforced, with new trees and extended hedge closing the former car-park gap. Bus stop pedestrian access to site and square maintained.
  - Contained / hedged sequence of 'garden' / access spaces to village hall, allowing managed community / guest use in conjunction with hall activities. Provides space to erect a marquee over a managed grass finish. Existing eastern boundary hedge to public footpath corridor retained and extended.
  - Site frontage with existing hedgerow trimmed back and retained within limits of sight-line requirements, and re-planted with matching hedge stock where required for sight-line accommodation. Additional hedge planting turns into site access, framing the entrance and making good the hedgerow. Verge areas re-sown as necessary.
  - Large growing frontage area trees planted behind the hedge to allow establishment and landscape scale with limited highways management requirements.
  - Indicative off-site vegetation included 'by eye' from Google Earth etc as context.
- Paddock site**
- Existing mature agricultural road frontage hedgerow managed to accommodate new sight-lines whilst retaining landscape boundary and screening function. Design approach includes:
    - cutting back hedge face whilst retaining hedge plants where feasible;
    - infill existing Abingdon Road field gateway to provide continuous hedgerow
    - planting additional hedging stock to rear of hedgerow to maintain existing hedge width and density;
    - extending established tree line (small leaved lime) to rear of hedge, with revised fence line where needed;
    - reinforce hedgerow to rear of telephone exchange building etc. (mixed native hedge, hawthorn dominant);
    - planting carried out as 'advance planting' at planning approval where feasible.
  - Sight-lines locally broaden highway verge - reinstate with low-maintenance grass & wildflower seed mix.
  - Remove existing fence line and scrub edge to public footpath, leaving path edge open to site.
  - Former pasture area managed as wildflower meadow on a 'hay meadow' basis, with spring to late summer wildflower hay meadow, and winter cutting.
  - Hoggin paths connecting to public footpath and burial ground, for amenity and general access. Maintain mown margin to paths.
  - Community orchard over wildflower grassland. Orchard with local and historic fruit varieties as a community resource and amenity interest next to footpaths, plus orchard trees provide additional visual filter to footpath views towards new development.
  - Additional walnut trees to match existing mature stock as large-scale parkland trees, also as visual buffer and community orchard resource.
  - Side boundary to plot 17 to include a protected hedgerow planting strip outside the garden fence line, upto the building line. After establishment, hedge adjacent to rear garden to be managed of approx 2.3m tall, to screen the garden boundary and tie the development into the agricultural landscape pattern.
  - Southern field boundary with existing hedgerow managed and reinforced through new planting, together with a block of hazel coppice and oak planting to help protect the local landscape structure of the 'river cliff edge' land farm.
  - Proposed parkland rail boundary to pasture from access road, set in front of native hedgerow planting.
  - Burial ground of approximately 0.25 Hectares with:
    - An entrance Lych gate with flanking hedge, and parkland rail to car parking area
    - Circular hoggin or gravel path (wheelchair accessible) to access plots;
    - Central focal point with sculptural element;
    - Seating opportunities along pathway;
    - The southern boundary set against the existing barn wall is left open to reflect village character;
    - The western boundary to the telephone exchange building is reinforced with hedge and tree planting;
    - The grassed area to the burial ground managed and re-sown to promote a wildflower lawn character (diverse species, managed grass).
  - The break between existing and proposed dwellings retains established tree and outgrown hedge planting, protecting adjoining rear boundary areas. Triangular space shown block planted as hazel coppice to maintain separation and screening, with maintenance access from the burial ground.
  - Frontage to new buildings with hedges and boundary definition:
    - 'Farmhouse' with metal parkland rail fence, plus 'domestic' hedge of beech etc.
    - 'Barns' with timber picket fence (as Clifton Hampden High St.) or cleft chestnut post & rail, plus native mixed species rural hedge inc. hawthorn etc.
  - Bin collection and visitor cycle parking point.
  - Low-key gravel finished access roadway - macadam with gravel 'spray & chip' surface.



**KEY**

- RETAINED SITE TREES - SEE TREE SURVEY
- PROPOSED TREE PLANTING - STANDARD TREES
- COPSE PLANTING - NATIVE TREE AND SHRUB SPECIES
- PROPOSED / RETAINED HEDGE PLANTING
- SHRUB AND AMENITY PLANTING
- MOWN GRASS AREAS INCLUDING LAWN, OPEN SPACE AND CUT PATHS IN WILDFLOWER AREA
- PROPOSED WILDFLOWER GRASSLAND
- PROPOSED GRASS-CRETE PAVED PARKING AND ACCESS
- BLOCK PAVED ROAD AND PARKING FINISH
- ROAD AND PAVEMENT TARMAC FINISH WITH SETT FRAME & STRIP / GRAVEL OR GRAVEL SPRAY AND CHIP FINISH
- BUFF COLOURED SLAB PAVING TO DOMESTIC PATIO AND ACCESS PATHS
- GRAVEL OR HOGGIN PATHS
- SHREDFIELD STAND VISITOR / CYCLE PARKING / BIN COLLECTION POINTS
- INDICATIVE LAP PLAY AREA - SEATING AND INFORMAL PLAY ELEMENTS
- BOUNDARY FENCE LINES

**THOMAS HOMES**  
 LANDSCAPE FRAMEWORK PLAN  
 AUG. 22 1:00PM @ 0794 111 5  
 A D A M S H A B E R M E H L