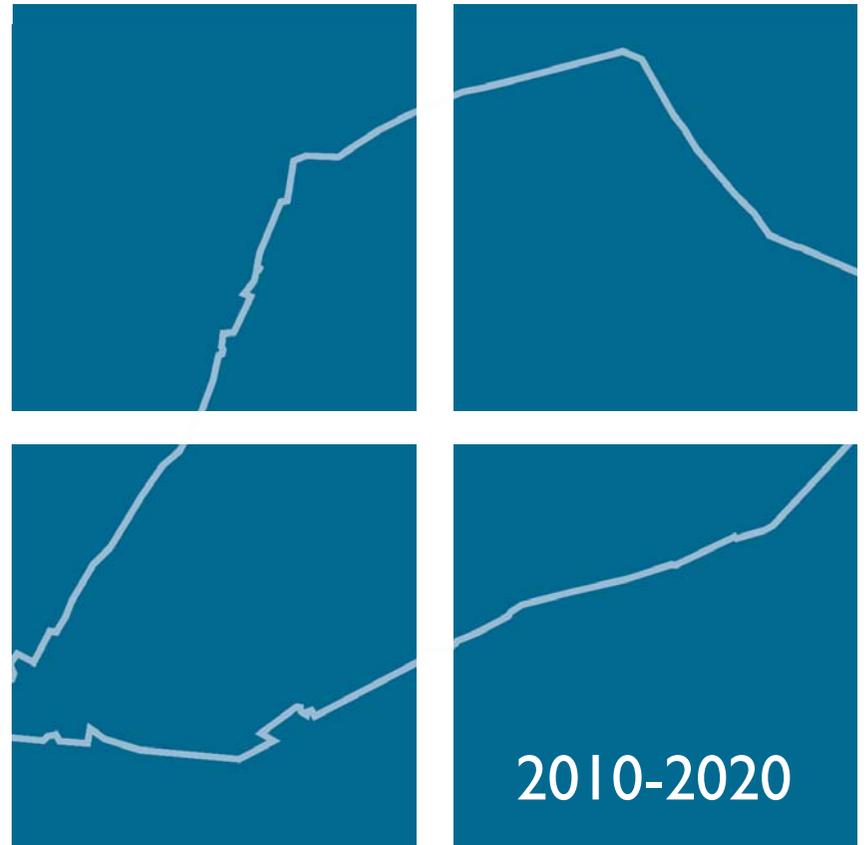


AWE Aldermaston LANDSCAPE STRATEGY

RPS

Produced by RPS Group Plc for AWE . Date March 2010



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Introduction

This document sets out the site wide Landscape Strategy for AWE Aldermaston. It supports and should be read in conjunction with the AWE Architectural Design Principles and the Site Development Context Plan (SDCP). The strategy describes the design rationale and concept for the different site landscape character areas and identifies the principles and details for the hard and soft landscape treatment to the various external spaces throughout the site.

The strategy aims to provide a framework for the delivery of a high quality external environment which will contribute significantly to creating a sense of place and reinforcing legibility within the existing environment. The landscape design is based on an analysis of prevailing site conditions including existing vegetation and habitats, land uses, landscape character and existing landscape features, which together determine the landscape constraints and opportunities. The immediate landscape setting to the site has also been considered, as an integral part of the character and context of the site.

This document illustrates the character and articulation and the landscape elements to be used for the main external spaces through a combination of plans, sections, photographs and text. It is to be used as a strategic reference tool in developing proposals for projects and developments at AWE Aldermaston. The proposed design and detail of the landscape for these projects should reflect the landscape strategy and utilise the landscape elements as the components of any given landscape proposals.

Site Description

The site lies on a relatively flat gravel plateau. Within the site some of the landform has been modified by human intervention to create both individual and groups of mounds, predominantly in the eastern section of the site. The site is primarily surrounded by heathland and woodland and abuts the historic parkland of Aldermaston Court estate to the north. Evidence of the extent of the original parkland estate still exists through groups and specimens of fine mature trees in the eastern section of the site.

The south-eastern sector of the site contains remnant heathland and acid grassland with individual scattered and groups of trees, typical of the local area, with natural heathland regeneration occurring in less maintained areas. A remaining section of an Iron Age earthwork known as Grim's Bank is still evident and is a Scheduled Ancient Monument. The north-eastern corner dips to a small lake and watercourse surrounded by dense tree belts and a rhododendron dominated shrub layer.

The large-scale manufacturing and business centre areas are concentrated to the western sector of the site and are more industrial and urban in character. The area is sparse in vegetation of any stature, that which exists is characterised by ornamental small to medium trees and low-level grass or shrubs, typical of a suburban, domestic scale.

A large percentage of the boundary of the site is defined by mature dense vegetation with some sections of the boundary more open in places. Woodland blocks and groups of mature trees are positioned around the boundary and in many places provide an effective wooded setting to the site. However there are significant gaps which allow clear views into the site.

Aims and Objectives

The Landscape Strategy identifies a number of key aims and objectives:

Spatial Qualities

1. To develop a sense of place and distinctive identity to key gateways;
2. To reinforce circulation and a hierarchy of spaces to promote legibility;
3. To establish a future layout which is sensitive to the sites heritage;
4. To increase access to areas of open space as a recreational resources for all employees;
5. To reinforce the existing landscape structure and provide strategically placed mounding and woodland planting to restrict views of or screen specific developments;

Environment

1. To increase the connectivity of existing semi natural habitats through the provision of green corridors;
2. To enhance the site's landscape and ecological significance, taking into account biodiversity and sustainable design principles;
3. To replace and reinforce the existing aged tree stock to maintain and improve continuity of tree cover on site.
4. To restrict night-time glare through a sensitive lighting design. The use of flood lighting will be minimised wherever possible;
5. To establish structural planting of significant scale, to balance and provide a context for existing and potential building height and massing;
6. To ensure that planting is predominantly native, low maintenance, drought resistant and appropriate to the landscape character;
7. To conserve, enhance and extend important habitats, including copses, parkland trees and heathland grassland;
8. To consider the principles of the surface water management in relation to hard surface treatments, seeking to minimise run-off wherever possible;

Delivery

1. To accommodate future growth and operational demands;
2. To promote the co-ordination of dedicated service corridors;
3. To ensure that trees identified for retention are protected during construction activities in accordance with industry standards;
4. To prepare a site wide landscape master plan and landscape management plan to provide the framework for all future site planning exercises.

Aesthetics

1. To establish a high quality, attractive working environment; one that makes the company an “employer of choice”.
2. To respond to, enhance and reinforce the existing local landscape setting, site character and landscape structure;
3. To reduce street clutter by rationalising street furniture and signage;
4. To create shared surfaces wherever appropriate that promote safe pedestrian and cycle movements.

Landscape Constraints

- Historic layout and grain of the site including former runways, buildings and roads
- The existing hard, developed and industrial nature of the site
- The necessities of the operational functions of the site including the requirements of site security
- Existing site infrastructure
- Existing site services
- Existing entrance and exit locations

Landscape Opportunities

- Planned future developments
- Boundary planting and earth mounding to reinforce the existing landscape context and reduce the visual impact of the site and its buildings
- Promote the green cover and connectivity of existing and proposed landscape features through the site
- Improve connections throughout the site for employees and visitors
- The provision of a variety of landscape types and planting to promote biodiversity and habitat creation
- The creation of new open spaces as part of an inspiring public realm that ensures flexible use
- Centralised car parking facilities
- Provide an attractive and safe working environment
- Enhancement of the existing vegetation in particular the fine parkland trees and heathland grassland in the eastern part of the site, which are locally important ecological and heritage asset
- The retention and management of the setting of existing landscape features such as the large ponds, Grim's Bank, and mature plantations

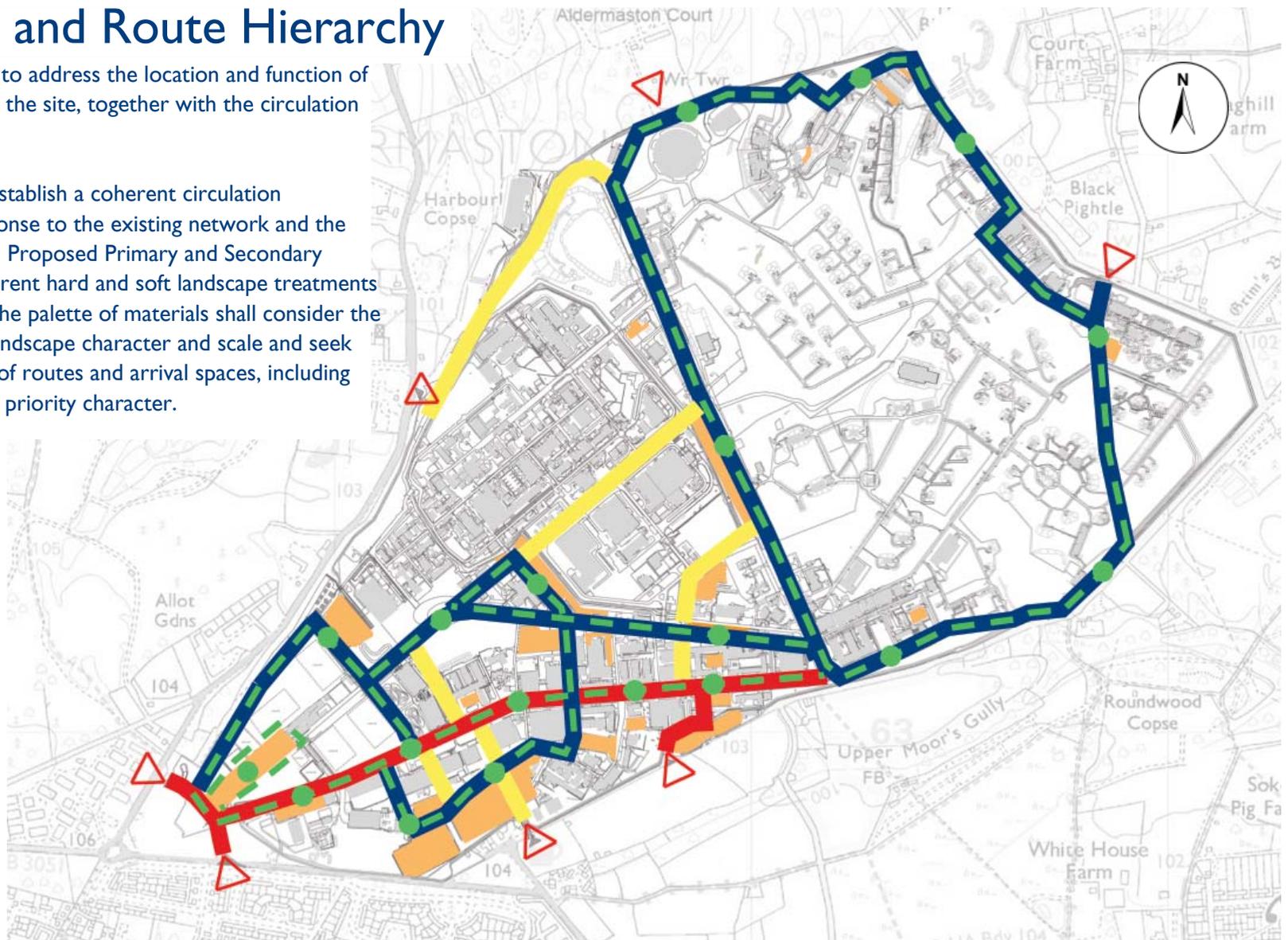
Circulation and Route Hierarchy

There is an opportunity to address the location and function of the key arrival spaces to the site, together with the circulation hierarchy.

The proposals seek to establish a coherent circulation framework both in response to the existing network and the proposed development. Proposed Primary and Secondary routes shall receive different hard and soft landscape treatments to reinforce legibility. The palette of materials shall consider the existing and proposed landscape character and scale and seek to reflect the hierarchy of routes and arrival spaces, including establishing a pedestrian priority character.

Legend

-  Gateways
-  Primary routes
-  Secondary routes
-  Tertiary routes
-  Car Parks
-  Bus stops
-  Bus route

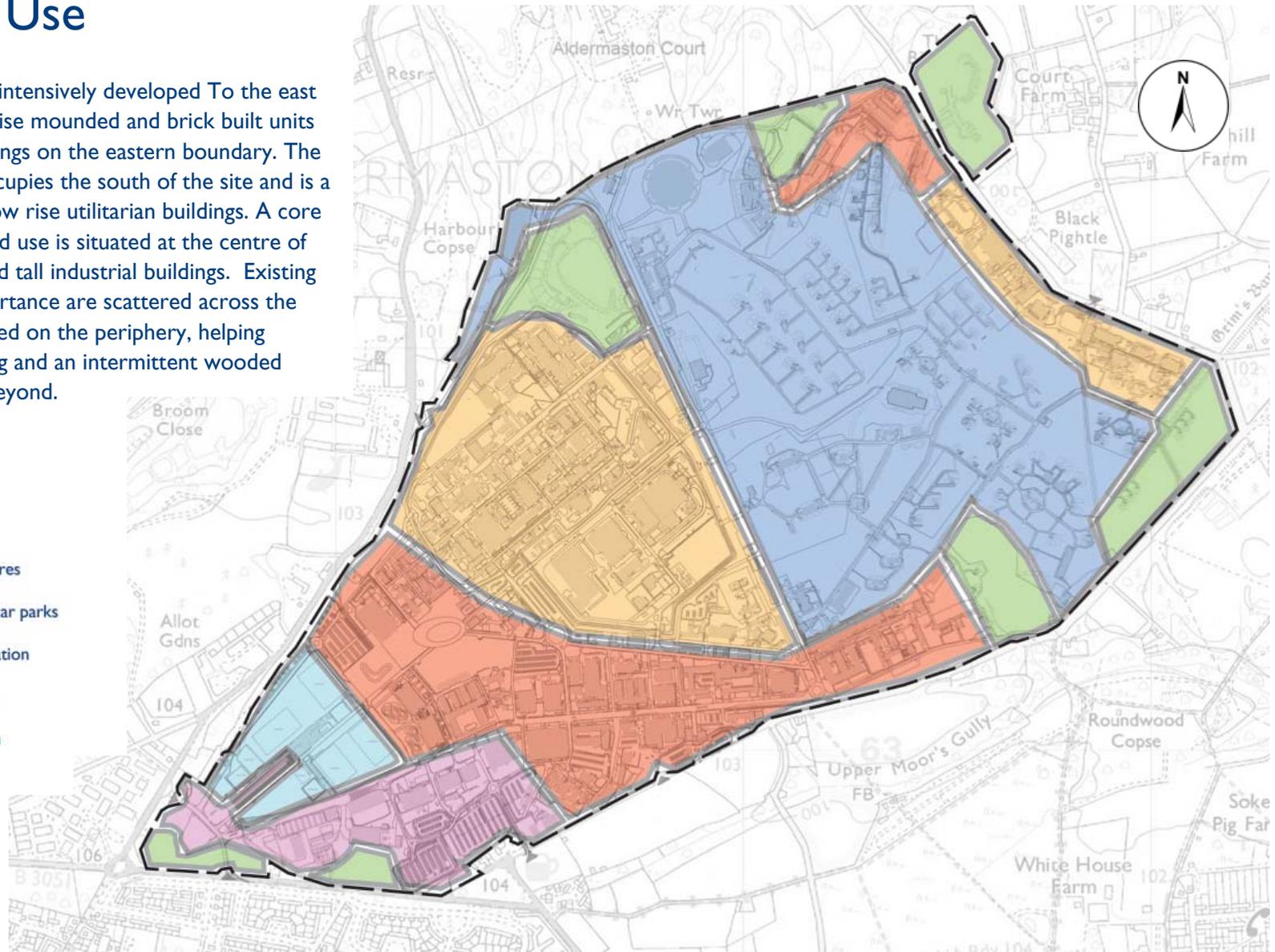


Spatial Land Use

The majority of the site is intensively developed. To the east there is a mixture of low rise mounded and brick built units with larger industrial buildings on the eastern boundary. The business district largely occupies the south of the site and is a mix of ages and styles of low rise utilitarian buildings. A core area of heavy industrial land use is situated at the centre of the site with large scale and tall industrial buildings. Existing landscape features of importance are scattered across the site and largely concentrated on the periphery, helping to provide partial screening and an intermittent wooded context to the site from beyond.

Legend

- Important landscape features
- Industrial scale units and car parks
- Public open space / recreation
- Business / office / support
- Heavy Industry / Research
- Testing / Research



Green Capital

A number of landscape habitats and features are evident on the site these provide a positive contribution to the immediate context and the wider environment. They should be retained and where appropriate enhanced. The opportunity exists to build on the existing green capital of the site through new tree and shrub planting, to reinforce the overall landscape objectives and promote ecological and environmental benefits. The landscape infrastructure of the site can be improved by connecting the existing features with linking elements such as tree planting and mounds. This will also improve the connectivity of ecological habitats.

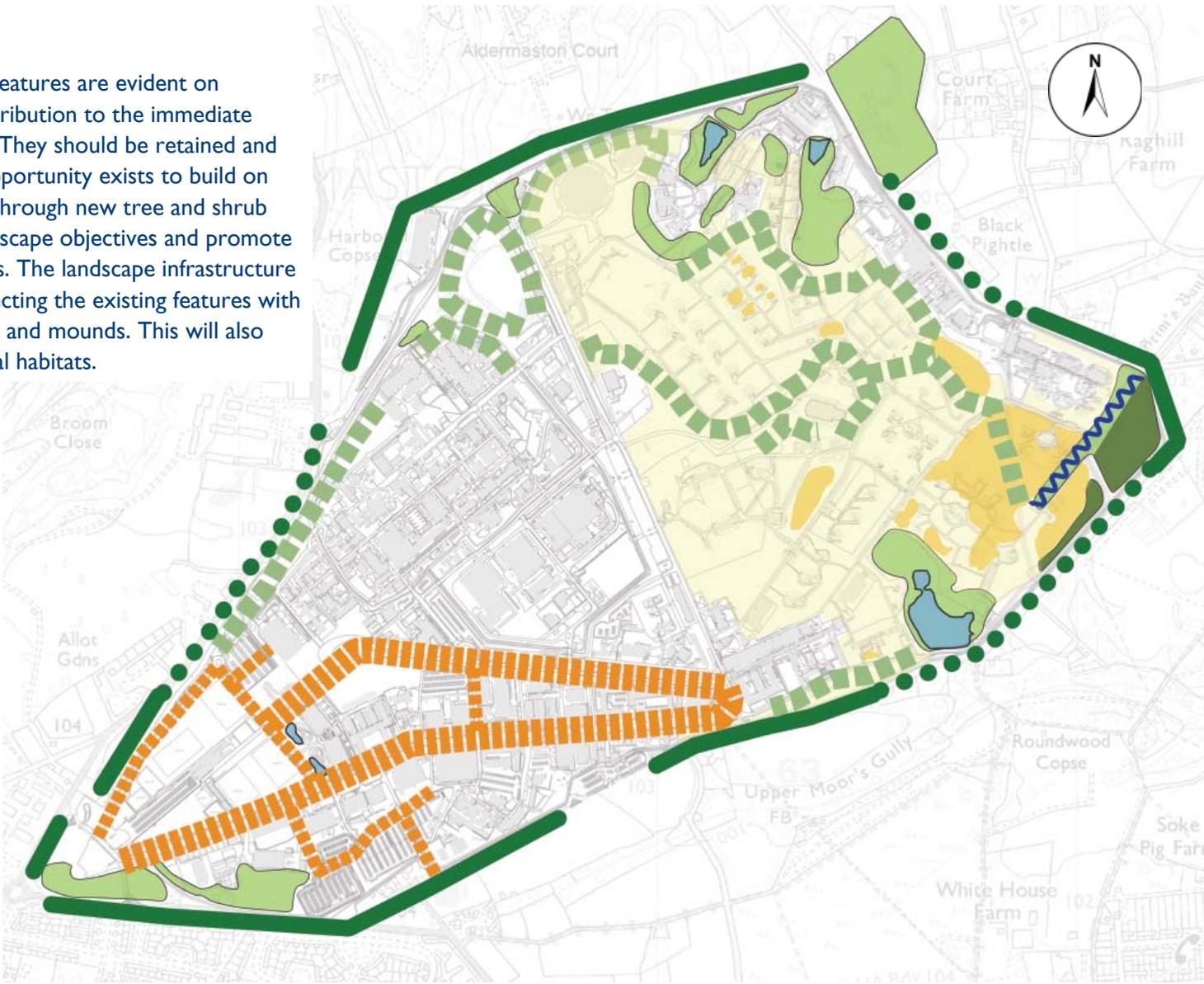
Legend

Existing

-  Water body
-  Mixed Woodland
-  Coniferous Woodland
-  Semi-improved Grassland
-  Heathland Grassland
-  Historically Significant Landscape Feature
-  Planted Boundary Edge

Proposed

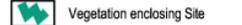
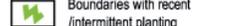
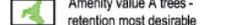
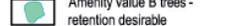
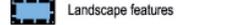
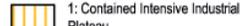
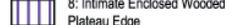
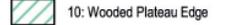
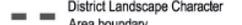
-  Strengthened Boundary Edge Planting
-  Native Woodland Planting/ Mounding
-  Tree Planted Access Routes



Landscape Character Assessment

The landscape character assessment determines the existing landscape in terms of its inherent key characteristics including overall quality, value and sensitivity to change in relation to future developments.

Legend

-  SILWTP Application Boundary
-  Vegetation enclosing Site
-  Boundaries with recent /intermittent planting
-  Amenity value A trees - retention most desirable
-  Amenity value B trees - retention desirable
-  Landscape features
- LOCAL LANDSCAPE CHARACTER AREAS:**
-  1: Contained Intensive Industrial Plateau
-  2: Contemporary Urban Edge
-  3: Urban Core
-  4: Service Quarter
-  5: Plateau Hangers
-  6: Plateau Formal Open Space
-  7: Contained Open Space
-  8: Intimate Enclosed Wooded Plateau Edge
-  9: Open Grassy Heath Plateau with Buildings
-  10: Wooded Plateau Edge
-  11: Wide Plateau Corridor
-  District Landscape Character Area boundary

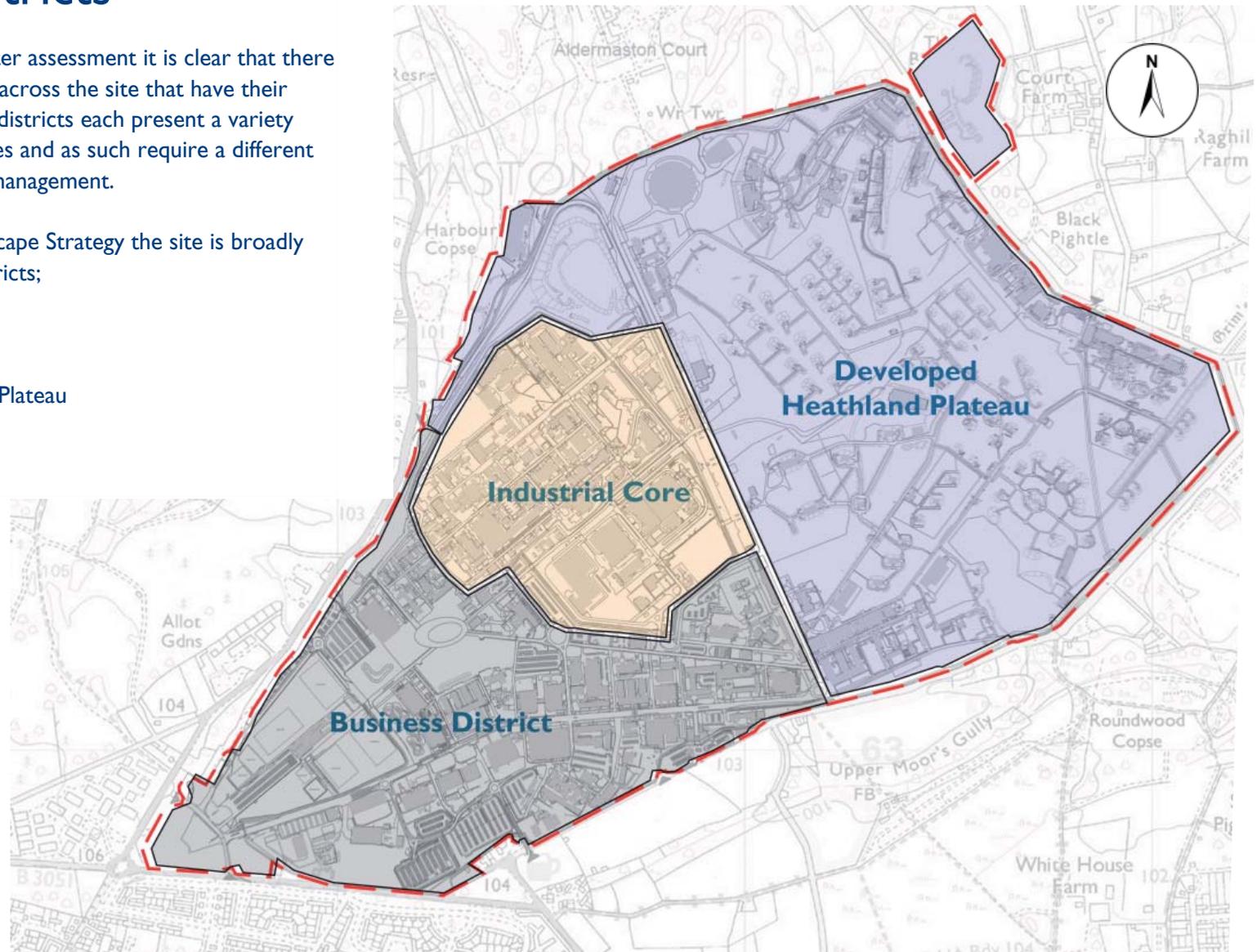


Character Districts

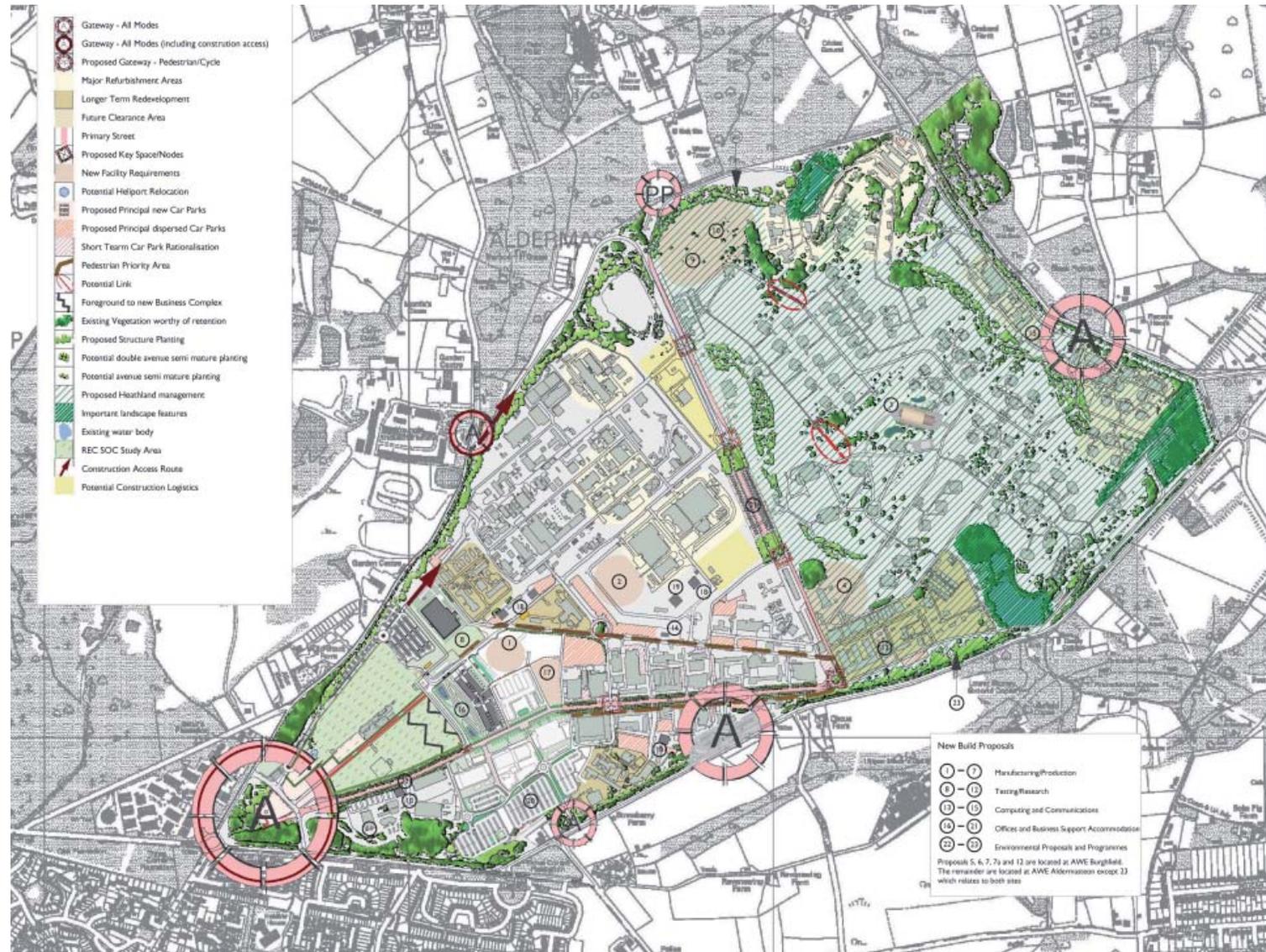
Through the landscape character assessment it is clear that there are a number of distinct areas across the site that have their own distinct character. These districts each present a variety of constraints and opportunities and as such require a different approach to their design and management.

For the purposes of the Landscape Strategy the site is broadly divided into three distinct districts;

1. Business District
2. Industrial Core
3. Developed Heathland Plateau



Site Development Context Plan 2008 (SDCP08)



Site Development Context Plan November 2005

A Site Development Context Plan (SDCP) was first published in November 2005 to support the investment programme for the replacement and refurbishment of ageing facilities at AWE Aldermaston and AWE Burghfield. The SDCP 'identified the principle, physical components of the programme and the way in which they are proposed to be accommodated at the sites'. The programme is expected to be completed by 2015.

RPS prepared a Landscape Strategy for AWE Aldermaston in November 2005 following extensive site studies and landscape character assessments to accompany the SDCP. It sought to identify the key findings and outline the landscape constraints and opportunities to influence future site planning. The strategy sets out the principle landscape elements and seeks to provide the landscape framework for the implementation of the programme.

The Landscape Strategy 2005 identified the following key findings;

- Improvements to reinforce the landscape structure to the site through tree planting.
- The opportunity exists to reinforce the existing landscape structure to the site.
- The opportunity exists to upgrade the key vehicular and pedestrian routes through the site with the introduction of dedicated pedestrian and cycle routes connecting flexible break out spaces that compliment the function of adjacent buildings.
- The heathland characteristics of the large eastern sector of the site should be conserved. Swathes of new planting would complement the character of the landscape through this area and further reinforce the landscape boundary treatment.
- Proposals exist to rationalise and consolidate car parking away from the frontage of buildings to dedicated locations. These car parks would be served by an internal bus system to limit the movement of cars through the site.

The landscape proposals therefore seek to:

- Reinforce the existing structure to the site;
- Set the site within its wooded, heathland setting;
- Increase habitat potential; and
- Maintain the heritage value.

Site Development Context Plan Update - April 2008

Since the publication of the SDCP in 2005, considerable progress has been made. Construction works at Aldermaston for Orion and NOA are under way and nearing completion including associated transport and infrastructure improvements such as car parking and highway junctions. Planning approval has also been secured for HEFF on the Eastern side of the site that will allow the consolidation of existing facilities with proposals for HYDRUS due to be submitted shortly. Crown Immunity was removed in June 2006 bringing AWE sites under the scope of normal planning controls.

The Landscape Strategy has been reviewed in light of the progress made on site to date and future planned projects. The majority of the underlying landscape principles and objectives still apply and in many cases have taken on a greater significance. The updated Landscape Strategy therefore seeks to build on previous landscape principles and objectives for AWE Aldermaston and enhance them where possible.

Improved hard and soft landscape treatments have the potential to make the site a more attractive, legible and sustainable place to work. Tree planting of a significant scale in relation to the urban form is sought to reinforce the landscape structure and together with amenity shrub and screen planting, enhance the landscape character and setting of the site.

Through a coherent design and site layout that reinforces legible principles, the opportunity exists to promote sustainable transport methods, including walking, cycling and bus travel to reduce the dominance of the car. Car parking hubs are being developed along key routes and at strategic locations across the site which are well connected by bus and cycle facilities to encourage alternative methods of transport within the site.

A hierarchy of areas of open space both hard and soft reinforce the site layout and enhance a sense of place at key arrival spaces and gateways. A mix of urban plazas and green open spaces shall be provided that respond to the immediate site context and the particular requirements of the vicinity.

Existing landscape types and features of significance should be retained and protected, and where appropriate enhanced for the enjoyment of users. The opportunity also exists to promote conservation and biodiversity through the sensitive treatment and management of many of these important natural assets and encourage greater appreciation and knowledge of them.

Landscape Master Plan (2010 - 2020)

The SDCP is supported by the Landscape Strategy and accompanying Landscape Master Plan which provide the framework for the site wide proposals for AWE Aldermaston for 2010-2020 in light of the latest operational requirements and aspirations.

The landscape proposals seek to:

- Reinforce the existing landscape structure to the site;
- Reinforce the landscape context and screening of the site;
- Integrate new proposals with the site landscape context;
- Increase habitat potential;
- Improve the environment for all;
- Retain, and protect existing landscape features and habitats

Many areas of the site are subject to a phased programme of selective decommissioning works and subsequent re-development. These redevelopments have been incorporated into the Landscape Strategy. The detailed landscape proposals for these re-developments should reflect, reinforce and deliver where practical the principles and objectives set out in the strategy.

Legend

	Site Boundary
	Existing woodland copse
	Trees to be retained
	Trees to be removed
	Tree of interest
	Mown grass
	Heathland Grassland
	Existing water body
	Existing mounds
	Existing buildings
	Proposed Re-development
	Roads / hardstanding
	Car park
	Cycle storage areas
	Bus stops
	Potential re-development site
	Site Access Points

Landscape Elements

	Woodland copse	L.E1.1
	Parkland trees	L.E1.2
	Avenues	L.E1.3
	Street trees	L.E1.4
	Wetland / SUD's	L.E1.5
	Mounding / Banks	L.E1.6
	Heath grassland	L.E1.7
	Native planting	L.E1.8
	Amenity planting	L.E1.9
	Formal hedgerow	L.E1.10
	Shelterbelt Planting	L.E1.11
	Major Urban Plaza / Boulevard	L.E1.12
	Local Centre	L.E1.13
	Gateway	L.E1.14

Landscape Master Plan (2010 - 2020)



AREA I | BUSINESS DISTRICT

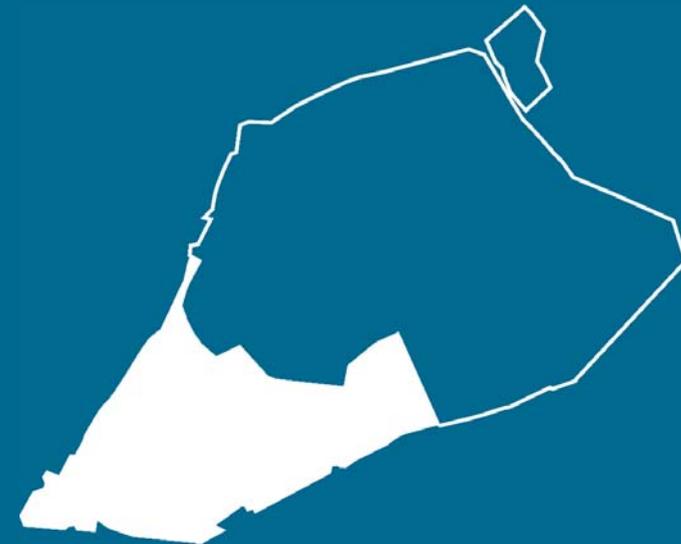
Introduction

The western part of the site is made up of buildings, expanses of hard standing and various structures associated with the sites historic use as a military defence establishment, including its use as an airfield during the war. Many of these buildings and surfaces now appear worn and lack quality with some in a state of disrepair or no longer fulfilling the function for which they were originally established.

The area is principally home to the sites administration, office and business activities and much of the sites communal welfare facilities. Once the site of one of the runways during its time as an airfield, the main spine road running East - West dissects the Business District connecting many of the sites facilities with adjoining areas.

Principles:

1. The landscape proposals shall reflect the business district as a focal area of the site, where the sites main commercial activities take place
 - The introduction of a quality palette of hard and soft landscape materials shall be used to enhance the development and reinforce the sites sense of place.
 - Semi-mature, street tree planting shall be introduced to the main road corridors to enhance the street scene and reinforce the hierarchy of routes.
 - Dedicated pedestrian and cycle routes together with the provision of quality cycle and bus facilities shall be provided in a safe and coherent layout.
 - A series of distinct but related external open spaces shall be provided at strategic locations that will act as a focus for day to day activity.
 - The landscape setting shall be enhanced by the introduction of a co-ordinated palette of quality and robust street furniture that responds to the needs of users and promotes a modern, efficient and well maintained site.
2. A hierarchy of routes shall be established to serve the business district and beyond
 - The primary route through the site shall be clearly defined using a palette of materials that reflects its importance and promotes legibility.
 - The main boulevard shall act as the primary route and be distinguished by a single and where possible, a double avenue of large trees to provide an appropriate scale to this wider street corridor.
3. Car parking facilities shall be consolidated to strategic, well served locations
 - The secondary routes shall act as the bus circulation route connecting the car parks and the business district with the rest of the site. They are to be distinguished by a single avenue of street trees.
 - Planting shall be provided to courtyard spaces for amenity value and human scale whilst maintaining clear visibility across the space.
 - Planting proposals shall be of a scale that relates to the size of the facility for maximum effect and seek to enhance the setting.
 - Car parks shall have a strong and robust landscape framework, which marries the proposals with the immediate setting.
 - Car parking layouts shall be utilised to maximum effect and be well designed to ensure their optimum use as a safe and attractive site facility.





AREA 2 | INDUSTRIAL CORE

Introduction

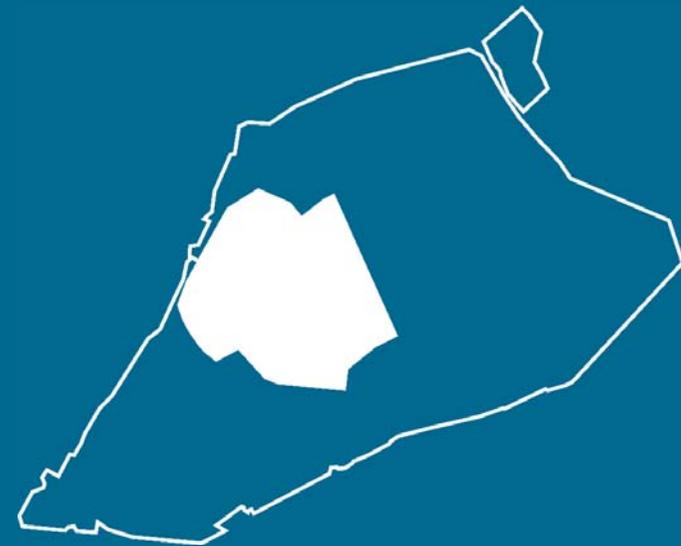
The central area of the site consists of a series of large scale, industrial style complexes, smaller office accommodation blocks of mixed age, together with their associated road and car parking networks. In recent years some facilities have been decommissioned and replaced. There are buildings and infrastructure that date from various phases of development throughout the site's history, including a military air base. The area still contains many large scale industrial buildings and gantries surrounded by security fencing and lighting.

The industrial buildings dominate the character of this central area, compounded by the expanse of hard standing. Many of the buildings and hard surfaces appear to be in a state of decline with a large proportion of the external spaces seemingly irregularly used. This is perhaps due to the relatively unpopulated nature of the area and the high levels of security required, which limits the scope for planting and maintenance operations. Due to its very nature, the area possess very little in the way of green capital, with very few existing trees, wooded areas or grasslands.

Principles:

- I. The site's operational usages shall be maintained at all times and landscape enhancements must be suitable to the locality and only provided where appropriate.
 - Green capital and strategic screening shall be incorporated where the opportunity exists near the northern site boundary without compromise to security requirements.
 - The visual imposition of the industrial buildings shall be mitigated where ever possible particularly from the site boundary and beyond.
 - The dominance of hard surfaces shall be broken up where possible with the introduction of tree planting and green open spaces, to provide localised greening.
 - Opportunities shall be sought to provide strategic bunding and/or shelterbelt planting in particular areas of the site in collaboration with the decommissioning and demolition of redundant facilities.

- Planting shall be provided of a scale relative to the built form and where possible areas of different habitat types established to promote biodiversity.
- Amenity spaces shall be provided to benefit employees of a scale appropriate to their intended use.





AREA 3 | DEVELOPED HEATHLAND PLATEAU

Introduction

The eastern part of the site consists predominately of development in the form of low rise research and testing facilities, small scale office accommodation and large scale industrial buildings along the eastern edge and associated infrastructure. The sites former boiler house still occupies the eastern most edge of the site and its chimneys are visible from the local area. A number of existing landscape features can be found in this area which are sought to be retained and enhanced where ever possible, including lakes, specimen trees and Grim's Bank, a Scheduled Ancient Monument. Birch trees are scattered throughout the area and are over-mature and regularly fail.

Small areas of relic heathland are evident on site and these shall be promoted through the landscape proposals and subsequent maintenance regimes. The existing tree stock shall be reinforced by new native planting to complement the existing tree stock and establish the long term landscape structure of this area as well as promote biodiversity. Planting shall be further reinforced through the incorporation of earth mounds, where the opportunity exists to minimise views into this part of the site from outside and to reflect the landscape character of this area.

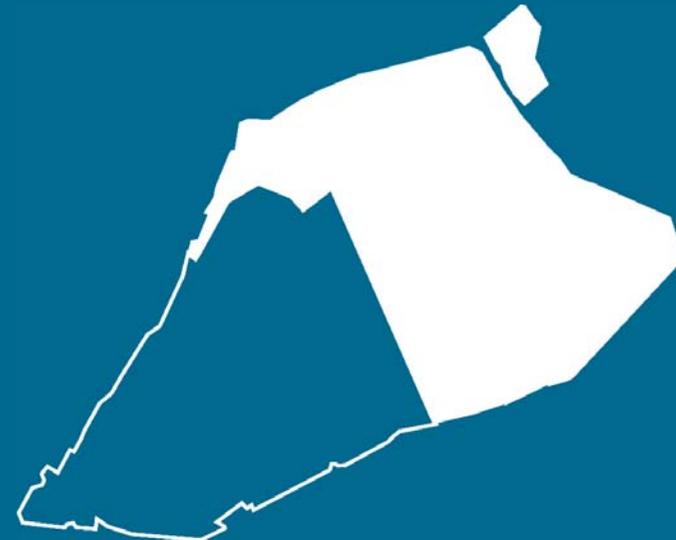
Principles:

- I. The landscape proposals shall reflect the heathland plateau landscape and ecological resource whilst maintaining the operational needs of the area.
 - Native plant species shall be used and a variety of landscape types established.
 - The use of existing topsoils and where possible natural seed banks shall be encouraged to harvest seeds to safeguard the heathland grassland species.
 - A landscape maintenance and management plan shall be prepared that promotes habitat creation, conservation and biodiversity.
 - The introduction of linear mounds and new woodland planting should be used to reinforce the landscape in the area and further screen site developments from the adjacent highway.
 - The visitors experience and appreciation of existing landscape features shall be enhanced through the proposals where appropriate.

2. **Boundary Treatments / Woodland**

A large proportion of the boundary is defined by mature dense vegetation. Further containment is provided by tree belts and occasional woodland blocks associated with the adjacent road corridors and the adjoining woodland blocks beyond the site boundary. Some sections of the boundary are more open in places due to either intermittent mature boundary vegetation or which is deteriorating in places or recent planting that has yet to mature.

 - New structure planting shall be provided in the more open sections of the boundary to continue the character of enclosure and to set the site and any development proposals into a well wooded treed context.
 - All boundary planting shall comprise native species.
 - Reinforcement planting should be brought forward where possible to mitigate re-development.





LANDSCAPE ELEMENTS

The following pages provide the detailed advice on how the aims of the Landscape Strategy can be delivered through the application of site specific landscape elements. These effectively form the components which can be applied during the design process within any given project. This will ensure that all projects contribute positively and are integrated with the wider aims of the Landscape Strategy.

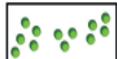
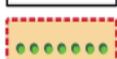
The use of soft landscape elements, such as trees, copses, hedgerows, wetland and grassland can contribute significantly to defining the character of the spaces, places and routes throughout an area, making the site a more attractive place to work and ensuring that it fits into the pattern of the surrounding landscape context.

The individual developments will be connected by these common elements, providing a coordinated approach across the site. Through the application of these elements associated with any given project, the following principles should also be considered;

Principles:

1. Proposals shall provide a positive and robust landscape structure;
2. Planting shall be used to integrate the development within its contextual landscape setting;
3. Tree planting shall be introduced to reinforce site layout, provide green corridors and offer seasonal interest;
4. Specimen tree and shrub planting shall be restricted to key spaces for maximum impact;
5. A limited palette of soft landscape elements shall be used to provide visual continuity and a strong sense of place;
6. The choice of plant species shall consider the form and function of the space and their enhancement of biodiversity and long term maintenance objectives;
7. The use of native plant species shall be encouraged where appropriate, to enhance biodiversity;
8. Maintenance and management regimes shall be prepared in the context of the wider landscape and ecological objectives;
9. The introduction of new habitats shall be promoted to encourage biodiversity;
10. Planting styles shall be mindful of security issues relating to visibility / screening / concealment.

Landscape Elements

			AREA 1 Business District	AREA 2 Industrial Core	AREA 3 Developed Heathland Plateau
	Woodland Copse	LEI.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Parkland Trees	LEI.2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Avenue	LEI.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Street Trees	LEI.4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Wetland / SUD's	LEI.5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Mounding / Banks	LEI.6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Heathland grassland	LEI.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Native Planting	LEI.8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Amenity Planting	LEI.9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Formal Hedgerow	LEI.10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelterbelt Planting	LEI.11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Major Urban Plaza / Boulevard	LEI.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Local Centre	LEI.13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Gateway	LEI.14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

1.1 Woodland Copse

Description:

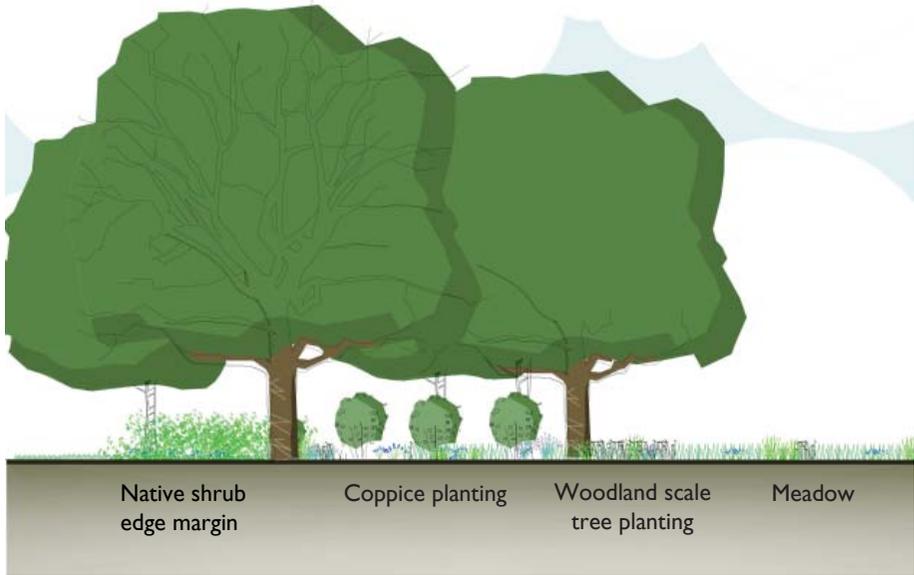
Oak dominated broadleaf woodland formed in irregular clumps of varying maturity.

Use:

To provide selective screening of development(s). To provide mature landscape setting to the site. To reinforce landscape structure. To promote biodiversity and ecological value.

Landscape context:

Woodland blocks remnant of the rural and historic landscape, their arrangement now dictated by emerging, adjoining land uses.



Species:

Woodland scale trees and understory shrubs

Tree canopy - Oak, Ash, Pine

Coppice understory - Hazel, Birch

Occasional - Prunus avium

All planted at 1.5m/cts, Oak and Pine at minimum of 3m apart.

Native shrub edge margin

Hawthorn (25%), Hazel (20%), Holly (5%), Field Maple (10%),

Blackthorn (20%), Dogwood (10%), Guelder Rose (10%)

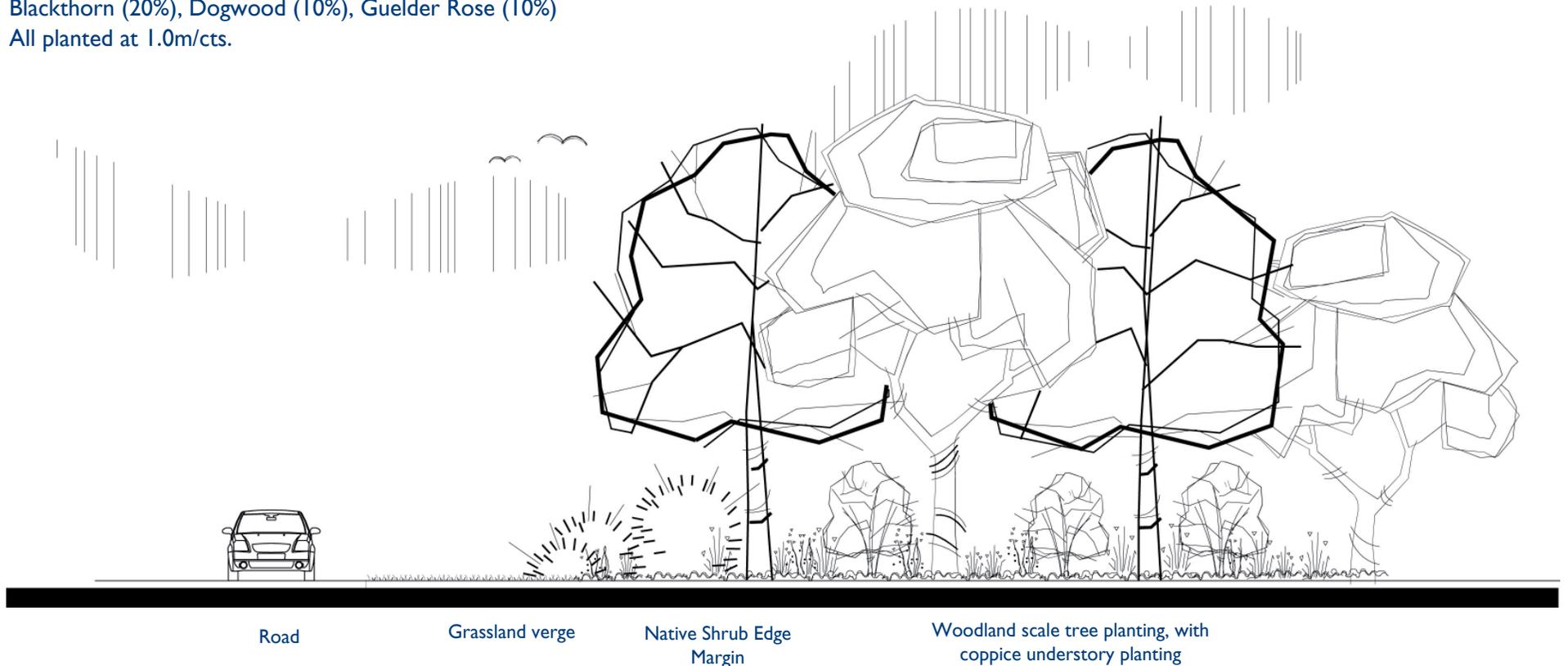
All planted at 1.0m/cts.

Management proposals:

Adequate protection for new planting to be provided during establishment to prevent damage by rabbits and deer and mowing and regularly assessed for condition.

Oak and Ash to become climax trees by selective thinning as necessary.

Coppice understory on 3 year rotation once established Trim shrub edge once a year between December and March as necessary.



1.2 Parkland Trees

Description:

Remnants of previous historic parkland setting and thinned areas of mature predominantly, broadleaf woodland leaving, selective specimen trees including some Veteran Oaks and Birch set within grassland.

Use:

To reinforce the landscape character. To replenish site tree stock and replace fallen trees. To provide the transition between wooded areas and more open areas of heathland grassland. Significant landscape contribution to new developments ensuring a mature landscape setting. Important ecological resource.

Landscape context:

Landscape feature typical of the area and former historic English parkland.



Species:

Defining - Oak, Birch, Pine

Occasional - Beech, Lime, Red Oak and Sweet Chestnut

Management proposals:

Regularly monitor existing mature and veteran trees for health and safety

Adequate protection for new planting to be provided to prevent damage by rabbits and deer and mowing and regularly assessed for condition.

Careful consideration to be given to the wildlife value of mature trees when considering any maintenance and management operations, in particular nesting birds and roosting bats.

Reference;

Refer to the English Nature (Natural England) handbook, Veteran Trees: A Guide to Good Management (Read, H, 2000)

Wildlife and Countryside Act 1981



Buildings

Short mown Grass

Parkland style trees informally set within meadow / heathland grassland

1.3 Avenues

Description:

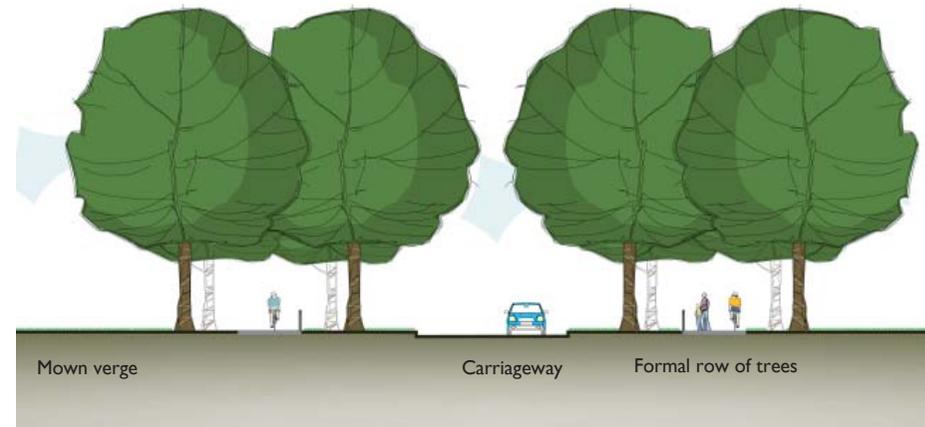
Formal street trees arranged according to road hierarchy and scale of adjoining development. The layout will depend on existing site constraints in particular underground services.

Use:

To reinforce the principle circulation routes through the site. To enhance the street scene and provide attractive corridors for pedestrians and cyclists. To provide green corridors to break up the buildings. To be planted in a single, double sided or staggered layout, depending on context and constraints.

Landscape context:

Large formal street trees in a predominantly urban setting, of a species suited to urban growing conditions.



A double avenue used for primary routes through the site



Plan showing how a double avenue may be accommodated within site layout

Species:

- Lime
- London Plane

Specification:

Avenue trees to be planted at approx. 8-10m centres depending on species. Trees to be planted at a minimum stock size of Semi mature, 20-25cm girth with a minimum clear stem of 2m. Tree pits to be a minimum 1.8x1.8x1m. Size to be increased where possible. Free drainage of tree pits to be provided

Management proposals:

Adequate protection to be provided to tree stems to prevent damage by grass maintenance operations. Grass free area at base of each tree to be maintained.

Support systems to be regularly checked to prevent damage or restrict growth.

Suckers to be removed from base of trees and a clear stem maintained.

Stakes and ties to be removed once trees are established approx. 3.5 years.

Trees to be watered regularly for the first 3 years of establishment.



Formal avenue of trees.
Large Tree Species

Road

Mown grass
verge

Footpath /
Cycleway

Mown grass verge

1.4 Street Trees

Description:

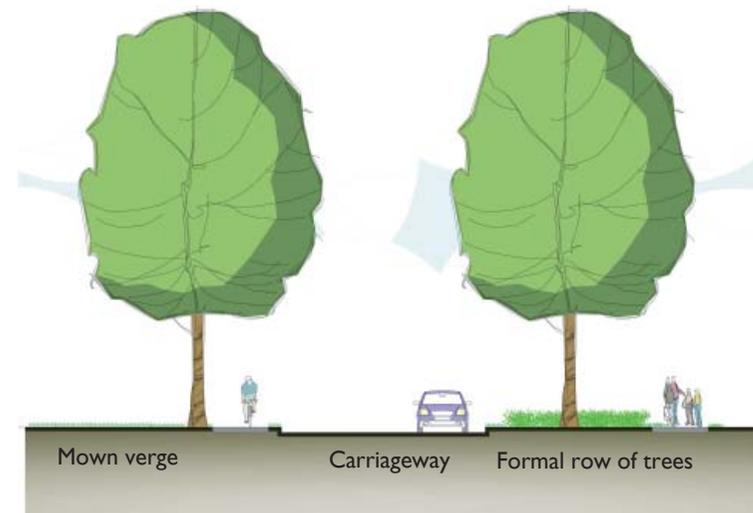
Formal street trees within the context of the urban environment arranged as a single avenue or planted singularly. The layout will depend on existing site constraints in particular underground services.

Use

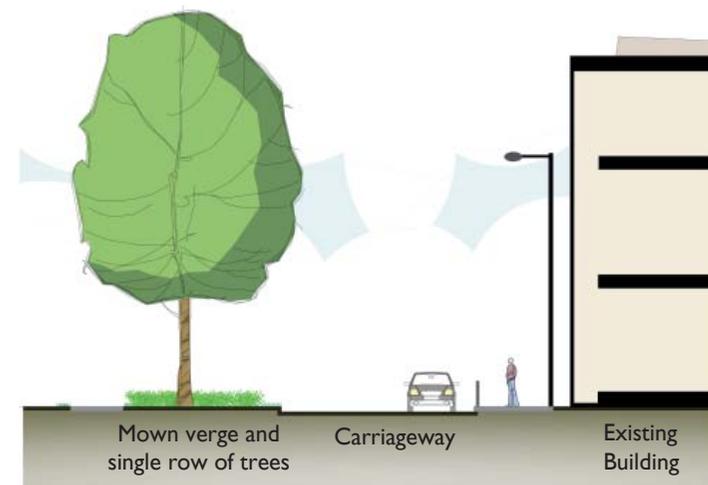
To reinforce secondary circulation routes through the site and to promote visitor experience. To enhance the street scene and provide wider environmental benefits. To provide green corridors. To articulate urban spaces.

Landscape context:

Medium to large scale formal street trees in a predominantly urban setting of a species suited to urban growing conditions.



A single avenue of trees reinforce hierarchy of routes



A single row of trees of a scale relative to adjoining buildings

Species:

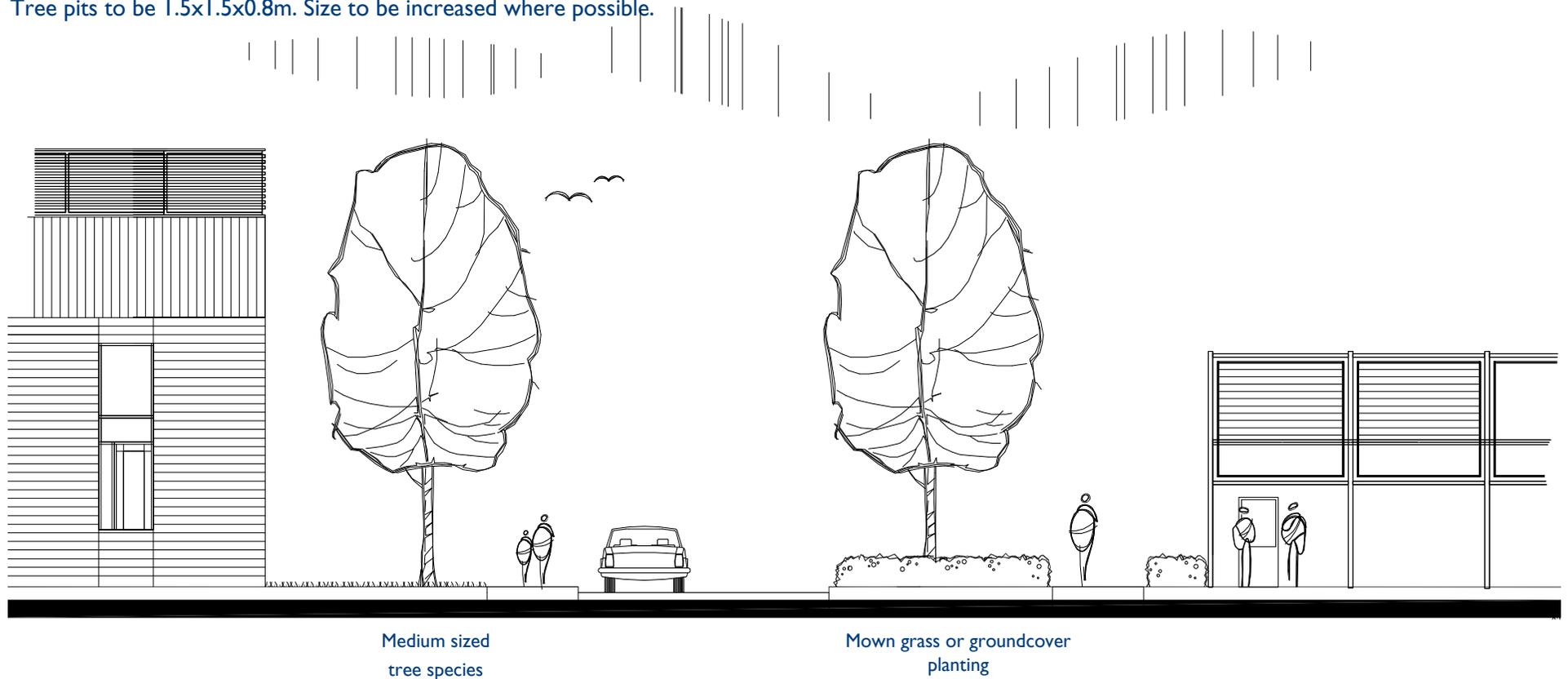
Avenue - Ash, Prunus avium 'Plena', Lime
Standard - Pyrus calleryana 'Chanticleer', Turkish Hazel

Specification:

Avenue trees to be planted at approximately 6-8m centres depending on species.
Trees to be planted at a minimum stock size of Semi mature 20-25cm girth with a minimum clear stem of 2m.
Tree pits to be 1.5x1.5x0.8m. Size to be increased where possible.

Management proposals:

Adequate protection to be provided to tree stems to prevent damage by grass maintenance operations. Grass free area at base to be maintained.
Support systems to be regularly checked to prevent damage or restrict growth.
Suckers to be removed from base of trees and a clear stem.
Stakes and ties to be removed once trees are established approx. 3.5 years.
Trees to be watered regularly for the first 3 years of establishment.



1.5 Wetland meadow / SUD's

Description:

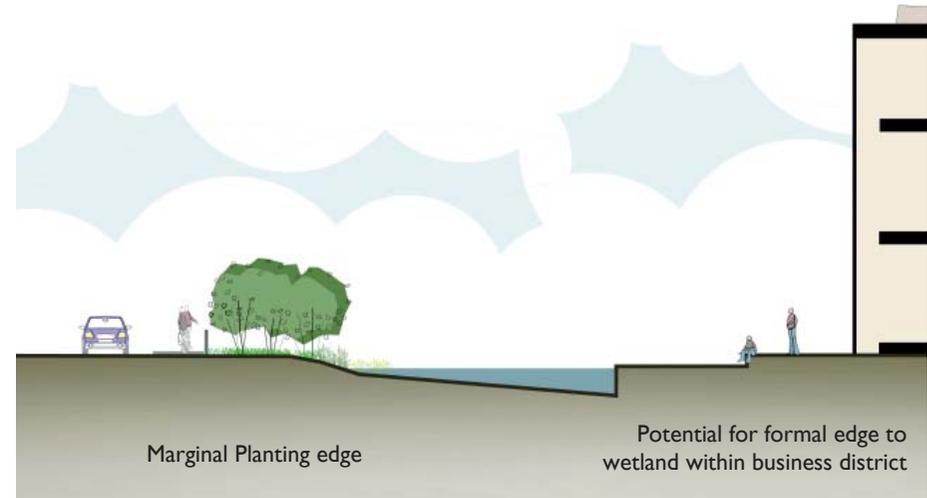
Native marginal herbaceous and grass planting adjacent to permanent or seasonally wet, man-made areas as part of a Sustainable Drainage System (SUD's) scheme. In these areas the treatment will be more formal and be of a more contrived nature than found elsewhere on site.

Use:

As part of a SUD's scheme within the urban environment associated with a particular development(s) or where existing damp and occasionally wet areas provide conditions for marginal herbaceous species to thrive and be maintained. To promote biodiversity and ecological value.

Landscape context:

Areas of low lying seasonal wetland, swales and / or ponds associated with sustainable urban drainage systems within the urban environment.



Species:

Aquatic and Intermediate depth areas

Starwort, Water Milfoil, Yellow Water Lilly, Fools Water-Cress, Water-parsnip, Water avens, Yellow Flag, Water Mint, Water Forget-Me-Not, Water Crowfoot, Arrowhead.

Bank Planting

Marsh Marigold, Drooping Sedge, Greater Pond Sedge, Common Rush, Gypsywort, Water figwort.

Trees & Shrubs

Alder, Downy Birch, Dogwood, White Willow, Grey Willow, Alder Buckthorn

Meadow areas

Locally appropriate wildflower and grass species shall be selected to tolerate periodic waterlogging and flooding.

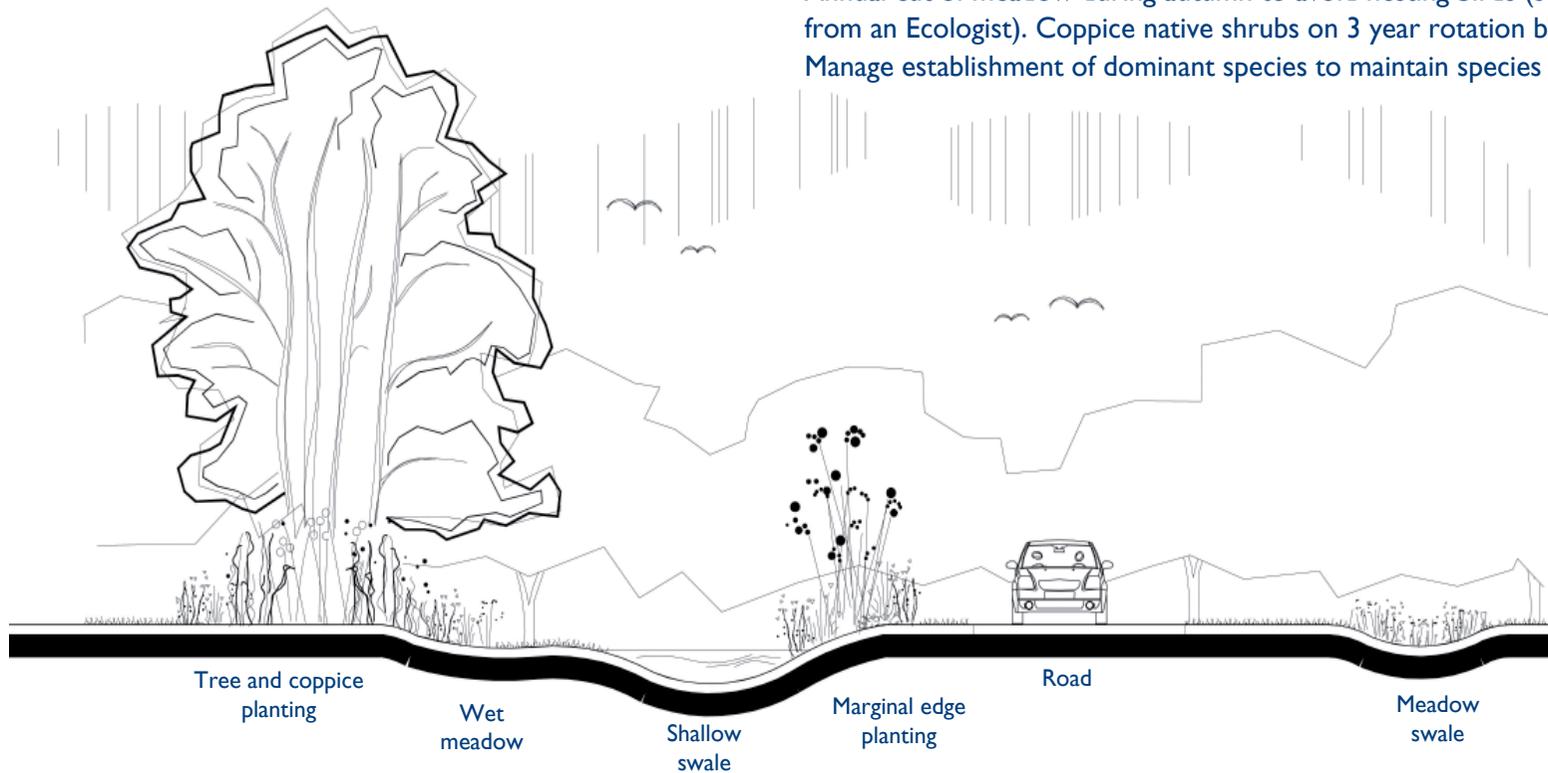
Grass

Waters edge - Emorsgate mix EM4, Wetland areas - Emorsgate mix EM8

Management proposals:

Annual cut of meadow during autumn to avoid nesting birds (subject to advice from an Ecologist). Coppice native shrubs on 3 year rotation basis.

Manage establishment of dominant species to maintain species structure.



1.6 Mounding / Banks

Description:

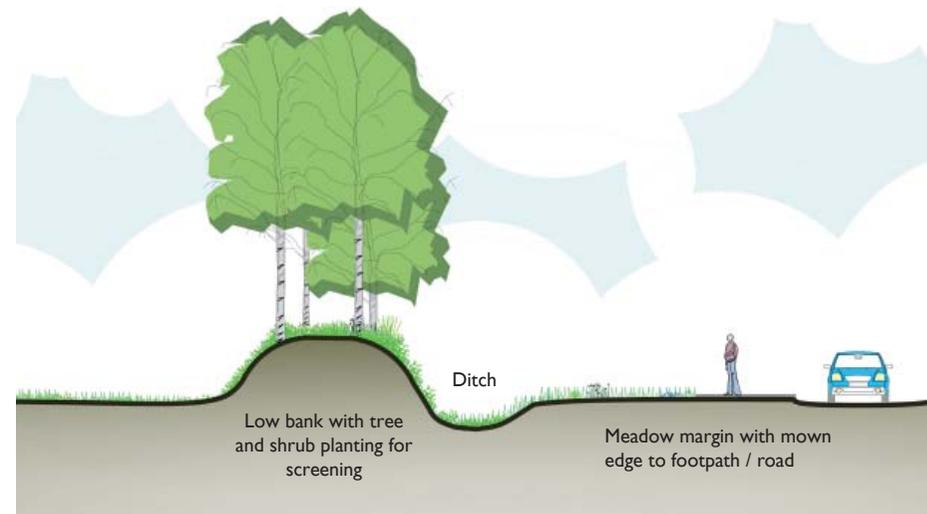
Man-made landscape mounds and banks formed as part of a strategic approach to screening, landscape integration and retention of site won material, with grassland and tree / scrub planting established over to provide varied habitat.

Use:

To provide landscape screening at strategic locations within the site from views adjacent to the site. To allow the effective re-use of existing clean material in a sustainable approach. To reflect the landscape character of the area.

Landscape context:

Several historic man-made mounds have been created across the site dating back to the Iron Age, remnants of which are still evident on site today. The local heaths and woodland are characteristically contained by hedge banks and many of the facilities on site are contained by mounds.



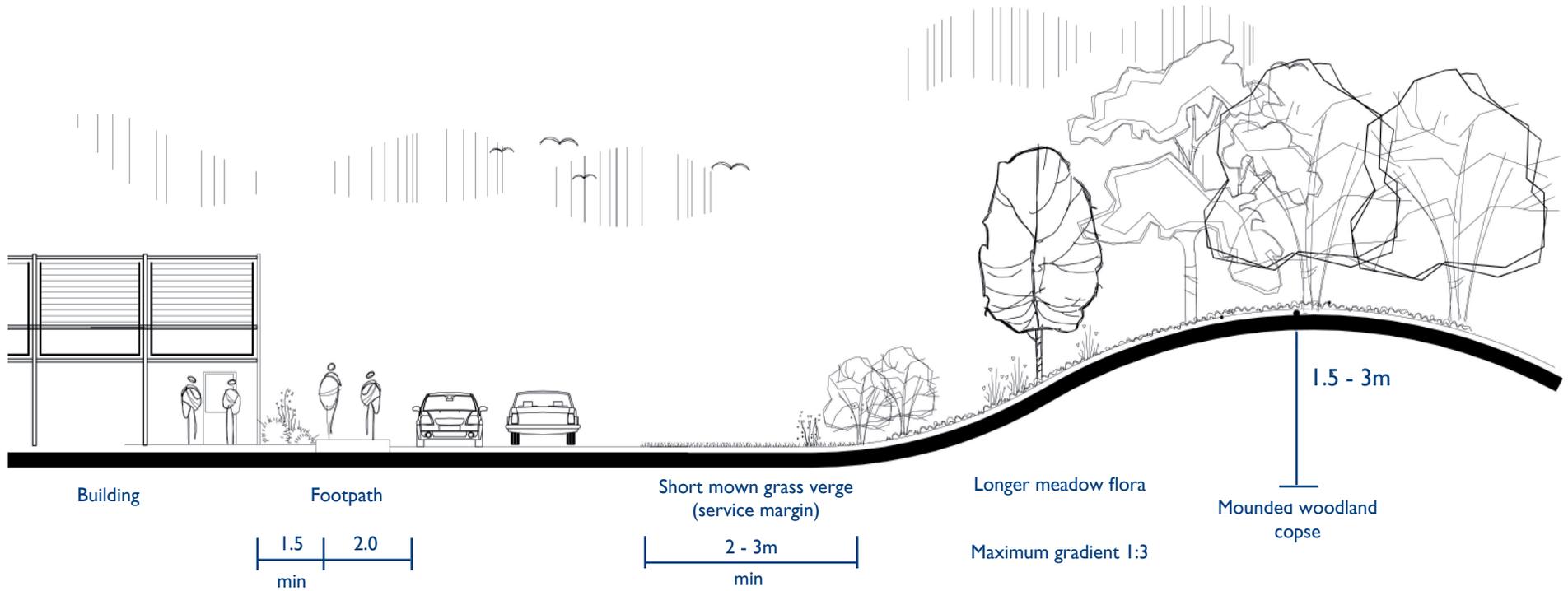
Species:

Woodland scale trees and understory shrubs
Defining - Birch (60%), Pine (30%), Oak (10%)
Understorey - Field Maple (25%), Salix (20%), Hazel (20%), Hawthorn (30%), Holly (5%)
All planted at 1.5m/cts, Oak at minimum of 3m apart.

The mounds/banks may support mixed woodland copses and some may be topped with hedges of Beech, Hornbeam, Birch or mixed native hedgerows. Grass side slopes to banks to provide varied habitat.

Management proposals:

Adequate protection to be provided to tree stems to prevent damage by routine maintenance operations including fencing during establishment. Support systems to be regularly checked to prevent damage or restrict growth. Coppice Hazel on a 3 year rotation.



I.7 Heathland Grassland

Description:

Heathland regeneration is evident in lesser mown areas of grassland where conditions are favourable to the establishment of species of heather and acidic tolerant grassland.

Use:

To encourage the natural colonisation of heathland grassland species in areas where it is currently found through a sympathetic management regime. To provide groundcover species that are rich in landscape and ecological value.

Landscape context:

The site is situated on a heathland plateau and acid grassland and heathland regeneration can be found in certain areas of the site but is limited by modern maintenance regimes, built environment and colonisation of wooded areas.

Management proposals:

Collection of seed/ capsules and vegetative material from existing plants immediately after flowering for storage and reuse elsewhere on the site.

Less frequent mowing regimes to allow the establishment of local heathland grassland species within strategic areas of the site.

The careful protection and retention of existing heathland topsoils and reuse on site where redevelopment takes place to conserve the seed bank found in the soils.



I.8 Native Planting

Description:

Areas of native shrub species, planted in an informal arrangement often to create shelter and / or small copses.

Use:

To provide local enclosure. To define spaces in an informal way. To provide local screening to specific facilities and car parking areas. To promote habitat diversity and ecological value. To support local landscape character and species indigenous to the area.

Landscape Context:

Typically found on the periphery of the site where scrub planting has been allowed to establish and in some areas further planting has been carried out.

Species:

Hazel (20%), Holly (5%), Hawthorn (25%)
Field Maple (10%), Blackthorn (20%),
Dogwood (10%), Wild Cherry (10%)
All planted at 1.0m/cts.

Management proposals:

Adequate protection to be provided to stems to prevent damage by rabbit and deer and routine maintenance operations during establishment.
Coppice Dogwood and Hazel on a 3 year rotation.
Trim tops and edges annually during establishment as necessary to promote bushy, dense growth.



I.9 Amenity Planting

Description:

High quality, robust, and simple shrub, herbaceous and groundcover planting associated with the urban environment. Planting details of a scale relative to the immediate context for maximum effect and to ensure consistency.

Use:

To enhance the external environment and users enjoyment of it. To provide seasonal interest, vibrancy and promote other senses such as touch and smell. To reinforce sense of place and define spaces. To provide contrast, colour and diversity to expanses of hard surfaces.

Landscape context:

Contemporary design which combines high quality materials and a simple, yet effective palette of low maintenance plant species to promote an attractive and inviting modern environment.



Species:

Multi-stemmed feature trees:

Birch, Amelanchier, Prunus, Hamamelis, Magnolia.

Shrubs:

Choisya, Cornus, Cotoneaster, Hebe, Ivy, Lavander, Mahonia, Lonicera, Phormium, Prunus, Viburnum

Specimen architectural plants:

Box, Phormium, Photinia,

Herbaceous plants and grasses for seasonal affect:

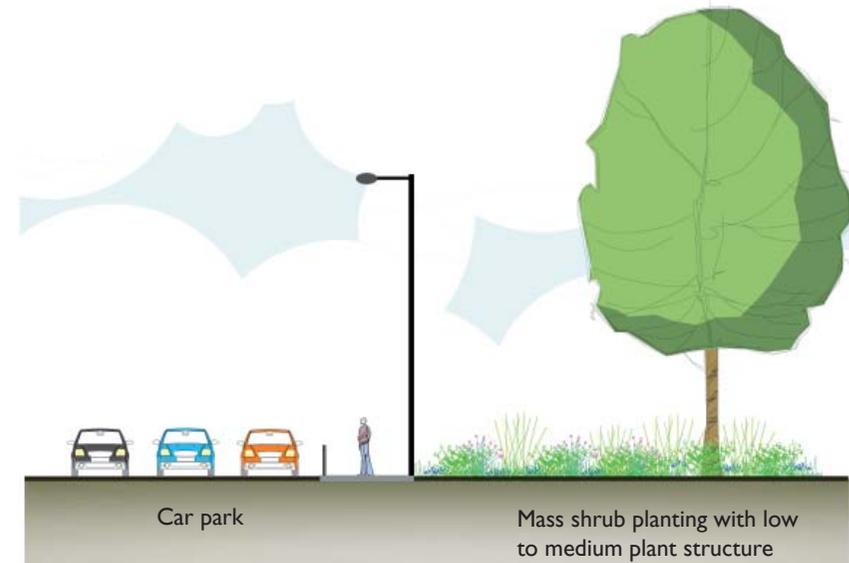
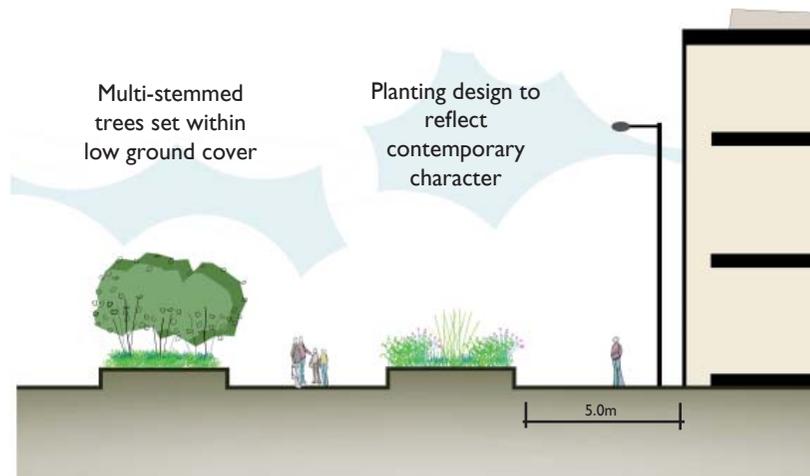
Crocsmia, Geranium, Pennisetum, Stipa, Ceratostigma, Geranium, Iris, Kniphofia sp., Miscanthus, Persicaria, Sedum.

Management proposals:

Plants shall be allowed to develop into their natural form and habitat with only routine pruning required to maintain their shape and size without the use of mechanical trimming devises.

Plants that fail or become damaged shall be replaced.

The structure of the bed shall be maintained at all times and the dominance of any species replaced if the overall plant structure becomes compromised.



1.10 Formal Hedgerow

Description:

Single species hedgerow. Regularly maintained to form a neat, compact barrier.

Use:

Formal internal boundary, defining a space or separating a particular land use. To provide selective screen, to neighbouring landuses such as car parks and service areas.

Landscape context:

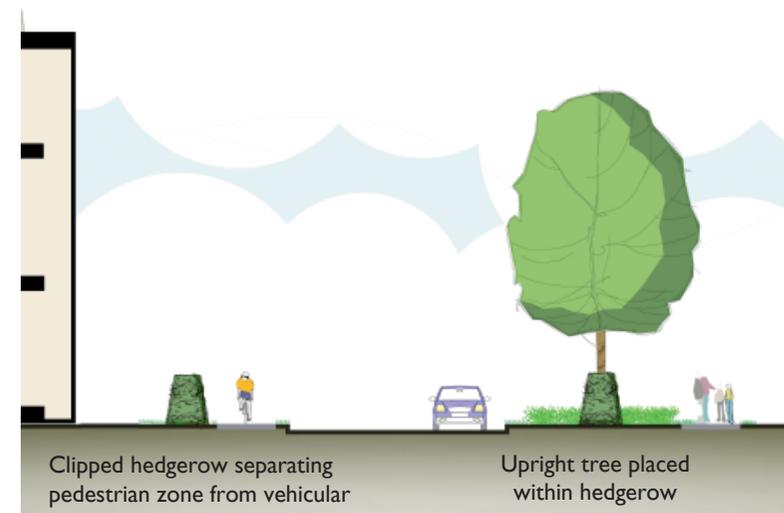
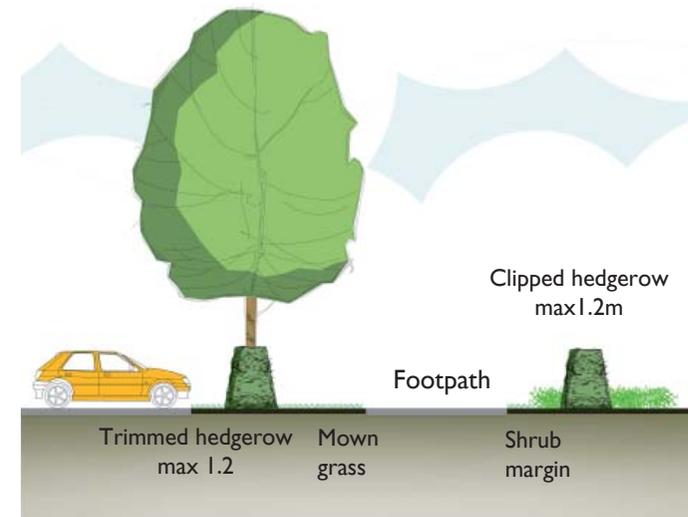
A formal means of enclosure to a defined area, to provide a neat, compact hedge-line and maintained to a maximum height.

Species:

Hornbeam, Holly, Beech, Field Maple, Oleria and Yew.

Management Proposals:

Clip twice annually to maintain dense habitat and restrict height.



1.11 Shelterbelt Planting

Description:

Mix of native broadleaf and coniferous trees and understorey / hedgerow planting in linear belts or irregular clumps, at strategic locations around the perimeter of the site to provide enclosure and screening of the site from outside.

Use:

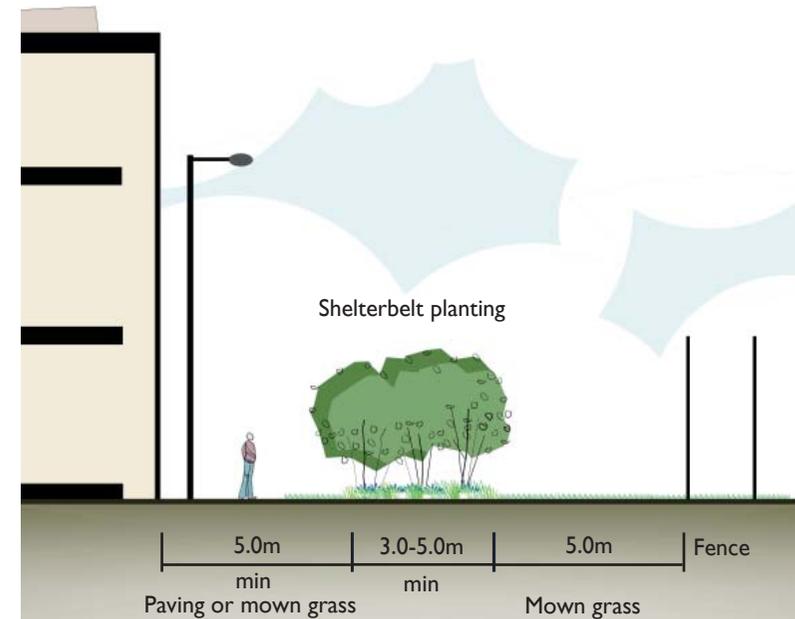
To break up long distance views, adding height and woodland mass to broadly flat grassland. To provide selective screening of development(s) and increase biodiversity of the area through the use of native species and habitat creation.

Landscape context:

Areas of existing shelterbelt planting have been assessed with potential areas for further planting to be carried out at strategic locations to ensure maximum effect. Often these areas of planting are on the peripheral boundaries of the site close to the public highway.

Management Proposals:

Adequate protection to be provided to stems to prevent damage by rabbit and deer and routine maintenance operations during establishment. Trim tops and edges annually during establishment as necessary to promote bushy, dense growth.



I.12 Major Urban Plaza / Boulevard

Description:

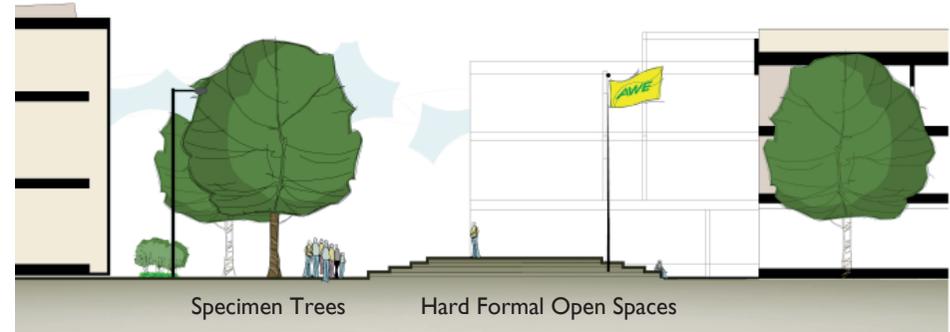
Formal open spaces of grand design within the urban environment. To provide emphasis on pedestrians and to offer opportunities for large gatherings and intermittent functions. Their treatment will emanate quality and aesthetic appeal, and reinforce status. The space may be complimented by elements such as flags poles, public art and / or statues and be framed by large trees and high quality building frontages.

Use:

To compliment the built form and associated uses. To provide robust designs and allow multi functional use with ease of access. To provide a focus for seasonal activities. To provide outdoor meeting, gathering and eating space. To be comfortable for users all year round.

Landscape context:

Predominantly hard formal open spaces framed with large trees within an urban context designed for aesthetic appeal with multi functionality in mind that allows pedestrian movement and occasional vehicular use.



1.13 Local Centre

Description:

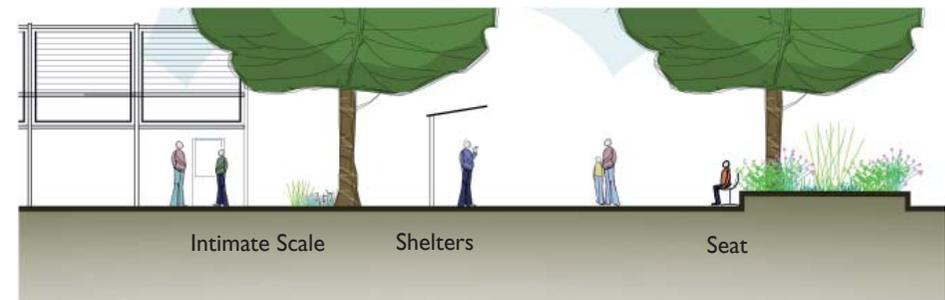
Areas for staff to meet, congregate and relax outside with comfort provided through seating, shelter and lighting. Predominantly intended as a green 'oasis' to offer relief in an intense urban environment.

Use:

To provide multiple use for everyday informal activities and occasional small scale organised events. To provide a focus for activities throughout the site and allow ease of access. To enhance the setting of buildings and gateways and reinforce sense of place. To provide relief in a predominantly hard urban landscape. To incorporate outdoor shelters for sitting and for smokers.

Landscape context:

Intimate to medium scale open spaces within an urban context. Planting provided to soften edges with trees to offer shade in summer and seasonal interest to ensure their use all year round. Seating arranged to allow interaction as well as privacy and associated street furniture for the comfort of users.



I.14 Gateway

Description:

Distinctive spaces to mark the sites main points of arrival for staff and visitors and to specific parts of the internal layout to reinforce sense of place. Designed to reflect the hierarchy of entrances and exits and internal nodes, each gateway will have a unique character embedded in its location.

Use:

To reinforce a sense of arrival and promote legibility. To define a particular space or node. To provide a space to meet and congregate. To reinforce the public image of the site.

Landscape context:

Intended to demark key access and egress points both into and within the site itself for pedestrian and vehicles. Scale of gateway will relate to the importance of the location.

Delivery of the Gateway feature could be via:-

- Statement signage elements
- Pillars / feature railings
- Public art installation
- Water / lighting features
- Bespoke paving design



HARD LANDSCAPE ELEMENTS

The selection of materials shall reflect a high quality and robust range of products with aesthetic and ergonomic qualities in mind. Paving materials shall be hard wearing, durable and low maintenance and be readily available. All street furniture shall be of a modern, contemporary appearance and fit for purpose.

The selection of all materials, street furniture and lighting products shall where possible, accord with this strategy and may overtime require review to ensure product availability. Where alternative products are offered or selected by project teams they shall reflect those identified in the Landscape Strategy and be subject to approval by the Architectural Design Authority.

Principles:

1. A limited palette of hard landscape elements shall be provided to ensure visual continuity and a strong identity across the site;
2. All hard landscape elements shall be co-ordinated and rationalised to avoid unnecessary clutter;
3. All hard landscape elements shall consider the form and function of the space, together with Disability Discrimination Act (DDA) requirements;
4. Consideration shall be given to sustainable and locally sourced materials, particularly where they use recycled materials;
5. All hard landscape elements shall be robust and durable using materials that are low maintenance and fit for purpose.

Paving

Description:

Areas of hard standing for pedestrian and vehicular use.

Use:

To provide a high quality, consistent approach to the public realm. To provide form and function to meet the specific requirements of the site. To ensure maximum flexibility of spaces. To demark spaces, routes, nodes and entrances. To promote low maintenance surface treatments in isolated areas.

Key entrance and urban spaces - Silver-grey Textured 'Eco Pave' by Charcon 450 x 450mm or 600 x 600mm interspersed with contrasting bands of soldier courses of Dark Grey Charcoal Parliament setts by Charcon in a geometric pattern (or similar and approved).

Use of bound gravel surfaces where appropriate.

All kerbs to be 'Eco Kerb' Classic or similar and approved.

Permeable paving to vehicular areas to be 'Piora' Natural permeable concrete block paving by Marshalls 200x100mm laid herringbone.

Hazard warning paving to reflect adjoining paving.

Principles:

1. Materials shall provide visual continuity as well as denote route and space hierarchy;
2. Choice of materials and layout shall consider fully inclusive design with particular reference to DDA and Building Regulations Part 'M' where it applies;
3. Paving treatments shall clearly differentiate between pedestrian and vehicular traffic;
4. Colour, pattern and / or material changes shall be limited to key locations, where a distinct sense of arrival is required;
5. High quality materials shall be used in key spaces;
6. Consideration shall be given for use of permeable paving systems wherever feasible as part of a SUD's scheme;
7. Consideration shall be given to the requirements for emergency access, security and routine maintenance operations;
8. Size of paving units shall consider health and safety requirements of handling during construction and any subsequent replacement.



Marshalls Piora paving



Charcon Eco pave



Bound gravel paving



Parliament setts



Tactile paving to reflect paving



Feature paving in prominent locations

Street Furniture

Description:

Street furniture typically used on site include; bollards, seating, barriers, litter bins, shelters (bus and cycle), cycle storage, planters and public art.

Use:

To provide a given purpose or function including operational and / or comfort. To provide facilities that enhance a space for the comfort and safety of users. To provide enclosure and security where required. To demark routes and separate pedestrian and vehicle movements. To enhance the character of a space. To allow and / or compliment tree and shrub planting.

Cycle stands - 'Sheffield' stainless steel stand 800mm centres apart.

Litter bin - Furnitube 'Zenith' range stainless steel

Bench - Furnitube 'Zenith' range

Bollard - Furnitube 'Zenith 451' stainless steel

Tree grill - Escofet 'Carmel Tree Surround'

Planter - Woodscape hardwood planter

Principles:

1. Choice of street furniture shall provide visual continuity as well as reinforce route and space hierarchy;
2. Choice and layout of components shall consider fully inclusive design with particular reference to DDA and Building Regulations Part 'M' where it applies and shall not impede on pedestrian movements;
3. High quality materials shall be used in key spaces;
4. Street furniture shall be chosen for its aesthetic and ergonomic qualities together with its form and function;
5. Street furniture shall be used to separate pedestrian and vehicular traffic where appropriate;
6. Street furniture shall be easily serviceable and selected for ease of maintenance;
7. All street furniture shall be robust and durable including the materials and components that make up the whole;
8. Consideration shall be given to the availability of products particularly with regard to future replacement or serviceable parts
9. Consideration shall be given to the requirements for emergency access, security and routine maintenance operations;
10. Size of elements shall consider health and safety requirements of handling during construction and any subsequent replacement.



Sheffield cycle stand



Zenith litter bin



Zenith bench



Zenith bollard



Carmel tree surround



Woodscape planter

Lighting

Description:

Operational and feature lighting shall be provided in key external spaces and along primary routes for reasons of safety and security using columns, bollards and / or recessed uplighters.

Use:

To enhance the setting of the site after dark. To promote the safe use of spaces, routes and gateways at night. To compliment landscape features, elements and structures through architectural lighting. To provide safe and accessible routes.

Street lights - Urbis 'Paseo' range 6m and 10m columns

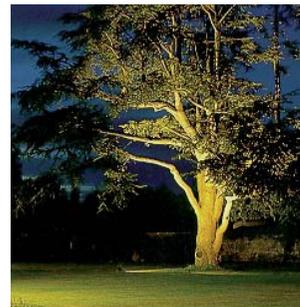
Bollards - Woodhouse Geo light bollard

Principles:

1. A co-ordinated lighting strategy shall be adopted, complementing the range of street furniture used, to avoid unnecessary clutter to the streetscape and ensure consistency;
2. All new lighting shall be kept to a minimum necessary to satisfy operational requirements and shall be hooded and directional.
3. Uplighting and floodlighting is to be minimised wherever possible, to minimise the potential environmental effects of light spill and glare;
4. Lighting shall not impede pedestrian and vehicle movements.
5. Use recessed and dual lighting components where ever possible;
6. Proposed lighting treatments shall consider the character and hierarchy of spaces and routes;
7. Lighting shall comply with the site safety, operational and security requirements;
8. Architectural directional lighting shall be considered in key locations and at prominent locations;
9. The lighting layout design for new infrastructure and developments must take account of the immediate context and the existing lighting in the vicinity, avoiding duplication of units.



Paseo street light



Signage

Description:

Method of displaying information using graphic and text to inform, instruct and / or warn the recipient.

Use:

To provide a variety of information for reasons of safety, way finding, general interest and orientation. To enhance the legibility of the site. To provide information at strategic locations to enhance the users experience of a particular area and / or feature.

It is recognised that a comprehensive site wide signage strategy is required for the identification of buildings, routes and spaces, together with information systems and interpretation, whilst also maintaining key safety requirements.

Principles:

1. The signage strategy shall reinforce the image of the site through the use of cooperate logos, graphics and colours;
2. A co-ordinated signage strategy shall be adopted, complementing the range of street furniture used to ensure consistency;
3. Replacement of the existing signage shall be carried out using a phased approach to ensure consistency across the site;
4. Signage shall not impede pedestrian and vehicle movements nor restrict site lines at junctions and crossing;
5. Signage shall utilise existing street furniture and / or building frontages to house signage to avoid unnecessary clutter.



Landscape Management Objectives

Landscape maintenance and quality of workmanship

The implementation and subsequent maintenance of the landscape works shall be completed to a high standard, all in accordance with the latest versions of the following:-

- Current horticultural standards
- Relevant British standards
- Best and proven construction practices

All trees identified for retention shall be protected during construction activities in accordance with BS 5837:2005. All tree works shall be carried out outside of the bird breeding and bat roosting season with any works to retained trees to be carried out by a suitably qualified arboriculturalist and in accordance with BS 3998 (Tree Works).

During the maintenance period the works shall be maintained in accordance with an approved landscape management plan, which shall set out the general landscape maintenance operations including when they should be completed.

The maintenance operations shall be completed with due regard for the aims and objectives set out within the Landscape Strategy and where necessary be drawn up in consultation with a qualified Ecologist to safeguard the protection of flora and fauna habitats and species.

Principles:

1. Preparation of a maintenance and management plan shall be undertaken to establish methods of managing planting and grassland in a particular area;
2. Management proposals shall encourage the formation of broad ranging habitat types including high woodland, marginal, coppice and meadow;
3. The frequency of maintenance operations shall reflect the intensity of use and the status of the particular part of the site;
4. Management proposals shall consider the long term landscape structure of the site, for example the introduction of new tree planting to replace older tree stock over time;
5. Consideration shall be given to the use of less intense maintenance regimes in certain areas of the site to support biodiversity, habitat creation and encourage sensitive species of flora and fauna;



Site Delivery

The aspirations of the Landscape Strategy shall be given due regard during the preliminary stages of any project, especially when setting the parameters of its boundary and its phasing in relation to other site activities.

Phasing:

Any individual development shall consider how its programme and site planning can account for;

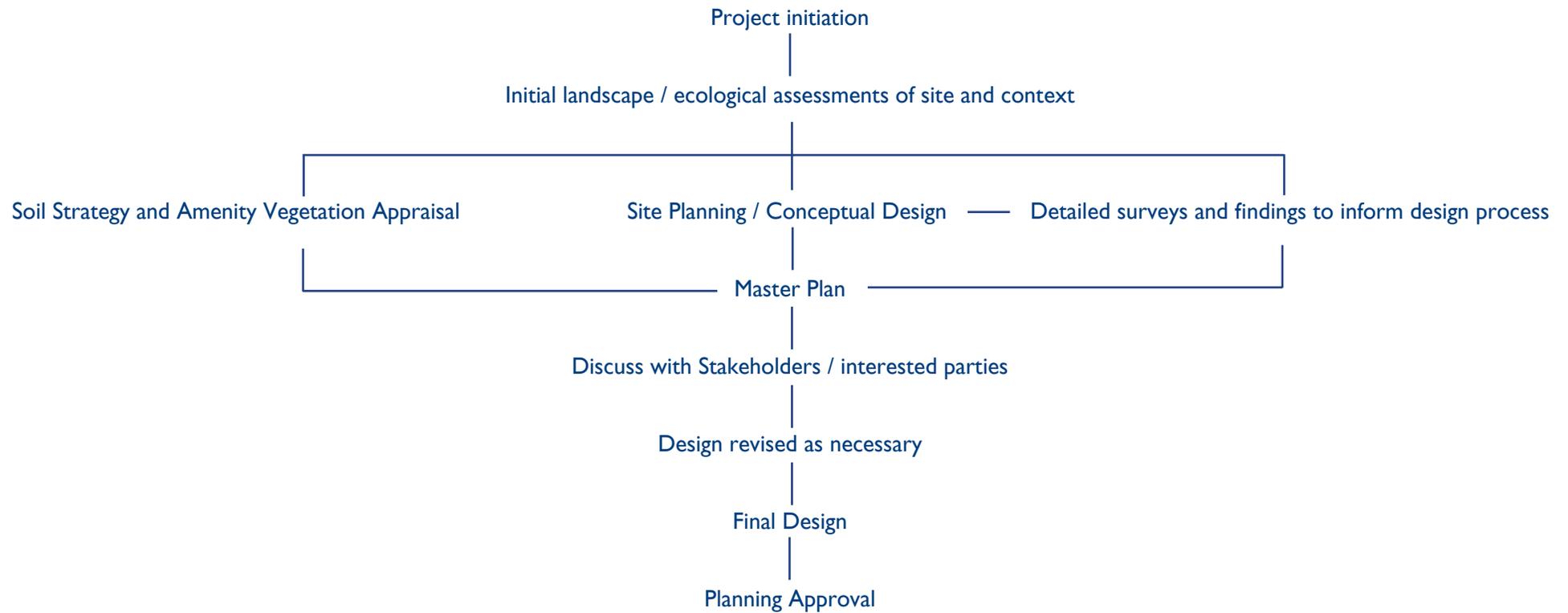
1. The reuse of site won materials including striping, storage and protection of topsoil, for reuse on the site or within areas to be landscaped;
2. The location and possible reuse of temporary facilities as long term elements where they contribute to the wider objectives of the site;
3. The potential of construction activities to conflict with existing and / or planned elements, such as trees and woodland to be retained;
4. Mitigation against any loss of landscape habitats, features and / or flora within the boundary of the development or elsewhere on the site;
5. The promotion of sustainable development and achieving high standards of 'DREAM' (Defence Related Environment Assessment Methodology).

Summary

In pursuing the Landscape Strategy, the development shall;

1. Integrate current and future projects into the sites existing landscape context;
2. Reflect and enhance the local landscape character;
3. Develop a sense of place through the reinforcement of key spaces and circulation routes;
4. Enhance and reinforce legibility through design and layout;
5. Establish a strong landscape structure which promotes green corridors;
6. Accommodate future growth and development demands;
7. Provide flexible and robust proposals to ensure maximum use;
8. Establish a high quality, attractive working environment;
9. Increase the quantity and quality of ecological habitats across the site;
10. Protect and build upon the existing landscape structure for future generations

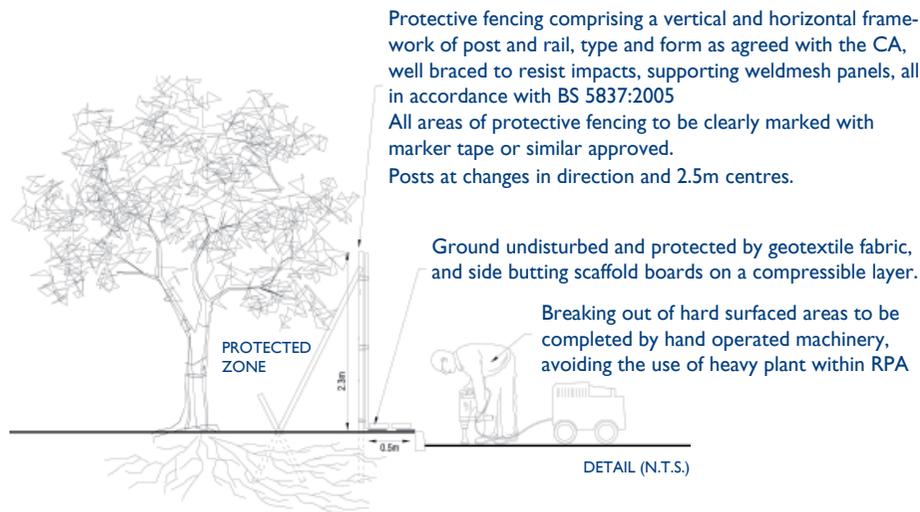
Flow Chart



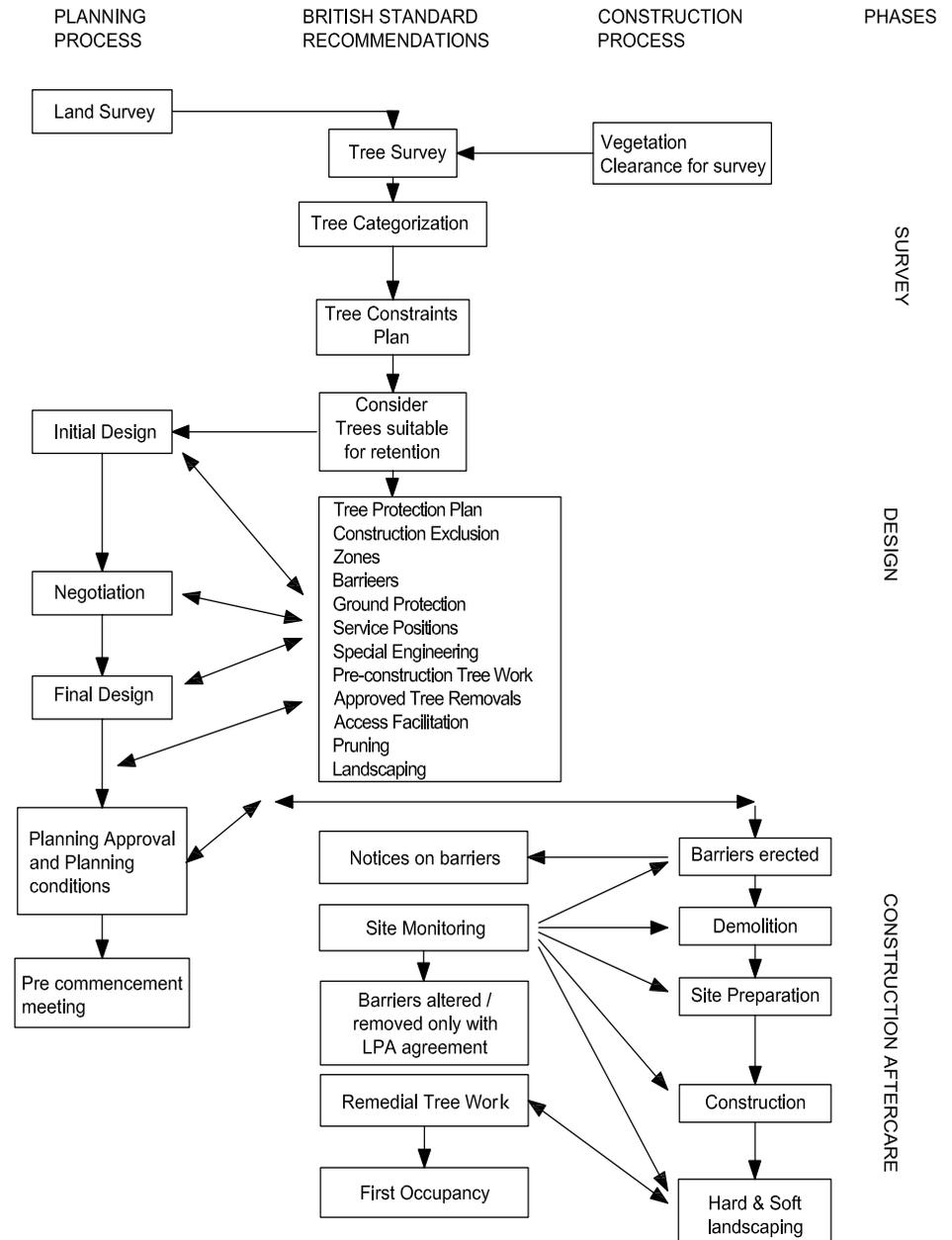
Vegetation Appraisal

A vegetation appraisal was carried out in June 2005 (refer appendices). The summary plan illustrates the amenity value of the tree stock. Trees of A and B amenity value are worthy of retention either as individual specimen trees or for their group value.

At the inception of any given development project an up-to-date, detailed vegetation amenity survey should be completed on any trees within and adjacent to the development site in accordance with the recommendations set out in BS 5837:2005. The results of this survey should qualify the general health and landscape value of the trees, providing guidance to the site planning exercise in order to best accommodate those trees considered worthy of retention, affording them sufficient space during and after development.



Protective fencing detail for trees in relation to building construction
(Extract from BS 5837:2005)



Development flow diagram for trees on development sites (Extract from BS 5837:2005)

