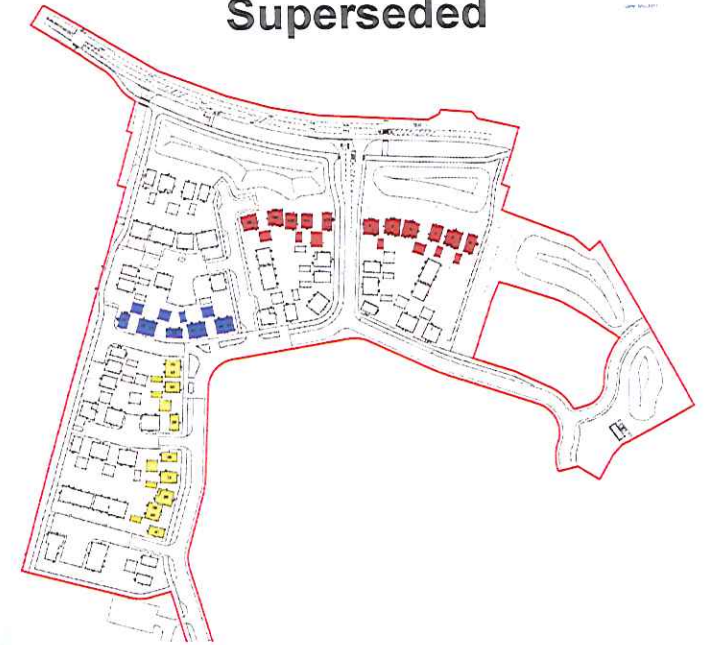


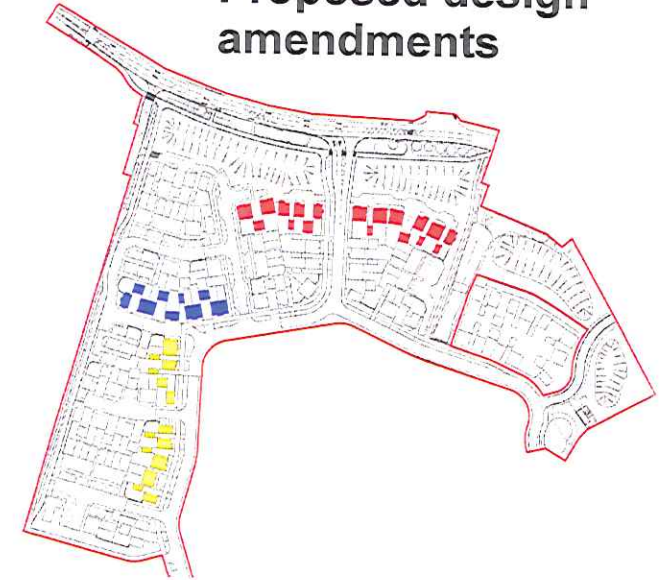
Superseded



proposed residential development at
park road, faringdon



Proposed design amendments



Proposed residential development at Park Road, Faringdon

June 2018

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Land South of Park Road Faringdon - Accommodation Schedule

Plot Schedule - Superseded						
Plot	Housetype	Mar/Aff	Beds	Storeys	Size	
1	414	Market	4	2	1406	
2	419	Market	4	2	1495	
3	419	Market	4	2	1495	
4	427	Market	4	2	1160	
5	419	Market	4	2	1495	
6	459	Market	4	2.5	1300	
7	203	Market	2	2	700	
8	203	Market	2	2	700	
9	203	Market	2	2	700	
10	203	Market	2	2	700	
11	203	Market	2	2	700	
12	414	Market	4	2	1406	
13	303	Market	3	2	850	
14	303	Market	3	2	850	
15	360	Market	3	2.5	1215	
16	303	Market	3	2	850	
17	303	Market	3	2	850	
18	427	Market	4	2	1160	
19	419	Market	4	2	1495	
20	427	Market	4	2	1160	
21	350	Market	3	2.5	1169	
22	350	Market	3	2.5	1169	
23	427	Market	4	2	1160	
24	412	Market	4	2	1400	
25	350	Market	3	2.5	1169	
26	350	Market	3	2.5	1169	
27	350	Market	3	2.5	1169	
28	350	Market	3	2.5	1169	
29	304	Market	3	2	884	
30	350	Market	3	2.5	1169	
31	350	Market	3	2.5	1169	
32	309	Market	3	2	966	
33	305	Market	3	2	897	
34	303	Market	3	2	850	
35	303	Market	3	2	850	
36	305	Market	3	2	897	
37	427	Market	4	2	1160	
38	419	Market	4	2	1495	
39	203	Market	2	2	700	
40	203	Market	2	2	700	
41	305	Market	3	2	897	
42	305	Market	3	2	897	
43	305	Market	3	2	897	
44	3B5P	Affordable	3	2	885	
45	3B5P	Affordable	3	2	885	
46	1BF01	Affordable	1	2	504	
47	1BF01	Affordable	1	2	504	
48	1BF01	Affordable	1	2	504	
49	1BF01	Affordable	1	2	504	
50	1BF01	Affordable	1	2	504	
51	1BF01	Affordable	1	2	504	
52	3B5P	Affordable	3	2	885	
53	2B4P	Affordable	2	2	733	
54	2B4P	Affordable	2	2	733	
55	2B4P	Affordable	2	2	733	
56	2B4P	Affordable	2	2	733	
57	2B4P	Affordable	2	2	733	
58	3B5P	Affordable	3	2	885	

Plot Schedule - Revised					
Housetype	Mar/Aff	Beds	Storeys	Size	
Shirley	Market	4	2	1406	
Harwood	Market	4	2	1498	
Harwood	Market	4	2	1498	
Hallam	Market	4	2	1129	
Harwood	Market	4	2	1498	
Medina	Market	3	2.5	1220	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Shirley	Market	4	2	1406	
Byron	Market	3	2	847	
Byron	Market	3	2	847	
Medina	Market	3	2.5	1220	
Byron	Market	3	2	847	
Byron	Market	3	2	847	
Hallam	Market	4	2	1129	
Harwood	Market	4	2	1498	
Hallam	Market	4	2	1129	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Hallam	Market	4	2	1129	
Shirley	Market	4	2	1406	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Riding	Market	3	2	859	
Marlowe	Market	3	2.5	1166	
Marlowe	Market	3	2.5	1166	
Heywood	Market	3	2	974	
Littleton	Market	3	2	847	
Byron	Market	3	2	847	
Byron	Market	3	2	847	
Littleton	Market	3	2	847	
Hallam	Market	4	2	1129	
Harwood	Market	4	2	1498	
Chesterton	Market	2	2	731	
Chesterton	Market	2	2	731	
Littleton	Market	3	2	847	
Littleton	Market	3	2	847	
Littleton	Market	3	2	847	
3B5P	Affordable	3	2	885	
3B5P	Affordable	3	2	885	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
1BF01	Affordable	1	2	504	
3B5P	Affordable	3	2	885	
2B4P	Affordable	2	2	733	
2B4P	Affordable	2	2	733	
3B5P	Affordable	3	2	885	
3B5P	Affordable	3	2	885	
2B4P	Affordable	2	2	733	
2B4P	Affordable	2	2	733	

Housetypes - Superseded						
Housetype	Mar/Aff	Beds	Storeys	Size	Number	Total
203	Market	2	2	700	12	8400
303	Market	3	2	850	18	15300
304	Market	3	2	884	1	884
305	Market	3	2	897	8	7176
309	Market	3	2	966	2	1932
350	Market	3	2.5	1169	8	9352
360	Market	3	2.5	1215	3	3645
412	Market	4	2	1400	3	4200
414	Market	4	2	1406	2	2812
419	Market	4	2	1495	7	10465
427	Market	4	2	1160	8	9280
436	Market	4	2	1124	2	2248
459	Market	4	2.5	1300	3	3900
1BF01 GF	Affordable	1	2	504	4	2016
1BF01 FF	Affordable	1	2	604	4	2416
2B4P	Affordable	2	2	733	10	7330
3B5P	Affordable	3	2	885	8	7080
Overall Total						98436
Market Total						79594
Affordable Total						18842

4 bed:	25
3 bed:	48
2 bed:	22
1 bed:	8
Total	103

Housetypes - Revised						
Housetype	Mar/Aff	Beds	Storeys	Size	Number	Total
Chesterton	Market	2	2	731	12	8772
Byron	Market	3	2	847	18	15246
Riding	Market	3	2	859	1	859
Littleton	Market	3	2	847	8	6776
Heywood	Market	3	2	974	2	1948
Marlowe	Market	3	2.5	1166	8	9328
Medina	Market	3	2.5	1220	6	7320
Hallam	Market	4	2	1129	10	11290
Shirley	Market	4	2	1406	5	7030
Harwood	Market	4	2	1498	7	10486
2B4P	Affordable	2	2	733	10	7330
3B5P	Affordable	3	2	885	8	7080
1BF01 GF	Affordable	1	2	504	4	2016
1BF01 FF	Affordable	1	2	604	4	2416
Overall Total						97897
Market Total						79055
Affordable Total						18842

4 bed:	22
3 bed:	51
2 bed:	22
1 bed:	8
Total	103

59	3B5P	Affordable	3	2	885
60	303	Market	3	2	850
61	303	Market	3	2	850
62	303	Market	3	2	850
63	303	Market	3	2	850
64	305	Market	3	2	897
65	412	Market	4	2	1400
66	303	Market	3	2	850
67	303	Market	3	2	850
68	436	Market	4	2	1124
69	436	Market	4	2	1124
70	360	Market	3	2.5	1215
71	360	Market	3	2.5	1215
72	303	Market	3	2	850
73	303	Market	3	2	850
74	305	Market	3	2	897
75	427	Market	4	2	1160
76	303	Market	3	2	850
77	303	Market	3	2	850
78	303	Market	3	2	850
79	303	Market	3	2	850
80	1BF01	Affordable	1	2	504
81	1BF01	Affordable	1	2	604
82	3B5P	Affordable	3	2	885
83	2B4P	Affordable	2	2	733
84	2B4P	Affordable	2	2	733
85	2B4P	Affordable	2	2	733
86	2B4P	Affordable	2	2	733
87	2B4P	Affordable	2	2	733
88	3B5P	Affordable	3	2	885
89	3B5P	Affordable	3	2	885
90	459	Market	4	2.5	1300
91	419	Market	4	2	1495
92	427	Market	4	2	1160
93	305	Market	3	2	897
94	203	Market	2	2	700
95	203	Market	2	2	700
96	203	Market	2	2	700
97	203	Market	2	2	700
98	203	Market	2	2	700
99	412	Market	4	2	1400
100	419	Market	4	2	1495
101	427	Market	4	2	1160
102	309	Market	3	2	966
103	459	Market	4	2.5	1300

Overall Total	98436
Market Total	79594
Affordable Total	18842

4 bed:	25
3 bed:	48
2 bed:	22
1 bed:	8
Total	103

Market	77
Affordable	26
Total	103

3B5P	Affordable	3	2	885
Byron	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
Lyttleton	Market	3	2	847
Shirley	Market	4	2	1406
Byron	Market	3	2	847
Byron	Market	3	2	847
Hallam	Market	4	2	1129
Hallam	Market	4	2	1129
Medina	Market	3	2.5	1220
Medina	Market	3	2.5	1220
Byron	Market	3	2	847
Byron	Market	3	2	847
Hallam	Market	4	2	1129
Lyttleton	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
Byron	Market	3	2	847
1BF01	Affordable	1	2	504
1BF01	Affordable	1	2	604
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
2B4P	Affordable	2	2	733
3B5P	Affordable	3	2	885
3B5P	Affordable	3	2	885
Medina	Market	3	2.5	1220
Harwood	Market	4	2	1498
Hallam	Market	4	2	1129
Lyttleton	Market	3	2	847
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Chesterton	Market	2	2	731
Shirley	Market	4	2	1406
Harwood	Market	4	2	1498
Hallam	Market	4	2	1129
Heywood	Market	3	2	974
Medina	Market	3	2.5	1220

Overall Total	97897
Market Total	79055
Affordable Total	18842

4 bed:	22
3 bed:	51
2 bed:	22
1 bed:	8
Total	103

Market	77
Affordable	26
Total	103

The need for the submission of revised detailed scheme arises from an update to the entire range of homes built by Bloor Homes. The set of revised drawings demonstrates an amended design style for the homes proposed on the site, but also results in a set of minor amendments to the layout and housing mix proposed. The following changes are proposed:

- Amendments of style and design of housetypes including materials proposed;
- Amendment to layout of driveways and pathways to some plots;
- Plot 6 – one 4-bed house has been substituted with a 3-bed house;
- Plots 55, 56 – two 2-bed houses have been substituted with two 3-bed houses;
- Plot 58 – one 3-bed house has been substituted with a 2-bed house;
- Plots 74 - one 3-bed house has been substituted with a 4-bed house;
- Plots 75 - one 4-bed house has been substituted with a 3-bed house;
- Plot 90 – one 4-bed house has been substituted with a 3-bed house;
- Plot 103 – one 4-bed house has been substituted with a 3-bed house;
- Flat blocks 46/47 & 80/81 are now detached;
- Plots 74/75 now have detached single garages rather than shared double garage;
- Plot 37 now has detached single garage rather than shared double garage;
- Plot 36 now shares double garage with plot 60;
- Plot 15 & 16 now share a double garage; and
- Plot 14 now has a single garage.



Planting Mixes

MIX A NATIVE WOODLAND
A native-species mix of trees and understorey shrubs, appropriate to native woodland on calcareous to neutral soils:

TREES: 1.2-1.5 m.Ht Feathered Transplants, randomly planted, 3 m. apart: Trees to be pit planted in 0.4m dia. x 0.4 m depth pits in open glade areas, compost worked into backfill @ 25% of volume, planted with single stake and 0.9m.Ht clear plastic spiral guard:

- 2% Acer campestre (field maple)
- 2% Crataegus monogyna (hawthorn)
- 2% Fagus sylvatica (common beech)
- 2% Malus sylvestris (wild crab)
- 2% Quercus robur (English oak)
- 10%

SHRUBS: Transplants randomly planted on a 1.0 m. grid. Shrubs to be pit-planted in open glade areas, with 0.2 m.dia. x 0.6 m.Ht. degradable nesting rabbit guards secured to bamboo canes:

- 15% Cornus sanguinea (dogwood)
- 15% Corylus avellana (hazel)
- 15% Eucynimus europaeus (spindle)
- 10% Ilex aquifolium (holly)
- 10% Rosa canina (dog rose)
- 10% Viburnum lantana (wayfaring tree)
- 15% Viburnum opulus (guelder rose)
- 90%

MIX B SCREEN PLANTING:
A native-species mix of trees and understorey shrubs, for quick establishment and a high evergreen content:

TREES: 1.2-1.5 m.Ht Feathered Transplants, randomly planted, 3 m. apart: Trees to be pit planted in 0.4m dia. x 0.4 m depth pits in open glade areas, compost worked into backfill @ 25% of volume, planted with single stake and 0.9m.Ht clear plastic spiral guard:

- 2% Acer campestre (field maple)
- 2% Fagus sylvatica (common beech)
- 2% Pinus sylvestris (Scots pine)
- 2% Prunus avium (wild cherry)
- 2% Quercus robur (English oak)
- 10%

SHRUBS: Transplants randomly planted on a 1.0 m. grid. Shrubs to be pit-planted in open glade areas, with 0.2 m.dia. x 0.6 m.Ht. degradable nesting rabbit guards secured to bamboo canes:

- 15% Corylus avellana (hazel)
- 15% Ilex aquifolium (holly)
- 15% Ligustrum vulgare (wild privet)
- 10% Rosa canina (dog rose)
- 10% Salix caprea (goat willow)
- 5% Taxus baccata (yew)
- 10% Viburnum lantana (wayfaring tree)
- 10% Viburnum opulus (guelder rose)
- 90%

MIX C NATIVE SPECIMEN TREES:
Native specimen trees for informal use typically within the woodland and public open space areas:

TREES: Heavy Standard trees 12-14 cm stem girth, Selected Standard trees 10-12 cm stem, and standard trees 8-10 cm girth, rootballed, pit planted in 0.9m dia x 0.9m depth pits, compost worked into backfill @ 25% of volume, planted with single stakes and 0.9m.Ht clear plastic spiral guard:

- Acer campestre (field maple)
- Alnus glutinosa (alder)
- Betula pendula (silver birch)
- Fagus sylvatica (beech)
- Prunus avium (wild cherry)
- Quercus robur (English oak)
- Salix alba (white willow)
- Sorbus aucuparia (rowan)
- Sorbus aria (whitebeam)

MIX D ORNAMENTAL SPECIMEN TREES:
A mix of native and ornamental specimen trees for use as street trees and within housing areas:

TREES: Semi-mature trees 20-25 cm stem, Extra Heavy Standard trees 18-20 cm and 14-16 cm stem girth, rootballed, pit planted in 1.0m dia x 0.9m depth pits, compost worked into backfill @ 25% of volume, planted with two stakes 2m long x 75mm dia., and crossbar, secured with 2 no. superstretch type ties. Semi-mature trees to be underground-guyed:

- Acer platanoides "Princeton Gold" (form of Norway maple)
- Acer campestre "Clarix" (form of field maple)
- Hamamelis virginica (Hamamelis birch)
- Carpinus betulus (hornbeam)
- Liquidambar styraciflua (Sweet Gum)
- Malus "Evereste" (ornamental apple)
- Malus "Rustico" (ornamental apple)
- Prunus x subhirtella Autumnalis (autumn cherry)
- Prunus sibirica (ornamental cherry)
- Prunus avium "Plena" (ornamental wild cherry)
- Pyrus calleryana "Chanticleer" (ornamental pear)
- Sorbus aria (whitebeam)
- Sorbus aucuparia (rowan)
- Tilia cordata "Greenspire" (form of small-leaved lime)

MIX E NATIVE SPECIES HEDGING
Informal screening and boundary planting where required along site boundaries and to form internal site structures:

HEDGING: Transplants, 0.45-0.9 m.Ht planted in double staggered rows @ 5 plants per metre, protected with 0.6 m.Ht. clear plastic spiral rabbit guards secured to bamboo canes:

- 70% Crataegus monogyna (hawthorn)
- 5% Acer campestre (field maple)
- 5% Corylus avellana (hazel)
- 5% Ilex aquifolium (holly)
- 5% Ligustrum vulgare (wild privet)
- 5% Lonicera periclymenum (honeysuckle)
- 5% Rosa canina (dog rose)

MIX F ORCHARD TREES:
A selection of local and traditional varieties of apple and pear:

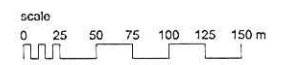
TREES: Standard trees 8-10 cm girth, 2-3m high, pit planted in 0.9m dia x 0.9m depth pits, compost worked into backfill @ 25% of volume, planted with single stakes and 0.9m.Ht clear plastic spiral guard:

- Malus domestica (apple)
- Pyrus communis (pear)

Key:

- Site boundary
- Existing Vegetation Retained
- Contours (0.5m intervals)
- Native Woodland (Mix A)
- Screen Planting (Mix B)
- Native Specimen Trees (*) (Mix C)
- Ornamental Specimen Trees (*) (Mix D)
- Proposed Native Hedgerow (Mix E)
- Orchard Trees (Mix F)
- SUDS areas
- Amenity grass with wildflower meadow

Note (*) precise location of specimen trees to be determined at detailed planning stage of relevant phase



REVISIONS

Rev A	First Issue	20.02.13
Rev B	Revised layout adjacent to Town End Rd	27.03.13
Rev C	Drawing scale changed	27.03.13
Rev D	Revised site layout	15.02.17
Rev E	Additional hedgerow planting added	28.02.17
Rev F	Tree planting & rod line amended	06.03.17
Rev G	Updated highway layout	13.03.17
Rev H	Tree planting amended	16.03.17
Rev I	Updated layout and tree planting	19.09.17
Rev J	Tree planting updated to co-ordinate with Phase 1 detail design	16.08.18

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Client		Bloor Homes Ltd	
Project		Land at Park Road, Faringdon	
Title		Illustrative Landscape Masterplan	
Scale	Scale of site	Date	Project No.
1:2,500	A2	Feb '13	1130
		Page	Sheet No.
		L	1
Purpose of issue		PLANNING	

LAND AT PARK ROAD, FARINGDON - ILLUSTRATIVE LANDSCAPE MASTERPLAN