



Sketch Landscape Proposals

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| 1. Proposed site access as per outline approved details. | 7. Existing offsite tele mast. | 14. Proposed pedestrian link as approved at outline stage. Proposed gap in existing hedgerow to be widened to accommodate pedestrian visibility splays. |
| 2. Proposed natural play area (240m ²) provided in accordance with policy AD28, comprising natural play equipment, seating, ornamental tree and shrub planting, and appropriate safety fencing. | 8. Proposed post and rail fencing with access gate to neighbouring field. | 15. Proposed native tree avenue to filter views and enhance biodiversity. |
| 3. Proposed community orchard with local fruiting varieties and species-rich wildflower seeding to provide seasonal interest and enhance biodiversity. | 9. Proposed close board fencing with native tree planting to define boundaries and soften visual impact. | 16. Proposed native hedgerow with trees to provide separation between cycle path and residential area. |
| 4. Proposed acoustic fencing to Acoustic Engineer's specification. | 10. Proposed post and rail fencing with native hedgerow and native shrub mix to filter views and enhance biodiversity. | 17. Proposed paved areas to define parking and shared surfaces. |
| 5. Proposed native tree and shrub mix to provide screening of the acoustic fence. Provided with an ornamental shrub edge to ease maintenance. | 11. Proposed informal open space with native tree planting, species-rich wildflower meadow seeding, and seating. | 18. Proposed 1.8m high close board fencing. |
| 6. Proposed ornamental hedgerows with ornamental shrub and perennial planting to provide seasonal interest and create a coherent, welcoming streetscape. | 12. Proposed attenuation basin (shown indicatively) with marginal and emergent planting and wetland tolerant wildflower seeding, with knee-rail fencing for safety. | 19. Proposed visitor cycle parking. |
| | 13. Existing hedgerow retained, with gaps to be infilled. | 20. Proposed secure cycle store/shed. To others specification. |
| | | 21. Proposed 1.8m high feature brick boundary wall. |

B25051 - Station Road, Oakley, Beds

Sketch Landscape Strategy

Drawing 100B

Scale: 1:500 @ A2

January 2026

