

Landscape & Biodiversity



Landscaping & Biodiversity

Restoring the Estate

The existing landscape has been neglected over the years, with large expanses of mowed lawn, some formal hedges and mature trees of varying quality. There is an amazing opportunity to re-landscape the site, increasing the biodiversity with a wide variety of plants that would support insect and bird life. The landscape design will take inspiration from traditional English country gardens with low, mid and high level planting creating variety and complexity. There will be a mix of formal and more wild areas.

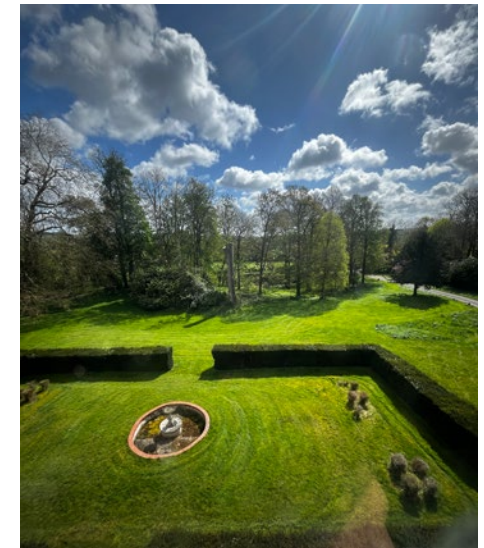
Looking at early 20th C plans of the site, there were many paths and roads (both pedestrian and vehicle) that created more intimate zones within the landscape and the proposal is to reintroduce this back into the site.



View of Court looking south standing on lawn



Site plan showing 1900's path and road layout



View looking east with formal hedge and fountain

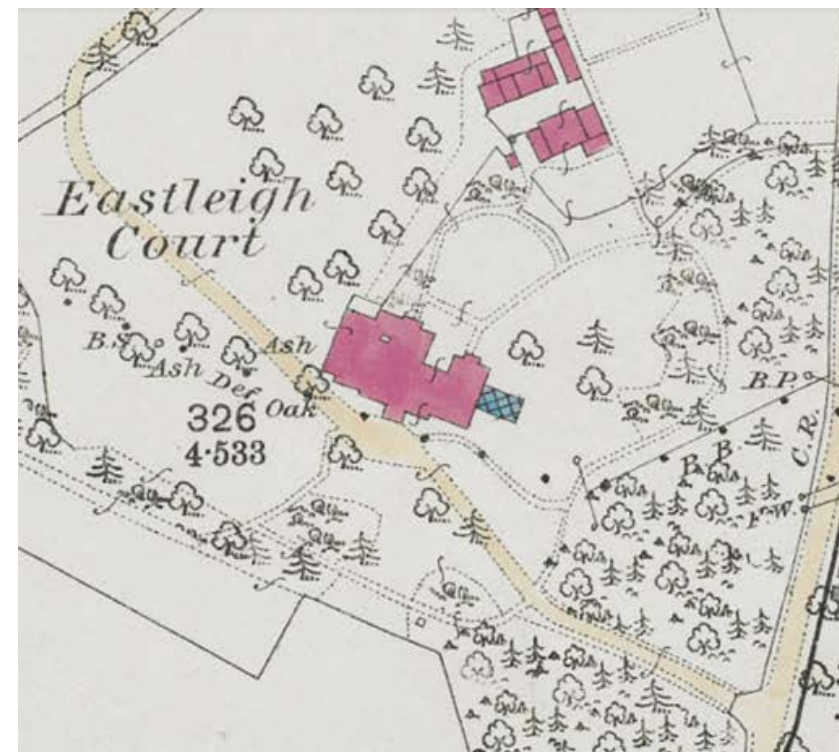


Landscape

Heritage-Led Approach

The significance of Eastleigh Court is derived not only from the architectural and historic interest of the listed building, but also from its historic relationship with the surrounding designed landscape. Historic mapping and photographs show that the house was originally experienced within a structured parkland setting, with mature tree planting, the sinuous approach of the Long Drive, and a series of deliberately framed or ‘glimpsed’ views rather than the open mown lawn seen today.

This landscape was central to the legibility of Eastleigh Court as a 19th-century gentleman’s residence, reinforcing its status, approach and visual prominence. Over time, the loss of planting and historic routes has weakened this relationship, resulting in a more open and less intentional setting. The proposed landscape strategy responds directly to this significance by reinstating structure, enclosure and hierarchy through new planting and the reintroduction of historic routes, ensuring the landscape once again functions as an integral component of the heritage asset rather than a passive backdrop



1886 & 1899 maps of Eastleigh Court with the approximate location of trees to the north clearly seen



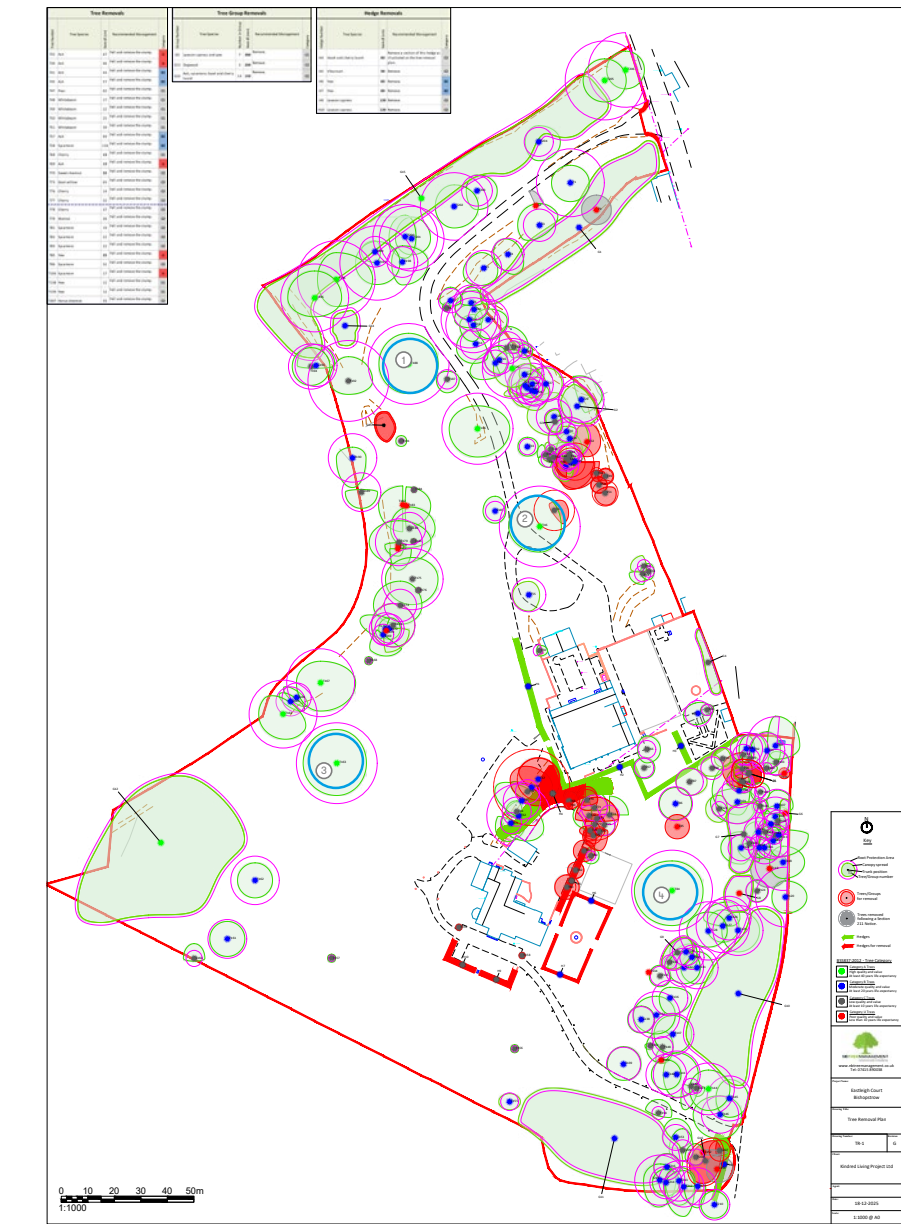
Trees

Restoring The Estate

Tree Strategy

We have worked closely with an expert arboriculturalist to inform the landscape proposal and new building placement. Tree removal plans and tree protection plans can be found in the Arboricultural Impact Assessment report which accompanies this planning application.

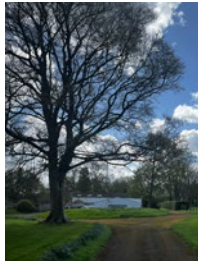
A total of 28 individual trees will be removed to facilitate the proposed development, primarily comprising low-quality (Category C) and poor-quality (Category U) specimens, with no Category A (high-quality) trees lost. In addition, a small number of tree groups and hedgerows of lower arboricultural value will be removed where necessary to enable access, parking and circulation.



Proposed Tree Removal Plan



O1 - A1 Category Tree
Large leaf lime



O2 - A1 Category Tree
Beech



O3 - A2 Category Tree
Blue atlas cedar



O4 - A1 Category Tree
London plane

The impact of removals is significantly mitigated by a comprehensive planting strategy providing 515 new trees, including specimen, woodland and scrub planting, which will enhance long-term canopy cover, biodiversity and landscape character. The reintroduction of historic tree planting will help restore the parkland landscape, which is currently more open due to the loss of trees over time.

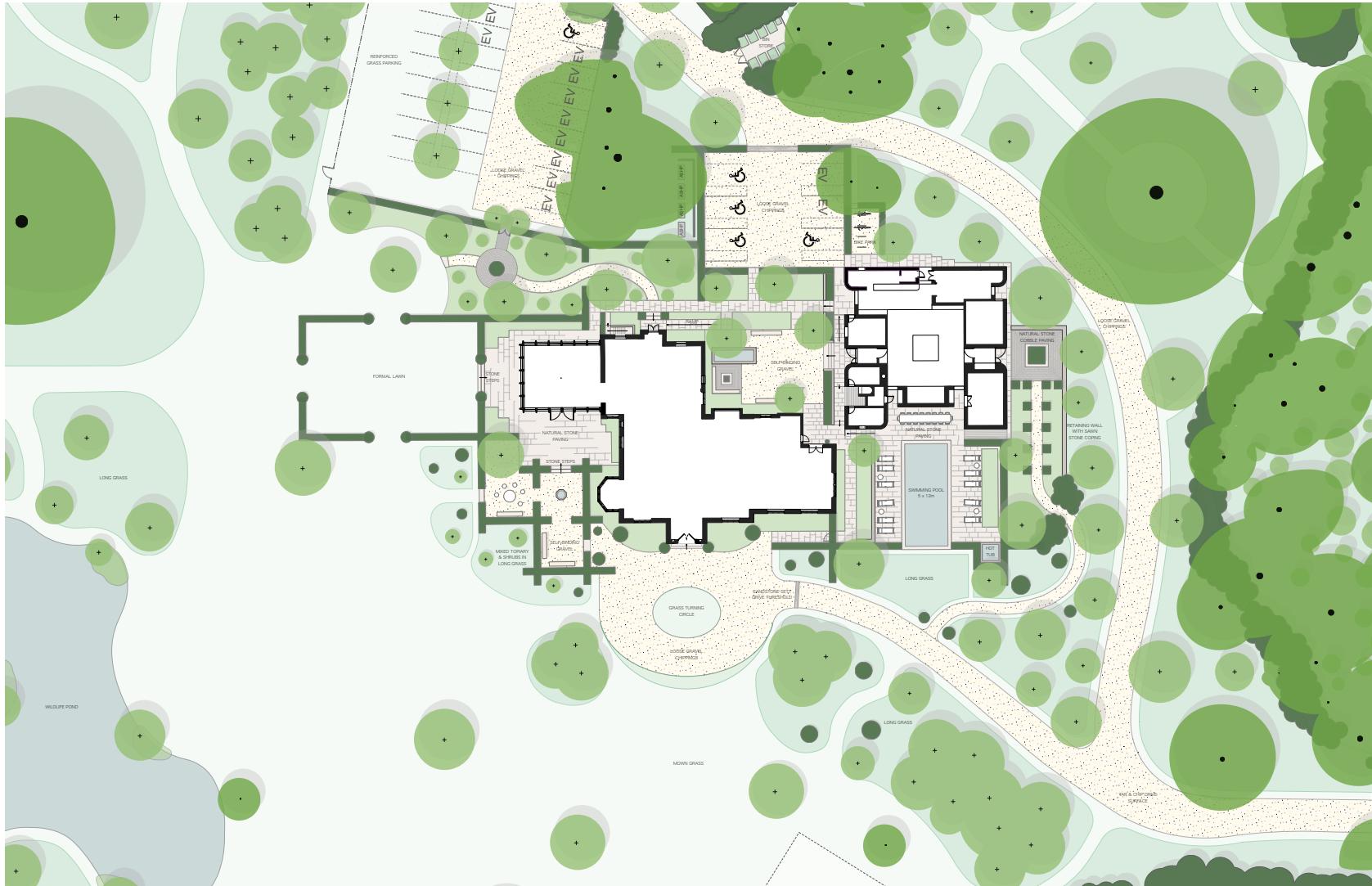
The historic photographs and maps show the extent to which the landscape had contained many more trees, especially in the area to the north (highlighted in blue), which impacted how Eastleigh Court was viewed from the northern approach. As can be seen from the proposed landscape plan, a large number of new trees are proposed in this area, reinstating this important landscape character.

The addition of trees on the site will help restore this element of 'glimpsed views' - something that we feel is an important part of how the buildings sit within the landscape.



Proposed landscape Plan

Restoring the Estate



KEY

	EXISTING TREES		BRICK PAVERS		SANDSTONE FINISH		PERENNIAL & SHRUB PLANTING		GRASS MOWS
	PROPOSED TREES		STONE SETTS		GRAVEL or T&C CHIP		HEDGE EXISTING OR PROPOSED		LONG GRASS BANK

CLIENT:	DRAWING TITLE:	PROJECT ADDRESS:	SHEET SCALE:	OLLEY & SAUNDERS GARDEN DESIGN
ANDERSON	THE COURT	EASTLEIGH COURT	1:200 @ A1	GROVE WOOD FARINGSDON, OXON
DRAWING NUMBER:	DATE:	BISHOPSTOWN		M. 07837038327
AD-401.2	10/02/2026	BA12 9HW		E.edwards@collogygardens.com

Landscaping & Biodiversity

Restoring the Estate

The landscaping proposals aim to enhance the visual amenity of the heritage assets and estate as well as the ecological value of the site while ensuring minimal disruption to the existing habitats. Key principles include:

- The scheme presents opportunities for significant investment in the landscape; enriching biodiversity through a diverse range of species and habitats while also strengthening the site's historic character
- The design seeks to bring cohesion to the property by complementing the setting of the listed Court building while ensuring the Pavilion integrates harmoniously within the landscape.
- Tree planting and subtle, playful topography will help nestle the new proposals within the landscape, allowing it to be gradually revealed as visitors move through the site, particularly along the approach from the drive
- Soft, clipped hedging, trees and winding paths ground the Pavilion and the new Extension within the parkland and link the new buildings to Eastleigh Court
- There will be a significant number of new trees planted, of a semi-mature nature, throughout the parkland. Broadleaf native species – lime, oak, whitebeam, etc. – will be prioritised, as well as species showing climate resilience

— The woodland areas will be enriched through planting and the promotion of a diverse understory

— Mixed native hedging will be planted along extensive sections of the boundary, both to frame views of the surrounding landscape and to create a more wildlife-friendly environment

— A body of water will be introduced which has considerable biodiversity gains.

— Where practicable, felled tree material arising from the development will be retained on site in discreet log piles or habitat features to provide additional biodiversity benefit



Biodiversity Net Gain

The landscaping proposals aim to enhance the ecological value of the site while ensuring minimal disruption to the existing habitats. Key principles include:

- Bat roost protection: proposed works are being designed to avoid any impact on identified bat roosts. Ongoing surveys are in place to determine roost type and species, and any necessary mitigation features will be included in the final design
- Low-level lighting: to ensure there is no impact on bat roosts or features within the landscape, lighting will be carefully designed to avoid disturbance to foraging and commuting bats
- Support for wildlife: the site is home to notable species such as breeding birds and hedgehogs, and the landscaping will enhance these habitats
- Biodiversity uplift: the proposals will improve the existing landscape and meet statutory biodiversity requirements. This will be achieved through:
 - New tree planting
 - Enhancement of grassland habitats, with some areas left to grow long and managed minimally to increase habitat diversity
 - The introduction of ponds, hedgerows, and other high-quality habitat features, creating a wildlife-friendly, aesthetically pleasing environment for both visitors and wildlife

— Construction Environmental Management Plan (CEMP): construction works will follow a CEMP to ensure that retained habitats and notable species are protected throughout the process

— Further biodiversity opportunities: features such as bird and bat boxes will be added to maximise the biodiversity value of the site



Proposed Landscape Reference Imagery

A qualified project arboriculturist will undertake key site inspections at pre-commencement, during sensitive construction stages, and post-construction. This ensures full compliance with the approved Arboricultural Method Statement and provides assurance to the Local Planning Authority that retained trees are protected throughout the development process



Landscape Strategy

The species of every proposed tree and planted area on the estate is annotated on the tree planting drawings. A Landscape Statement is included as part of this planning application which outlines a comprehensive planting strategy that restores historic parkland character and enhances biodiversity.

New trees include specimen, woodland and scrub planting, alongside native hedgerows, species-rich meadows, bulbs and structured garden planting. Formal planting close to Eastleigh Court transitions into looser parkland and woodland edge planting, reintroducing enclosure and ‘glimpsed’ views. This layered approach strengthens ecological connectivity, delivers biodiversity net gain and reinforces the historic setting of the listed building



Tree Planting Area Drawing





Visualisation of Eastleigh Court looking north with new ground floor extension and Pavilion set behind new trees.

