

EXISTING SITE SECTIONS - PEDESTRIAN PATH

The southern boundary is defined by a pedestrian foot path between ARC Oxford and the neighbouring residential area. There is a mixture of boundary treatments as the path adjoins a private residential garden which is separated by a low level brick walls topped with a close boarded timber fencing. Opposite there are elements of green security fencing to the other plots on the park (4100 and 4150). Both are relatively high and imposing. Further along the path the boundary softens with a mixture of trees and bushes. The surfacing is simple tarmac.

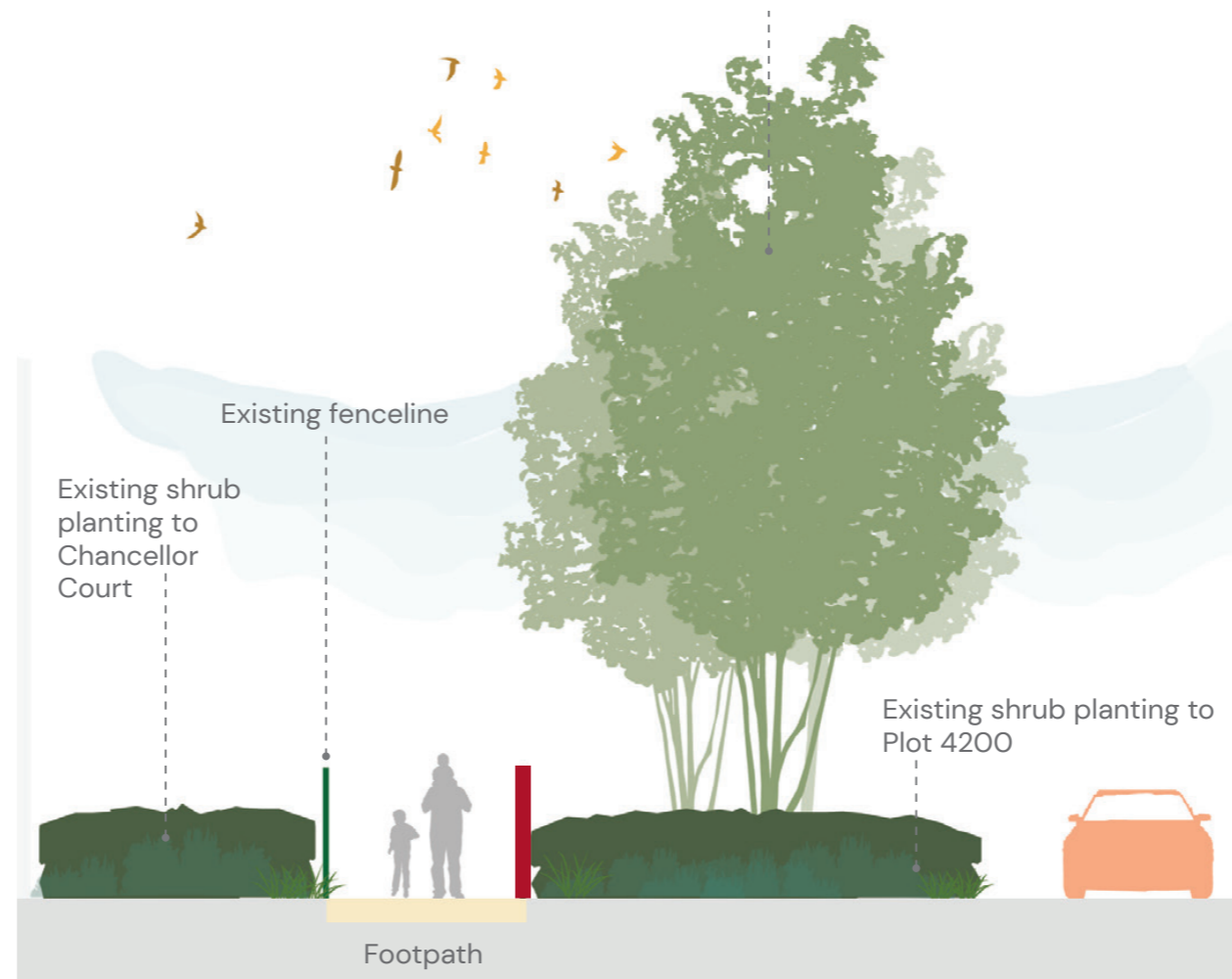


Figure 27. Photos taken of the footpath in its current state

LAND USE

The following diagram highlights the relationship between the site, plot 4200 (Nash Court) and the adjacent properties.

Generally, the ARC Oxford Site has a solid and fixed border to surrounding residential areas.

Between adjacent residential properties and Plot 4200, There is a level difference of approx 1.5m, that makes this boundary line particularly impermeable. This is further strengthened by a solid timber fence approx 2-3m high on top of the 1.5m brick retaining wall.

The existing commercial units of Plot 4200 are not physically separated with security fences or level differences. Instead, they are set back from each other with limited green planted boundaries. These are not specifically 'designed' landscaped features but rather are simply used to determine the extent of each plot.

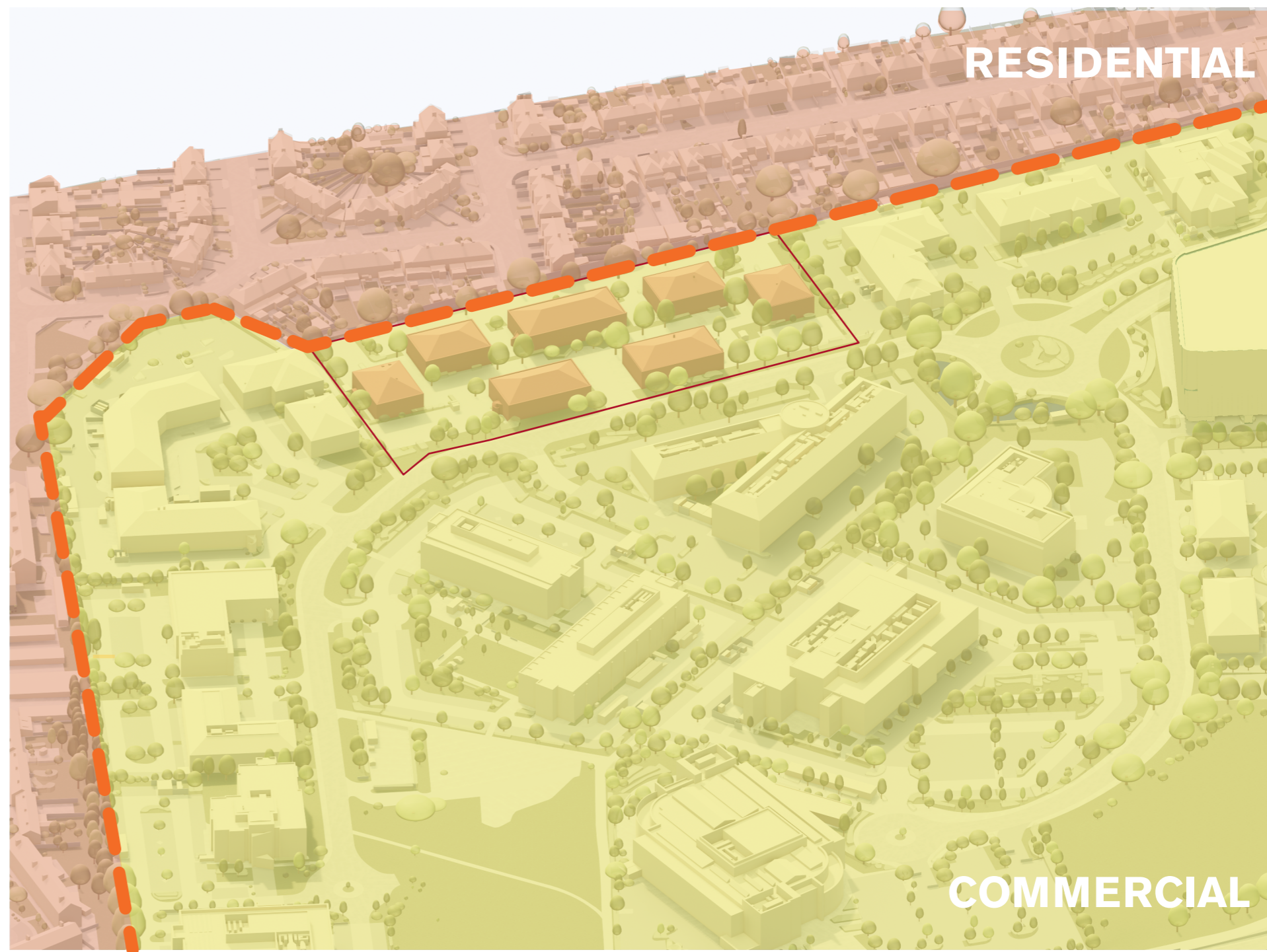


Figure 28. Diagram to show the existing boundary between residential and commercial property

- KEY
- Business park boundary
 - Site boundary
 - Commercial area
 - Residential area