**Design Rationale:**

**1.** Native hedgerow planting along the western boundary with the A4008 Oxhey Lane to bolster existing boundary vegetation and soften views into the site from the road. Boundary vegetation to be supplemented with native tree planting for added screening.

**2.** Proposed attenuation basin to be seeded with wet meadow grass to banks and appropriate native marginal and aquatic planting.

**3.** Native woodland planting within northern parcel positioned to the western edge of the proposed development, softening potential views of new built form once established. Woodland to include larger standard trees for immediate visual screening. To contain a large proportion of Oak and Hazel reflective of the surrounding landscape character.

**4.** Existing Public Right of Way (ref 'WATFORD RURAL 013') to be retained along existing alignment.

**5.** Scattered individual native tree planting along the edge of the proposed development and throughout area of public open space space is reflective of the adjacent young woodland through Merry Hill, extending the character of views from PRoW footpath route 'WATFORD RURAL 013' through the northern field parcel. Tree cover will assist in visually screening the proposed new built form from the adjacent settlement edge and from footpath routes both within the site and the surrounding landscape.

**6.** Native hedgerow planting maintained up to 3m height and width along the interface between the area of public open space and the development parcel, softening views of the new built form.

**7.** Play Provision

**7a.** Locally Equipped Area for Play (LEAP) positioned to be accessible to both the existing and proposed community, and benefiting from natural surveillance from the PRoW and adjacent properties. Play area to include a range of natural style timber play equipment and seating, with semi-native shrub planting and to frame the space.

**7b.** Play trail positioned in a linear form within the green corridor to provide 'play on the way'. Items of equipment to be chosen to reflect the naturalistic character of the green corridor, e.g. timber balance beams/stepping logs etc.

**7c.** Local Area for Play (LAP) positioned in the southern portion of the site. Play area will provide play provision specifically for younger children featuring low level equipment and natural elements.

**8.** Area of amenity open space to encourage informal sports, games and recreation.

**9.** Community orchard planted within wildflower meadow grassland with informal mown footpath routes for accessibility. Orchard to include fruit trees of local provenance, enhancing the sense of place and existing landscape character. Wildflower meadows will assist in pollinating fruiting trees and would provide seasonal interest for visual amenity.

**10.** Proposed built form to be a minimum of 15m offset from adjacent woodland edge to ensure no conflicts with Root Protection Areas (RPAs) of trees along western edge of Merry Hill Wood. Landscape buffer around the periphery of the development allows for a circular footpath route to enhance connectivity with the PRoW network, creating opportunities for informal recreation and encouraging active lifestyles.

**11.** Avenue tree planting to main road, with smaller ornamental tree planting to incidental areas of open space and grass verges to minor streets, creating visual amenity with seasonal interest to the internal street scene.

**12.** Native hedgerow planting along course of historic tree line and bolstered with new individual Oak tree planting.

**13.** Green corridors through the development defined by existing trees. Footpath routes through the corridors to be supplemented with ornamental and focal tree planting along the interface with properties fronting onto the area of public open space.

**14.** Native hedgerows with ornamental tree planting defines the interface between residential areas and proposed housing with care.

**15.** Overgrown blackthorn scrub along overgrown internal hedgerows to be brought under management - to be cut back and maintained to approximately 5m width and height. Areas of mixed native shrub to be planted alongside blackthorn scrub to enclose the rear and side elevation of properties, enhancing security and improving species diversity. Informal mown footpath routes to be created between the areas of blackthorn scrub and native shrub planting, enhancing the biodiversity of the scrub and creating additional informal recreation opportunities, with links to the wider circular footpath route and PRoW network. Areas of open space to be maintained along interface with frontage of new properties and supplemented with ornamental and focal tree planting for an attractive outlook for new residents.

**16.** Overgrown blackthorn scrub along western boundary to be cut back and managed. Boundary to be supplemented with mixed-species native shrub planting native tree planting where appropriate, softening the interface between the proposed built form and the interface with the adjacent Carpenders Park Care Home.

**17.** Proposed attenuation basin to southern area of open space be seeded with wet meadow grass to banks and appropriate native marginal and aquatic planting. Native wetland trees and shrub planting around the basin will provide additional habitat opportunities while aiding in visual screening of new built form from points to the south.

**Key**

- Site Boundary.
- Existing trees to be retained.
  - Pink dashed line indicates root protection area.
  - As per Tree Survey Plan by ACD Environmental (PRI124711-01).
- Existing trees to be removed.
  - Subject to Arboricultural review.
- Existing Public Right of Way (PRoW).
- Proposed extent of residential development parcel.
  - Indicative Layout - subject to detailed design.
- Proposed extent of housing with care parcel.
  - Subject to detailed design.
- Existing underground water main.
  - With 9m easement.
- Existing underground electrical cables.
- 15m offset from eastern boundary / minimum 15m landscape buffer to Merry Hill Wood.
- Proposed native tree.
- Proposed feature tree.
- Proposed street tree.
- Proposed orchard tree.
- Proposed native woodland to include understorey planting with larger standard trees.
- Proposed native shrub.
- Existing scrub to be retained.
  - To be brought into management and maintained to 5m height and width. Gaps to be infilled with native shrub planting where necessary.
- Proposed mixed-species native hedgerows.
- Proposed native marginal / aquatic planting.
- Proposed ornamental shrub planting.
- Proposed wet-tolerant meadow grassland to banks of attenuation basins.
- Existing grassland to be retained where possible. Where disturbed, to be seeded with species-rich meadow grass of local provenance.
- Proposed wildflower meadow grass to community orchard.
- Proposed amenity grass to informal recreational space.
- Proposed 1.8-2m width footpath route.
  - To be self-binding gravel.
- Informal mown footpath route.
- Proposed Play Provision
  - refer to Design Rationale on this sheet for details

N 0 25 50 m

# LAND AT CARPENDERS PARK - ILLUSTRATIVE LANDSCAPE MASTERPLAN

PEGASUS GROUP

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