

# LAND AT CARPENDERS PARK

## DESIGN & ACCESS STATEMENT

PREPARED BY PEGASUS URBAN DESIGN  
ON BEHALF OF BURLINGTON DEVELOPMENTS

March 2025 | P24-2204





### ABOUT BURLINGTON DEVELOPMENTS

Burlington Developments is a creative and experienced development and investment company, specialising in the optimisation of land and property assets. They are established with a proven track record in maximising underutilised land and property.

They seek sites that have the potential for small to medium sized residential developments, specialising in sites with the potential for up to 100 units. Historically focused on residential-led development opportunities, they continue to look at commercial redevelopment for various asset classes, including offices, industrial, retail and alternatives.

They work with land and property owners with many different circumstances.

They do not rule anything out and believe that there is a solution for any challenge.

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### ABOUT PEGASUS DESIGN

Pegasus Group's experience embraces all types of projects within the development industry from large scale urban extensions and strategies for area regeneration to renewable energy and residential schemes.

Our work supports planning applications and we have an exceptional understanding of the development control process and planning policy requirements in relation to design. Our design team is well regarded and is increasingly involved in expert design review and witness work.

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# THE VISION



The development at Carpenders Park presents an opportunity to provide a sustainable extension to the east of Carpenders Park. It will capitalise upon the site's location, close existing to education, employment, community and recreational opportunities.

The proposals will deliver an accessible, distinct sense of place that perpetuates the residential identity and characteristics of Carpenders Park. They will provide a new landscaped suburb within land formerly of the Carpenders Park Estate, offering a broad range of dwellings overlooking the countryside.

The north and south-east of the site will provide a new area of informal open space. In the northern open space, the Public Right of Way (PRoW) will be enhanced to create an improved and attractive link between the suburb and Merry Hill Woods. Within the site, the residential areas are structured upon access to green spaces, promoting an improved quality of life for all residents.

This high quality new residential suburb will be of an appropriate scale, with a mix of homes of different tenures to meet an identified local housing need including housing with care.

There will be:

- A familiar structure of attractive avenues supplemented by green spaces;
- Green corridors with children's play areas space for recreation for a wide range of users;
- Improved links to Merry Hill Woods;
- Houses of varying sizes that meet a range of needs;
- Housing with care; and
- A design that take inspiration from the character of Carpenders Park.



“

**THE CREATION OF HIGH QUALITY, BEAUTIFUL AND SUSTAINABLE BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, CREATES BETTER PLACES IN WHICH TO LIVE AND WORK AND HELPS MAKE DEVELOPMENT ACCEPTABLE TO COMMUNITIES. BEING CLEAR ABOUT DESIGN EXPECTATIONS, AND HOW THESE WILL BE TESTED, IS ESSENTIAL FOR ACHIEVING THIS. SO TOO IS EFFECTIVE ENGAGEMENT BETWEEN APPLICANTS, COMMUNITIES, LOCAL PLANNING AUTHORITIES AND OTHER INTERESTS THROUGHOUT THE PROCESS.**

”

(PARA. 131. NPPF DEC 2024)

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# 01. INTRODUCTION.

- 1.1 This statement has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Burlington Developments and the wider consultant team, to accompany the Outline Planning Application for the residential development Land at Carpenders Park.

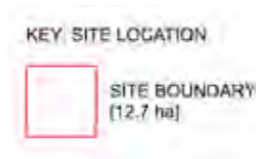
*'Outline planning application for up to 256 homes (including affordable and self/custom build housing), housing with care, a children's home (for looked after children) together with associated access, parking, open space and landscaping.'*

## PURPOSE OF THIS STATEMENT

- 1.2 The purpose of this statement is:

*"...to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users."*  
(Para. 029, PPG, Reference ID: 14-029-20140306).

- 1.3 This document achieves this within the following sections:



SITE LOCATION PLAN

# SECTIONS

## 01

### **Introduction:**

Outlines the purpose of the document;

## 02

### **Contextual Appraisal:**

Comprising an assessment of the local physical, historical and social setting, as well as the technical and physical context, including the relationship of the site to Carpenders Park;

## 03

### **Site Assessment:**

Considers the site and its surroundings in terms of the physical, social, and planning context;

## 04

### **Design Policy & Guidance:**

Presentation of the design principles that have been derived from a combination of Government policy and guidance;

## 05

### **Developing the Design Concept:**

Development of the design principles informed by the engagement process;

## 06

### **Design & Access:**

Presentation of the key design proposals including the Uses, Built form and Identity, Movement, Nature and Public Space, Homes and buildings, Resources and Lifespan;

## 07

### **Appearance & Character:**

Provides a framework governing the principles that will be adopted governing appearance and character as part of establishing a level of design quality for future applications

## 08

### **Summary & Conclusions:**

Summarises the proposals and benefits.

# 02. CONTEXTUAL APPRAISALS.

## HERITAGE AND PATTERN OF GROWTH

*“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”*

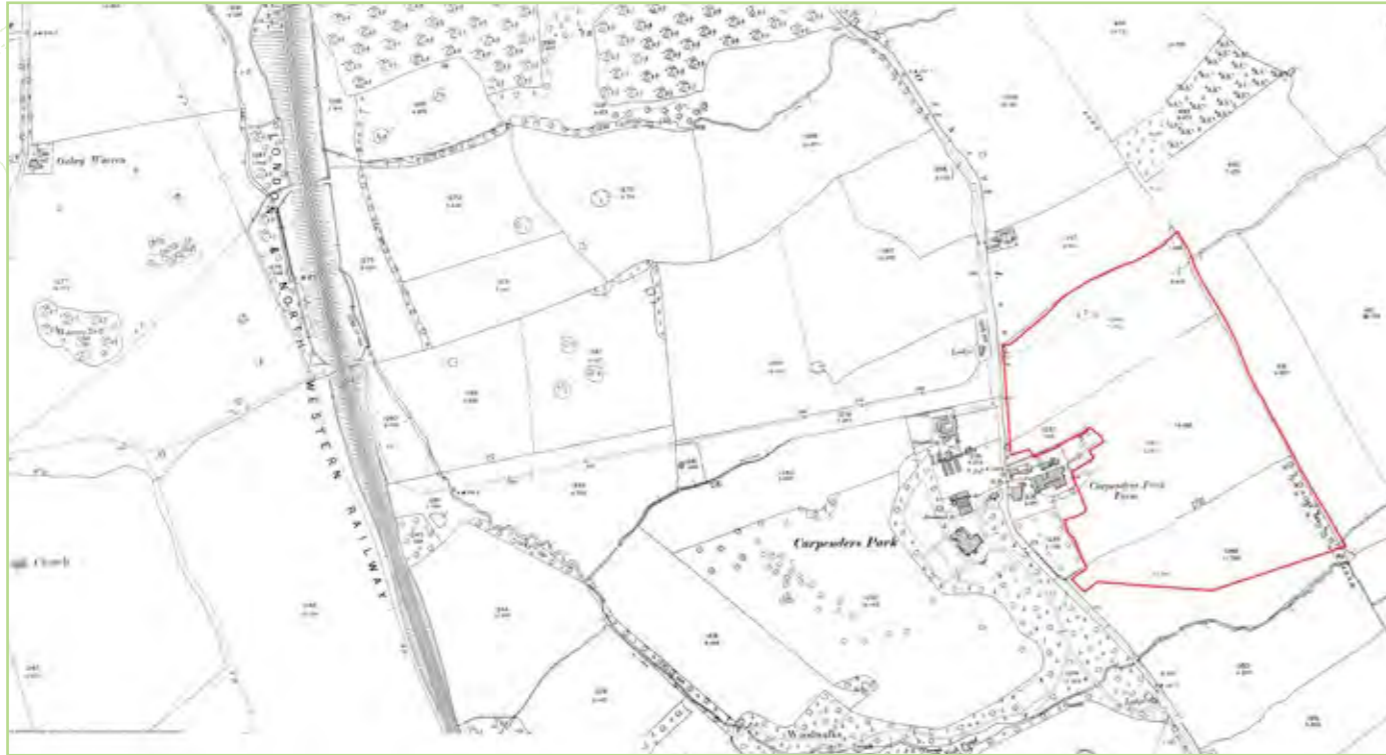
*(Para. 46, NDG 2021)*

- 2.1 At the heart of Carpenders park is one of the early interwar London suburbs. The residential areas closest to Carpenders Park Station date from the 1930s and comprise long avenues of generally identical semi-detached houses and a few bungalows. Away from the early core are post war 1950s and 1960s housing areas, mostly of a typical design of their day – flat roofed with red or coloured tile hanging. The most recent developments are residential areas to the immediate south of the site and the Care Home adjacent to the site.
- 2.2 Prior to the 1930s the area was rural in character within the 250 acre Carpenders Park Estate. Robert Russell Carew – who made his fortune in India growing sugar and producing gin and rum purchased the mansion at Carpenders Park in 1862. The Victorian Mansion was located south of the site Oxhey Lane.
- 2.3 The mansion was sold in 1909 to a private school. By the mid 1930's land around the school was being developed as the St Meryl estate and the school moved out in 1939 on the onset of war.
- 2.4 During the war the Manor was requisitioned by the military and then purchased in 1959 for use of the USAF based at nearby RAF Northwood. Some of the grounds were purchased by the council in 1954 for a cemetery. When the building was no longer needed it was demolished in the 1960s and much of the estate sold for housing.

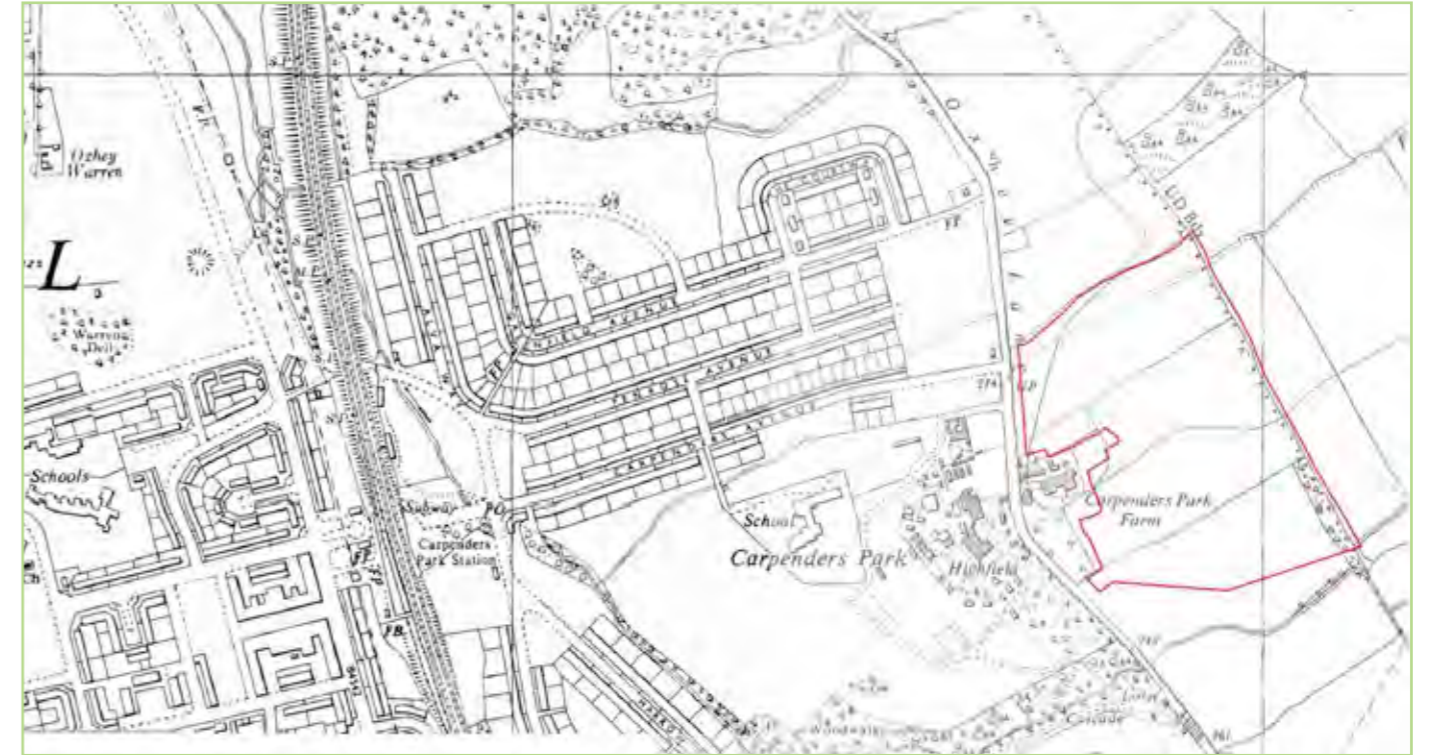
- 2.5 A substantial part of the former estate grounds remains undeveloped – the Carpenders Park Lawn Cemetery – opened 1954 land around the Hertsbourne Stream.
- 2.6 To the north of the Manor, across Oxhey Road and adjacent to the site The farmhouse and all associated farm buildings were demolished in March 2018 to be replaced by a 78 bed care home – these were the last remaining buildings associated with the original Carpenders Park estate.
- 2.7 Historically, the original estate cross Oxhey Lane. It was only through the pattern of the growth of suburban London that the Carpenders Park area became principally contained within Oxhey Lane to the north and the railway to the south. With the exception of the redevelopment of the former Manor south of Oxhey Road, the pattern of growth has been defined and contained by the underlying field pattern. The retained treed boundaries are evident within the structure of the avenues. The redevelopment of the Manor created a pattern of estate development that related to the boundaries of the former grounds – the housing is arranged less with the avenue leading to the station and railway line and more north south with the shape of the grounds. The care home is roughly developed within the footprint of the former farm.

- 2.8 For the site, the prevalent form of development is working with the natural lie of the land and field pattern, which suggests that with the slopes the development is aligned east-west and at the flatter ground north south.

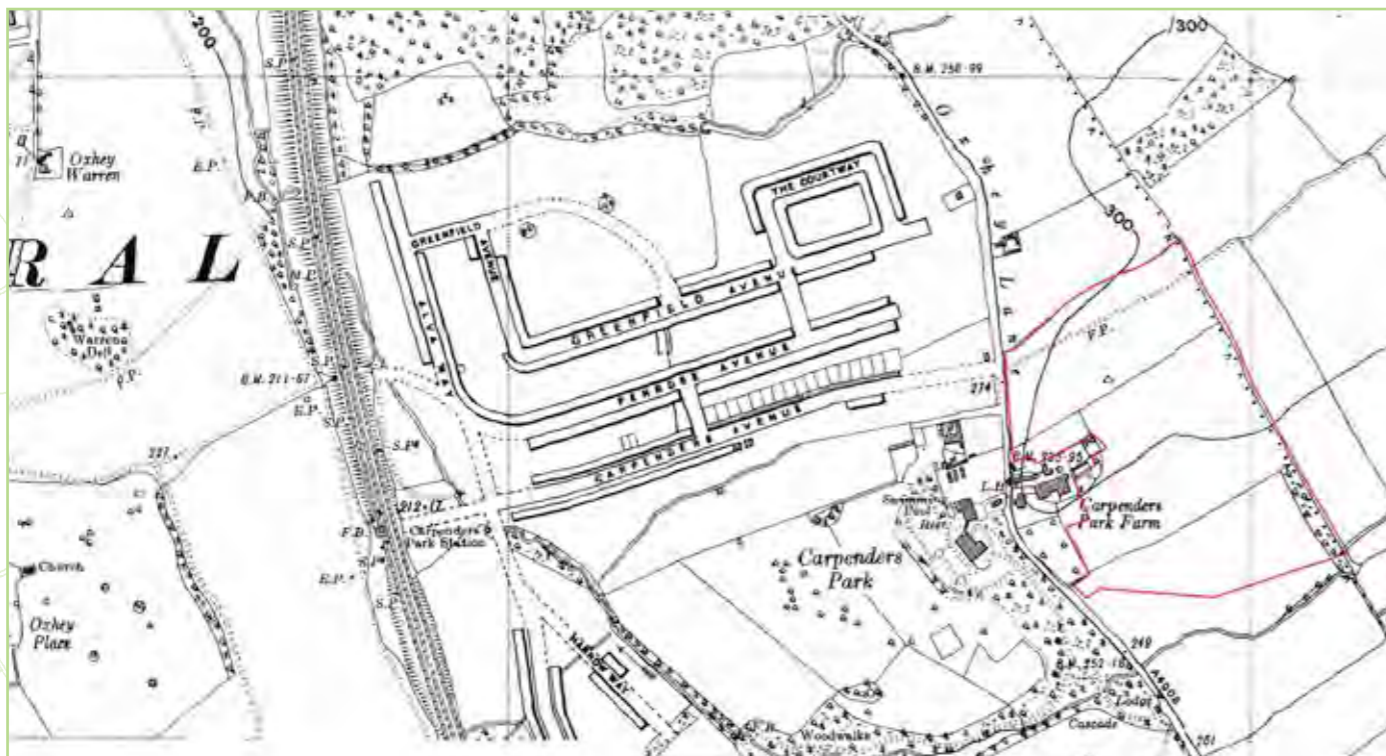




1898



1960



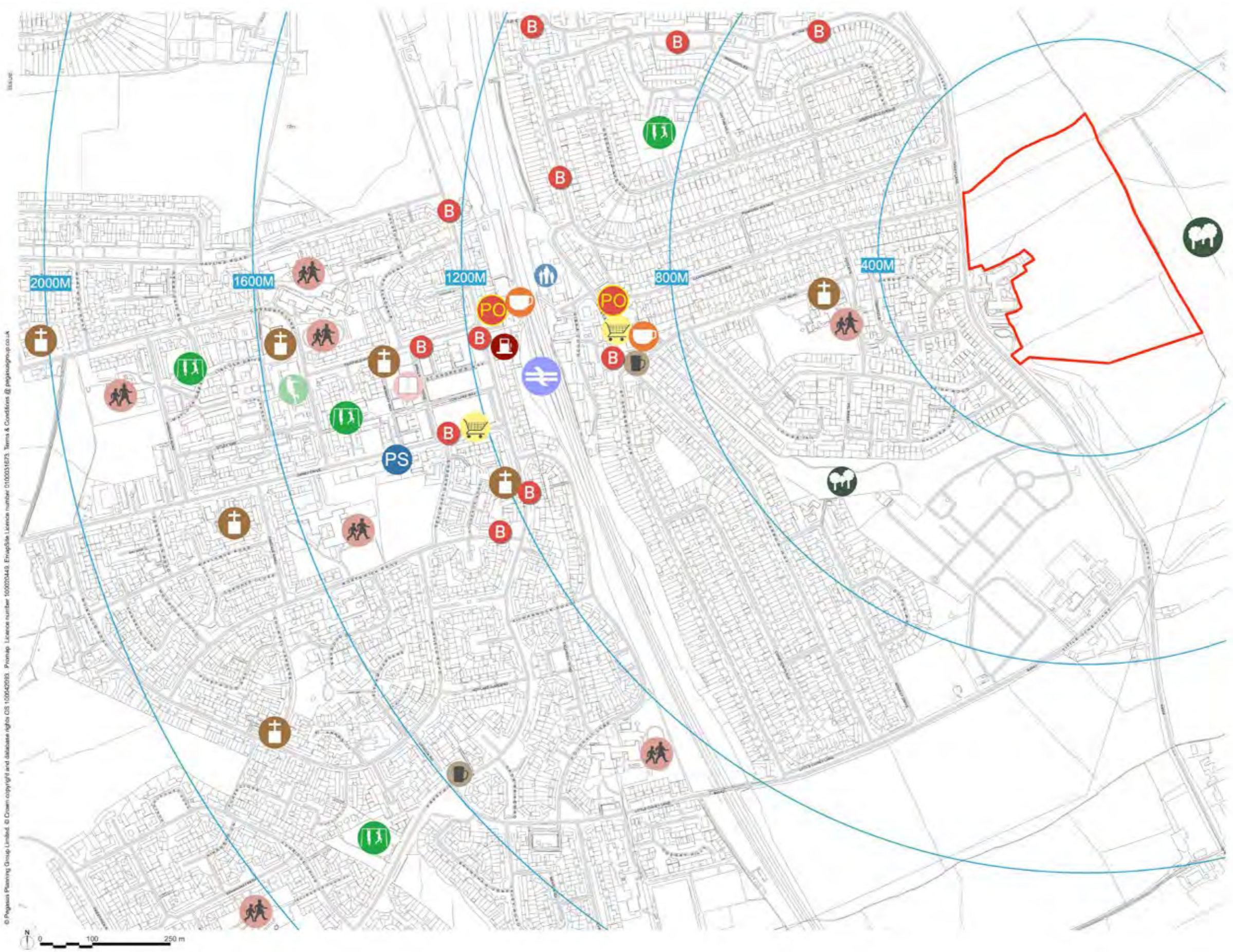
1938



1976

KEY: CHARACTER AREAS PLAN

-  SITE BOUNDARY
-  TRAIN STATION
-  SCHOOLS
-  PUBLIC HOUSE
-  COMMUNITY CENTRE
-  CAFE
-  POST OFFICE
-  PETROL STATION
-  CHURCHS
-  PLAY AREAS
-  FOOD SHOPS
-  BUS STOPS
-  LIBRARY
-  POLICE STATION
-  LEISURE CENTRE
-  WOODLAND



LOCAL FACILITIES PLAN

## FACILITIES AND SERVICES

2.9 New residents will be in close proximity to a variety of services and facilities. The location is ideal for sustainable transportation options, ensuring excellent accessibility to and from the site. The accessibility to local facilities is summarised in the table below:

Purpose	Destination	Total Distance (m)	Walking Distance Time (mins)	Cycling Journey Time (mins)
Education	St. Meryl School	500	7	2
	Woodhall School	1,950	22	7
	Oxhey Wood Primary School	1,800	21	7
Health	Attenborough Surgery	900	10	3
	Consulting Rooms	1,750	21	7
	DB Jones Pharmacy	1,000	12	4
Retail	Lidl	1,550	18	6
	Co-op	810	9	3
	Tesco Esso Express	1,330	16	5
Leisure	South Oxhey Leisure Centre	1,450	17	6
	Carpenders Park	600	7	2
	Garden Centre	1,100	13	4

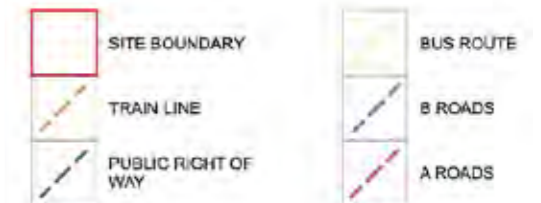
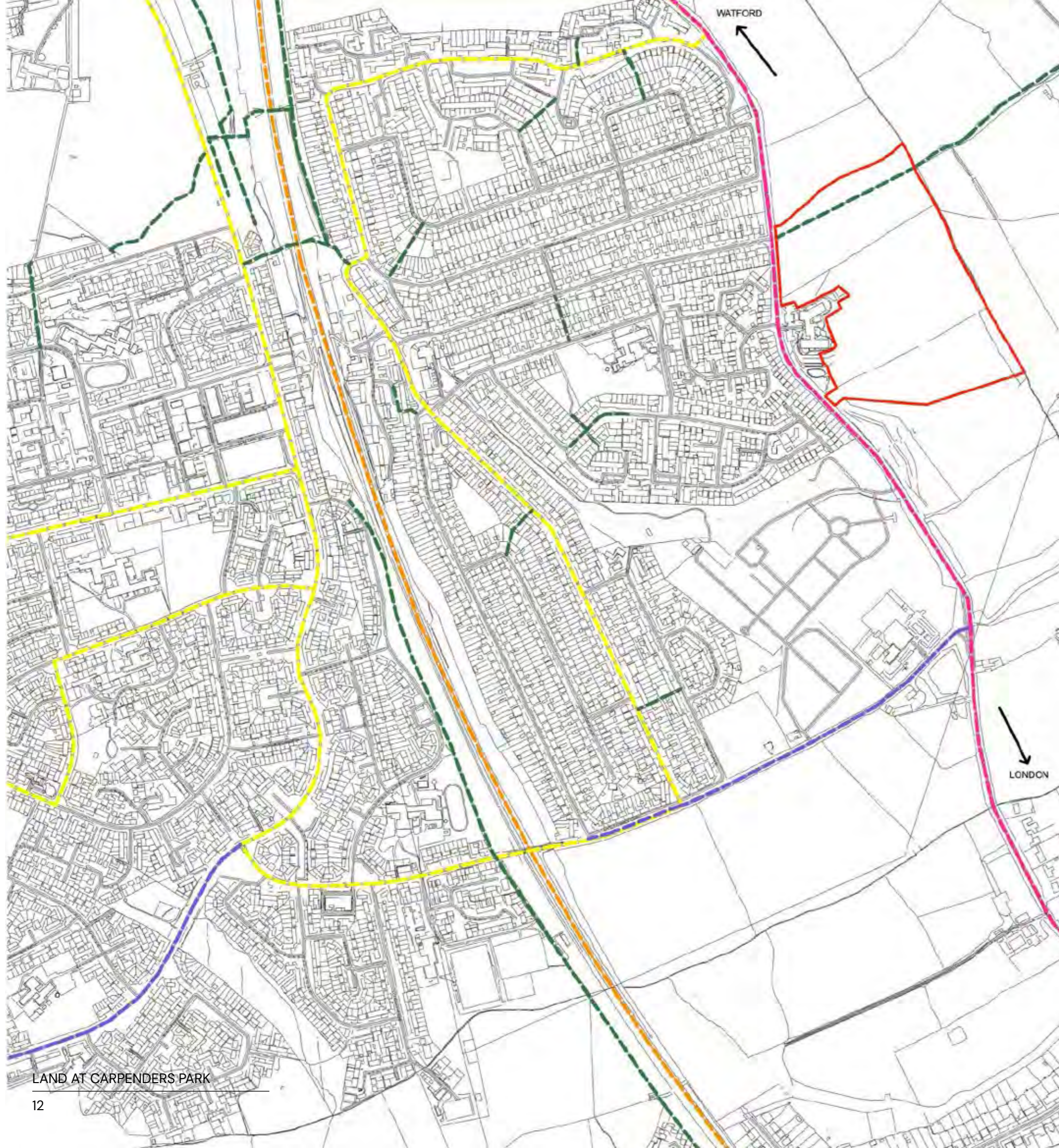
01 / LEISURE CENTRE

02 / PHARMACY

03 / CARPENDERS PARK STATION

04 / CO-OP CONVENIENCE STORE





EXISTING MOVEMENT PLAN



## HIGHWAY NETWORK

- 2.10 Oxhey Lane (A4008) is a 9m wide A road with street lighting provided and footways present on both side of the carriageway that lies adjacent to the site. The speed limit is 40mph
- 2.11 Connecting to Oxhey Lane to the west is Carpenders Avenue. This is a residential street that would connect the site to central Carpenders Park and its facilities.
- 2.12 Along Oxhey Lane to the north the road bends west and there is only a footway to the east of the road. To the south the road bends eastwards and there is no footway on either side of the road.
- 2.13 Beyond the immediate town, Oxhey Lane connects the site via road with Watford to the north and London to the south.

## WALKING

- 2.14 There are footways, and street lighting, present on both sides of the carriageway along Oxhey Lane adjacent to the site for the entirety of the main walking route. Oxhey Lane connects to a priority-controlled T-junction linking to Carpenders Avenue. There are dropped kerbs present at the junction of Oxhey Lane/ Carpenders Avenue.
- 2.15 Continuing south along Carpenders Avenue towards the suburb, there are footways either side of the carriageway which continues for some 715m towards Carpenders Park Central where there is the Carpenders Station and other amenities.
- 2.16 A crossing is present on Oxhey Lane so pedestrians can safely and efficiently cross Oxhey Lane to access Carpenders Avenue connecting to the centre.
- 2.17 The PRoW Watford Rural O13, runs east-west to the north of the site. It provides a walking route that connects Carpenders Park to Merry Hill Woodland.

## CYCLING

- 2.18 Whilst there is no specific cycling infrastructure within the vicinity of the site, the area is residential in nature and subject to 30mph speed limit with sign posting.

## PUBLIC TRANSPORT

- 2.19 The nearest train station is Carpenders Park Station which is approximately 900m to the west of the site. Trains go regularly between London and Watford. The frequency of the trains is one every 15 minutes going in each direction. It takes approximately 8 minutes to get to Watford and 44 minutes to London Euston.
- 2.20 The nearest bus stop is Upper Hitch which is approximately 450m from the entrance of the site. Bus route 346 goes from this stop and run a circular route between Carpenders Park and Watford.

## CARPENDERS PARK CHARACTER

- 2.21 The NPPF is clear on the requirement to deliver good design and that new developments should be sympathetic to local character including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) (paragraph 135c). This approach is reinforced in the Planning Practice Guidance and the National Design Guide.
- 2.22 The National Design Guide states that well-designed new development is influenced by:

*“...an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;” (Para. 53, NDG 2021)*

**Three Rivers District Council Adopted Core Strategy Document (2011–2026)**

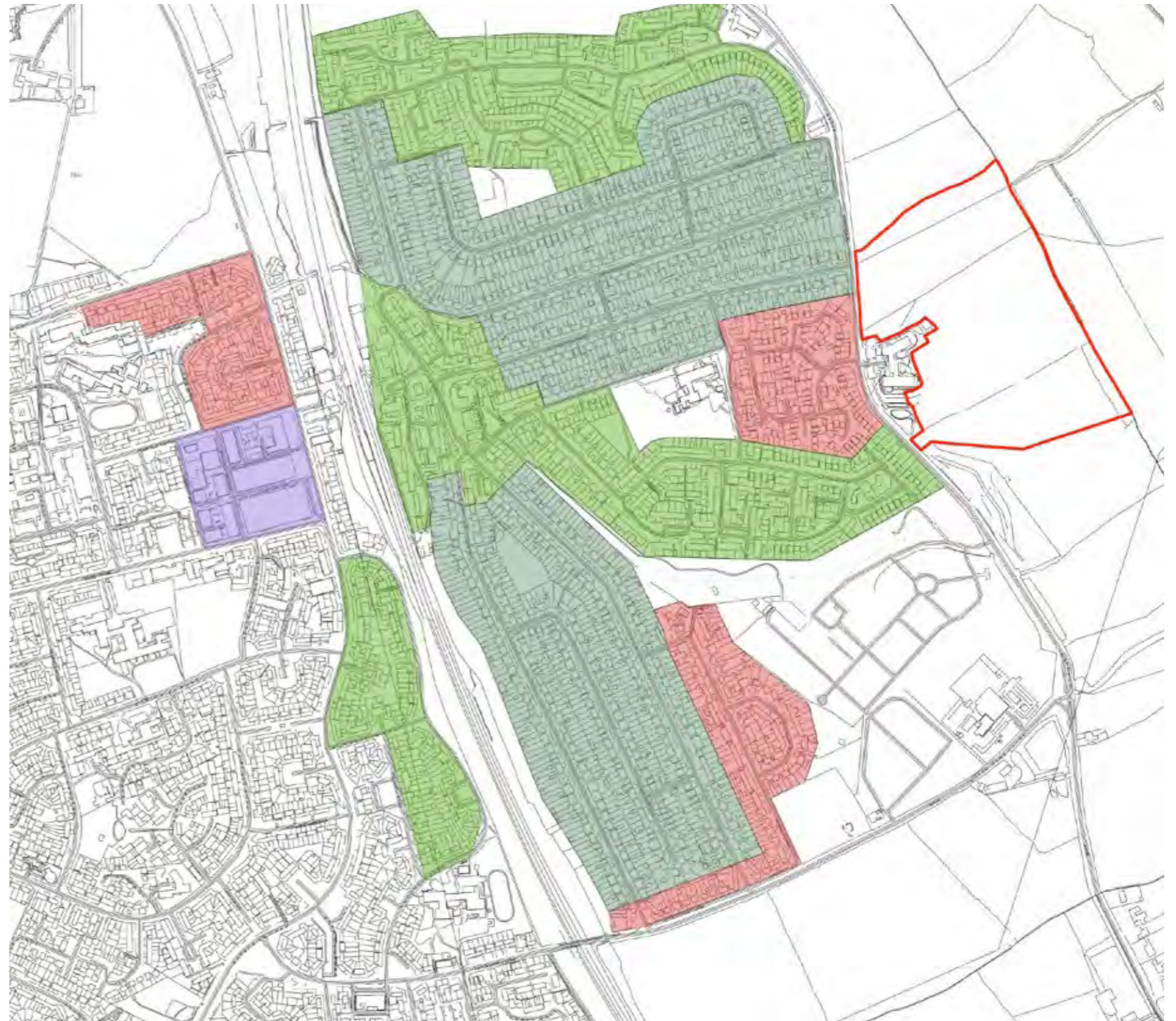


# CHARACTER AREA ASSESSMENT

2.23 This Character Areas Plan has been carried out based on site visits and further geographical analysis. The following areas have been determined:

## KEY: CHARACTER AREAS PLAN

	SITE BOUNDARY		CA3 - MODERN 20TH CENTURY DEVELOPMENT (RED BRICK)
	CA1 - CENTRAL SOUTH OXHEY		CA4 - MODERN 20TH CENTURY DEVELOPMENT
	CA2 - PRODOMINATLEY BUNGALOWS CARPENDERS PARK		



# CA1 CENTRAL SOUTH OXHEY

## CA1 – CENTRAL SOUTH OXHEY

2.24 This is a built-up area that consists of most of the suburb's commercial activity. The development in the area mainly comprises 1, 2, and 3 bedroom apartments. Integrated within the area are a number of modern town houses. There is a mixture of streets, pedestrianised and single-track roads. Parking is on-street and underground.

Layout				
Form	Street Corridor	Building Set Back	Parking	
Rectilinear form with buildings mostly addressing and following the line of the street	Footpaths either side of single carriageway. Pedestrian only streets	Varied building set back depending on parking situation	Parking is varied with on street and off street	
Landscape				
Public space Typology	Planting	Boundary Treatment		
Public space is limited to the street corridor comprising road and footpaths. More public space on pedestrian only streets	Tree planting only present on pedestrian only street. Planting used on some boundary treatments	Hedge planting behind brick and metal fencing		
Architecture				
Building heights	Types	Wall Material	Roof Materials	Fenestration
A mix of apartment blocks 4-5 storeys and town houses at 2-3 storeys	Apartment blocks and town houses	Red and beige brick	Flat brick tops or black slate	Vertical emphasis



# CA2 PREDOMINANTLY BUNGALOW DEVELOPMENT

## CA2 – BUNGALOW DEVELOPMENT

2.25 These character areas have a linear connection to the centre of the suburb. Built in the 1930s as some of the settlements original homes. The homes consist of bungalows that are detached or semi-detached.

Layout				
Form	Street Corridor	Building Set Back	Parking	
Long linear pattern connected to the centre of the suburb. Dwellings front the streets	Long streets with walkways on either side of single carriageways separated by a green verge. Limited street tree planting	Large set back with room for off street parking and front gardens	Off street parking in front of homes and on street parking	
Landscape				
Public space Typology	Planting	Boundary Treatment		
Grass verges on streets with limited street tree planting	Limited street tree planning with small trees and shrubs in front gardens	Low level brick walls		
Architecture				
Building heights	Types	Wall Material	Roof Materials	Fenestration
1 and 1.5 story	Bungalows	Majority cream and white renders	Red plain tile roofs	Horizontal emphasis



# CA3 MODERN 20<sup>TH</sup> CENTURY DEVELOPMENT

## CA3 – MODERN 20TH CENTURY DEVELOPMENT (RED BRICK)

2.26 A mixture of 2–3–4 bed 2–storey terraced and detached housing. The area has wide roads; some with verges and trees, good sized gardens back and front. The houses are set well back from the road enabling off–street parking.

Layout				
Form	Street Corridor	Building Set Back	Parking	
Generally, in block form with a few small linear areas. Dwellings are arranged to front the street and, in some cases, small private drives	Single carriageways with foot paths on either side. Grass verges with a good level of tree planting	Buildings are set back with front gardens and parking	On street and off street parking in front of homes and in garages	
Landscape				
Public space Typology	Planting	Boundary Treatment		
Carriageways with side of roads. Grass verges on streets with street tree planting. Connect to small parcels of open space	Mature tree planting and front gardens with shrubs	Majority of homes do not have boundary treatment those that do have wood or metal fencing		
Architecture				
Building heights	Types	Wall Material	Roof Materials	Fenestration
Majority two storey with occasional three storey	Detached and semi-detached homes	The main material is red brick with occasional light-coloured renders	Red plain tiled roofs	Horizontal emphasis



# CA4 MODERN 20<sup>TH</sup> CENTURY DEVELOPMENT

## CA4 – MODERN 20TH CENTURY DEVELOPMENT

2.27 Characterised by open plan front gardens, and a mixture of 2-storey 2-3-4 bed detached and semi-detached. They tend to have off street parking at the front of the homes.

Layout				
Form	Street Corridor	Building Set Back	Parking	
Displayed a more informal street layout	Single carriageways with foot paths on either side. Grass verges with a good level of tree planting	Buildings are set back with front gardens and parking	On street and off street parking in front of homes and in garages.	
Landscape				
Public space Typology	Planting	Boundary Treatment		
Carriageways with side of roads Grass verges on streets with street tree planting. Connect to small parcels of open space.	Mature tree planting and front gardens with scrubs	Majority of homes do not have boundary treatment those that do have low walls and bushes		
Architecture				
Building heights	Types	Wall Material	Roof Materials	Fenestration
Majority two storey with occasional three storey	A mixture of buildings including small apartment blocks, detached and semi detached homes	Brick, brick with timber infill or tile hanging to first floor. Occasional rendered inserts	Grey plain tiled roofs	Horizontal emphasis



## DESIGN INFLUENCES TO BE TAKEN FORWARD

*“Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/ or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.”*

*(Para. 52. NDG 2021)*

2.28 The National Design Guide states that well-designed new development is influenced by:

*“...an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;”*

*(Para. 53, NDG 2021)*

- 2.29 An analysis of the existing built form of Carpenders Park can help identify patterns of development and key design components. Together these character generators and design components can help to inform the design approach.
- 2.30 The immediate site context is predominantly residential, with a range of architectural styles, detailing, materials, and thereby character evident. In Carpenders Park, there is a mix of facing materials. The two main types are red brick and render (often white or cream).
- 2.31 Roof tiles are typically slate on more historic buildings, with clay and concrete tiles, usually red, grey or brown, also evident. Chimneys often punctuate the roofscape.
- 2.32 The majority of development in the surrounding area is two storeys and single-storey bungalows. Variations in roof heights contribute to an interesting roofscape. Additional architectural details within the suburb include 1930s curved double height bays, multi pitched roofs, generally hipped.





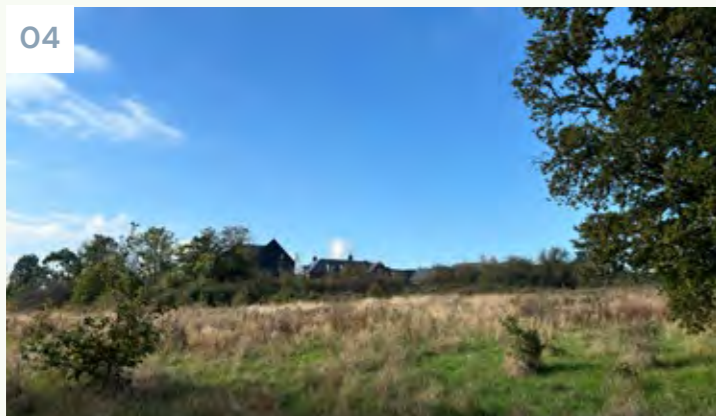
# 03. SITE ASSESSMENT



SITE LOCATION PLAN

- 3.1 The site comprises 12.7 hectares (Ha) of grassland. To the west is Carpenters Parks Housing with care.
- 3.2 Access to the site is currently provided by a public right of way in the north-west of the site off Oxhey Lane.
- 3.3 The topography of the site varies, the northern field has a steep incline from west to east going from 83.71m to 104.23m. The other fields have a more gentle slope from north to south. The highest point of the site is in the north-east at 104.23m. The lowest point on site is south west at 77.61m.

# SITES IMMEDIATE CONTEXT



## LANDSCAPE

- 3.4 The site comprises three grassland fields, separated by two hedgerows. The northern boundary is defined by a treeline, whilst the southern boundary is undefined and runs across the southern parcel before meeting a treeline. The eastern boundary runs along the Merry Hill Woodland, and along the western boundary are trees and hedgerow followed by the existing settlement of Carpenders Park. To the centre of the site there is a historic tree line which runs north-south.

## LANDSCAPE AND VISUAL IMPACT ASSESSMENT

- 3.5 A Landscape and Visual Impact Assessment (LVIA) was prepared following best practice guidance to understand the potential effects of the proposed development on the receiving landscape, and to identify potential visual receptors.

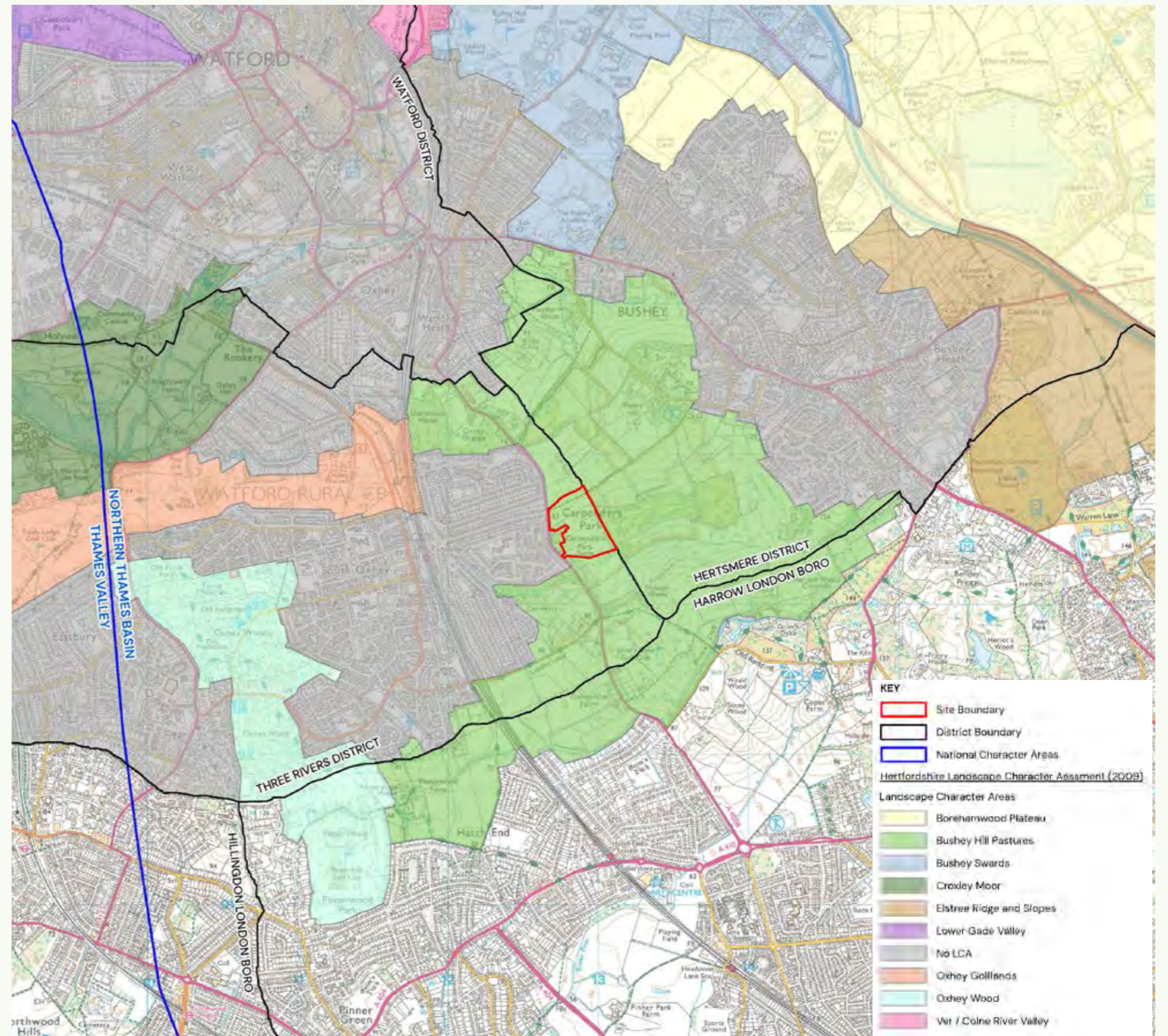


VIEWPOINT LOCATION PLAN



## NATIONAL CHARACTER AREAS

- 3.6 The site is located within National Character Area (NCA) 111: Northern Thames Basin, and The Hertfordshire Landscape Character Assessment (2005) 'Bushey Hill Pastures' Landscape Character Area (LCA).



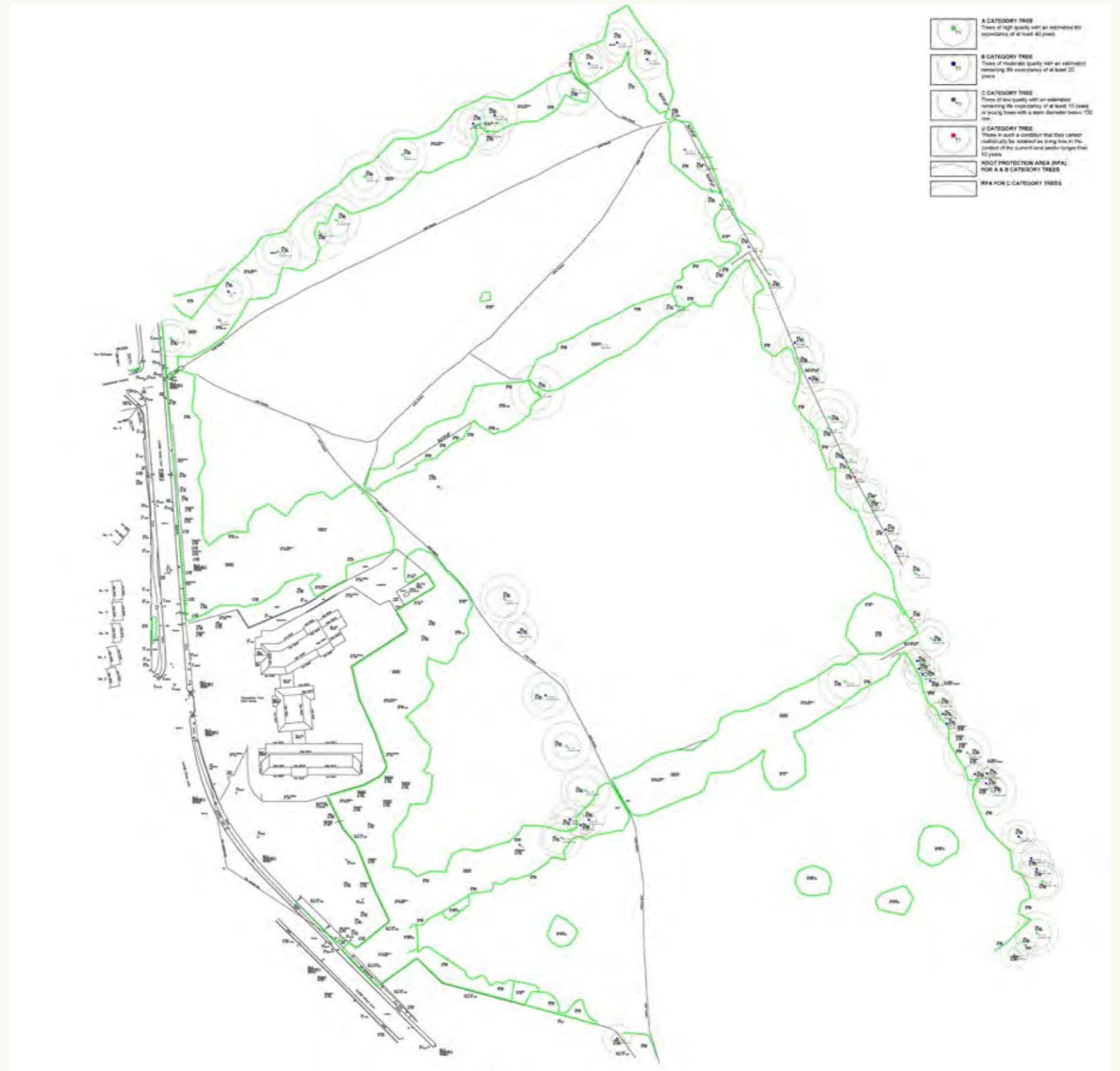
LANDSCAPE CHARACTER PLAN

DESIGN AND ACCESS STATEMENT



## ARBORICULTURE

- 3.7 An Arboricultural Assessment has been carried out by ACD Environmental in accordance with guidance contained within British Standard 5837:2012.
- 3.8 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention along with recommendations for considering the relationship between existing trees and how those trees may integrate into designs for development.
- 3.9 The Three Rivers District Council's Protected Tree Portal GIS mapping recalled that there are no Tree Preservation Orders in force at the site and it is not within a Conservation Area.
- 3.10 Trees ranged from high quality (category A) to low quality (category C). Moderate (category B) quality trees were also recorded. The distribution of trees was heavily weighted in favour of category B due to either the nature of the specimens or due to features which comprised the overall condition of the specimens.





## ECOLOGY

- 3.11 The following is a summary of the ecological survey information, mitigation proposals and Biodiversity Net Gain position for the proposed development.

### Biodiversity Net Gain

- 3.12 An assessment has been undertaken to ascertain the likely biodiversity net gain of the proposed development. A net loss of -33.97% in habitat units will be achieved, The statutory metric does not provide a percentage net gain for hedgerow units as no hedgerows are present in the site baseline. Nonetheless, there is an increase in hedgerow units as detailed by the metric. The development will seek off-site compensation units to achieve 10% net gain and satisfy trading rules.

### Ecology Summary

- 3.13 The site has been subject to an ecological assessment including habitat and protected species surveys.

### Designated Sites

- 3.14 There are no statutory designated sites within or directly adjacent to the site. The site lies within the Impact Risk Zone for Harrow Weald Site of Special Scientific Interest (SSSI), but it is not one of the categories of development that requires consultation. Due to the nature of the development, and nature of the designated site itself, it is considered that no adverse impacts would occur as a result of the development.
- 3.15 The closest non-statutory site is Hartsbourne Flood Defence Area, Oxhey Local Wildlife Site (LWS), situated 17 metres southwest of the site boundary at its closest point. Preventative pollution measures will be implemented during the construction phase of the development to safeguard it from any adverse effects.

### Habitats

- 3.16 The site comprises, in the main, of other neutral grassland and Blackthorn scrub, with areas of Bramble scrub, lowland mixed deciduous woodland, tall forbs and scattered trees. The woodland on-site is a habitat of Principle Importance under Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006. Large and very large trees will be retained as part of the development. Grassland and scrub are to be retained and enhanced where possible. Significant new tree planting, along with the establishment of new ecologically valuable habitat is also proposed.

### Bats

- 3.17 Several on-site trees have potential roosting features (PRFs) for bats. The site also offers good commuting and foraging opportunities. Bat activity surveys conducted to date indicate a general low level of bat activity and recorded early and late bat registrations, suggesting roosts within/near to the site. None of the trees to be removed have PRFs. No licence is required from Natural England to facilitate planned tree removal. Lighting will be sensitive towards bats and bat boxes provided.

### Badgers

- 3.18 No Badger setts or activity were recorded during the surveys, although the site does provide foraging, dispersal and sett building opportunities. Prior to commencement of groundworks, the site will be checked for any new signs of Badgers .

### Hedgehogs

- 3.19 The site has suitable habitat for Hedgehogs. Woodland and scrub will be cleared outside of the winter hibernation period (October to April inclusive). New planting will include a native species beneficial to Hedgehogs. Installation of Hedgehog gateways, wildlife tunnels and hibernation aids will provide further opportunities.

### Water Voles / Otters

- 3.20 No evidence of Water Vole or Otter was found along the off-site tributary of the River Colne. Pollution prevention measures will be detailed within a Construction and Ecological Management Plan (CEMP) to ensure no adverse effects occur.

### Birds

- 3.21 The site offers suitable nesting and foraging opportunities for birds. These will be largely retained as part of the proposal. Breeding Bird Surveys (BBS) are scheduled for the site, to inform the presence of ground nesting birds, as well as appropriate mitigation. Suitable nesting habitat will be removed/cut back outside of the nesting period (March to August inclusive) or checked by an ecologist prior to removal. Bird boxes will be provided.

### Reptiles

- 3.22 No reptiles were found during surveys. Areas of grassland and scrub are to be retained, where feasible, and hibernacula provided via provision of log piles.

### **Amphibians**

- 3.23 The site offers opportunities for amphibians in their terrestrial phase. Several ponds are present within 500 metres of the site. The site lies within an amber zone for Great Crested Newt presence. Environmental DNA (eDNA) surveys will be undertaken on ponds in the locality to inform appropriate mitigation.

### **Invertebrates**

- 3.24 The retention of grassland, scrub and woodland, and the establishment of hedgerows, scrub, wet grassland and an orchard will continue to provide opportunities for invertebrates. Provision of insect nesting aids of varying models in selected areas of proposed landscaping would provide suitable refuge opportunities for solitary bees, butterflies, saproxylic (beetles) and other invertebrate species.

### **Conclusion**

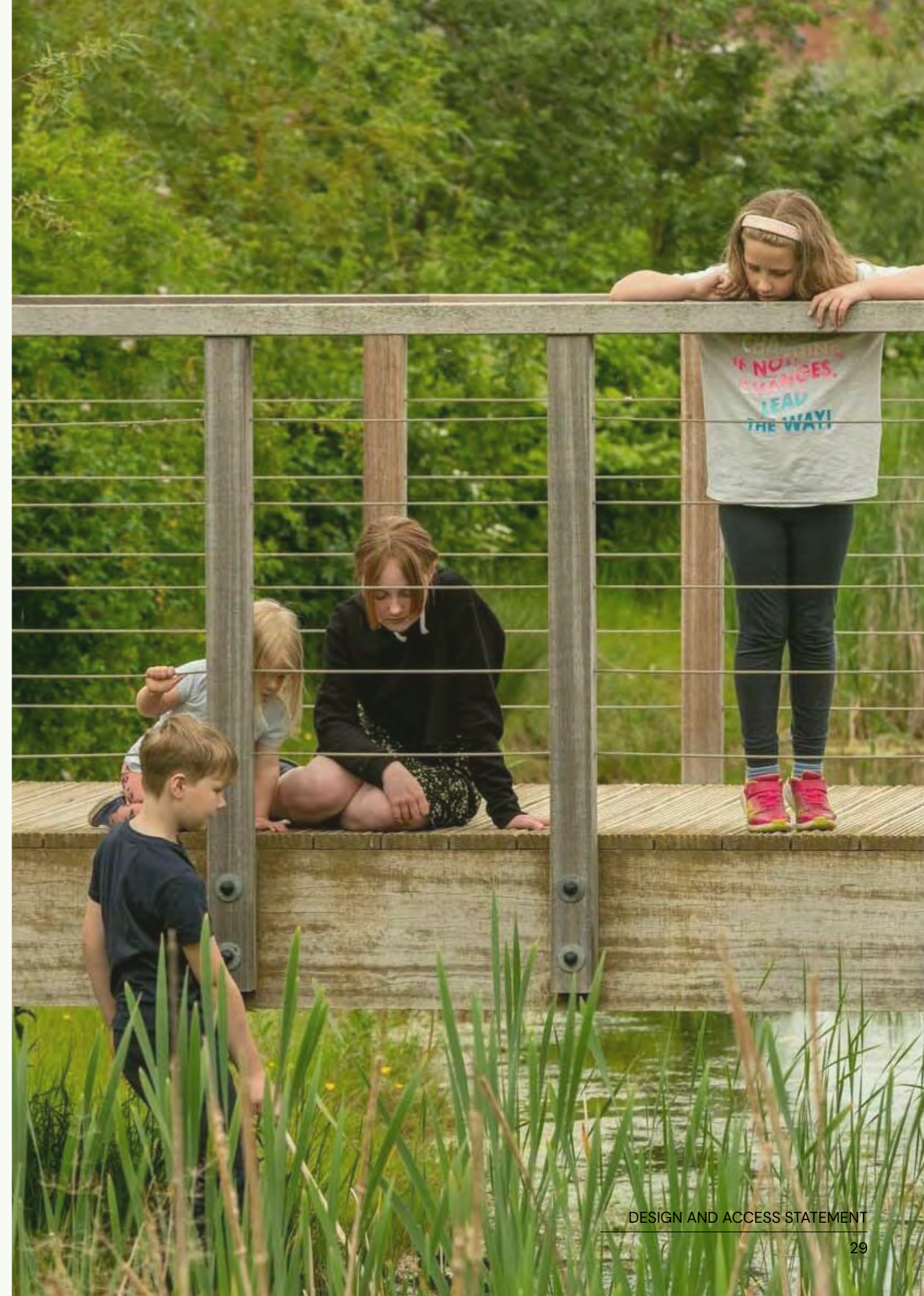
- 3.25 Survey work has identified habitats of ecological interest and potential use by protected species. Further survey work will identify site usage by ground nesting birds and Great Crested Newts. The mitigation strategies proposed will ensure that no significant adverse effects occur on notable habitats and protected species. The landscape strategy has been designed with ecological and green infrastructure principles in mind, such that there would be long-term benefits for nature conservation, in line with local priorities for biodiversity. In conclusion, on the basis of the current evidence there is no overriding ecological reason why the site could not be developed.





## DRAINAGE AND HYDROLOGY

- 3.26 The site is entirely in Flood Zone 1, with some areas at risk of surface water flooding.
- 3.27 The nearest watercourse to the site is the Hartsbourne Stream to the south, flowing in a westerly direction to the River Colne. No other open water features would be considered to exist within or bound the site elsewhere, with other surface water drainage infrastructure in the area appearing limited to a Thames Water sewer running west from the head of Carpenders Avenue at the north-west corner of the site.
- 3.28 With consideration of flood risk from tidal and fluvial sources, the application site is designated as being within Flood Zone 1, so is at negligible risk from these sources. With respect of flood risk from other sources and given the undeveloped nature of the site with no formal drainage, surface water flooding is noted in a ribbon along the localised valley in topography. This runs from a high point toward the centre of the site down toward the south and the open drainage channel.
- 3.29 No foul water drainage exists within the site; however, a possible point of connection exists from the north-west of the site. With consideration of Thames Water asset plans, a potential connection from the corner of the site passes to the foul sewer and then runs west from the head of Carpenders Avenue.
- 3.30 In summary the Flood Risk Assessment & Drainage Strategy demonstrates that the proposals are consistent with the aims of the NPPF and planning guidance. The development will not be at undue risk of flooding, nor will it unduly increase flood risk downstream.





## ACCESS AND MOVEMENT

- 3.31 There are good connections from Carpenders Park by public transport to surrounding settlements by road, and there are train and bus services going to Watford and London. Access to the M1 is located approximately 5km north east of the site, and access to the M25 is located approximately 10km to the west of the site.
- 3.32 There is a Public Right of Way (PRoW) running east-west in the north of the site. It connects Capenders park to the Merry Hill Woodland.



## HERITAGE CONTEXT

- 3.33 Numerous heritage assets were identified in the wider area of the site.
- 3.34 However, no heritage assets were considered to be affected by the proposals due to there being either a lack of visible or experiential connection between the two, namely:
- A. Front Lodge To Oxhey Grange (850 metres north west of the site)
  - B. Oxhey Grange (700 metres north west of the site)
  - C. Grim's Ditch: section extending 1500yds (1370m) NE from Oxhey Lane, Scheduled Monument (850 metres south east of the site)
  - D. Grims Dyke Grade II Registered Park and Garden, (850 metres south east of the site)
  - E. Grimsdyke, Grade II\* Listed Building, (1.14km south east of the site)
- 3.35 Other heritage assets were similarly discounted for the distance from the site and/or due to their relatively localised settings such as the grade II listed London Coal Duty Marker On County Boundary Immediately North West Of Burnt Oak Farm and grade II Stable In The Grounds Of Melodies both over 800 metres to the south of the site.
- 3.36 Furthermore, the site is not located within a conservation area.



## SITE OPPORTUNITIES AND CONSTRAINTS

3.37 The constraints and opportunities presented by the site inform and structure the development proposals. These are outlined opposite and illustrated, where appropriate, on the Constraints and Opportunities Plan.

- Where possible, retain existing trees, groups and hedgerows within the site identified as worthy of retention, respecting the root protection areas;
- Respect the existing ecology on site through retaining, enhancing and creating new habitats to deliver a minimum 10% increase in biodiversity;
- Provide a connected green infrastructure network that positively responds to the arboricultural, ecology and landscape assessments as part of a locally distinct design response;
- The site is entirely in Flood Zone 1, with some areas at risk of surface water flooding;
- Oxhey Lane can provide safe access to the Site and designed in accordance with Manual for Streets as well as the Three Rivers District Council Local Development Framework;
- The development proposals could include enhancements to the PRow, Watford Rural O13, including widening, to enhance pedestrian permeability of the site into the wider area. This will create a better link between the suburb and Merry Hill Woodland;
- Development should remain outside of the 9 meter water pipeline easement;
- The Site is well-related to the settlement edge, and is in close proximity to facilities and services within Carpenders Park;
- The site is constrained with its topography. The northern parcel has a steep incline from west to east; and
- The site is located in the green belt.



- KEY: CONSTRAINTS & OPPORTUNITIES**
- SITE BOUNDARY 12.7 HECTARES
  - WOODLAND
  - EXISTING HEDGEROW
  - EXISTING TREES
  - FLOOD RISK ZONE 1
  - FLOOD RISK ZONE 2
  - FLOOD RISK ZONE 3
  - RIVER
  - WATER PIPELINE & EASEMENT (3M)
  - REQUIRED HEDGEROW
  - 15M BUFFER ALONG THE NORTH EAST
  - GREEN BELT BOUNDARY
  - ✦ HIGHEST POINT ON SITE
  - ✦ BLIND SPOT
  - ✦ MAST
  - RURAL CONTEXT
  - EXISTING URBAN CONTEXT
  - EXISTING BUILT STRUCTURES
  - OXHEY LANE / A4008 (40mph)
  - RIGHT OF WAY
  - ↔ MAIN SITE ACCESS OPTION 1
  - ↔ EMERGENCY SITE ACCESS
  - ↔ POTENTIAL ACCESS CONNECTION WITH EXISTING CAREHOME
  - ↔ MAIN SITE VIEWS
  - DIRECTION OF SLOPE
  - MAJOR CONTOURS AT 2.5M INTERVALS
  - MINOR CONTOURS
  - ACCESS THROUGH HEDGEROW
  - OVERHEAD POWER CABLE
  - 1 Quickly changing levels. This is the most visible part of the site from the surrounding area
  - 2 A line of mature trees, forming a historic field

**OPPORTUNITIES AND CONSTRAINTS PLAN**

# 04. DESIGN POLICY & GUIDANCE

*“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

*a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

*b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

*(Para. 139, NPPF Dec 2024)*

- 4.1 The development proposals will be formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (December 2024), National Design Guide (published in 2019 and updated in January 2021) and the National Model Design Code (January 2021).

## NATIONAL PLANNING POLICY FRAMEWORK

- 4.2 Government guidance in the form of the National Planning Policy Framework (NPPF) sets out the Government’s planning policies and how these should be applied. The NPPF states at Paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development. The three key objectives are:
- An economic objective;
  - A social objective; and
  - An environmental objective.
- 4.3 There is a presumption in favour of sustainable development, as set out at Paragraph 11. Section 9: Promoting sustainable transport (para. 109) of the NPPF points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role that design can play to ensure that development maximizes opportunities for sustainable transport options.

*“...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”*

*(Para. 109(b) NPPF Dec 2024)*

- 4.4 The Government also continues to place a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, to achieve

- 4.5 “high quality, beautiful and sustainable buildings and places”. Detailed advice on how to achieve this objective is provided in Section 12: Achieving well-designed and beautiful places. The contribution which good design makes to sustainable development is set out in paragraph 131, as follows:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”*

*(Para. 131, NPPF Dec 2024)*

- 4.6 Furthermore, a test was introduced in the 2021 edition of the NPPF, to ensure that developments are well-designed, placing an emphasis on fostering of “beautiful” places among the overarching objectives of the planning system. In paragraph 139, the NPPF states that:

*“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.*

*(Para 139, NPPF Dec 2024)*

- 4.7 The NPPF is also clear at paragraphs 132 and 133 that Development Plans should set out a clear design vision to provide certainty to applicants, and that design policies should be prepared in conjunction with local communities to reflect local aspirations.

4.8 Paragraph 135 of the NPPF states that with regard to design planning policy and decision making should ensure that developments;

*“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

## PLANNING PRACTICE GUIDANCE

4.9 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and Tools PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.

4.10 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well designed places and the role that early engagement can play in this.

*“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage”*

*(Para. 001, PPG, ID: 26-001-20191001, October 2019)*

## NATIONAL DESIGN GUIDE

4.11 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

*“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.”*

*(Para. 13, NDG 2021)*

4.12 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

4.13 The ten characteristics contribute towards the cross discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively addresses environmental issues affecting climate.

## NATIONAL MODEL DESIGN CODE

- 4.14 The National Model Design Code (NMDC) was published in January 2021 by the Ministry of Housing, Communities and Local Government. The purpose of this document is to:

*“... provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design.”*

*(Para 1, National Design Code 2021)*

- 4.15 The NMDC document draws upon the NPPF’s commitment to ensure that local planning authorities are utilising visual tools, such as design codes and guides, to inform development proposals, which will consequently provide a framework for creating high-quality places, with a consistent and high-quality standard of design.
- 4.16 Whilst the NPPF, PPG, NDG and the NMDC are the primary points of reference, there are other well-regarded design guidance documents that are still relevant to creating good design including:
- Manual for Streets 1 & 2 (Department of Transport/ Department for Communities and Local Government, 2007/2010); and
  - Building for a Healthy Life (Homes England, June 2020) is the latest edition, and new name for Building for Life 12 (BFL12) written in partnership with NHS England, NHS Improvement and MHCLG.

## DESIGN RELEVANT PLANNING POLICY

### Adopted Three Rivers Local Plan – October 2011

- 4.17 The Adopted Core Strategy Document was formal adopted by the Council on 17th October 2011. This strategy sets out the strategic planning policy for Three Rivers District Council, including a ‘spatial’ vision and strategy, as well as the development strategy for Three Rivers, up until 2026.





## DESIGN POLICY

- 4.18 The Design Policy CP12 within the adopted Three Rivers Core Strategy was adopted in 2011.
- 4.19 In seeking a high standard of design, the Council will expect all development proposals to:
- a) Have regard to the local context and conserve or enhance the character, amenities and quality of an area
  - b) Conserve and enhance natural and heritage assets
  - c) Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space
  - d) Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials
  - e) Build resilience into a site's design taking into account climate change (for example flood resistant design)
  - f) Use innovative design to reduce energy and waste and optimise the potential of the site
  - g) Ensure buildings and spaces are, wherever possible, orientated to gain benefit from sunlight and passive solar energy
  - h) Design out opportunities for crime and anti-social behaviour through the incorporation of appropriate measures to minimise the risk of crime and create safe and attractive places
  - i) Incorporate visually attractive frontages to adjoining streets and public spaces
  - j) Ensure all appropriate frontages contain windows and doors that assist informal surveillance of the public realm
  - k) Use high standards of building materials, finishes and landscaping; also provide/contribute towards street furniture and public art where appropriate
  - l) Ensure the development is adequately landscaped and is designed to retain, enhance or improve important existing natural features; landscaping should reflect the surrounding landscape of the area and where appropriate integrate with adjoining networks of green open spaces
  - m) Make a clear distinction between public and private spaces and enhance the public realm
  - n) Ensure that places, spaces and buildings are accessible to all potential users, including those with mobility difficulties
  - o) Provide convenient, safe and visually attractive areas for the parking of vehicles and cycles without dominating the development or its surroundings
  - p) Be durable and, where practical, buildings should be capable of adapting to other uses and functions in order to ensure their long-life.
- 4.20 This DAS identifies how the design policies of the Local Plan have been embraced as part of creating a high quality and distinctive place.

## Development Management Policies Local Development Document – July 2013

- 4.21 The Development Management Policies LDD sets out the criteria against which all planning applications within the District will be considered.



### The Residential Design and Layout Policy

- 4.22 The Residential Design and Layout Policy DM1 within the adopted Three Rivers Development Management Policies LDD was adopted in 2013.
- 4.23 All applications for residential development should satisfy the design criteria as set out in Appendix 2 to ensure that development does not lead to a gradual deterioration in the quality of the built environment, and that landscaping, the need for privacy and amenity space and the creation of identity in housing layouts are taken into account.
- a) New Residential Development
- 4.24 The Council will protect the character and residential amenity of existing areas of housing from forms of “backland”, “infill” or other forms of new residential development which are inappropriate for the area. Development will only be supported where it can be demonstrated that the proposal will not result in:
- i) Tandem development
  - ii) Servicing by an awkward access drive which cannot easily be used by service vehicles
  - iii) The generation of excessive levels of traffic
  - iv) Loss of residential amenity
  - v) Layouts unable to maintain the particular character of the area in the vicinity of the application site in terms of plot size, plot depth, building footprint, plot frontage width, frontage building line, height, gaps between buildings and streetscape features (e.g. hedges, walls, grass verges etc.)

### Public Open Space SPD – December 2007

- 4.25 The Three Rivers District Council Open Space, Amenity and Children’s Playspace SPD was adopted by the Council in 2007. It sets out the Council’s requirements for the provision of open space within new developments and recommends use of the LPA open space calculator to determine provision.
- 4.26 Section 6 of this DAS demonstrates how the proposals meet the requirements for public open space within the site.



### Parking Policy – July 2013

- 4.27 The Three Rivers Council Parking standards DM13 was adopted in July 2013 within the Development Management Policies Local Development Document.
- 4.28 It outlines the Council’s approach to parking at new developments and should be used to help determine the level of parking at new developments and provide the basis for the County Council’s advice to local planning authorities on planning applications. The expected level of provision is set out in the Table XX for the design and master planning of new residential developments.
- 4.29 Section 6 of this DAS demonstrates how the proposals meet the requirements of the SPD.

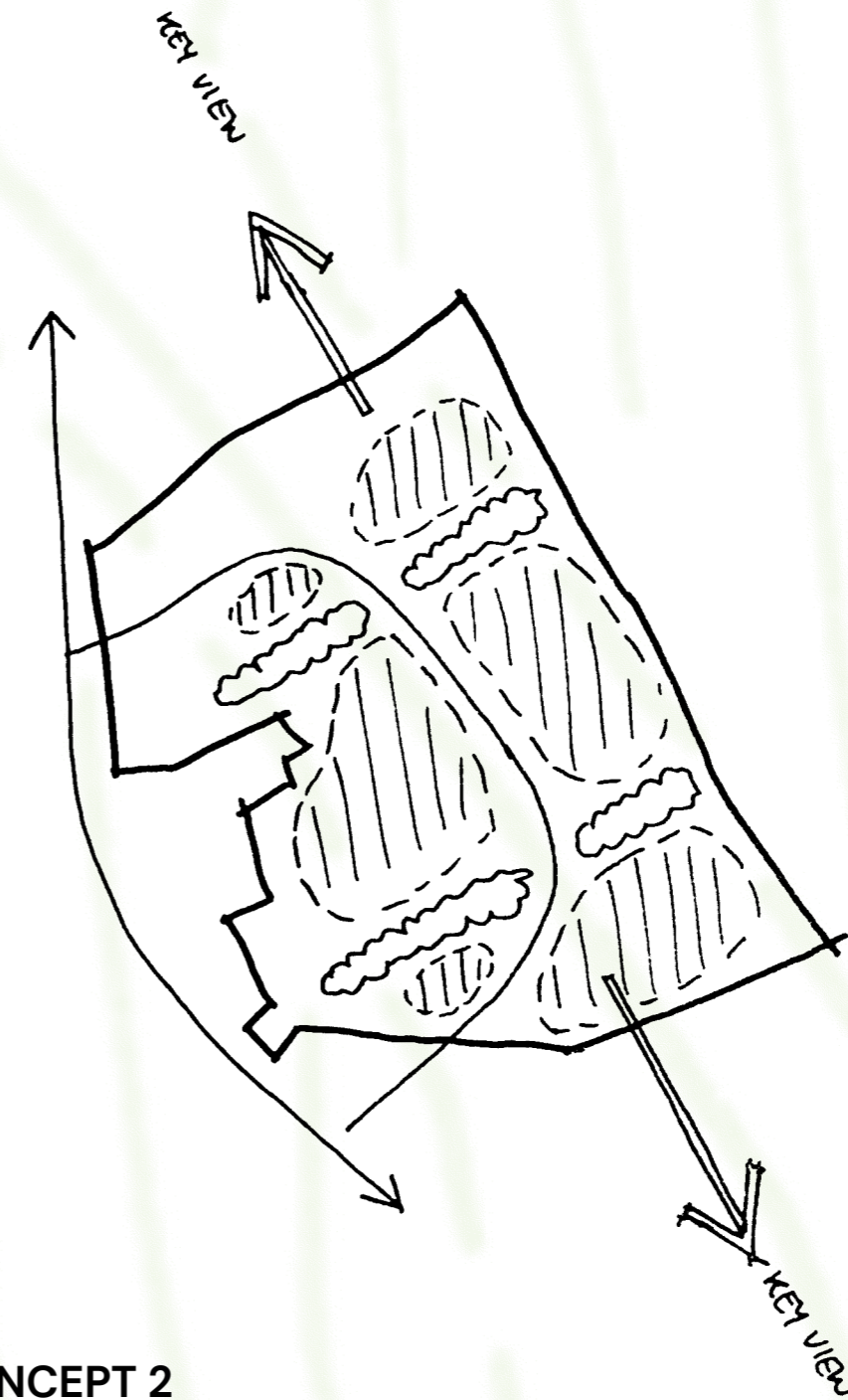
# 05. DEVELOPING THE DESIGN CONCEPT

## DESIGN EVOLUTION CONCEPT PLANS



### CONCEPT 1

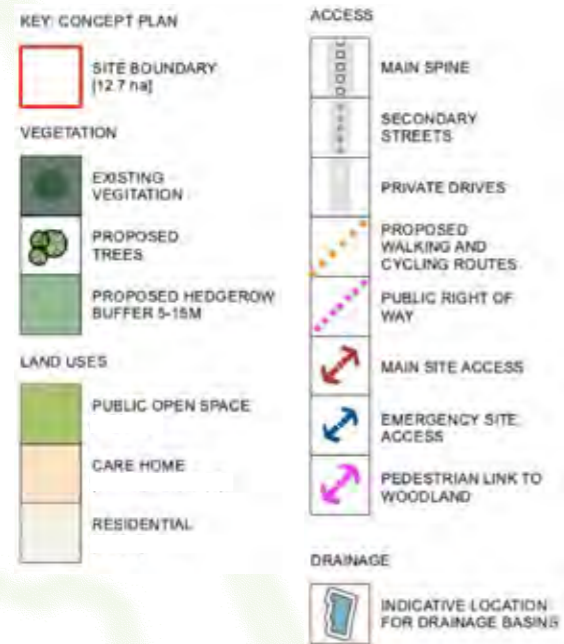
- 5.1 The initial concept plan sought to identify the broad development areas and connections between them using the landscape framework of trees and hedgerow.



### CONCEPT 2

- 5.2 The concept plan was refined following a review with the wider team, amending the development structure having regard to key views, the landscape setting, access and levels. The concept plan retains the familiar linear arrangement of the Carpenders park suburbs in the shaping of development areas but adjusts the internal access to connect green spaces. Subsequent iterations sought to reinstate the linear nature of the access routes.

5.3 The concept plans final iteration adjusted the development areas to optimise the landscape setting to the north, and to create a parkland setting to the access road. Drainage areas were introduced and the location of a Housing with Care use to the east added.



**CONCEPT PLAN**

# 06. DESIGN AND ACCESS

## MASTERPLAN OVERVIEW

- 6.1 Informed by development of the concept plan, the illustrative masterplan demonstrates the capacity for a landscape led development – wherein landscaping is retained across some 50% of the site. The key elements include:
1. Introduce a substantial area of informal public open space in the northern area of the site, with tree planting, pond and an improvement to the existing PRoW;
  2. Delivery of up to 256 dwelling, including a mix of dwelling sizes and tenures;
  3. Inclusion of new housing with care that will lie adjacent to the existing Carpenders Park housing with care;
  4. Retention of existing hedgerows and tree running through the site, including the historic tree line;
  5. Integration of sustainable drainage;
  6. A lower density development edge in the northern parcel to preserve view and respect the countryside boundary;
  7. A new access via Oxhey Lane;
  8. Landscaping and open space to provide for an increase in biodiversity.



ILLUSTRATIVE MASTERPLAN



## LAND USE AND AMOUNT

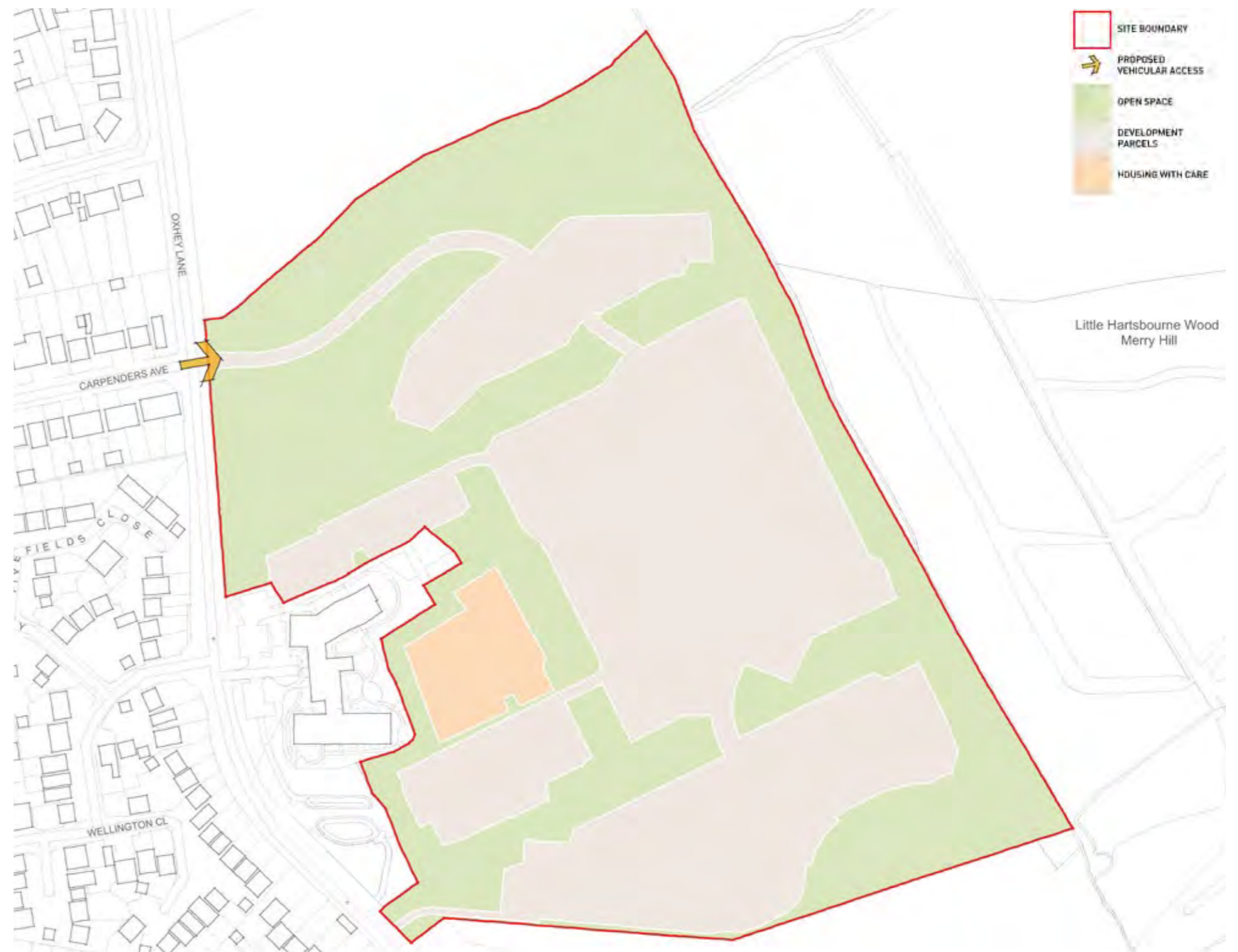
- 6.2 The Parameter Plan (opposite) defined the key elements of the proposal and is the plan for which planning permission is being sought as part of this application.
- 6.3 The site covers a total area of 12.7ha and a residential area of approximately 6.1ha. this can accommodate up to 256 dwellings at an average density of 42dph.
- 6.4 Land for 'housing with care' occupies 0.4ha of the land in the middle parcel to the west.
- 6.5 Approximately 6.2ha of green infrastructure is provided on site, well in excess of the minimum requirements, and comprise of a range of open space typologies as set out in the Open Space Summary Table.
- 6.6 A new pedestrian, cycle and vehicular access is provided via Oxhey Lane. The existing PRow in the northern parcel will be retained and upgraded.

# 6.2HA

GREEN INFRASTRUCTURE

# 6.1HA

RESIDENTIAL



LAND USE PLAN



## DENSITY, SCALE AND MASSING

6.7 The average gross density of the proposal is approximately 20dph, based on the site area of 12.7ha. The average net density which only includes the areas for residential development (excluding public open space, landscape and the area for the housing with care) is approximately 42dph.

6.8 The density will vary across the site, having regard to the site context, proposed character, making efficient use of land, and ensuring the proposals provide an appropriate transition to the wide landscape to the north, east and south.

### Lower density – up to 2 storeys

6.9 Located in the west, north and east edge of the site, a reduced density allows for predominantly detached dwellings, larger gardens, more tree planting and soft landscaping, creating a positive outward facing edge to the settlement. This responds to the green belt setting and the steep topography making the northern area the most visible edge from Carpenders Park.

### Medium density – up to 2 storeys

6.10 The medium density development zone is in the centre of the site. This area is informed by the density of housing in Carpenders Park and the need to make efficient use of land. It will sit adjacent to the proposed housing with care.

### Medium density – up to 3 storeys

6.11 This area is located in the south of the site. This comprises the lowest point of the site which is more discrete from views into the site from surrounding areas. The area connects to the end of the main spine.



BUILDING HEIGHTS PLAN



## ACCESS & MOVEMENT

6.12 A well-connected movement network, accessible by all users, is proposed which helps to ensure that all areas of the development will be accessible, easy to navigate, safe and secure. The proposed access and movement strategy will focus on the delivery of the following elements which are in accordance with the objectives of national and local planning policy:

- Street hierarchy;
- Street typologies;
- Parking strategy;
- Proposed pedestrian and cycle movement network; and
- Proposed access points.

6.13 The development's location next to the existing community is enhanced by direct pedestrian routes connecting to the infrastructure. The access strategies define main routes, achieving a permeable layout, as shown in the Access and Movement Strategy Plan.



ACCESS AND MOVEMENT PLAN



## STREET HIERARCHY

- 6.14 A clear hierarchy of streets is proposed creating an integrated movement network. Variation in the street types proposed aids in the creation of a legible and permeable development, whilst also providing for, and encouraging pedestrian and cycle movement, and delivering necessary vehicular connections.
- 6.15 Streets will be designed as key aspects of the public space, the nature and form of which will vary according to their connectivity, function and location within the development proposals. The development proposals have been influenced by the “Manual for Streets 1 & 2”, and the Three Rivers Council’s Development Management Policies Local Development Document.
- 6.16 The development and internal road network will be designed to encourage low vehicular speeds and streets will be defined by the building layout, so that buildings and spaces, instead of roads, dominate the street scene. The design will promote safe walking and high permeability through the site and aims to limit the potential for anti-social behaviour.





## PARKING STRATEGY

- 6.17 Parking will be designed in line with the current guidance within the Manual for Street and the Three Rivers Council Parking Policy. Parking should be in a location that is both convenient and well overlooked. It should be designed to be as unobstructive to the street scene as possible, with screening provided by the use of hedges and planting, where appropriate.
- 6.18 Allocated parking will predominately be provided on plot, within the curtilage, either to the front or side of dwellings, with individual bays and/ or garages set back from the building line, to allow ease of access to dwellings
- 6.19 Where parking is provided on street it should be carefully designed to be typically no more than 6 spaces appear in a row, and areas of landscaping and/or planting should be used to break up the appearance.
- 6.20 The use of rear parking courts will be used as part of a balanced mix of provision. Where parking courts are utilised, they should serve a limited number of dwelling and should be designed to include good levels of natural surveillance and opportunities for active overlooking.



## PEDESTRIAN AND CYCLE ACCESS

- 6.21 The existing footway on Oxhey Lane will be connected onto the sites primary street to provide a pedestrian route onto site. The footway connection will provide continuous pedestrian infrastructure between the site and the existing area of Carpenders Park.
- 6.22 Existing Footpath Watford Rural O13 runs east-west through the sites northern parcel. This route will be retained and improved. The Prow will be supplemented by a new network of leisure routes through the open space within the site, lining to the sider footpath network and to the development parcels. It shall also improve the connection from Carpenders Park centre to the Merry Hill Wood.
- 6.23 There are three access points to the site, two of provide cycle access. The access is suitably located to reflect future pedestrian and cycle desire lines west along Carpenders Avenue to the numerous facilities and amenities in Carpenders Park and South Oxhey.

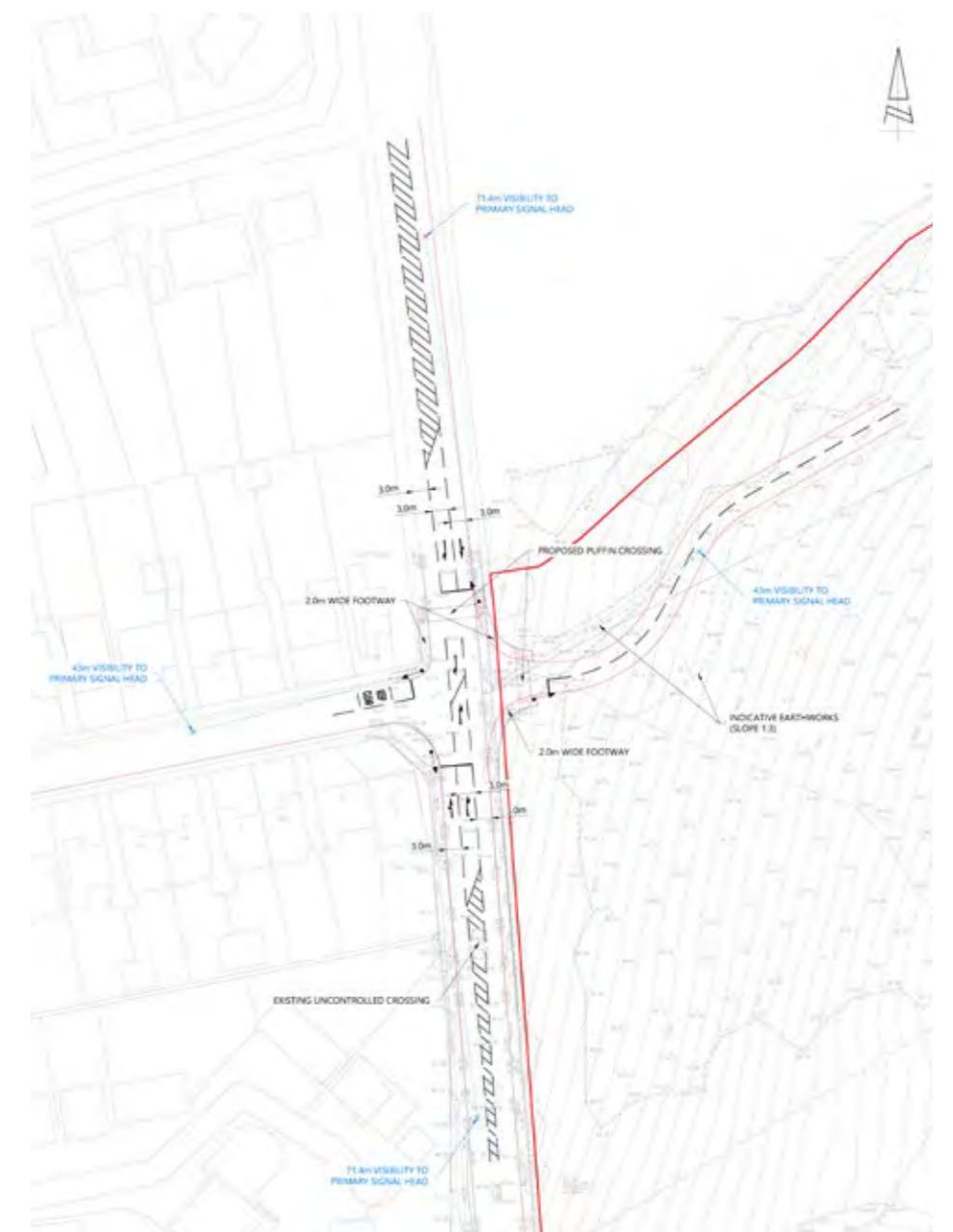




## ACCESS

- 6.24 In line with the transport user hierarchy set out in Hertfordshire's Local Transport Plan, the development proposals have been designed to prioritise walking and cycling ahead of motor vehicles. The access strategy follows this hierarchy with three accesses onto Oxhey Lane all of which provide pedestrian access, two of which provide cycle access and only one for vehicular traffic. The proposed vehicle access is a signalised crossroad junction arrangement on A4008 Oxhey Lane with Carpenders Park, which will include a signalised pedestrian crossing of Oxhey Lane, managing vehicle speeds and provide a safe crossing. The access is suitably located to reflect future pedestrian and cycle desire lines west along Carpenders Avenue to the numerous facilities and amenities in Carpenders Park and South Oxhey. The proposed access arrangements will integrate with the alignment of existing public right of way which would be enhanced as part of the development.
- 6.25 Within the site the priority for active travel would continue with the design following Hertfordshire's Place & Movement Planning and Design Guidance. A primary access road with footways on both sides will route through the site from the access with Oxhey Lane. This will connect to a variety of secondary streets, private drives, shared surfaces to create a slow speed layout which emphasises the place function of the roads. Dedicated and direct pedestrian routes beyond the road network will create a permeable network for walking for both recreational and utility purposes connecting to the three accesses onto Oxhey Lane. The proposals also feature an orbital pedestrian route around the site which will link with the existing public right of way in the north of the site providing access to wider countryside.

- 6.26 Car parking, cycle parking and parking for electric vehicles will be provided for the development in line with guidance.
- 6.27 Overall, the internal site layout and access arrangements would create a movement network which is consistent with HCCs transport user hierarchy giving precedence to the needs of those walking and cycling over motor vehicles.



POTENTIAL SITE ACCESS ARRANGEMENT - SIGNALISED JUNCTION



## GREEN INFRASTRUCTURE

- 6.28 Landscape design is a key component for creating a successful development at Land at Carpenders Park. As shown on the Green Infrastructure Plan, the proposal for the site includes substantial areas of green space for the benefit of existing and future residents. It also provides an opportunity to integrate sustainable drainage, provide better micro-climates and substantially enhance biodiversity.
- 6.29 The strategy has been informed by the landscape and visual assessment and other technical studies to ensure the proposed development is assimilated into the surrounding landscape. The proposed multi-functional green infrastructure creates a strong landscape structure across the site, focused around the retention and enhancement of existing landscape assets and Public Rights of Way.
- 6.30 The Landscape Strategy will include the following key components:
- Informal LEAP in the northern area of the site;
  - Dense woodland pocket by the pond in the north-west of the site;



GREEN INFRASTRUCTURE PLAN



## LANDSCAPE STRATEGY

- 6.31 The proposed landscape strategy has been developed in response to the existing character of the site and surrounding landscape context, to minimise potential effects on the receiving landscape and on visual amenity, while create an attractive place to live for proposed residents. The key features of the landscape proposals include:
- 6.32 Retention of the existing PRow Footpath ref 'Watford Rural O13' along its original alignment.
- 6.33 Retention of all the existing trees within the site, along with retaining and bringing under management the existing overgrown hedgerows which encroached across the site to form Blackthorn scrub.
- 6.34 15m landscape buffer to the eastern boundary, setting back new built form to not affect the RPAs of the adjacent trees within Merry Hill wood.
- 6.35 Northern area of proposed public open space to include significant amount of native woodland planting with scattered native trees. A community orchard to include trees of local provenance set within wildflower meadow grassland with mown footpath routes is proposed to the north east..
- 6.36 Recreational opportunities with a dedicated equipped play space accessible from the PRow network and to both the existing and proposed community.
- 6.37 Opportunities for informal recreation with an area of amenity grassland, and an extensive area of new paved and informal footpath connections throughout the site.
- 6.38 Sustainable urban drainage features comprising attenuation basins to the lower ground adjacent to the northwestern and southern boundaries, supplemented with wet meadow grassland and marginal and aquatic planting to the banks, with native shrub and tree planting throughout the areas of public open space and around the site boundaries to aid in visual mitigation.



- Key**
-  Site Boundary.
  -  Existing trees to be retained.  
- Pink dashed line indicates root protection area.  
- As per Tree Survey Plan by ACD Environmental (PR124711-01)
  -  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 Care Home development parcel.  
- Subject to detailed design.
  -  Existing underground water main.  
- With 5m 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 Locally Equipped Area for Play (LEAP)  
- To include natural style timber play equipment and seating with appropriate safety surfacing and fencing.

ILLUSRATIVE LANDSCAPE MASTERPLAN



## WELLBEING – SAFE, INCLUSIVE AND ACCESSIBLE PLACES

6.39 The National Design Guide highlights the importance for developments to promote health and wellbeing that meet the needs of a diverse range of users.

*“...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”*

*(Para. 135(f), NPPF 2024)*

6.40 Good design that promotes wellbeing has been incorporated into the proposals, including by:

- Providing land for a housing with care facility which will help meet local demands;
- Creating convenient, safe and direct access for all residents to the existing and proposed local services and facilities including schools, retail, community uses and employment opportunities;
- Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity;
- Creation of a clearly defined public realm through building frontages and boundary treatments that demarcate public and private spaces;
- Consideration of the proposals in relation to the location of the buildings on the site, and the relationship between various uses and transport infrastructure, particularly for those with disabilities; and
- Provision of suitable access to internal and external environments for future residents.



## SUSTAINABLE MASTERPLANNING

6.41 At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and within the Local

6.42 Plan. To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with this key objective in mind.

6.43 The sustainability of a place starts with how the development is laid out and how people move around it. At Land at Carpenders Park the different land uses are masterplanned to not only respond to the site’s constraints and opportunities, but to locate key land uses in positions that are within appropriate travelling distances to help promote walking and cycling as the principle choice of transport.

6.44 Strong connections between areas of greenspace and development will help to promote the use of active travel options, areas for active recreation, as well as providing views of nature and a connection to it, promoting healthy lifestyle choices to residents.

6.45 The key principles underpinning the proposals to create a sustainable place are:

- Land uses well located and planned;
- High-quality and affordable homes;
- Energy efficient, low carbon buildings;
- Attractive spaces with greenspace and nature;
- Positive health and wellbeing;
- Good connections and easily accessible;
- Sustainable travel options, i.e. through walking, cycling and the use of public transport; and
- Recreation and physical activity.



## SUSTAINABLE BUILDING TECHNIQUES

6.46 The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.



## SECURED BY DESIGN

6.47 The design proposals are based on an understanding of best practice and reference has been made to relevant documents including Manual for Streets, Safer Places: the Planning System and Secured by Design, New Homes Guidance.

6.48 The development is designed to create an environment which is well designed, attractive, clearly legible and well maintained. People should be able to take pride in their surroundings and feel comfortable and safe and have a sense of shared ownership and responsibility. The development is clearly defined with no ambiguity as to which areas are private, which are public, and how the two relate to one another.

6.49 The development has followed the following principles:

- Public access to the rear of dwellings from public space, including alleys are to be avoided – the Indicative Masterplan shows gardens in the middle of development parcels to ensure this;
- Routes lead directly to where people want to go;
- All routes are necessary, serving a defined function;
- The majority of cars are parked in the curtilage to provide optimum surveillance. The use of parking courts has been minimised, and where they are used, are small and have good levels of natural surveillance;
- Natural surveillance and active overlooking is promoted by ensuring the streets and open spaces are overlooked and well used; and
- The ownerships and responsibilities for external space will be clearly identified and the proposals will facilitate ease of maintenance and management.

6.50 Landscape design is essential to achieve an environment that creates a sense of place and community identity. Landscape design in this context encompasses the planning, design and management of external spaces. Well-designed public lighting increases the opportunity for surveillance at night and sends out positive messages about the management of an area.

6.51 Natural surveillance in the form of doors and windows overlooking streets and pedestrian routes and therefore creating activity throughout the day and evening will be essential in creating safe and comfortable routes for the user and discourage criminal activity by increasing the risk of detection.

## HOUSING WITH CARE

6.52 The needs assessments have identified a need for housing with care. As a result, the proposals will include provision for these facilities.

### What is housing with care?

6.53 Housing with care provides people with the opportunity to live in their own purpose-built, self-contained household, while accessing care and meals on-site. This can enable people to live more independently for longer. Care is provided by staff who are available 24 hours. The term 'care' refers to personal care which includes physical assistance, or prompting with supervision, given to a person in connection with:

- eating or drinking;
- using the toilet;
- washing or bathing;
- dressing;
- oral care; and
- the care of skin, hair and nails (with the exception of nail care provided by a chiropodist or podiatrist).

6.54 Although accommodation is self-contained, a range of communal facilities may be available including a restaurant or café, lounges and gardens. Leisure and wellness facilities such as gyms, hairdressers and activity rooms may also be available. These facilities may be open to the public to encourage and develop community connectedness and reduce isolation and loneliness. Many schemes also run social activities for residents.

6.55 Housing with care are those living in housing with care have specific tenure rights to occupy their dwelling and the legal agreements for provision of care and accommodation are separate. Those living in housing with care have exclusive possession, over their accommodation, which means they can decide who enters and when; they also have their own 'front door' with their own key.

### Who lives in housing with care?

6.56 Housing with care is predominantly lived in by older adults, but there are schemes for adults of all ages including multi-generational schemes. The housing is designed for older people who are able to live on their own if they have on-site access to assistance with personal care as and when required. The level of care offered can vary from a few hours each week to full-time care. It is hoped that this flexibility will help people to 'age in place'. There are also schemes specifically designed to support adults living with dementia.

*Source: Social Care Institute for Excellence*

### Specification and Integration at Carpenders Park

6.57 The housing with care will sit to the west of the masterplan with good accessibility links to the existing built up area and existing movement networks. The building will sit on an area of 0.4ha of land for the building footprints and associated parking and facilities.

6.58 Burlington Developments is working with providers to understand the specification required to provide appropriate facilities for future residents. The key elements of the building will be as follows:

- The accommodation is usually a one- or two-bedroom flat or bungalow, which is available for sale, rent or shared ownership, in a community or village of similar accommodation.
- The dwelling is specifically designed to facilitate the delivery of care if and when it is needed, the level of which can be increased or decreased as required.
- Typically, domestic services are available and staff are on-site 24 hours.
- There is also 24-hour emergency help via an alarm system.

### Indicative Housing with Care Plan

6.59 The design for the Indicative Housing with Care Plan is to surround a courtyard. This creates out outward facing boundary for the area. The apartment have been places in a way that they face onto the proposed new footpath for surveillance. The houses are facing one of the proposed secondary streets in order to create a safe and attractive street scene.





INDICATIVE ILLUSTRATIVE HOUSING WITH CARE PLAN

**The layout proposes:**

- 60x 1 and 2 bed apartments.
- Sufficient parking for residents staff and visitors, as per Three Rivers Parking Policy.
- Shared facilities comprising a dining room, lounges, reception, office and changing room and laundry rooms.
- A building height of 3 storeys.
- An internal courtyard provides immediate amenity space. With the building orientation lends itself to pedestrian connections with the north-south green corridor walking routes proposed to the east.
- The building will be designed in a way that matches the surrounding character of Carpenders Park.



**CHILDREN'S HOMES**

- 6.60 The Council's housing needs assessment sets out that children's homes typically accommodate between 1-4 children in a home, as well as provision for staff to sleep and a number of communal rooms. Outdoor space is also required, as well as provision for staff parking.
- 6.61 This is reiterated in HCC's Service Provision and Place Making Guide which states that children's homes must no longer reflect the outdated model of HMOs and should instead be a single dwelling which resembles a family home, offering a safe and loving environment to improve the experiences and outcomes of young people in care. It also specifies a preference for detached homes which allow for privacy for staff and children. The minimum bedroom requirement is a 3-bed home which would cater for 1 child.
- 6.62 The proposals include the provision of one 4-bed children's homes (Use Class C2), capable of accommodating up to three children as well as providing facilities for staff to stay on site.

# 07. APPEARANCE & CHARACTER



- KEY - SITE CHARACTER AREAS
- SITE BOUNDARY
  - CA1 - THE SPINE
  - CA2- NEIGHBOURHOOD CORE
  - CA3- THE GREEN EDGE

SITE CHARACTER AREA PLAN

7.1 Following a detailed assessment of Carpenters Park, key characteristics that make the settlement and immediate context distinct have been incorporated into the design of the new development.

7.2 Three character areas have been defined within the development that will help to create a sense of place, and are as follows:

■ CA1 The Spine

■ CA2 Neighbourhood Core

■ CA3 The Green Edge

7.3 Each character area will contain its own individual design elements, which aid in making it distinct from other areas. These will include built form principles, changes in height, setbacks, landscape treatments and use of materials.

### CA1 THE SPINE

7.4 The Spine Character Area covers the area along the primary street, which will be designed as a tree-lined avenue, extending from the site's access point off Oxhey Lane. This route will be characterised by a formal form of development.

7.5 The use of consistent building lines, consistent use of materials, generous building setbacks from the street and medium level of density with regular building separation will contribute to a cohesive appearance and will help to define a more formal character to this route.

7.6 Key attributes of this character area will include:

#### Density

Medium density development

#### Height

Buildings will be up to 2-3 storey, with varied eaves and ridge heights

#### Block Structure

Based on a street and perimeter block structure with public fronts and private backs

#### Building Typologies

A variety of typologies including short terraces, semidetached dwellings and occasional apartments and detached properties.

#### Building Line

Subtle variations in building line, with a variety of set-back and spacing between dwellings

#### Parking

A varied and balanced approach to parking, typically comprising to the front and side of dwellings with the occasional parking courtyard to ensure parking is not dominant within the street scene. Street will be tree lined

#### Boundary Treatments

A combination of soft boundary treatments including hedging, planted privacy strips

#### Materials

**Roof** – slate effect and plain tile;

**Wall** – envisaged to be a variety of walling materials comprising: flint with brick quoins; render; with brick quoins; brick; white painted brick/ stone.



## CA2 NEIGHBOURHOOD CORE

- 7.7 The Neighbourhood Core Character Area covers development in the inner parts of the development, as well as areas at the interface between the proposed and existing built-up areas at the site's immediate context.
- 7.8 Characterised by a relatively compact form of development, the majority of dwellings within the Neighbourhood Core will be served via a mix of street typologies, depending on the nature of public realm to be created, generating a relatively denser form of development.

7.9 Key attributes of this character area will include:

### **Density**

Low density development

### **Height**

Buildings will be up to 2-3 storey, with varied eaves and ridge heights

### **Block Structure**

Based on a street and perimeter block structure with public fronts and private backs

### **Building Typologies**

A variety of typologies including short terraces, semidetached dwellings and occasional apartments and detached properties.

### **Building Line**

Subtle variations in building line, with a variety of set-back and spacing between dwellings

### **Parking**

A varied and balanced approach to parking, typically comprising to the front and side of dwellings with the occasional parking courtyard to ensure parking is not dominant within the street scene

### **Boundary Treatments**

A combination of soft boundary treatments including hedging, planted privacy strips and the occasional low wall

### **Materials**

**Roof** – slate effect and plain tile;

**Walls** – envisaged to be a variety of walling materials comprising: flint with brick quoins; render; with brick quoins; brick; white painted brick/ stone.

### CA3 THE GREEN EDGE

- 7.10 The Green Edge Character Area contains development overlooking the proposed landscaped open space at the northern edge of the site and runs along the east of the site facing the woodlands. It provides a transition between the proposed development and the rural landscape beyond.
- 7.11 Characterised by an informal and verdant appearance, the proposed dwellings located within the Green Edge CA will be mostly large, detached family houses, contributing to a loose urban grain and relatively lower level of density, and benefit from views across areas of open space or landscaped planting, aiding the transition between built form and open space. In the southern parcel there shall also be a number of apartments places at the lowest pint on site as not to ruin the views from the surrounding planscape.
- 7.12 Variation in building line and generous front garden will provide opportunities for soft landscaping to the front of plots, contributing to further softening the built-form edge
- 7.13 Dwellings within this CA will tend to be served via Shared Surfaces and shared private drives.

7.14 Key attributes of this character area will include:

#### **Density**

Lower density development

#### **Height**

Buildings will be up to 2 storey, with varied eaves and ridge heights

#### **Block Structure**

Based on a street and perimeter block structure with public fronts and private backs

#### **Building Typologies**

Typically detached, and semi-detached wide fronted dwellings

#### **Building Line**

Varied building line, with frequently large set-backs and varied spacing between dwellings

#### **Parking**

Located to the side or front of properties

#### **Boundary Treatments**

Soft boundary treatments

#### **Materials**

**Roof** – slate effect and plain tile;

**Walls** – envisaged to be a variety of walling materials comprising: flint with brick quoins; timber boarding; brick; white painted brick/ stone.

# 08. SUMMARY & CONCLUSIONS

- 8.1 The development proposals at Land at Carpenders Park provide a unique opportunity to create a new neighbourhood that delivers real benefits for the suburb.
- 8.2 Provision of land for a housing and 'housing with care' will help meet local demands.
- 8.3 The proposals also provide large areas of new open space, significantly expanding the formal and informal recreational opportunities for residents of Carpenders Park, and achieving a substantial increase in biodiversity net gain.
- 8.4 The provision of new homes in a range of dwelling types, sizes and tenures will provide high quality housing in a sustainable location that meets an identified local need.

- 8.5 The development proposals will offer the following main benefits:
- The delivery of up to **256 new homes** in a range of dwellings types, sizes and tenure of which **50% will be affordable**, offering an accessible and acceptable choice of lifestyles.
  - The provision of land for **new housing with care**, to include communal facilities and an element of on-site care.
  - The creation of an integrated and **sustainable residential community** with a sensitive relationship to the existing settlement of Carpenders Park and providing a positive soft new edge to the wider landscape;
  - The delivery of significant **new areas of open space** for the benefit of both new and existing residents in the area;
  - Providing a development that is **well connected**, readily **understood and easily navigated**, with the delivery of a new access from Oxhey Lane to the west of the site;
  - The creation of legible routes through the development, complementing existing routes and providing sustainable transport choices;
  - Providing a substantial **increase in biodiversity net gain**, significantly in excess on the minimum requirements through the provision of new and enhanced habitats; and
  - Promoting the objectives of **sustainable development** through layout and design.





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