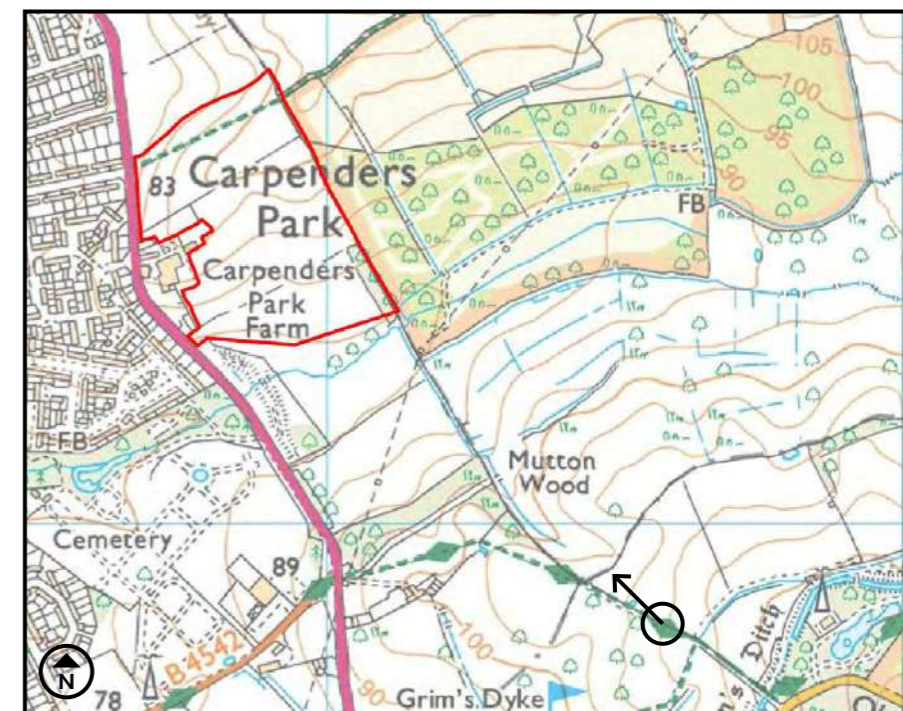




Approximate Site Extent

CONTEXT BASELINE VIEWPOINT 12

View northwest from PRoW Footpath route 'HARROW 37' / London Loop long distance route within Grims Dyke Golf Course.



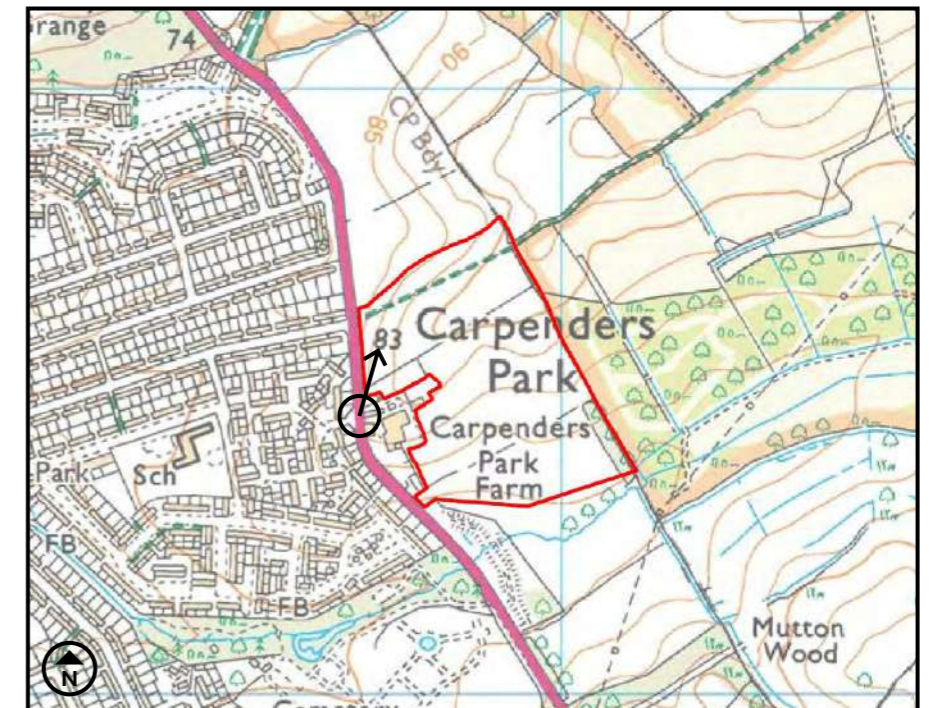
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 114m
Date & time of photograph	- 12/02/2025 @ 14:33	Distance from site	- 715m
OS grid reference	- 513584, 192826		





CONTEXT BASELINE VIEWPOINT 13A

View east from pavement along the A4008 Oxhey Lane adjacent Highfield.



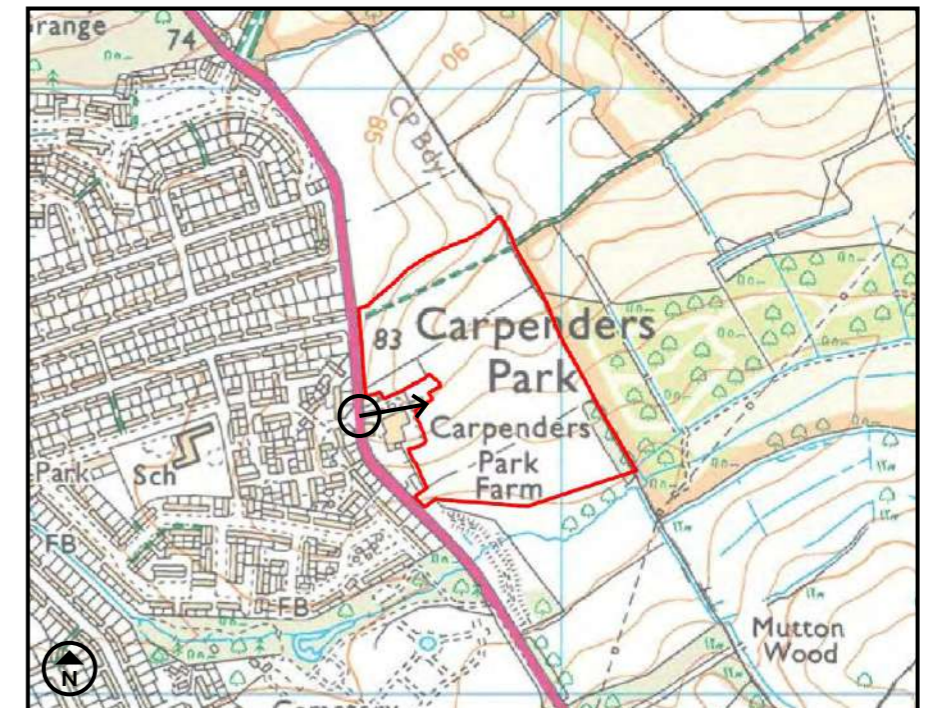
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 90m
Date & time of photograph	- 12/02/2025 @ 14:03	Distance from site	- 35m
OS grid reference	- 512667, 193460		





CONTEXT BASELINE VIEWPOINT 13B

View east from pavement along the A4008 Oxhey Lane adjacent Highfield.

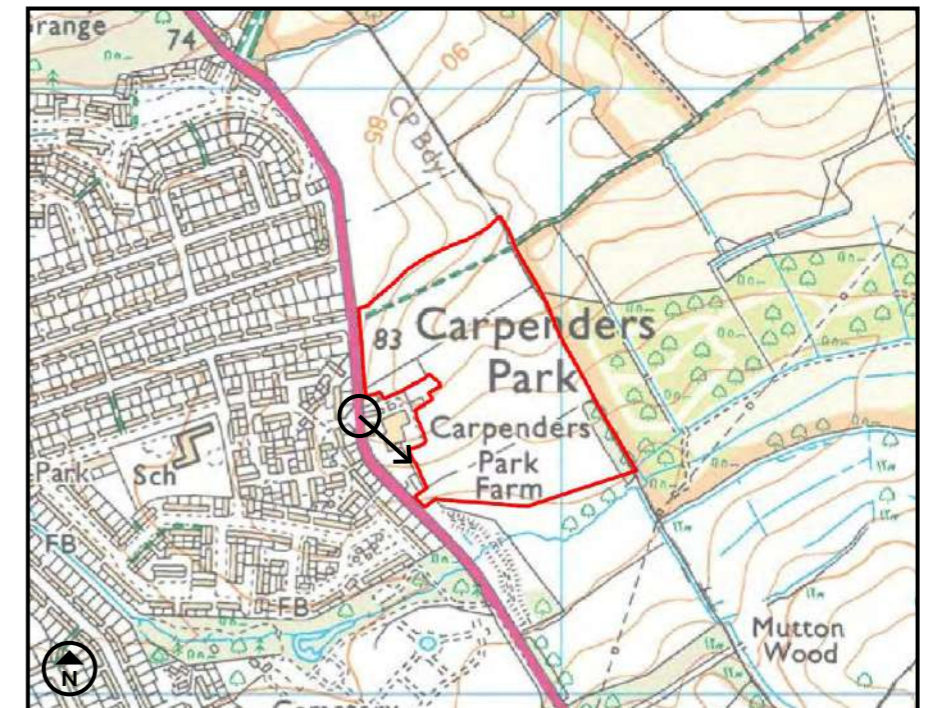


Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 90m
Date & time of photograph	- 12/02/2025 @ 14:03	Distance from site	- 35m
OS grid reference	- 512667, 193460		



CONTEXT BASELINE VIEWPOINT 13C

View east from pavement along the A4008 Oxhey Lane adjacent Highfield.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 90m
Date & time of photograph	- 12/02/2025 @ 14:03	Distance from site	- 35m
OS grid reference	- 512667, 193460		

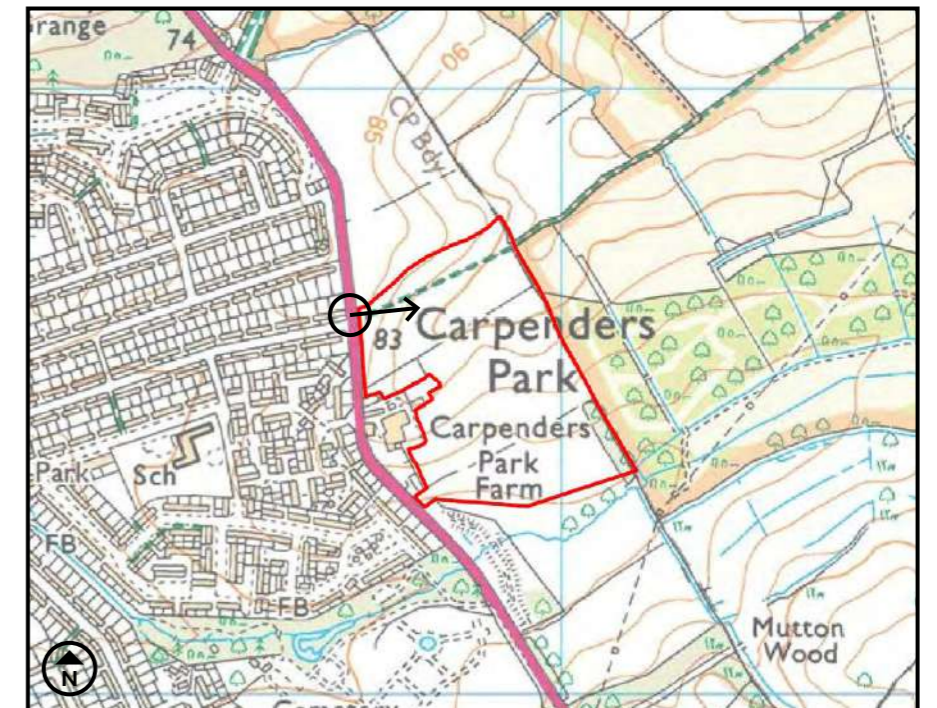




Approximate Site Extent

CONTEXT BASELINE VIEWPOINT 14A

View southeast from pavement along the A4008 Oxhey Lane adjacent Carpenders Avenue.



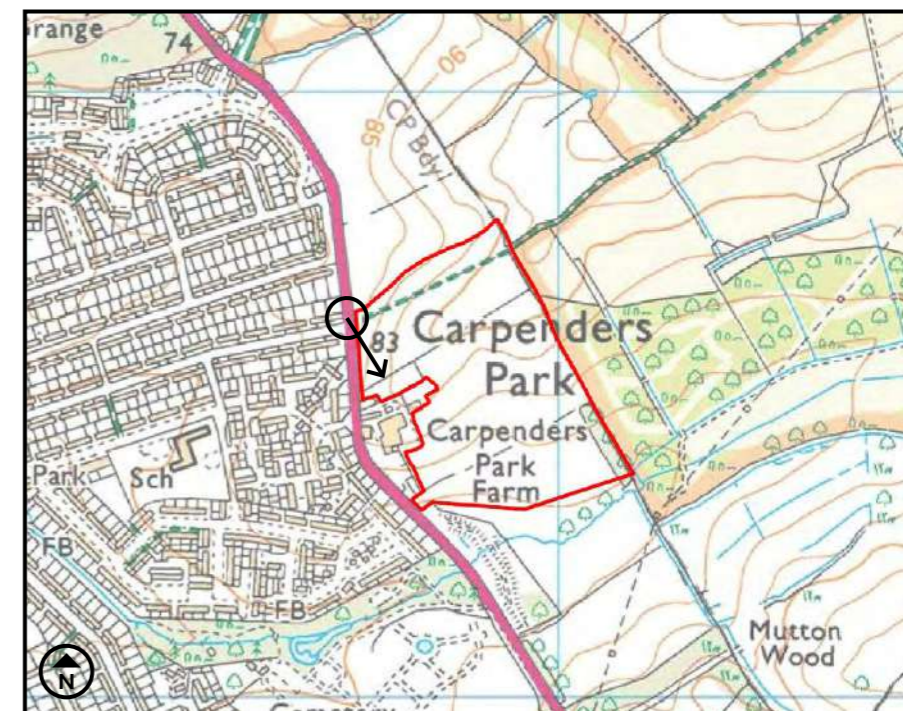
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 83m
Date & time of photograph	- 12/02/2025 @ 11:47	Distance from site	- 10m
OS grid reference	- 512654, 193626		



Approximate Site Extent

CONTEXT BASELINE VIEWPOINT 14B

View southeast from pavement along the A4008 Oxhey Lane adjacent Carpenders Avenue.

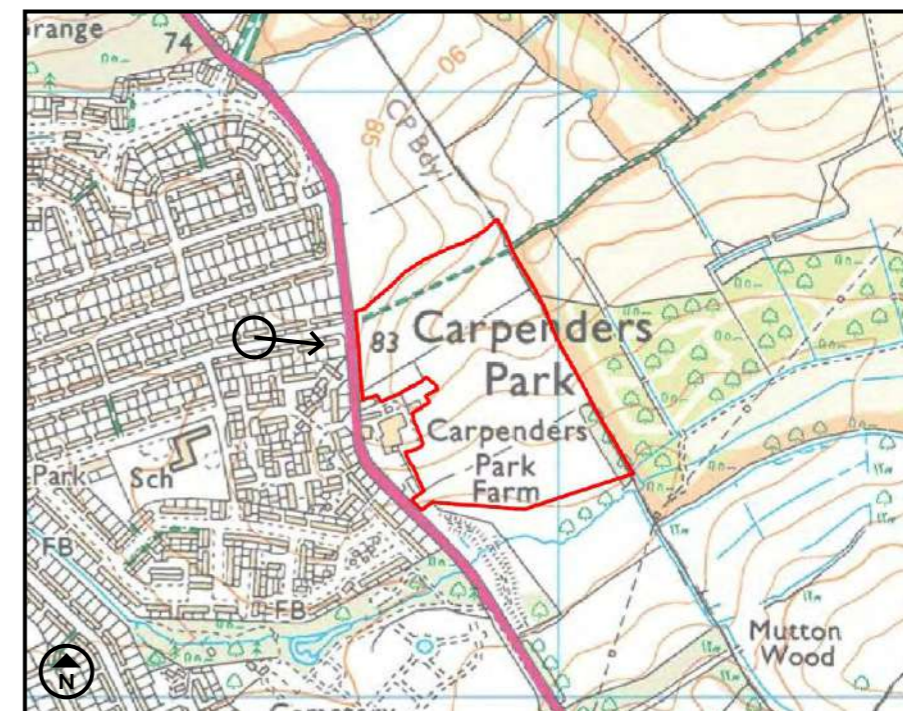






Approximate Site Extent

CONTEXT BASELINE VIEWPOINT 15
View east from pavement along Carpenders Avenue.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 78m
Date & time of photograph	- 12/02/2025 @ 11:40	Distance from site	- 170m
OS grid reference	- 512499, 193593		

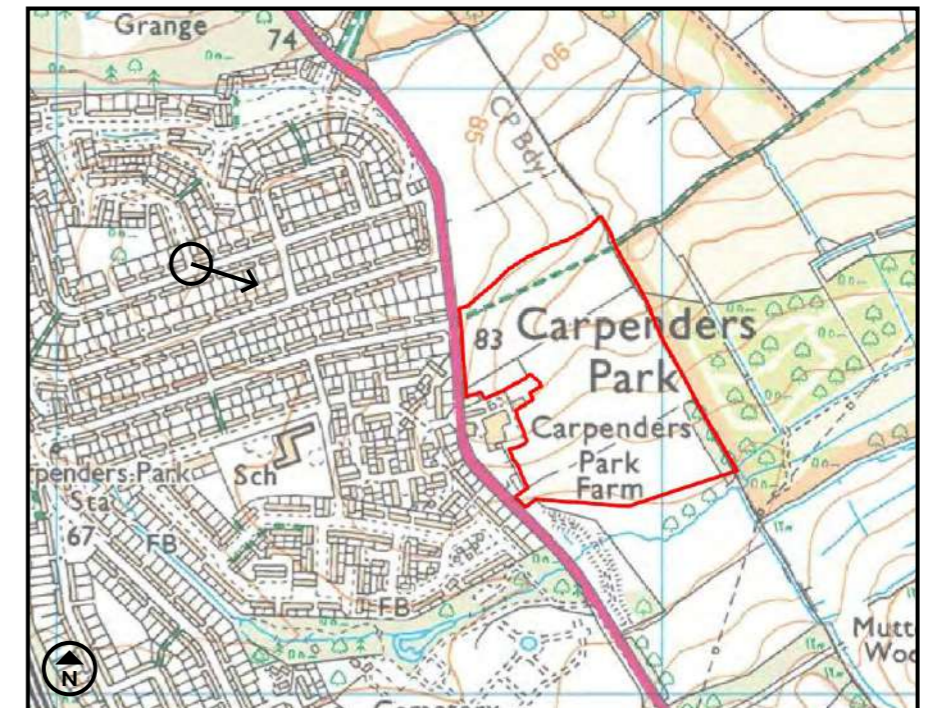




Approximate Site Extent

CONTEXT BASELINE VIEWPOINT 16

View southeast from pavement along Greenfield Avenue adjacent On The Hill.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 86m
Date & time of photograph	- 12/02/2025 @ 15:18	Distance from site	- 445m
OS grid reference	- 512224, 193711		





Approximate Site Extent



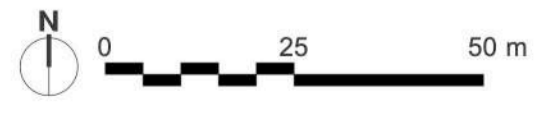
Appendix 1: Illustrative Masterplan

Issue:
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KEY - ILLUSTRATIVE MASTERPLAN

- SITE BOUNDARY
- PROPOSED VEHICULAR ACCESS
- PROPOSED PEDESTRIAN ACCESS
- PROPOSED EMERGENCY ACCESS
- PROW
- OPEN SPACE
- RESIDENTIAL PARCELS
- PROPOSED SUDS
- EXISTING VEGETATION
- INDICATIVE PROPOSED PLANTING
- PROPOSED LEISURE ROUTE
- INDICATIVE STREETS



DRAFT

LAND AT CARPENDERS PARK FARM - ILLUSTRATIVE MASTERPLAN



Appendix 2: Assessment Methodology



1. Landscape and Visual Impact Assessment Methodology

- 1.1. The Analysis is based on this methodology which has been undertaken with regards to best practice as outlined within the following publications:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) – Landscape Institute / Institute of Environmental Management and Assessment;
 - Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) – Technical Guidance Note LITGN-2024-01 (2024);
 - Visual Representation of Development Proposals (2019) – Landscape Institute Technical Guidance Note 06/19;
 - An Approach to Landscape Character Assessment (2014) – Natural England;
 - An Approach to Landscape Sensitivity Assessment – To Inform Spatial Planning and Land Management (2019) – Natural England.
 - Reviewing Landscape Visual Impact Assessments (LVIAs and Landscape and Visual appraisals (LVAs) Technical Guidance Note 1/20 Landscape Institute.
 - Assessing Landscape Value Outside National Designations, Technical Guidance Note 02/21 – Landscape Institute (2021).
- 1.2. GLVIA3 states within paragraph 1.1 that “Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.”¹
- 1.3. GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a “need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”²
- 1.4. GLVIA3 recognises within paragraph 2.23 that “professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements”³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).
- 1.5. GLVIA3 notes in paragraph 1.3 that “LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the ‘appraisal’ of development proposals and planning applications”⁴ Although the proposed development is not subject to an EIA requiring an assessment of the likely significance of effects, this

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition



assessment is also titled as an LVIA rather than an ‘appraisal’ in the interests of common understanding with other planning consultants.

1.6. The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

1.7. The study area for this LVIA covers a 3km radius from the site. However, the main focus of the assessment was taken as a radius of 1km from the site as it is considered that even with clear visibility the proposals would not be perceptible in the landscape beyond this distance.

Effects Assessed

1.8. Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, character and visual receptors combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

1.9. Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁵ Various factors in relation to the value and susceptibility of landscape elements, character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors

	VALUE			
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

1.10. Magnitude of change is defined in GLVIA3 as “a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.”⁶ Various factors contribute to

⁵ Glossary, Page 158, GLVIA, 3rd Edition

⁶ Glossary, Page 158, GLVIA, 3rd Edition



the magnitude of change on landscape elements, character, visual receptors and representative viewpoints.

- 1.11. The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 11 to determine the overall degree of landscape and visual effects.

2. Effects on Landscape Elements

- 2.1. The effects on landscape elements includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

- 2.2. Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88–90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 2.3. The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character

HIGH	<p>Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country’s character or non–designated landscape of a similar character and quality.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and absence of major built infrastructure, the landscape has an elevated level of tranquility.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>
MEDIUM	<p>Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and some major built infrastructure, the landscape has a moderate level of tranquility.</p> <p>Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>
LOW	<p>Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character.</p> <p>Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and significant major built infrastructure, the landscape has limited levels of tranquility.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>

2.4. The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility

HIGH	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc).</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
MEDIUM	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>
LOW	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

2.5. Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

2.6. Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁷ The definitions for high, medium, low landscape sensitivity are shown in Table 4:

⁷ Glossary, Page 158, GLVIA, 3rd Edition



Table 4, Criteria for assessing landscape sensitivity

HIGH	Landscape element or character area defined as being of high value combined with a high or medium susceptibility to change.
	Landscape element or character area defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Landscape element or character area defined as being of high value combined with a low susceptibility to change.
	Landscape element or character area defined as being of medium value combined with a medium or low susceptibility to change.
	Landscape element or character area defined as being of low value combined with a high or medium susceptibility to change.
LOW	Landscape element or character area defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Landscape Elements

- 2.7. Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 5:

Table 5, Criteria for assessing magnitude of change for landscape elements

HIGH	Substantial loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. Effects on Landscape Character

- 3.1. Landscape character is defined as the “distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”⁸
- 3.2. The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

⁸ Glossary, Page 157, GLVIA, 3rd Edition



Sensitivity of Landscape Character

- 3.3. Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88–90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 3.4. The criteria for assessing the value of landscape character is shown in Table 2.
- 3.5. The criteria for assessing the susceptibility of landscape character is shown in Table 3.
- 3.6. The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

- 3.7. Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 6:

Table 6, Criteria for assessing magnitude of change on landscape character

HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. Effects on Visual Amenity

- 4.1. Visual amenity is defined within GLVIA3 as the “overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”⁹
- 4.2. The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

- 4.3. Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113–114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

⁹ Page 158, Glossary, GLVIA3

4.4. The criteria for assessing the value of views are shown in Table 7:

Table 7, Criteria for assessing the value of views

HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5. The criteria for assessing the susceptibility of views are shown in Table 8:

Table 8, Criteria for assessing visual susceptibility

HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

4.6. Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”¹⁰ The definitions for high, medium, low visual sensitivity are shown in Table 9:

Table 9, Criteria for assessing visual sensitivity

HIGH	Visual receptor defined as being of high value combined with a high or medium susceptibility to change. Visual receptor defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Visual receptor defined as being of high value combined with a low susceptibility to change. Visual receptor defined as being of medium value combined with a medium or low susceptibility to change. Visual receptor defined as being of low value combined with a high or medium susceptibility to change.
LOW	Visual receptor defined as being of low value combined with a low susceptibility to change.

¹⁰ Glossary, Page 158, GLVIA, 3rd Edition



Magnitude of Change on Visual Receptors

- 4.7. Professional judgement has been used to determine the magnitude of change on visual receptors as shown in Table 10:

Table 10, Criteria for assessing magnitude of change for visual receptors

HIGH	Major change in the view that has a substantial influence on the overall view.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

5. Significance of Landscape And Visual Effects

- 5.1. The likely significance of effects is dependent on all of the factors considered in the sensitivity and the magnitude of change upon the relevant landscape and visual receptors. These factors are assimilated to assess whether or not the proposed development will have a likely significant or not significant effect. The variables considered in the evaluation of the sensitivity and the magnitude of change is reviewed holistically to inform the professional judgement of significance.
- 5.2. Within Table 11 below, the major effects highlighted in grey are considered to be significant in terms of the EIA Regulations. It should be noted that whilst an individual effect may be significant, it does not necessarily follow that the proposed development would be unacceptable in the planning balance. The cross referencing of the sensitivity and magnitude of change on the landscape and visual receptor determines the significance of effect as shown in Table 11:

Table 11, Significance of landscape and visual effects

		Sensitivity			
		HIGH	MEDIUM	LOW	NEGLIGIBLE
Magnitude of Change	HIGH	Major	Moderate	Moderate	Negligible
	MEDIUM	Major	Minor	Minor	Negligible
	LOW	Moderate	Minor	Minor	Negligible
	NEGLIGIBLE	Negligible	Negligible	Negligible	Negligible

6. Typical Descriptors of Landscape Effects

6.1. The typical descriptors of the landscape effects are detailed within Table 12:

Table 12, Typical Descriptors of Landscape Effects

MAJOR BENEFICIAL	Substantially: <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	Moderately: <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.
MINOR BENEFICIAL	Slightly: <ul style="list-style-type: none"> - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEGLIGIBLE	The proposed changes would (on balance) maintain the character (including value) of the landscape and would: <ul style="list-style-type: none"> - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
NO CHANGE	The proposed changes would not be visible and there would be no change to landscape character.
MINOR ADVERSE	Slightly: <ul style="list-style-type: none"> - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.
MODERATE ADVERSE	Moderately: <ul style="list-style-type: none"> - conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; - diminish a sense of place.
MAJOR ADVERSE	Substantially: <ul style="list-style-type: none"> - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.



7. Typical Descriptors Of Visual Effects

7.1. The typical descriptors of the visual effects are detailed within Table 13:

Table 13, Typical Descriptors of Visual Effects

MAJOR BENEFICIAL	Proposals would result in a major improvement in the view.
MODERATE BENEFICIAL	Proposals would result in a clear improvement in the view.
MINOR BENEFICIAL	Proposals would result in a slight improvement in the view.
NEGLIGIBLE	The proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the general appearance of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
NO CHANGE	The proposed changes would not be visible and there would be no change to the view.
MINOR ADVERSE	Proposals would result in a slight deterioration in the view.
MODERATE ADVERSE	Proposals would result in a clear deterioration in the view.
MAJOR ADVERSE	Proposals would result in a major deterioration in the view.

8. Nature of Effects

8.1. GLVIA3 includes an entry that states *“effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.”*¹¹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement supported by site specific justification within the LVIA.

¹¹ Para 6.29, Page 113, GLVIA 3rd Edition

Appendix 3: Illustrative Landscape Masterplan

Design Rationale:

- 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.
- Proposed attenuation basin to be seeded with wet meadow grass to banks and appropriate native marginal and aquatic planting.
- 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.
- Existing Public Right of Way (ref 'WATFORD RURAL 013') to be retained along existing alignment.
- Scattered individual native tree planting along the edge of the proposed development and throughout area of public open 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.
- Native hedgerow planting maintained upto 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.
- Locally Equipped Area for Play (LEAP) positioned to be accessible to both the existing and proposed community, and benefitting from natural surveillance from the PRoW and adjacent properties. Play area to include a range of natural style timber play equipment and seating, with ornamental shrub planting and focal trees to define the space.
- Area of amenity open space to encourage informal sports, games and recreation.
- 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.
- 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.
- 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.
- Native hedgerow planting along course of historic tree line and bolstered with new individual Oak tree planting.
- 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.
- Native hedgerows with ornamental tree planting defines the interface between residential areas and proposed housing with care.
- 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.
- 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.
- 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 (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 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 Locally Equipped Area for Play (LEAP) - To include natural style timber play equipment and seating with appropriate safety surfacing and fencing.

LAND AT CARPENDERS PARK - ILLUSTRATIVE LANDSCAPE MASTERPLAN



Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Cirencester

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Offices throughout the UK

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sourced from sustainably managed forests.

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