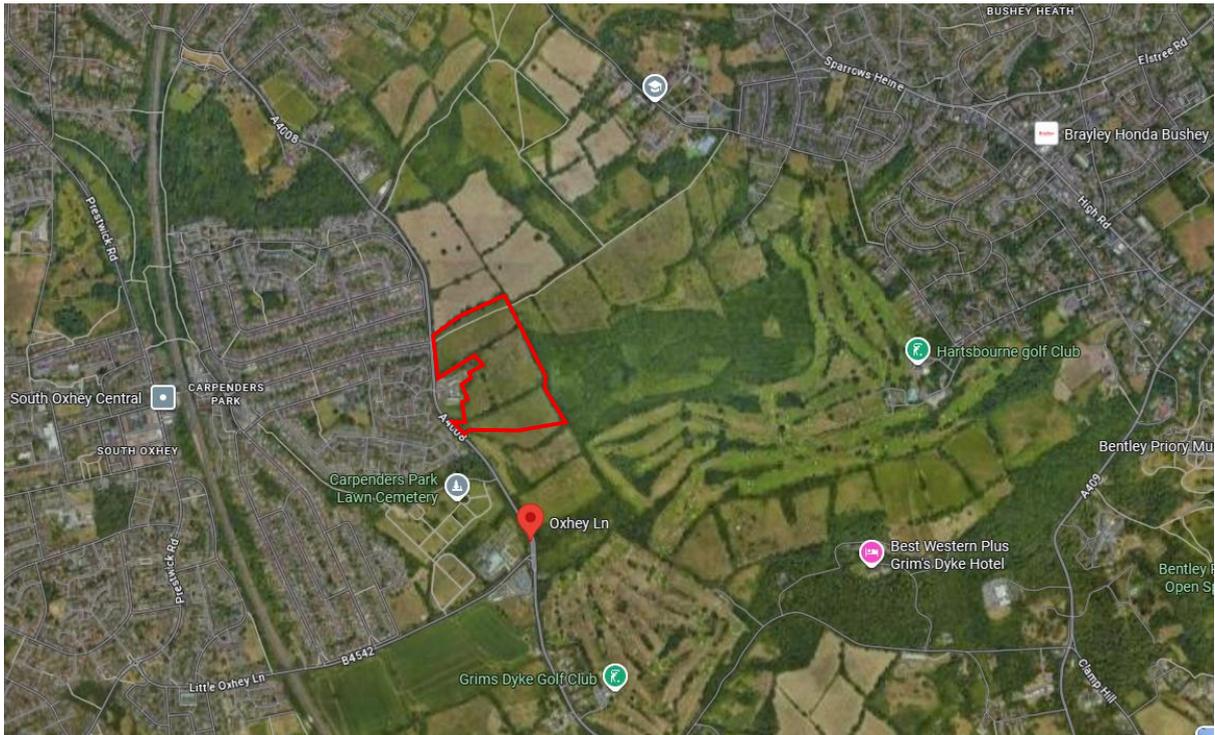


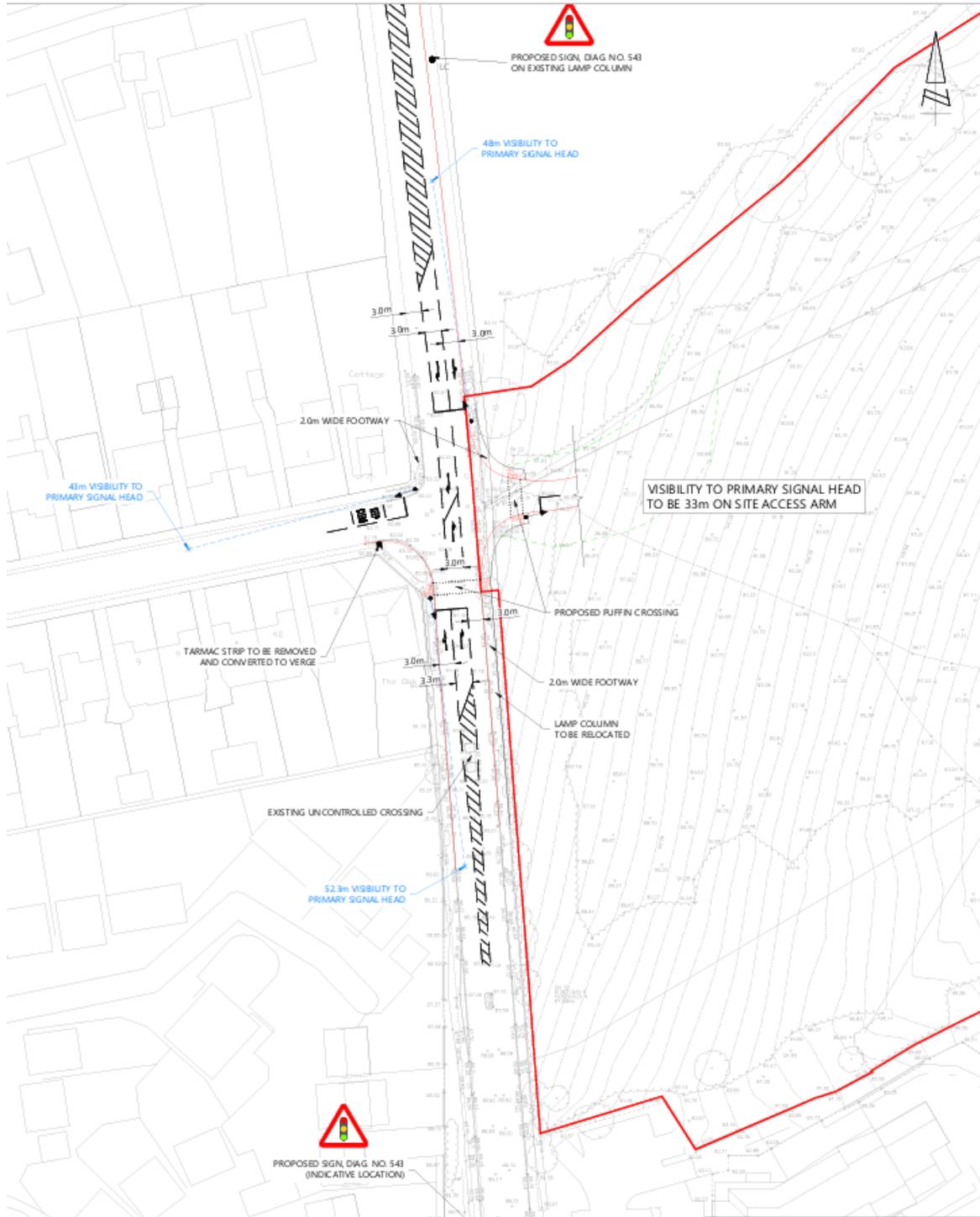
## Illustrations and Photographs



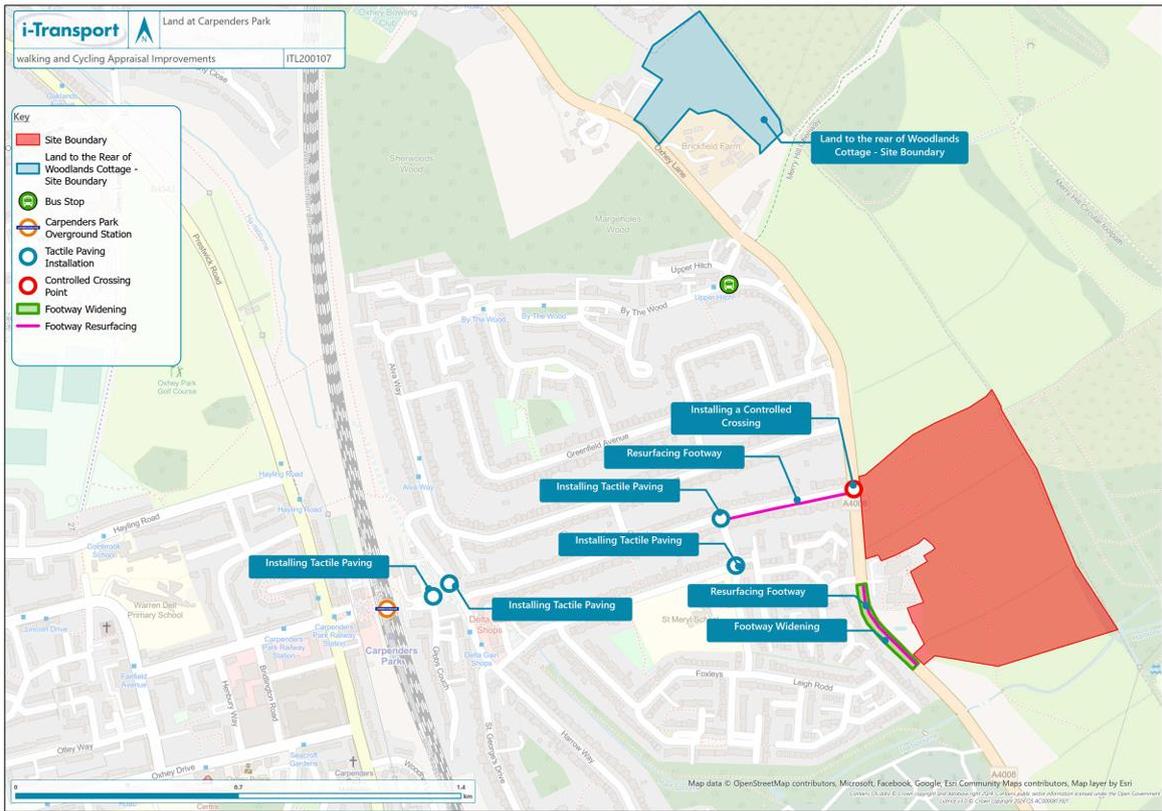
Indicative location of site in a wider geographical context



Site Location provided within Design & Access Statement



Proposed signalised junction



### Walking and Cycling improvements



### Amended Parameter Plan

**Design Rationale:**

1. Native hedgerow planting along the western boundary with the A4009 Denny Lane to bolster existing boundary vegetation and screen views into the site from the road. Boundary vegetation to be supplemented with native tree planting for added screening.
2. Proposed attenuation basin to be seeded with wet meadow grass to banks and appropriate native marginal and aquatic planting.
3. Native woodland planting within northern parcel positioned to the western edge of the proposed development, screening potential views of new built form once established. Woodland to include larger standard trees for immediate visual screening. To contain a large proportion of Oak and Hazel reflective of the surrounding landscape character.
4. Existing Public Right of Way (of WATFORD RURAL DCS) to be retained along existing alignment.
5. Scattered individual native tree planting along the edge of the proposed development and throughout area of public open space to reflect the character of the adjacent young woodland through Merry Hill, extending the character of views from P1000 footpath route WATFORD RURAL DCS through the northern field parcel. Tree cover will assist in visually screening the proposed new built form from the adjacent settlement edge and from footpath routes both within the site and the surrounding landscape.
6. Native hedgerow planting maintained up to 5m height and width along the interface between the area of public open space and the development parcel, softening views of the new built form.
7. Play Provision
  - 7a. Locally Equipped Area for Play (LEAP) positioned to be accessible to both the existing and proposed community and benefiting from natural surveillance from the P1000 and adjacent properties. Play area to include a range of natural play equipment and seating, with semi-natural shrub planting and to frame the space.
  - 7b. Play trail positioned in a linear form within the green corridor to provide play on the way. Items of equipment to be chosen to reflect the naturalistic setting. The green corridor, e.g. timber balance beams/climbing logs etc.
  - 7c. Local Area for Play (LAP) positioned in the southern portion of the site. Play area to provide play provision specifically for younger children featuring low level equipment and natural elements.
8. Area of amenity open space to encourage informal sports, games and recreation.
9. Community orchard planted within tallflower meadow gradient with informal mown footpath routes for accessibility. Orchard to include fruit trees of local provenance, enhancing the sense of place and existing landscape character. Wildflower meadows will assist in pollinating fruiting trees and would provide seasonal interest for visual amenity.
10. Proposed built form to be a minimum of 5m offset from adjacent woodland edge to ensure an unobstructed view from the P1000 and adjacent properties. Areas of mown meadow 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 enclosed 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 P1000 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.
11. Avenue tree planting to main road, with smaller ornamental tree planting to incidental areas of open space and grass verges to minor streets, creating visual amenity with seasonal interest to the internal street scene.
12. Native hedgerow planting along course of historic tree line and bordered with new individual Oak tree planting.
13. Linear corridors through the development defined by existing trees. Footpath routes through the corridors to be supplemented with ornamental and focal tree planting along the interface with properties fronting onto the area of public open space.
14. Native hedgerow with ornamental tree planting defines the interface between residential areas and proposed housing with care.
15. Overgrown blackthorn scrub along overgrown internal hedgerow to be brought under management - to be cut back and maintained to approximately 5m width and height. Areas of mown meadow area 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 enclosed 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 P1000 network. Areas of open space to be maintained along interface with frontage of new properties and supplemented with ornamental and focal tree planting for an attractive outlook for new residents.
16. Overgrown blackthorn scrub along western boundary to be cut back and managed. Boundary to be supplemented with semi-natural native shrub planting native tree planting where appropriate, softening the interface between the proposed built form and the interface with the adjacent Carpenders Park Care Home.
17. Proposed attenuation basin to southern area of open space to be seeded with wet meadow grass to banks and appropriate native marginal and aquatic planting. Native woodland trees and shrub planting around the basin will provide additional habitat opportunities while adding to visual screening of new built form from views to the south.



**LAND AT CARPENDERS PARK - ILLUSTRATIVE LANDSCAPE MASTERPLAN**

PEGASUS GROUP | TEAM DRAWN BY AMS | APPROVED BY JE | DATE 03/03/2026 | SCALE 1:2500 | DWG P24-34D\_EN\_001 | CLIENT BURLINGTON PROPERTY GROUP LTD |

**Amended Landscape Masterplan**



**Illustrative Masterplan**

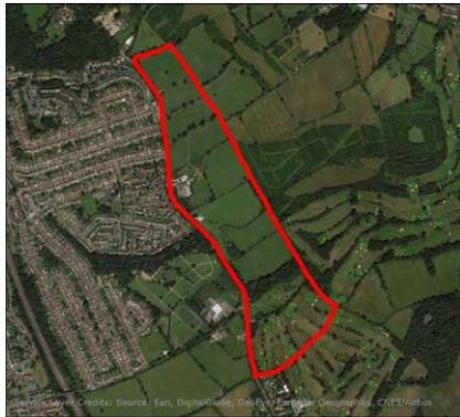


SITE CHARACTER AREA PLAN

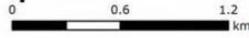
KEY - SITE CHARACTER AREAS



# South Oxhey Parcel SO3



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



**Left image**  
View from the A4008 south east across the parcel



**Right image**  
View east from within the parcel

Parcel SO3 as taken from page 349 of Stage 2 Green Belt Assessment



Photo taken within 1<sup>st</sup> field parcel, north eastern corner of site looking towards Carpenders Park



Photo taken from within the 2<sup>nd</sup> field parcel looking south (direction of Harrow)



Photo taken of tree line belt within 2<sup>nd</sup> field parcel



Photo taken of telecommunications mast and Carpenders Park Care Home in the background



Photo taken of 3<sup>rd</sup> field parcel towards the south of the application site



Photo taken of Public Right of Way Footpath adjacent to the northern boundary



Photo taken of junction between Carpenders Avenue and Oxhey Lane



Photo taken within 1<sup>st</sup> field parcel (towards Oxhey Lane boundary) looking towards Carpenders Avenue

# VIEWPOINT 1

## ALONGSIDE PRIMARY STREET



# VIEWPOINT 2

## SITE ENTRANCE FOCAL BUILDINGS



# VIEWPOINT 3

## SITE WESTERN EDGE

