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NOTES:

- THIS DRAWING IS BASED ON DP DRAWING 00017 SH01 REVH CONCEPT MASTERPLAN & 00171 PR02 REV B LAND USE PARAMETER PLAN
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE DRAWINGS AND DOCUMENTS
- THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION
- DO NOT SCALE FROM THIS DRAWING
- ANY DISCREPANCIES WITHIN THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER INFORMATION IS TO BE REPORTED TO AND FOR CLARIFICATION
- FOR ALL TREE AND WOODLAND SURVEY REFER TO ARBORICULTURAL SURVEY AND DRAWINGS

- APPLICATION SITE BOUNDARY
- EXISTING
- EXISTING TREES & VEGETATION FOR RETENTION
 - EXISTING VEGETATION TO BE REMOVED REFER TO AIA FOR FULL INFORMATION ON EXISTING TREES & VEGETATION RETENTION & REMOVAL
 - ROOT PROTECTION AREA (RPAS) REFER TO AIA FOR FURTHER INFORMATION
 - EXISTING CONTOURS (1:10M)
 - PUBLIC FOOTPATH (PRFW)
- EXISTING PUBLIC OPEN SPACE (OFF-SITE)
- PORTERS HILL PARK 1.4 HA
 - PORTERS HILL ALLOTMENTS 0.3 HA
 - EXISTING FACILITIES AT PORTERS HILL PARK NEAP/LEAP & MUGA
 - COLD HARBOUR LANE ALLOTMENTS 2.18 HA
- PROPOSED
- DEVELOPMENT PARCEL
 - EX EXTRA CARE
 - SCH SCHOOL
 - LC LOCAL CENTRE
 - P CAR PARK
- MULTI-FUNCTIONAL GREENSPACE
- AMENITY GREEN SPACE
 - NATURAL AND SEMI-NATURAL A- MEADOW PARKLAND
 - PARKS & GARDENS B- NEIGHBOURHOOD PARK
 - ALLOTMENTS, COMMUNITY GARDENS & ORCHARDS
 - ORCHARD
 - ALLOTMENTS
- CHILDREN'S PLAY AREAS
- INFORMAL PLAY SPACES (LAP) ~100M²
 - LOCAL EQUIPPED AREA FOR PLAY (LEAP) ~400M²
- NOTE:
- Play is provided across the site and will include formal equipped areas for play as well as more informal 'landscaped' areas based on principles of natural play in natural & semi-natural greenspaces.
 - Precise form, location and shape are indicative only and will be resolved through future RMAs.
- OUTDOOR SPORTS FACILITIES
- INDICATIVE SPORTS FACILITIES
 - INDICATIVE SPORTS PITCHES 2 NO. ADULT FOOTBALL PITCHES (100 x 70M)
 - INDICATIVE SPORTS PAVILION WITH CHANGING FACILITIES
- SUSTAINABLE DRAINAGE SYSTEMS (SuDS)
- INDICATIVE LINEAR SWALES
 - INDICATIVE DRY INFILTRATION SuDS
 - INDICATIVE RAIN GARDENS/STREET
- For further information refer to JPP Drainage Strategy
- LANDSCAPE MITIGATION & ENHANCEMENT
- PEDESTRIAN ROUTE
 - PROPOSED LANDSCAPE BUFFER PLANTING
 - INDICATIVE WOODLAND PLANTING
 - INDICATIVE PARKLAND TREE PLANTING

C	UPDATED TO REFLECT AMENDED BOUNDARY	26.02.2024
B	UPDATED TO REFLECT AMENDED PARAMETER PLANS	23.10.2023
A	UPDATED TO REFLECT AMENDED PARAMETER PLANS	14.10.2023
Rev	Description	Date

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Client: Crest Nicholson - 'Crest'

Project: NORTH EAST HARPENDEN

Drawing Title: Landscape Framework Plan

Drawn: EM Checked: JJ Approved: RW Date: 26.02.2024

Job No: 24.0039 Scale: 1:1000 Sheet Size: A0 Revision:

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Revision: B

OPEN SPACE TYPOLOGY	QUANTITY STANDARD (sqm per person)	QUANTITY STANDARD AS PER 500 HOMES (sqm/ha based on 1,200 people*)	PROPOSED DEVELOPMENT (hectares per 1,200 population)	PROVISION COMPLIANCE (+/-)
Amenity Green Space	15.3 sqm	18,360 sqm 1.84 ha	24,127 sqm 2.41 ha	+5,767 sqm +0.57 ha
Natural & Semi-Natural Greenspace	34.6 sqm	41,520 sqm 4.15 ha	83,077 sqm 8.31 ha	+41,557 sqm +4.15 ha
Parks & Gardens	7.1 sqm	8,520 sqm 0.85 ha	9,821 sqm 0.93 ha	+801 sqm +0.08 ha
Allotments & Community Gardens	4.5 sqm	5,400 sqm 0.54 ha	5,510 sqm 0.55 ha	+110 sqm +0.01 ha
Children's Play Areas**	0.6 sqm	720 sqm 0.072 ha	1,500 sqm 0.15 ha	+780 sqm +0.07 ha
Outdoor Sports Facilities	To accord with Sports England Playing Pitch Calculator	Adult, youth and mini football grass pitches as per Sports England Playing Pitch Calculator**	2 no. Adult Senior pitches 26,000 sqm 2.6 ha	The detail/layout of the pitches will be determined under a future RMA
TOTAL OPEN SPACE	62.1 sqm	74,520 sqm 7.45 ha	123,535 sqm*** 12.35 ha	+49,015 sqm +4.90 ha

Notes

- * Based on standard occupancy ratio of 2.4 persons per dwelling to estimate the population (500 unit scheme x 2.4 = 1,200 people)
- **Based on national FIT Benchmark Standards for Equipped Designated Play Areas
- *** Based on Sports England Playing Pitch Calculator Output - 738 dwellings and 1771 population . Based on estimated demand and costs for new pitches (matches and training demand) and ancillary provision total number of natural grass pitches 3.45
- **** Total Open Space quantum does not include outdoor sports provision

