



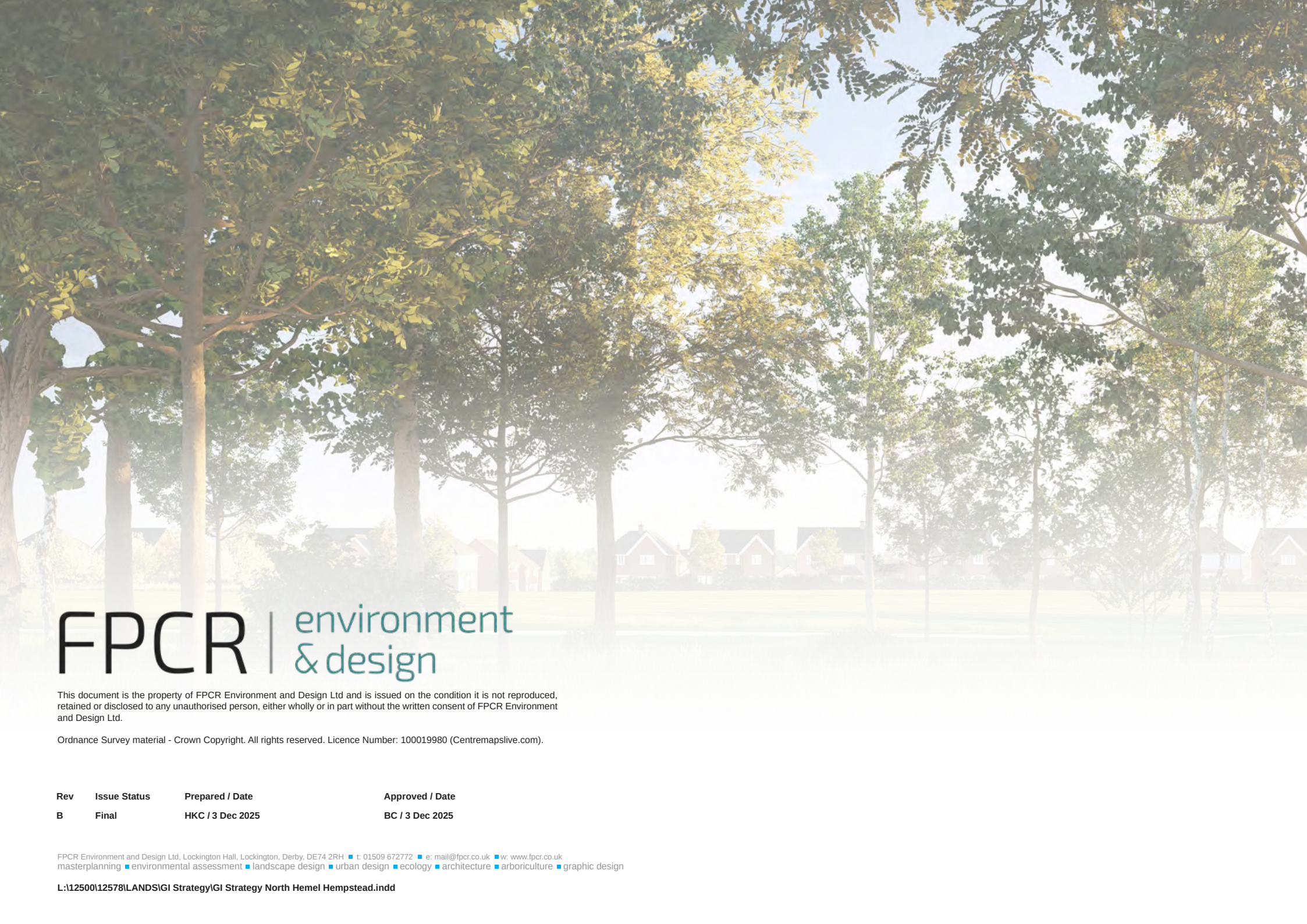
BLOOR HOMES

Pigeon

Green Infrastructure Strategy

NORTH HEMEL HEMPSTEAD

December 2025



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Introduction

The North Hemel Hempstead Green Infrastructure (GI) Strategy accompanies the planning application and should be read alongside the application's Design & Access Statement, and Development Specification & Key Principles Document.

Purpose

The purpose of the GI Strategy is to provide an overarching framework document that can inform the detailed design stage and the application for approval of reserved matters.

The GI Strategy provides the following:

- A summary of guidance on GI.
- Planning Context on GI matters.
- A series of overall aims and principles for the development's GI.
- An explanation of the overall quantum of development's GI.
- The 'types' of GI to be provided.
- How SADC 'open space' typologies can be interpreted, and
- Guiding principles for the overall design character and design features of green spaces.



Green Infrastructure

National Planning Context

The National Planning Policy Framework (2025) defines GI as:

“A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.”

Planning Policy Guidance (PPG) notes that GI can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and ‘blue infrastructure’ such as streams, ponds, canals and other water bodies. GI is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk.

PPG concludes that GI can help in:

- Building a strong, competitive economy
 - Achieving well-designed places
 - Promoting healthy and safe communities
- Mitigating climate change, flooding and coastal change; and
- Conserving and enhancing the natural environment.



Natural England Green Infrastructure Framework

The Green Infrastructure Framework has been created by Natural England (with input from policy makers, local authorities, academics, industry experts, and business) to provide clear guidance to support the greening of England's towns and cities, and developments.

The framework aims to support better planning for good quality GI and help target the creation or improvement of GI where it is needed most, to deliver environmental, economic, health and wellbeing benefits, for nature, climate, local and wider communities.

NATURAL
ENGLAND

WHY

1.

Nature-rich, beautiful places

Conserve and enhance natural beauty, wildlife and habitats

2.

Active and healthy places

Support active lifestyles that benefit physical and mental health

3.

Thriving and prospering communities

Helps support the local economy and regeneration

4.

Improved water management

Reduces flood risk, improves water quality, bringing amenity and biodiversity benefits

5.

Resilient and climate positive places

Helps to meet zero carbon and air quality targets

WHAT

1.

Multifunctional

Deliver a range of functions and benefits for people, nature and places

2.

Varied

Comprise a variety of types and sizes of green and blue spaces, green routes and environmental features

3.

Connected

Function and connect as a living network for people and nature at all scales, enhance ecological networks and support ecosystem services

4.

Accessible

Offer everyone access to good quality parks, green spaces, and recreational walking and cycling routes that are inclusive and safe

5.

Character

Respond to an area's character so it contributes to the conservation, enhancement and/or restoration of landscapes

HOW

1.

Partnership and vision

Collaborate with stakeholders to plan, develop and deliver a vision for GI

2.

Evidence

Understand the environmental, social and economic challenges and needs of the area

3.

Plan strategically

Create and maintain sustainable places, and address inequalities in GI provision

4.

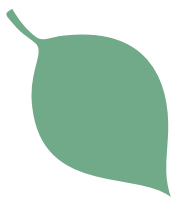
Design

Understand an area's landscape, natural, historic and cultural character to create beautiful and distinctive places

5.

Managed, valued, monitored and evaluated

Engage communities in stewardship where appropriate



Green Infrastructure

Local Planning Context

The Local Planning context comprises the 'St Albans City and District Council (SADC) District Local Plan Review 1994 (Adopted November 1994) - Saved and Deleted Policies Version (July 2020)', and the emerging new Local Plan 'St Albans City and District Council (SADC) Draft Local Plan 2041 – Regulation 19 Publication (September 2024)'.

The emerging Local Plan contains the following policies:

- **Strategic Policy LG3:** Hemel Garden Communities Growth Area Place Principles. This outlines the principles for Hemel Garden Communities.
- **Policy H1.** This allocates the Site for development.
- **Strategic Policy SP10:** Natural Environment Biodiversity and Green and Blue Infrastructure. This draft policy is detailed to the right.

Strategic Policy SP10 – Natural Environment, Biodiversity and Green and Blue Infrastructure

The Council will protect and enhance green and blue infrastructure for its role in combatting Climate Change and supporting biodiversity, along with its value for recreation, health and wellbeing, and landscape value. The Council will support the overall aims and objectives of the Local Nature Recovery Strategy as it applies to SADC. Tree planting and tree care in both rural and urban locations is a priority for the Council and will be required as part of new developments. The Council will support proposals that ensure the protection and improvement of the District's green infrastructure and the wider natural environment, where the proposals:

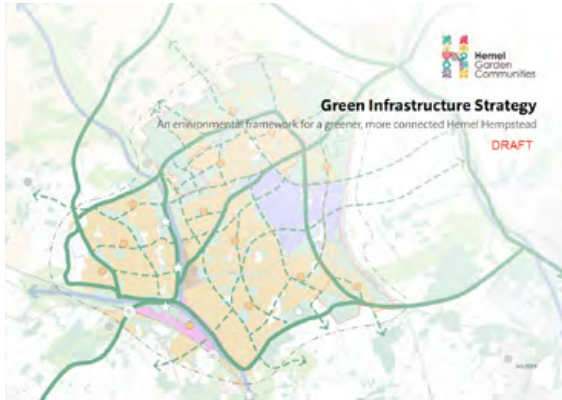
1. Connect to existing green infrastructure assets including opportunities to enhance connections and extensions to Public Rights of Way and other rights of way used by the public, where appropriate;
2. Explore opportunities to add to the District's green infrastructure, including key linear green spaces;
3. Avoid the loss, fragmentation or reduced functionality of green infrastructure and restore them within a development site where practical;
4. Contribute towards local green infrastructure projects via planning obligations, where appropriate;
5. Secure provision of long term maintenance through Section 106 agreements, including for Green Belt Compensatory Improvements (see Chapter 3);
6. Make appropriate contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS), where the proposal is for additional housing within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Such development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere; and
7. Have regard to the Hertfordshire Green Infrastructure Strategy.

Hertfordshire Green Infrastructure Strategy (2022)

At a more local level, GI matters are expressed through the Hertfordshire Green Infrastructure Strategy (2022). The document identifies the strengths and weaknesses of the county's current GI network. It will also identify priorities, mechanisms and an overarching vision to provide green infrastructure enhancements, with the aim of delivering a more resilient and healthier Hertfordshire.

Hemel Garden Communities

Draft Green Infrastructure Strategy (2024)



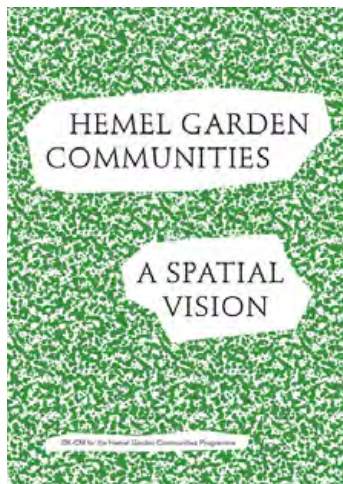
The Hemel Garden Communities (HGC) Programme is an ambitious proposal which will transform and grow Hemel Hempstead and create attractive, sustainable new neighbourhoods to its north and east by 2050.

The Hemel Garden Communities Draft Green Infrastructure Strategy (2024) has been informed by the Natural England GI Principles and reflects national and local policy drivers for integrating green infrastructure. The Strategy promotes a landscape-led and green infrastructure approach to bringing new and existing places together and is an integral part of the Hemel Garden Communities Programme. This seeks to create attractive, sustainable new neighbourhoods to the north and east of Hemel Hempstead and includes the North Hemel Hempstead development.

The purpose of the Strategy is:

'To provide an environmental framework for provision of multifunctional, varied, connected, accessible and distinctive green infrastructure to help create a greener, more connected Hemel Hempstead.'

HGC Spatial Vision



The Draft GI Strategy is underpinned by the Hemel Garden Communities Spatial Vision, which itself is supported by 11 spatial principles:

1. Create a network of strategic and local green and blue routes
2. Build a strong green network to serve multiple users and functions
3. Create, protect and enhance new 'green swathes' in the valleys between neighbourhoods
4. Support and encourage community stewardship of places within the green network
5. Increase biodiversity and retain, enhance and extend existing habitats
6. Enable wildlife movement through the green network
7. Create and maintain rich, wide and well-connected biodiverse buffers
8. Make the green network accessible to all
9. Create sustainable drainage systems (SuDS) for water management, landscape design and placemaking
10. Extend and enrich Hemel's existing network of adventure playgrounds
11. Extend the existing network of productive landscapes

The Draft Green Infrastructure Strategy includes a series of Strategic Themes:

 URBAN GREENING

'High-quality and well-managed structural green space, green cover on buildings and expanded urban tree canopy cover, supports the resilience, sustainability and biodiversity value of Hemel, contributing to a town that is greener and more beautiful, attracting inward investment and leading to more prosperous communities'

 ACTIVE HEMEL

'Accessible green spaces enable more people in Hemel to connect with nature for health and wellbeing, offer everyone access to a variety of good quality green and blue spaces for recreation and play within the HGC green network, and contribute to an integrated approach to urban greening, place-making and nature recovery'

 CONNECTED HEMEL

'Green and blue connections enable more people in Hemel to experience and connect with green and blue spaces, green places and garden communities across the HGC green network, offering access to a network of good quality walking and cycling routes for active travel'

 PRODUCTIVE LANDSCAPES

'A variety of productive landscapes integrated within the HGC green network enable more people in Hemel to experience and connect with local food growing for better health and wellbeing outcomes, accommodate local renewable energy generation and contribute to place-making'

 WILDER HEMEL

'More, bigger, better and joined up nature-rich habitats support urban nature recovery with space for wildlife to flourish, contribute to urban greening and enable more people in Hemel to experience and connect with nature for health and wellbeing'

 BLUE-GREEN INFRASTRUCTURE

'Connected networks of blue-green infrastructure and nature-based Sustainable Drainage System solutions contribute to an integrated approach to climate resilient water management, urban greening and nature recovery in Hemel'



The Strategy

Overall Green Infrastructure Aims

An interconnected and easily accessible green and blue infrastructure framework is an important part of the placemaking vision for North Hemel Hempstead.

The following sets out the overall aims of the development's GI:



Embrace the key principles on Natural England's Green Infrastructure Framework and the strategic themes embedded within Hemel Garden Communities Draft Green Infrastructure Strategy (2024).



Provide a multi-functional, varied, accessible and interconnected GI which provides positive benefits for landscape character, biodiversity, recreation and play, water and drainage, health and wellbeing and adaptation to climate changes.



Respect the character and appearance of the Site and its landscape context, which includes conserving the Site's existing GI assets of mature trees and tree belts, hedgerows, public footpaths and lanes.



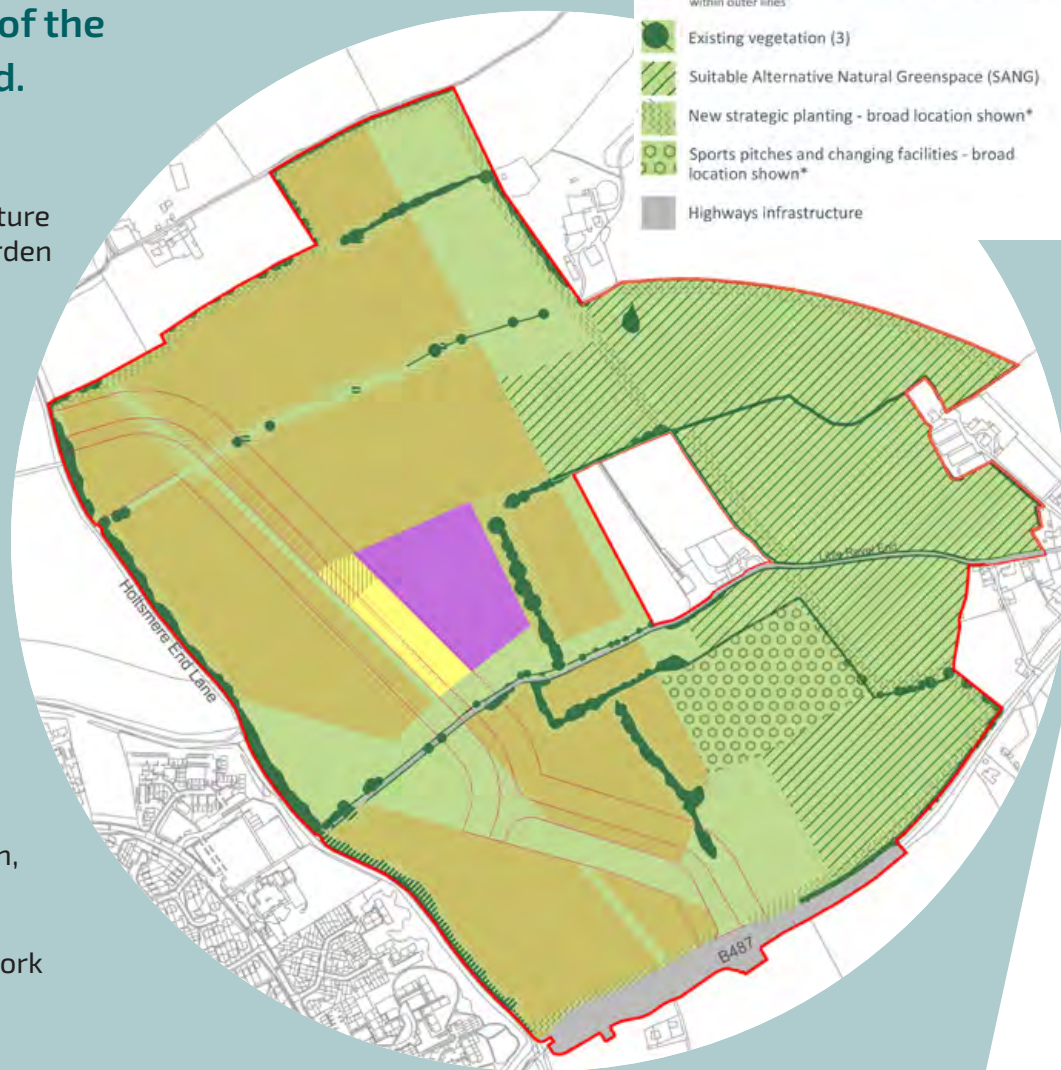
Expand upon the Site's existing assets by delivering new GI elements such as woodland, trees, hedgerows, and grassland habitats for biodiversity benefits.



To deliver attractive, well-designed facilities for leisure, recreation, active sport and play.



To retain the existing footpaths and lanes and to establish a network of new interconnected recreational routes.



Parameter Plan: Land Use and Green Infrastructure (Mosaic)

Illustrative Masterplan

The Illustrative Masterplan shows how the development and its green infrastructure could come forward based upon the Parameter Plans

- Key
- Site Red Line 103.75ha (TBC)
 - 01 Vehicular and pedestrian access point
 - 02 Bus only access
 - 03 Sustainable drainage system (SuDS)
 - 04 Retained hedgerow planting
 - 05 HGC Green loop - pegasus crossing
 - 06 Active travel: cycle and pedestrian route
 - 07 Two form entry primary school
 - 08 Local Centre (with mobility hub)
 - 09 Care
 - 10 Play area
 - 11 Sport Pitches
 - 12 Allotments
 - 13 Community arched
 - 14 Future access links
 - 15 High voltage power line
 - 16 Changing rooms and car park for SANG and sports provision
 - 17 Extents of proposed highways works along B487
 - Indicative bus stop
 - STC (Sustainable Transport Corridor)
 - Indicative primary connections
 - Existing Roads
 - PRoW
 - Land Uses
 - Residential
 - Local Centre & Mixed Use
 - Wider HGC Development Areas





The Strategy

Principles

These overall aims have been developed into a series of principles which are set out below:

Existing Vegetation

Mature trees and hedgerows that are to be retained should be located within dedicated areas/corridors of green space to

- a) protect these features;
- b) ensure that they have sufficient space in which to thrive; and
- c) allow for new tree and hedgerow planting and grassland habitats.

Where retained vegetation lies within or close to the built development, new buildings and built surfaces should be designed to ensure a suitable 'offset', which should take into account root protection areas. The long-term management of these features will accord with the measures contained within the Landscape & Ecological Management Plan (LEMP).

Blue Infrastructure

Whilst providing a drainage function in terms of overall capacity, the use of basins, swales and other drainage features should be naturalistic in their design shape and form, and allow for a mix of wet tolerant grassland habitats, reeds and rushes (if designed to be permanently wet) and associated tree and shrub planting.

Suitable Alternative Natural Greenspace (SANG)

The provision of SANG will form part of the proposed Community Park, that covers the eastern part of the site. The SANG should be designed to follow the principles established by Natural England and should be an accessible area of natural green space for informal recreation. The SANG should incorporate new circular paths, new planting and grassland habitats.

Habitat Creation

New woodland, woodland edge/scrub, copses, trees, and hedgerows should be designed with a biodiversity focus and should include the use of native species that are common to the local landscape. New grassland habitats should be designed to allow for biodiversity and recreation and include species-rich grassland, meadows, wet grassland and amenity grassland.

Footpaths and Recreational Routes

An interconnected network of recreational paths and routes that expand upon the Site's footpaths and lanes and which encourage 'car free' movement across the Site, as well as enabling access and connections to the HGC Green Loop and the Nickey Line.

Allotments-Community Orchards

Dedicated space for allotment and orchards to provide for community food growing as well as encouraging recreational pursuits and social interaction.

Parks and Play

Parks and green spaces with formal equipped play and areas of informal natural play space. These should be well-designed and attractive spaces that are easily accessible and well-surveyed by properties, streets and routes. The design of play facilities should deliver stimulating and challenging play experiences.

Sports Pitches

The Community Park identifies a location for active sport with space for grass pitches and associated changing facilities and car park.

Street Trees

The built development should include the provision of street trees which will help define key routes and public spaces and provide visual interest. Street trees should be hardy, resilient and able to tolerate urban conditions. There should be sufficient space to allow for trees to establish and mature. Long term tree growth should be considered, taking into account relationships with highways, surfaces, homes and buildings.



The Strategy

Typologies

The overriding principle is that the Green Infrastructure is multifunctional and varied in design.

There will, however, be some differences in the form and function of green spaces to ensure that the GI responds to the specific open space typologies used by SADC. These include:

- Parks and Gardens
- Natural and Semi-Natural Green Space
- Amenity Green Space
- Provision for Children and Young People; and
- Allotments

The Illustrative Open Space Plan on the following page shows one way in which these open space typologies can be interpreted. In summary, the development accords with the quantum required for each type.



**PARKS & GARDENS:
URBAN GREEN SPACES**



**NATURAL & SEMI-NATURAL
GREEN SPACES**



**AMENITY GREENSPACE:
ACTIVE GREEN CORRIDORS**



**RECREATION:
SPORT, PLAY AND LEISURE**



ALLOTMENTS

These provide accessible, high-quality opportunities for informal recreation and community events.

Supports wildlife conservation, biodiversity and environmental education and awareness. To include retained vegetation within green spaces and corridors

Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. To include Little Revel Lane and Public Footpath

Areas designed primarily for play and social interaction involving children and young people.

Opportunities to grow own produce. Added benefits include the long-term promotion of sustainable living, health and social inclusion.



The Strategy

Quantum and Type of GI

GI elements are multifunctional in nature such that they will fall within and across a number of open space typologies. As an example, the proposed Suitable Alternative Natural Green Space (SANG) could fall within the Parks and Gardens typology or alternatively the Natural and Semi-Natural Green Space terminology. The purpose of the Illustrative Open Space Plan is to show how these typologies can be interpreted and how they can be met by the development.

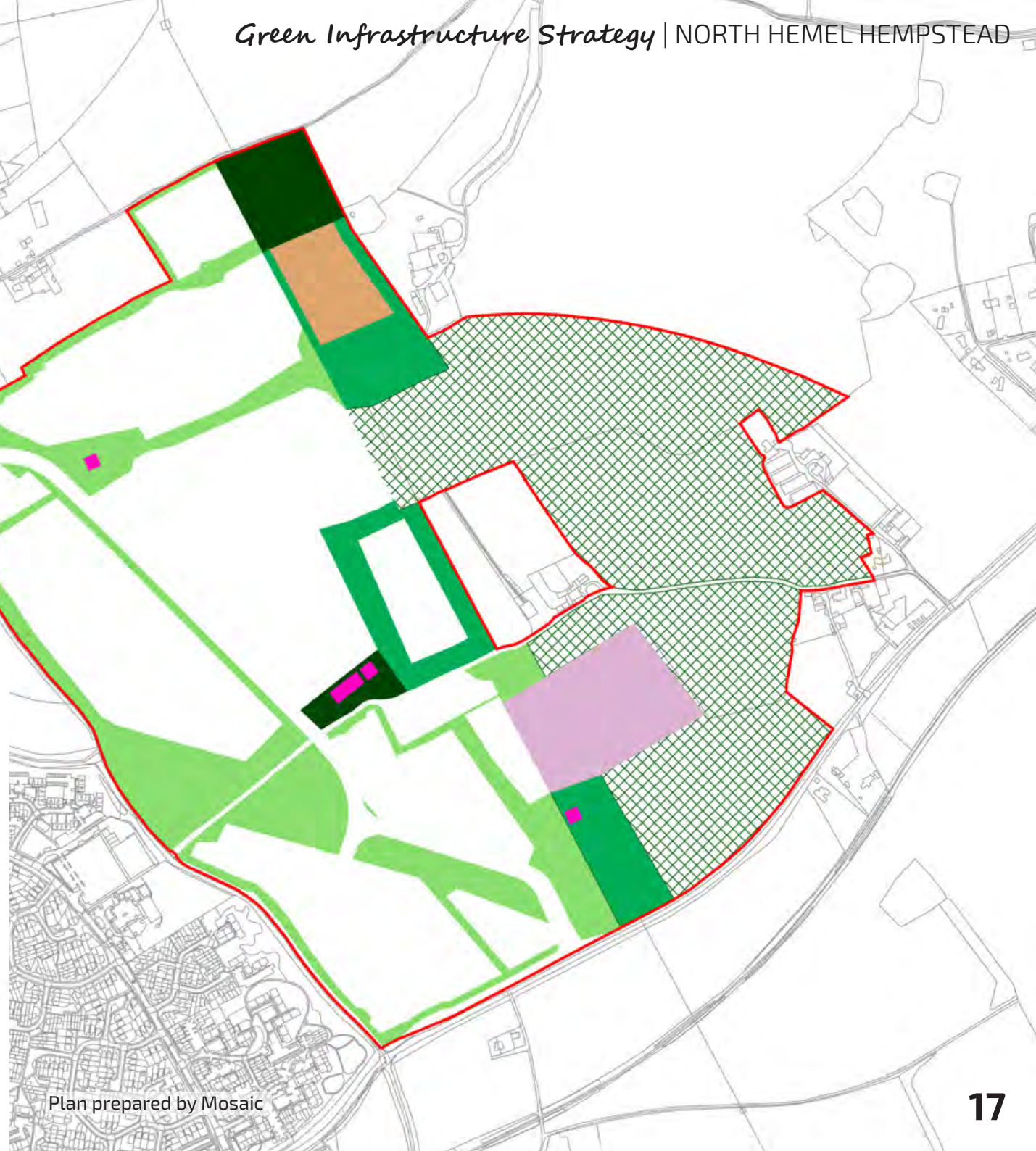
Some 55.02ha of GI is provided by the development. This equates to over half of the Site. This includes the Community Park within the eastern part of the Site which contains sports pitches (3.86ha) and provision of 28.8ha of Suitable Alternative Natural Green Space (SANG) in addition to some 22.36ha of multi-functional green space across the development to include parks and gardens, natural and semi-natural green space, amenity green space and allotments. The proposed development is compliant with the POS typology quantum.

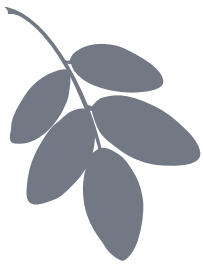
Green Infrastructure	Policy Requirement for 1500 homes (ha)
Amenity Green Space (including use as multifunctional space)	5.508
Natural and Semi-Natural Green Spaces	12.456
Parks and Gardens (including use as multifunctional space)	2.556
Children's Play Area (3 x LEAP and 1 x NEAP)	0.216
Playing Pitch Provision to accord with Sport England Playing Pitch Calculator	3.864
Suitable Alternative Natural Green Space Multiplier source: DLA Land Use. SANG Guidance	28.80

Illustrative Open Space Plan

Green infrastructure:

-  Amenity green space
-  Natural and semi-natural green space
-  Parks and gardens
-  Allotments
-  Suitable Alternative Natural Green Space
-  Children's play areas
-  Sports pitches





POS Typologies

The following pages set out the overall design character for GI elements across the site. These focus on key areas of the development, such as the Community Park and SANG provision, and principal green spaces within the built development area.

Although all specific elements will be designed so that they are varied and multifunctional, the GI Strategy sets out the overall design character expected for each element, together with some expected key design features within them. This will help inform the detailed design of these green spaces as part of applications for reserved matters approval.

Key:

PARKS AND GARDENS: URBAN GREEN SPACES

CP Community Park (p. 20)
includes sports pitches, allotments
and play area

PP Pocket Park (p. 24)
includes play area

AMENITY GREENSPACE: ACTIVE GREEN CORRIDORS

Public Footpath Corridor (p. 32)
includes play area

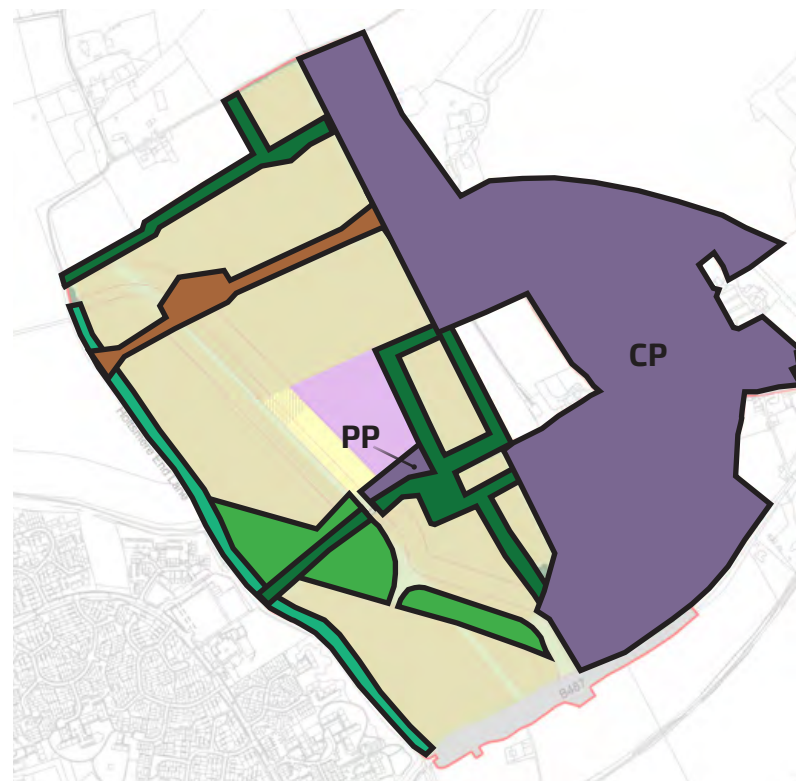
NATURAL AND SEMI-NATURAL GREEN SPACES

Valley Corridor (p. 26)

Holtsmere End Lane (p. 28)

**Existing Tree and Hedgerow
Corridors** (p. 30)

Concept Diagram:





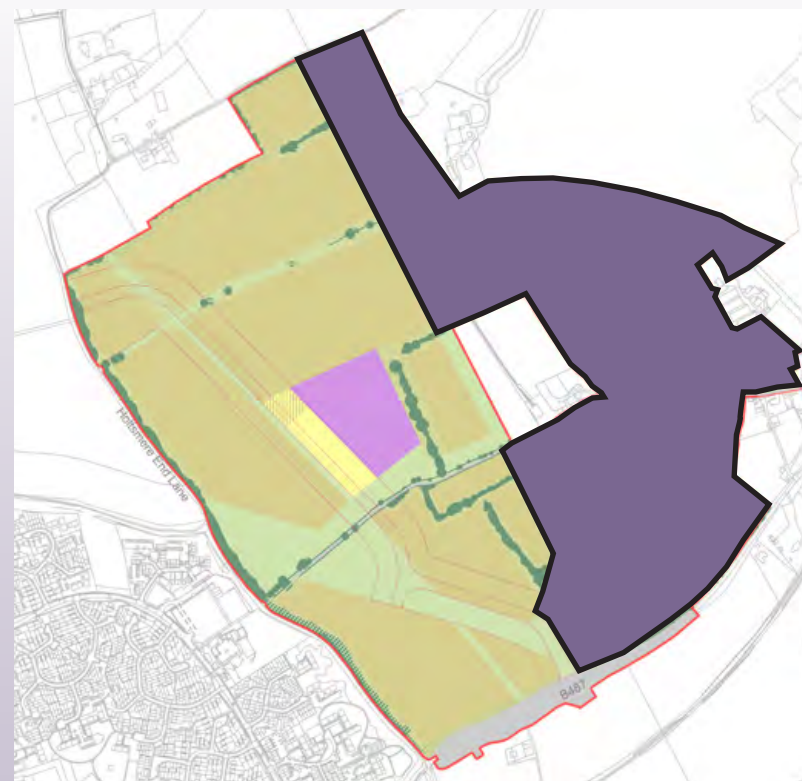


POS Typologies

PARKS & GARDENS: URBAN GREEN SPACES

Community Park

The Community Park will comprise all green land to the east of the pylons. It provides an extensive GI asset with a variety of differing uses and features including extensive areas of open accessible green space (i.e. SANG), formal sports pitches, allotments, habitat creation (woodland, trees and hedgerows, and meadow grassland), drainage features in the form of basins and swales, retained footpaths and new recreational routes.





Overall Design Character

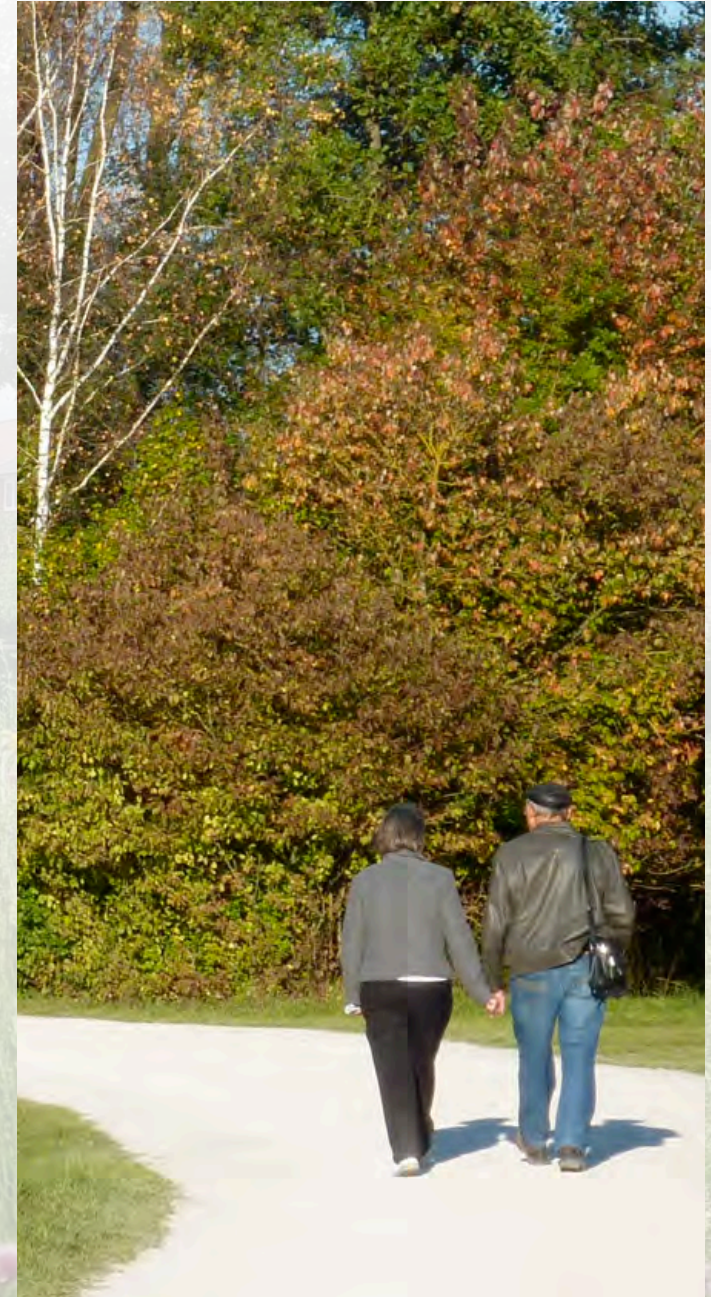
The overall design and character of the Community Park will vary depending on the specific uses within it. The overall approach is to ensure that the area as a whole, and the elements within it, are easily accessible for the new community and surrounding existing residents, and that it provides a high quality recreational resource that is well designed and well managed.



Design Features

Key design elements are expected to include:

1. A series of different uses (e.g. sports, allotments, open space) so that the park is attractive to use
2. Well-designed access and circular routes to include signage/waymarking
3. A focus on delivering long-term biodiversity habitats to include new woodland planting and species-rich grassland





POS Typologies

PARKS & GARDENS: URBAN GREEN SPACES

SANG Strategy

A substantial part of the Community Park provides provision for Suitable Alternative Natural Green Space (SANG).

An Indicative Landscape Strategy for the SANG has been developed to show the key principles of the approach which follow Natural England guidance. The detailed design of the SANG to include phasing management will be developed further through the planning process.

Overall Design Character

A natural and largely 'open' area of green space that provides a significant area of accessible recreational space on the 'door step' of the new community. The area should retain and expand upon the existing GI assets of hedgerows, trees, footpaths and lanes and deliver new habitats such as woodland, copses, hedges, swales and meadow grassland. New circular routes and paths, which can connect with Little Revel End and existing footpaths will provide a choice of attractive walking routes.

Design Features

Key design elements are expected to include:

1. Circular 'grass ride' path (minimum of 2.3km)
2. 'Open' areas
3. New planting (woodland, trees and hedgerows)
4. Meadow and species-rich grassland
5. Interpretation, signage, wayfinding
6. Car parking

SANG Criteria

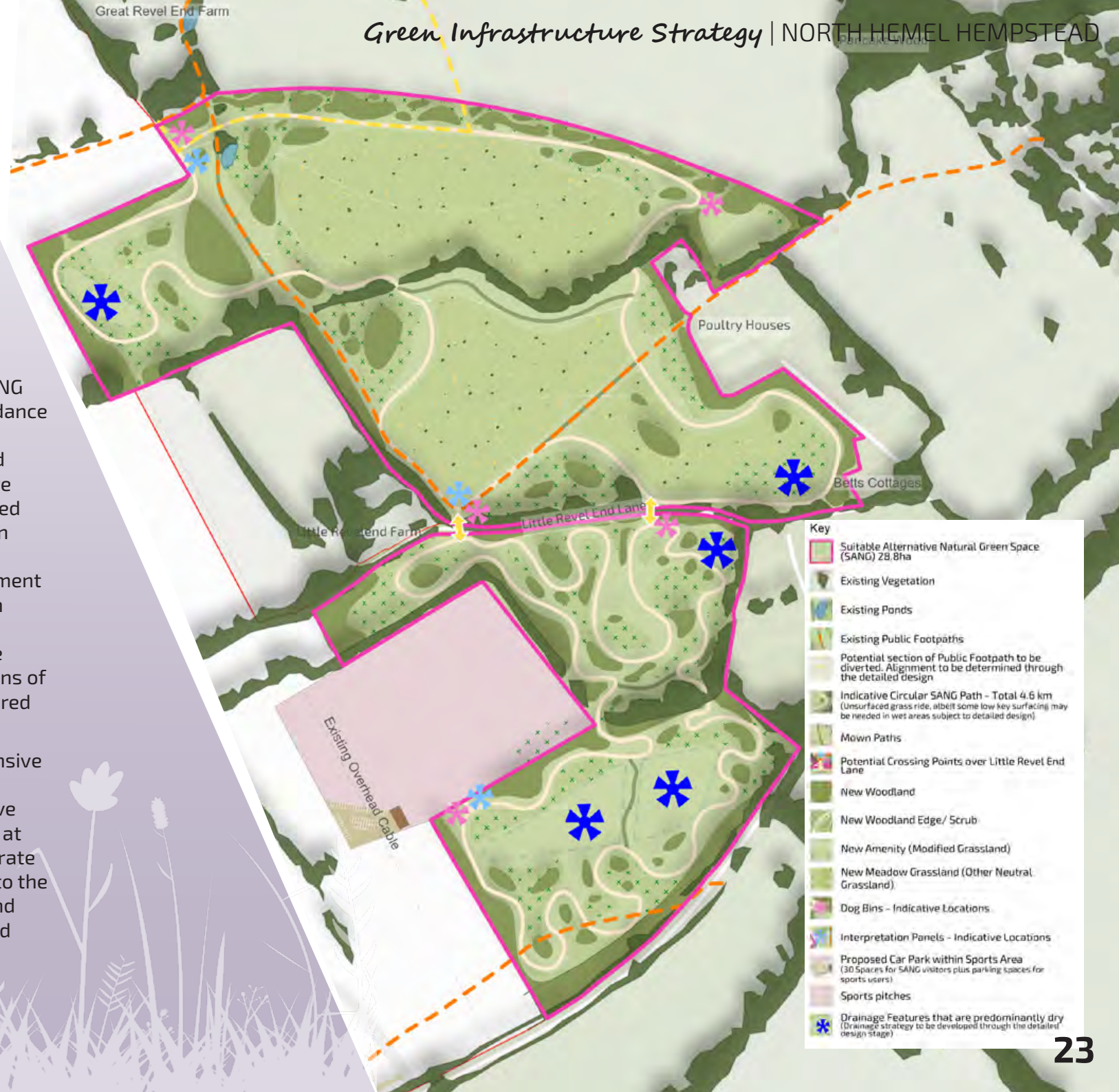
based on Natural England (NE) guidance

SANG Criteria	
Paths	
A minimum circular walk of 2.3-2.5 kilometres to be provided.	Expected
Paths easily used and well maintained but mostly unsurfaced.	Expected
Where parking is provided, circular path should start and finish at that location.	Expected
Paths should be safe, easily identifiable and kept clear of obstructions, such as scrub cover for example.	Expected
Information boards and/or signage at access points outlining the layout of the site and routes available to visitors.	Desirable
Parking	
Parking, including for cyclists, to be provided on sites larger than four hectares, unless the site is solely intended for residents within 500 metres only.	Expected
Parking areas are to be easily and safely accessible by car and to be clearly sign posted.	Expected
Visitor to be able to take dogs from the parking area to the site safely off the lead	Desirable
Access	
Access points to be provided based on the intended visitors of the SANG.	Expected
Safe access route on foot from nearest car park and/or footpath.	Expected
Access should be unrestricted within the site, with plenty of space for dogs to exercise freely and safely off the lead	Expected
Character of Space	
Needs to be semi-natural, or perceived as such where close to existing development.	Expected
If the site is larger than 12 hectares, a range of habitats should be present.	Expected
No unnatural intrusions (e.g. odour from sewage treatment works, noise from busy roads).	Expected
There should be little intrusion of built structures such as dwellings, buildings, fencing (not constructed using natural materials), etc.	Expected
Naturalistic space with areas of open countryside with dense and scattered trees and shrubs.	Desirable
Gentle undulating topography. Steep slopes are likely to deter visitors.	Desirable
Focal point such as a viewpoint or monument within the site and accessible via walking routes.	Desirable
Provision of open water, however large areas of open water cannot count towards SANG capacity.	Desirable

Indicative SANG Design

This plan sets out the general principles for the provision of SANG and follows Natural England guidance and principles (as shown in the table). The plan will be developed further through the detailed stage as part of applications for reserved matters approval. The application is accompanied by an Outline Landscape & Ecological Management Plan and Outline SANG Mitigation & Management Plan. These will be developed further through the planning process and final versions of these will be expected to be secured through planning conditions.

The plan illustrates how an extensive circular route could be delivered across the entire SANG, well above the minimum 2.3km requirement at c. 4.6km. It also shows how separate 2.3km routes could be delivered to the north and south of Little Revel End Lane if the SANG follows a phased approach.





POS Typologies

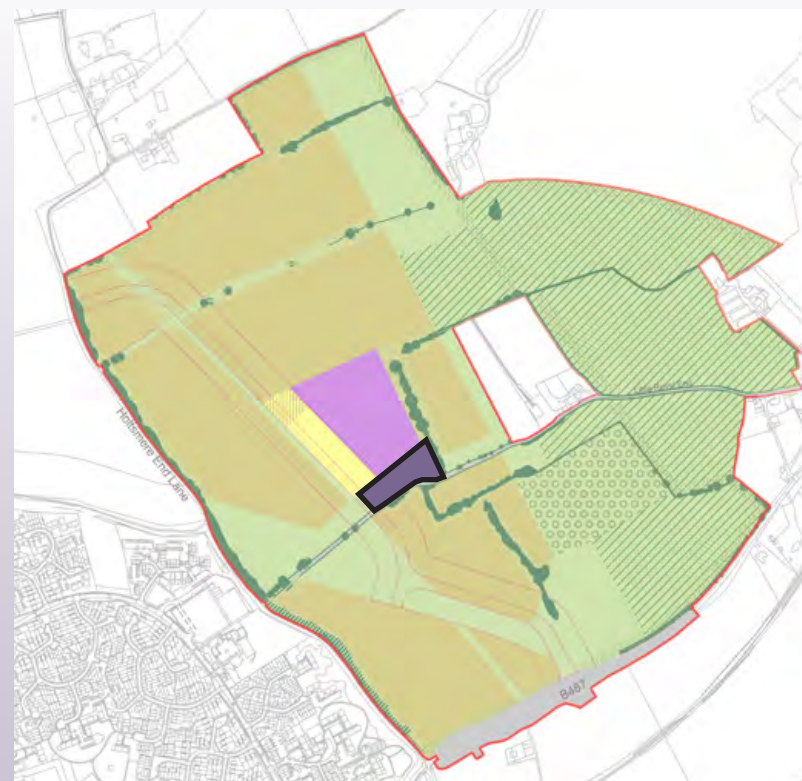
PARKS & GARDENS: URBAN GREEN SPACES

Pocket Park

The urban green space 'Pocket Park' is located within the heart of North Hemel within proximity to the community facilities of the Local Centre and Primary School.

Being on the key axis of the Sustainable Transport Corridor and Little Revel Lane Greenway (ped-cycle route) it is expected to function as a primary meeting space for play and social gathering.

The Pocket Park will contain a main children's play facility for younger and older children which will include equipped play provision. The space around this will function as an urban green space and will be designed to be generally formal in its character, to include feature tree planting, formal hedging, and areas of 'open grassland' for play and interaction. Species-rich grassland, native species and habitat creation for biodiversity benefits will be expected. Buildings are expected to frame and enclose the space to ensure good natural surveillance, whilst the area will be easily accessible through well-designed walking and cycle routes.





Overall Design Character

A more formal urban green space with its focus on delivering a key recreational space within the heart of the development. The park should provide space for play, rest and relaxation - offering 'open space' for social interaction and community gathering close to the Local Centre and School.



Design Features

Key design elements are expected to include:

1. Close mown/flowering grassland for play, recreation and congregation
2. Large stature tree planting (when mature) to provide landmark features
3. Formal native species hedging, ornamental planting to provide subdivision
4. Hard landscape areas
5. Signage, interpretation, and street furniture





POS Typologies

NATURAL AND SEMI-NATURAL GREEN SPACES

Valley Corridor

A broad area of green space runs through the built development area from Holtsmere End Lane to the B487 Hemel Hempstead-Redbourn Road, via Little Revel Lane End. As the development 'works' with the Site's existing landscape, this forms a shallow valley overlooked by new homes and will create a distinct feature within the development.





Overall Design Character

The space would be designed with a biodiversity focus and should include varied grassland mixes, new native planting and habitat creation - to include drainage features. The objective is to create a 'natural' and more informal green space area. Being overlooked by new homes it will need to be attractive, safe and easily accessible with 'open' areas to allow for informal recreation. New recreational routes will be included that will provide movement routes through and across the space to include connections to Little Revel End Lane and the B487 frontage.



Design Features

Key design elements are expected to include:

1. Species-rich grassland, meadow grassland and wet grassland mixes for biodiversity benefits
2. A blue infrastructure of well-designed naturalistic drainage features
3. Planting of native trees, copses, hedgerows
4. 'Open' areas for walking and informal recreation
5. Design interventions such as 'natural play', interpretation panels and recreational routes
6. Ease of access and movement through and across the Valley Corridor





POS Typologies

NATURAL AND SEMI-NATURAL GREEN SPACES

Holtsmere End Lane

The mature tree belt to the east of Holtsmere End Lane, within the application site boundary, is an existing GI asset. This tree belt - and the lane itself - is a distinct landscape feature of the Site. Holtsmere End Lane is an attractive, well-treed route that will eventually form part of HGC Green Loop. The proposed HGC Green Loop will be delivered via a S278 agreement as it falls outside of the application boundary. The mature tree belt and associated woody vegetation runs largely continuously along the lane and creates a wooded edge to the development.





Overall Design Character

A continuous linear green space will be provided that encompasses mature trees and vegetation alongside Holtsmere End Lane. This will protect the mature trees within a dedicated area of green space, and will provide an appropriate 'offset' between existing trees and built development. It is expected that new homes will face onto the corridor, the mature tree belt and the lane. This green corridor provides the opportunity for habitat creation in the form of species-rich grassland and new tree planting. The green corridor provides 'doorstep' green space for new homes.



Design Features

Key design elements are expected to include:

1. Species-rich grassland/flowering lawn mixes to provide a balance between biodiversity and space for informal play
2. New individual tree planting
3. New woodland/woodland edge planting to infill 'gaps'
4. Clear and accessible connection points onto Holtsmere End Lane using key desire lines



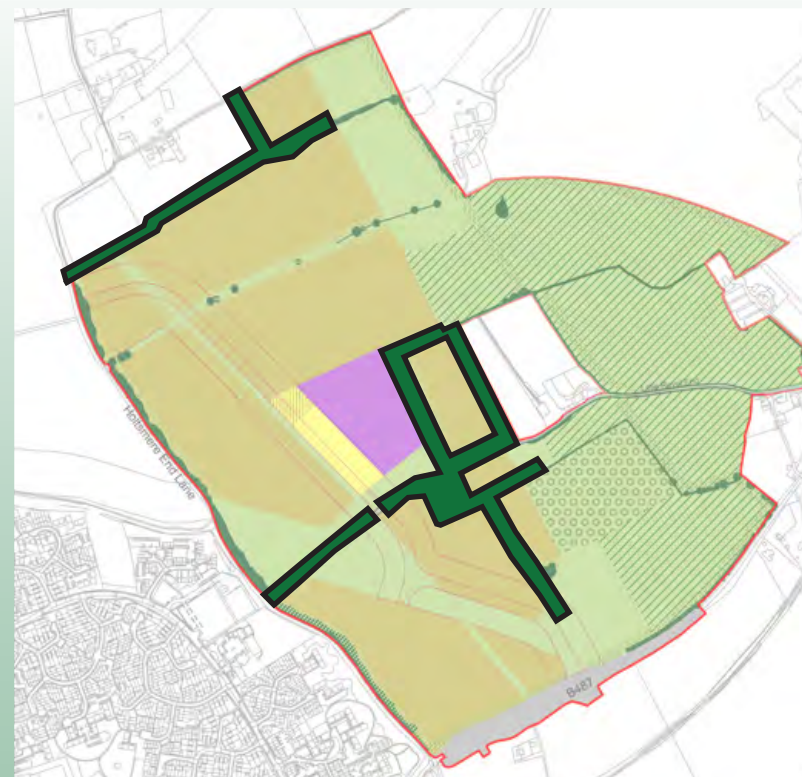
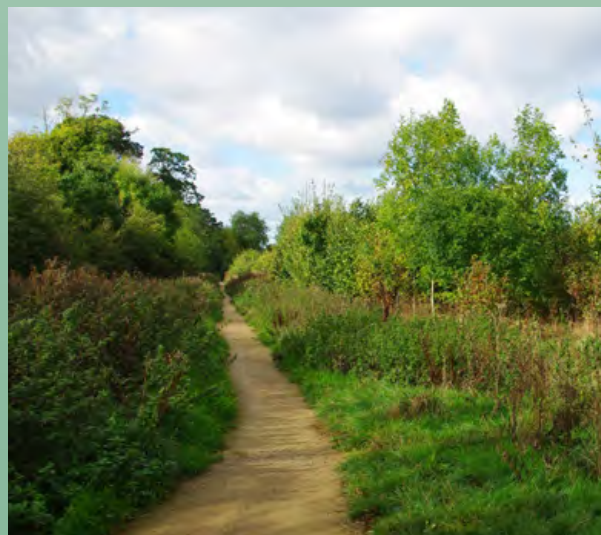


POS Typologies

NATURAL AND SEMI-NATURAL GREEN SPACES

Existing Tree and Hedgerow Corridors

Existing GI assets across the Site comprise established hedgerows and mature trees. These features are retained within linear corridors of green space. Some hedgerows, such as those boundary hedges to the north would be reinforced with new native woodland edge planting to create a wooded edge to the development and to help integrate the built form into the landscape. Other areas, such as the tree belts south of Little Revel Lane are simply protected within the dedicated grassland corridors so that they have sufficient space in which to thrive.



Overall Design Character

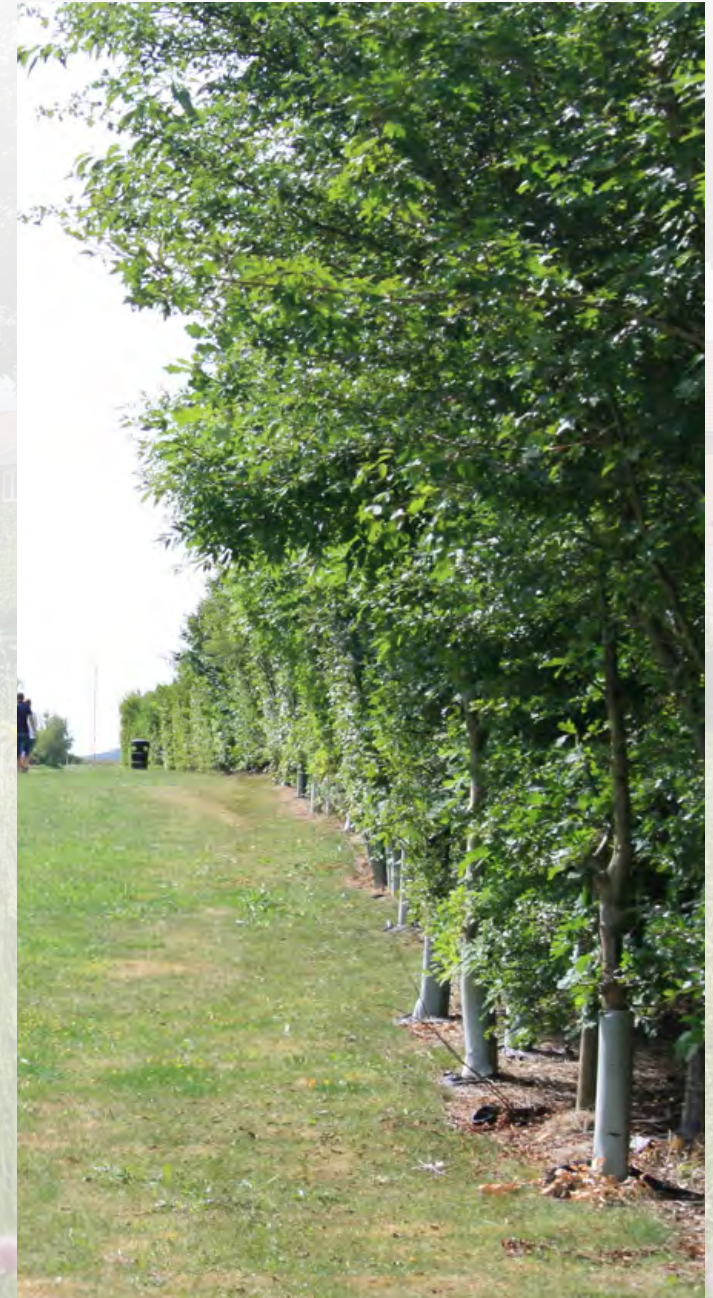
The design character will vary across the Site dependent on the location of these features within the layout. Principally, they act as mature wildlife corridors and key biodiversity assets. Subject to detailed design matters it is expected that, for the most part, built uses would front onto and face these features.



Design Features

Key design elements are expected to include:

1. New native species rich hedgerow planting and woodland edge planting to strengthen hedgerows
2. 'Infill' hedgerow planting
3. Located in green corridors to protect these features and to create an appropriate green 'offset' from built development (buildings, surfaces etc.)



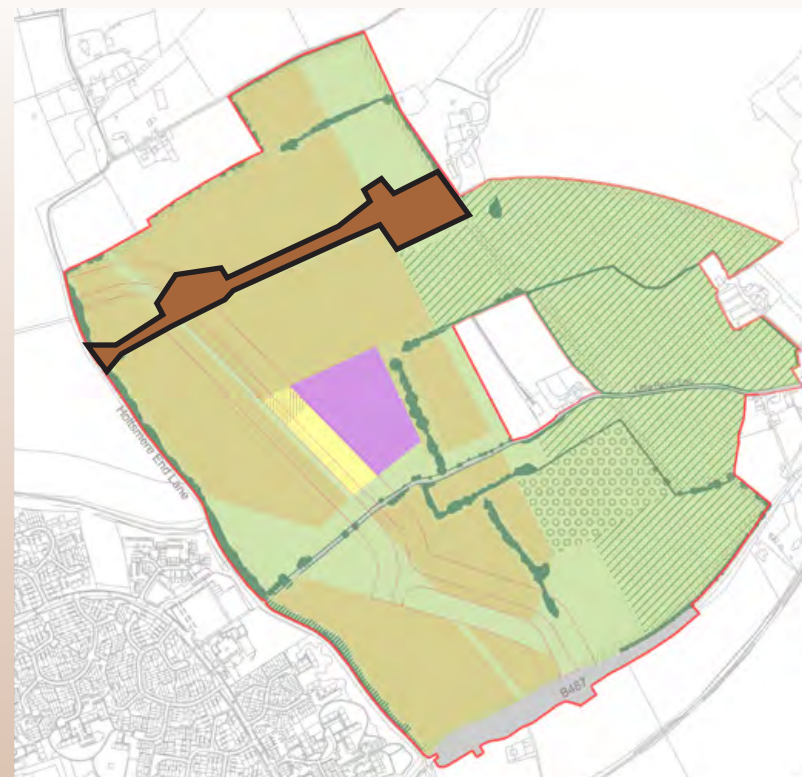


POS Typologies

AMENITY GREENSPACE: ACTIVE GREEN CORRIDORS

Public footpath corridor

Located within the built development area, the existing Public Footpath which crosses the site between Holtsmere End Lane and Great Revel Farm is retained. This is located within a wide amenity green corridor which will be overlooked and well-surveyed by adjacent housing.





Overall Design Character

The green corridor should be designed with a mix of grassland habitats and new planting to create a multifunctional area of green space, so that it is designed both for formal recreation and biodiversity. To create a usable and attractive space the corridor should be overlooked by new homes and streets, and design features should be included within or near the corridor such as equipped or natural play, community orchards, and allotments, and it is important that there is safe access into the corridor (and onto the Public Footpath) from nearby streets which will provide good access to the HGC Green Loop and the Community Park/SANG.



Design Features

Key design elements are expected to include:

1. The use of new hedgerows and trees to define the outer edge of the corridor
2. Feature trees to act as landmark features
3. A mix of species rich and amenity grassland
4. Well-designed hard surface for the footpath with clear and logical routes onto the route from surrounding streets



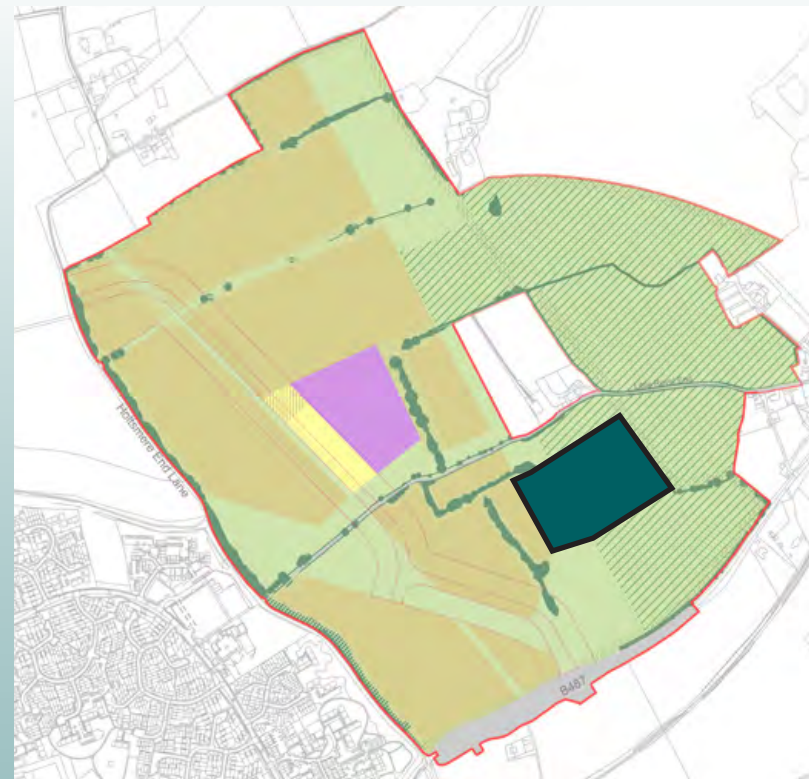


POS Typologies

RECREATION: SPORT, PLAY AND LEISURE

Sports

Outdoor formal sports provision is provided within the Community Park. The exact type of sports use will be determined through the detailed design stage, but the Development shows that a series of adult and junior football pitches could be provided together with changing facilities and parking.





Overall Design Character

The sports area, which is defined and contained by existing hedgerows to the north and east will provide an active formal space for recreation and community gathering. Primarily designed with amenity close mown grassland, the area will be bounded by existing and new hedgerows, with new planting providing landscape and biodiversity benefit as well as helping to define the space. The area will require a sensitively designed earthwork strategy to create appropriate levels for play.



Design Features

Key design elements are expected to include:

1. Retained hedgerows and the use of new native species-rich hedgerow planting
2. Amenity grassland appropriate for formal sport
3. Opportunities for landmark feature trees and ornamental shrub planting and grasses to soften the car park and pavilion



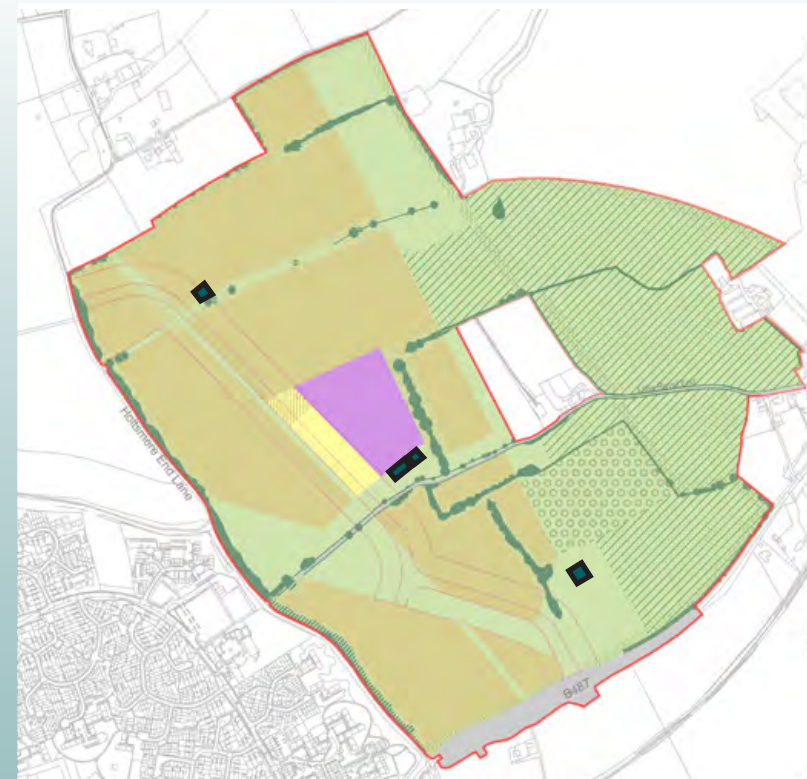


POS Typologies

RECREATION: SPORT, PLAY AND LEISURE

Play

Equipped play provision is provided and this is located in logical green space areas across the Development so that new residents are in close proximity of an equipped play space. Other opportunities for play and informal recreation through natural play and 'play on the way' can be explored.





Overall Design Character

Play provision should be engaging, challenging and inclusive, and should be designed for different age groups. Play spaces should be easily accessible, open in character and well-surveyed by new homes, streets and routes. Consideration of 'themed' play areas and the use of 'natural' play items should be explored.



Design Features

Key design elements are expected to include:

1. Clear, well-defined access to and from play spaces
2. Well designed boundary treatment for play areas
3. Street furniture to include seating
4. A mix of surrounding grassland habitats (amenity and species-rich grassland)



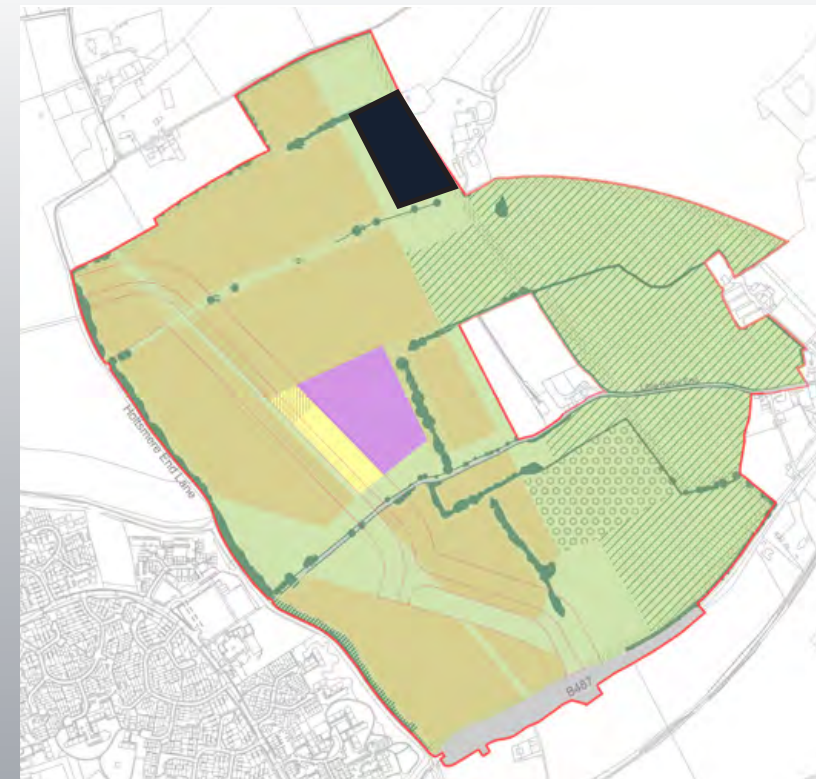


POS Typologies

ALLOTMENTS

Allotments

Allotments are provided as part of the Community Park. This provides the opportunity for community food growing as well as assisting in social interaction, recreation and health and well-being.





Overall Design Character

The Allotments should be designed with a practical and efficient layout of plots and paths for ease of access and use. As well as being well surveyed, and being close to the existing footpath, it should be a secure feature.

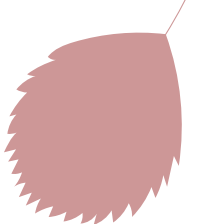


Design Features

Key design elements are expected to include:

1. Secure boundary fencing and gates
2. Access to water
3. Space for parking and unloading





Management

The application is accompanied by an Outline Landscape Management Plan (OLEMP), which contains an Outline SANG Mitigation and Management Plan (OSMMP).

These provide the overarching principles for the establishment and management regimes of the GI.

It is expected that these documents will be developed further through the planning process, such that a final LEMP and SMMP will be agreed with SADC as part of a planning condition.





BLOOR HOMES

 Pigeon