

A horizontal strip of 12 panels, each depicting a different outdoor activity in a park setting. The panels are arranged in a single row and feature stylized, flat-colored illustrations. The activities include: 1. A person cycling on a path. 2. A person running. 3. A person playing a sport (possibly tennis or badminton). 4. A person sitting on a bench. 5. A person sitting on a bench. 6. A person sitting on a bench. 7. A person sitting on a bench. 8. A person sitting on a bench. 9. A person sitting on a bench. 10. A person sitting on a bench. 11. A person sitting on a bench. 12. A person sitting on a bench. The background of the strip is a solid light blue color, and the illustrations are in various shades of blue, green, and yellow. The panels are separated by thin white lines.

# GREEN INFRASTRUCTURE STRATEGY

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#### LANDSCAPE ARCHITECT

BRADLEY MURPHY DESIGN LTD  
6 The Courtyard, Hatton Technology  
Park, Dark Lane, Hatton, Warwickshire,  
CV35 8XB  
Company No: 7788475

[www.bradleymurphydesign.co.uk](http://www.bradleymurphydesign.co.uk)

#### DEVELOPER

PIGEON INVESTMENT MANAGEMENT  
LTD  
Linden Square, 146 Kings Road  
Bury St Edmunds, Suffolk  
IP33 3DJ

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### INTERACTIVE NAVIGATION



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## 1.1 AIM & PURPOSE OF THE STRATEGY

Bradley Murphy Design Ltd. (BMD) has been commissioned by Pigeon Investment Management Ltd on behalf of Pigeon (Hemel Hempstead) Ltd to undertake a Green Infrastructure Strategy to inform the iterative design process and form an evidence base to support the allocation of the North Hemel Hempstead Broad Location (hereafter referred to as 'the Site') as illustrated opposite on **Figure 1: Site Location**, as part of the St Albans Local Plan examination, for a proposed mixed use development and associated infrastructure.

The Green Infrastructure Strategy and framework presents a holistic approach to natural environment, climate change adaption, biodiversity, open space, sports, play provision and health and well-being by reflecting the interconnected nature of these elements. It is intended to present clear and concise guidance to ensure that a wide range of multifunctional Green Infrastructure elements are provided to maximise recreational, ecological and environmental amenity.

It also identifies how Green Infrastructure can accommodate strategic and local planning policies within the scheme and help to optimise its sustainability.

## 1.2 SITE LOCATION & DESCRIPTION

The North Hemel Hempstead Broad Location (hereafter referred to as 'the Site') relates to 88 hectares of agricultural land located on the north-eastern urban edge of Hemel Hempstead and approximately 5.75km to the north west of St Albans.

The Site comprises predominantly arable agricultural farmland with a small proportion of pasture in the northern part, interspersed with mature field trees and hedgerow field boundaries. Whilst the only built form currently present on Site is Little Revel End Farm, there is a public footpath (ref: Redbourn 011), an underground gas main, a line of 400kv overhead pylons and a high voltage overhead power line all cross the Site.

The Site is bound by the B487 Hemel Hempstead Road to the south, by Holtsmere End Lane to the west and north and further arable land to the north and east. (Both Holtsmere End Lane and Little Revel End are single carriageway, rural lanes with few passing places). The Site is in close proximity to strategic routes and benefits from direct linkages via the B487 Hemel Hempstead Road to the A5183 Dunstable Road and the M1.

The Site is located on land currently designated Green Belt under policy 1 of the St Albans adopted local plan (1994), situated between the eastern urban edge of Hemel Hempstead and the village of Redbourn. The M1 motorway forms a physical and visual barrier between Hemel Hempstead and Redbourn. Whilst the Site is currently designated under the St Albans adopted Local Plan Policy 1 as Green Belt, the emerging new local plan designates the Site as a 'Broad Location for Development' (North Hemel Hempstead) where exceptional circumstances exist for the Site to be released from the Green Belt for development to contribute to meeting housing needs over the plan period.



**Figure 1. Site location**

— Local Plan Draft Allocation Boundary



## 2.1 STRATEGIC GREEN INFRASTRUCTURE CONTEXT

Hertfordshire's Green Infrastructure context has been shaped by a range of physical and cultural influences. Patterns of settlement, industry, agriculture and cultural activity have been largely influenced by the underlying geological conditions. Hertfordshire has a rich green infrastructure resource encompassing parts of the Chilterns Area of Outstanding Natural Beauty (AONB), river valleys, chalk grasslands, farmlands, ancient woodlands, in addition to an extensive 20th century urban green infrastructure heritage.

The Hertfordshire Strategic Green Infrastructure Plan<sup>1</sup> seeks to address the need for links and connections and alternative green space provision to deliver a wider array of functions across the county. The North Hemel Hempstead Broad Location Site lies in a strategic position where it forms an integral 'stepping stone' between Hemel Hempstead and Redbourn. The **'Rural Green Links' Project: 9 'Reconnect'** features the Nickey Line, identified under The Hertfordshire and GreenArc Green Infrastructure Strategic Highlights Plan (SHiP). This strategic project is focused on the reconnection of Rights of Way that have been severed by major barriers to the movement of people and wildlife through the strengthening of strategic and local green infrastructure corridors, as illustrated opposite in **Figure 2**.

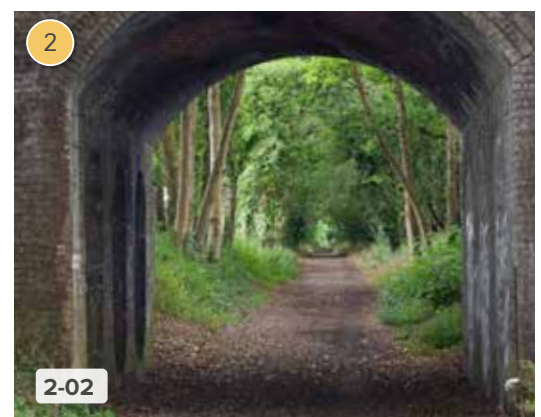
Potential also exists for the Site to contribute and feed into the wider GI initiatives identified within the Hertfordshire Green Infrastructure Plan, including the **Trees Against Pollution (TAP) project**, which is a large-scale tree planting initiative within the County, aimed to provide an attenuation function in relation to air quality and particulate filtration, and therefore linked to provision of enhanced, healthier environments (part of the basis for a Woodland Arc project).

At a District level the St Albans Green Infrastructure Plan<sup>2</sup> identifies a **'Woodland Enhancement Zone'** where the priority is to link and restore woodland habitats, particularly in the northern half of the District which is shown to be deficient. The Site has the potential to contribute to the objectives of the Woodland Enhancement Zone through woodland and tree planting and strengthening GI linkages.

The Dacorum Green Infrastructure Plan<sup>3</sup> identifies **Project 7: Urban Greening for Hemel Hempstead**, where the focus is to enhance the functionality, quality and diversity of the green wedges within and on the edges of Hemel Hempstead. The Site has the potential to contribute to the objectives of the Urban Greening project through the inclusion of new tree planting, woodland creation, community gardens and orchards and local play provision.



**Woodlands are an important landscape and green infrastructure theme in the county. Opportunities exist to reflect and link to the wooded edge defining Hemel Hempstead.**



**The opportunity exists to enhance links to the countryside via the Nickey Line, a 7 miles long footpath and cycle way along a former railway line, as part of a greenway network.**

<sup>1</sup>Hertfordshire Strategic Green Infrastructure Plan, Prepared for Hertfordshire County Council by Land Use Consultants (2011)

<sup>2</sup>St Albans District Green Infrastructure Plan, Prepared for St Albans District Council by Land Use Consultants (2011)

<sup>3</sup>Dacorum Borough Green Infrastructure Plan, Prepared for Dacorum Borough Council by Land Use Consultants (2011)

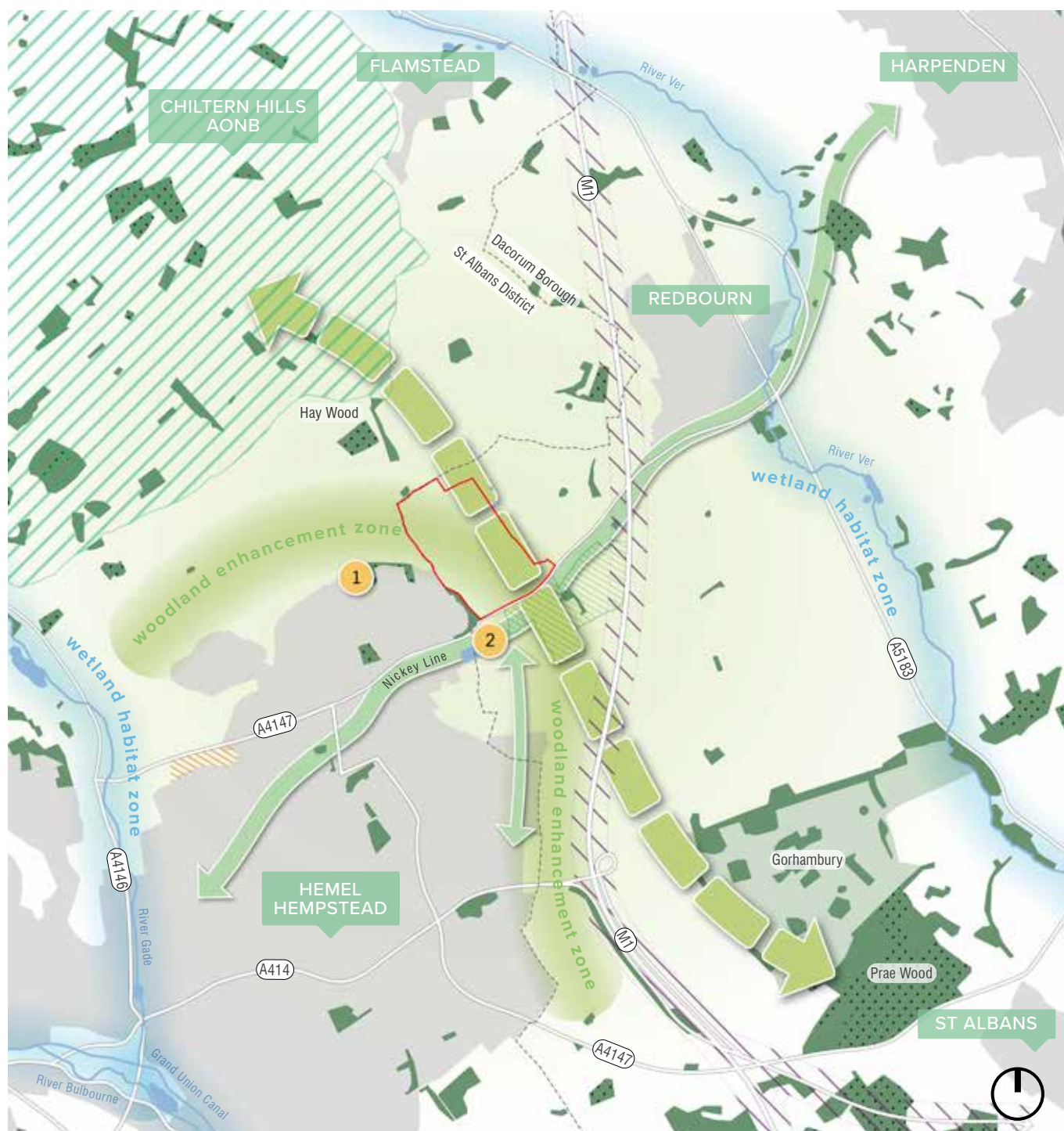


Figure 2. Green Infrastructure sub-regional context

#### Context:

- Local Plan Draft Allocation Boundary
- - - - - District boundary
- Surrounding settlements
- Water bodies & linear water features
- Significant vegetation
- Pollution from major road corridors

#### Designations:

- Ancient woodland
- Chiltern Hills AONB
- Local Nature Reserve Howe Grove Wood

#### Current Strategic Areas:

- Gorhambury Strategic GI asset

#### Current Green Infrastructure Proposals:

- ↔ Strategic Link Nickey Line
- ↔ Local Link

#### New Green Infrastructure Proposals:

- ↔ Woodland Arc (Trees Against Pollution)

## 3.1 PLANNING & ENVIRONMENTAL CONTEXT

01

The Site lies wholly within the administrative boundary of St Albans City and District Council on the district boundary with Dacorum. St Albans District Council (SADC) published the **St Albans District Local Plan Review** in 1994. The Council are currently in the process of preparing their new Local Plan (see Emerging Policy below) however, in the meantime a number of saved policies from the Local Plan remain operational and a material consideration for all planning applications within the district.

02

The new Local Plan will provide the strategy for the growth of the district to 2036 and beyond, defining the nature and location of development. **The emerging St Albans City & District Local Plan 2020 – 2036<sup>4</sup>** was submitted to the Planning Inspectorate in March 2019 and, whilst not yet adopted, has been considered as part of this GI Strategy. Once adopted, the Local Plan will be the starting point for consideration of all planning applications within the district.

03

Whilst the Site is currently designated under the St Albans adopted Local Plan as **Green Belt (Policy S1)**, the emerging new local plan designates the Site as a **‘Broad Location for Development’ (North Hemel Hempstead)** where exceptional circumstances require the Site to be released from the Green Belt for development, as set out in emerging **Policy S6** and identified on the policies map opposite **(Figure 3)**.

04

Planning applications for development at the Broad Locations must materially accord with the specific policies for each Broad Location, which in relation to the Site is **Policy S6 iv** North Hemel Hempstead Broad Location.

05

Emerging **Policy L28** provides guidance on the green space standard and green space provision required in the case of new housing development. The proposed development must demonstrate and incorporate the provision of new green space in accordance with the quality and accessibility standards, based on the predicted population yield. Priority provision for the Broad Location at North Hemel Hempstead (the Site) is for strategic play, teenage areas, parks and gardens, adult and junior football pitches and allotments.

Emerging **Policy L29: Green and Blue Infrastructure, Countryside, Landscape and Trees** outlines the District’s Green Infrastructure Strategy and how development should take account of its landscape context. In particular opportunities will be sought for:

- The creation of new green recreation and/or wildlife routes at all scales;
- Implementation of Rights of Way Improvement Plans and other route improvements to improve access to green infrastructure features;
- Greening of the urban environment, including tree planting and green roofs;
- Opportunities to improve the ecological value and quality of the District through development, particularly by maintaining, improving and extending defined habitat areas; and
- New woodland planting as part of new green space provision for some of the Broad Location sites.

Masterplanning for new development should plan positively for related open space and access links across site boundaries.

<sup>4</sup>St Albans City & District, Local Plan 2020-2036, Publication Draft. 2018



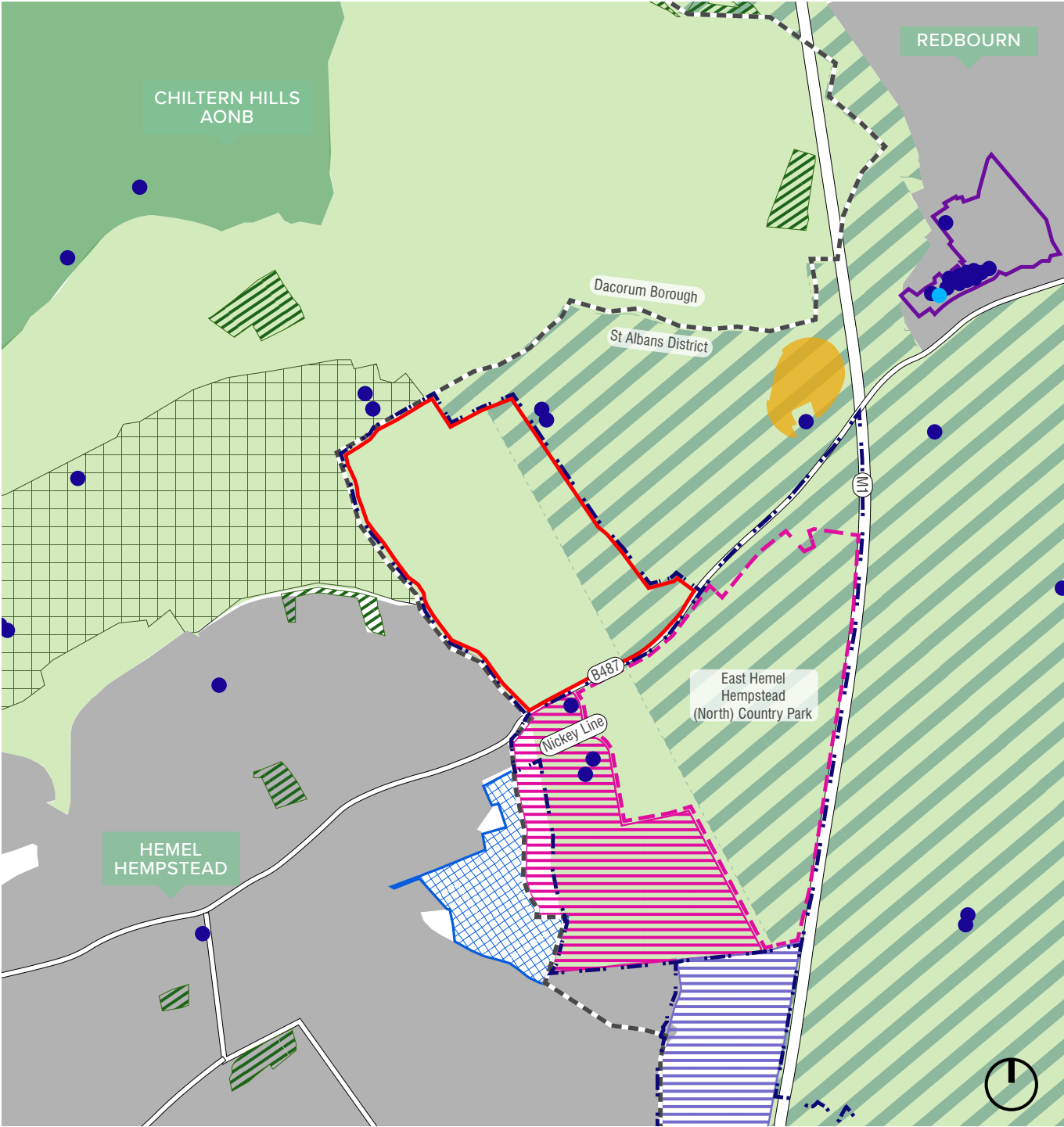


Figure 3. Planning & Environmental Designations



## 4.1 LANDSCAPE CHARACTER

With regards to the character of the Site's landscape at the county/ district level, the Hertfordshire Landscape Character Assessment<sup>5</sup> places the Site within **LCA 95 Revel End Plateau** and **LCA 96 Upper Ver Valley**, as illustrated on **Figure 4: Landscape Character** opposite.

The northern part of the Site is located within **LCA 95 Revel End Plateau**, described as “an area of gently undulating upland with a continuous field pattern bordering the M1 Corridor”. The following Green Infrastructure related characteristics relevant to the Site and its local context include:

- Predominantly arable farmland;
- Gently undulating upland and slopes;
- Discreet woodland blocks;
- M1 transport corridor;
- Isolated scattered farmsteads;
- Field copses;
- Overhead power lines; and
- Great and Little Revel End farms.

The Hertfordshire landscape character assessment<sup>5</sup> identifies the following landscape improvements and future management objectives for LCA 95 Revel End Plateau:

- Promote the creation of a network of new medium to large woodlands in the open arable landscape, particularly with a view to visually integrating urban fringe development;
- Encourage the reversal of habitat fragmentation and the creation and improvement of habitat links to create ecocorridors;
- Encourage landowners to improve ecological diversity by establishing and maintaining varied land maintenance regimes to enhance visual and wildlife functions; and
- Promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas.

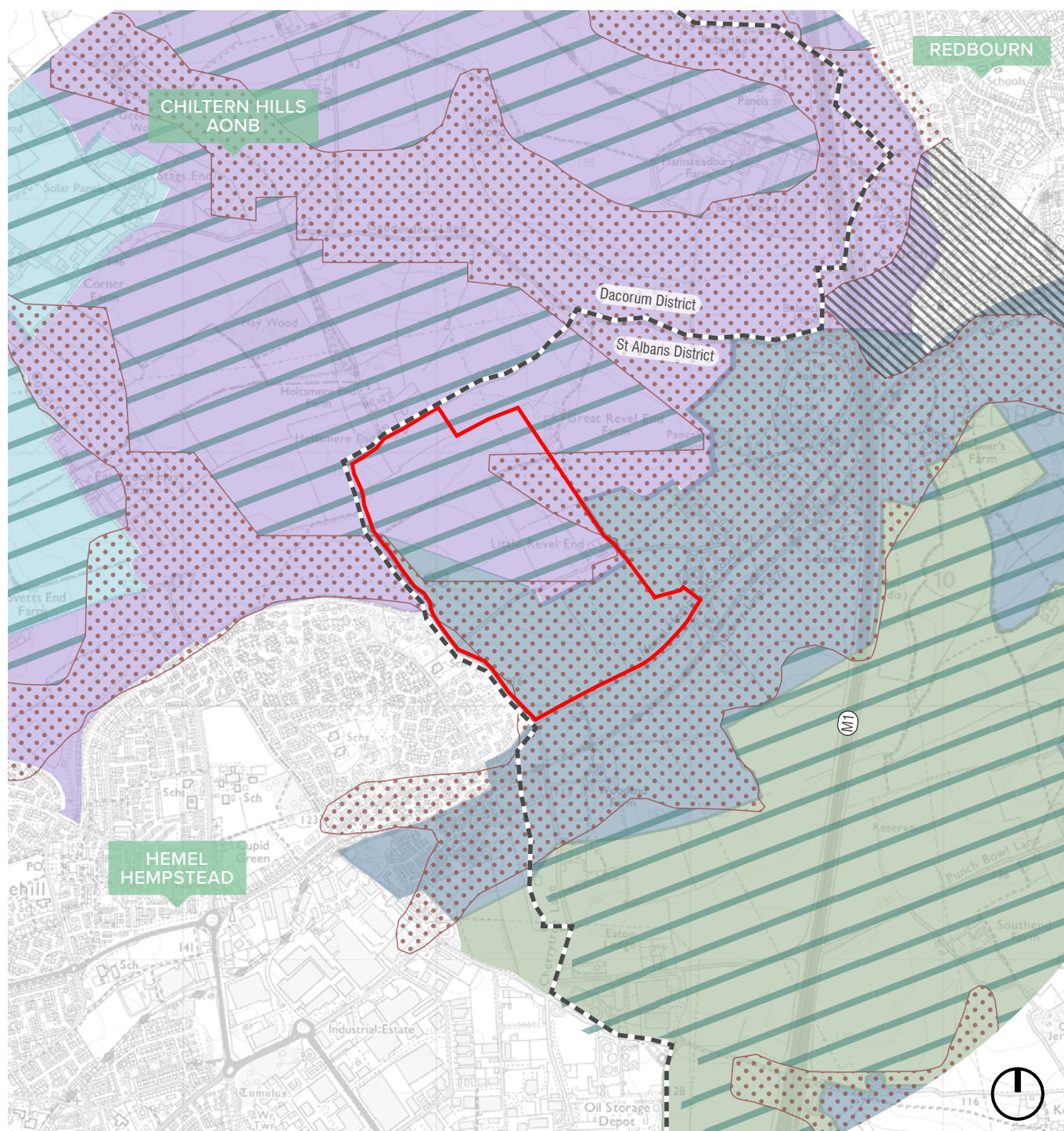
The southern part of the Site is located within **LCA 96 Upper Ver Valley** described as “a broad, open river valley with gentle slopes and extensive views”. The following Green Infrastructure related characteristics relevant to the Site and its local context include:

- Narrow strip of wetland habitats along valley floor south of Redbourn;
- Open, gently undulating valley slopes;
- Large arable fields;
- Discrete woodland blocks to north of the area;
- Isolated settlement;
- Lack of field boundaries on valley slopes;
- Hedge banks along lanes crossing slopes; and
- Pockets of pasture along urban edges and the dry valley between Redbourn and Hemel Hempstead.

The Hertfordshire landscape character assessment identifies the following landscape improvements and future management objectives for LCA 96 Upper Ver Valley:

- Encourage the reversal of habitat fragmentation and the creation and improvement of habitat links to create ecocorridors;
- Encourage reversion from arable uses to pasture and grassland;
- Restore and enhance wet grassland to provide a habitat for wading birds; and
- Promote the re-introduction of permanent pasture and flooding regimes as normal agricultural practices, to increase landscape and habitat diversity.

<sup>5</sup>Hertfordshire County Council (2000), Hertfordshire Landscape Character Assessment



**Figure 4. Landscape Character**

**Context:**

- Local Plan Draft Allocation Boundary
- - - District boundary line

**Hertfordshire Landscape Character Areas:**

- LCA94 Buncefield Plateau
- LCA95 Revel End Plateau
- LCA96 Upper Ver Valley
- LCA124 Gaddesden Row

**Landscape Character Typology East of England:**

- ▨ Settled Chalk Valleys
- ▤ Wooded Plateau Farmlands
- Wooded Chalk Valleys

## 4.2 VISUAL RECEPTORS

01

A separate Landscape and Visual Appraisal (LVA) has been carried out to identify visual receptors that currently share intervisibility with the Site and are of the greatest visual sensitivity to the type of development proposed.

02

The most significant views of the Site are from the immediately adjacent landscape, as viewed from footpath Redbourn 011 (**Viewpoints 1 and 3**). Further partial / filtered views are possible from bridleway Hemel Hempstead 128 (**Viewpoint 2**), Holtsmere End Lane adjacent to the northern and western boundary (**Viewpoint 4**) and footpath Great Gaddesden 048 within the wider landscape to the west / north - west.

03

Views from the immediate landscape to the north, east and west would see proposed development set amongst existing mature vegetation to the Site boundary. This would provide screening and softening of the development upon completion. Further mitigation would be achieved through sensitive layout design, making use of existing topography and structural landscape planting within and along the Site boundaries, especially to the eastern boundary.

04

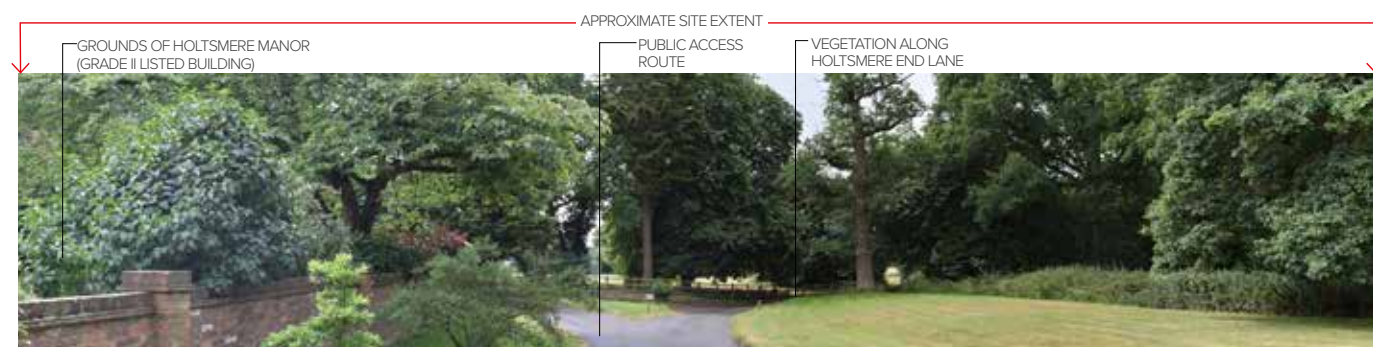
Views from the south along the Long Distance Footpath, Nickey Line are oblique and screening is provided towards the Site by mature vegetated hedgerows and trees along the footpath.

Due to the undulating landform and presence of intervening field boundary and woodland vegetation, views are limited to locations within 1km of the Site, with the Site being well contained without any significant visual links to nearby receptors or landscape sensitivities.

Where the Site is clearly visible (**Viewpoints 1 and 3**) and partially visible (**Viewpoints 2 and 4**), the proposed design will need to respond to this to ensure the impact on these receptors is mitigated through design of a sensitive layout and structural landscape planting within and on the Site's boundaries, especially the eastern boundary (**Viewpoint 3**) and northern boundary (**Viewpoint 4**).

05



**Viewpoint 1: View from Footpath Redbourn 011 (on site) looking southeast****Viewpoint 2: View from Bridleway Hemel Hempstead 128****Viewpoint 3: View from Footpath Redbourn 011 looking west****Viewpoint 4: View from Holtsmere Manor**

## 4.3 GREEN INFRASTRUCTURE ASSETS

01

The Site covers approximately 88 hectares and currently features primarily arable fields and a small proportion of pasture fields bound by the B487 Hemel Hempstead Road to the south, Holtsmere End Lane to the west and north and further arable land to the north and east.

02

As illustrated in the plan opposite, rolling landform on Site creates a varied, undulating topography, with localised valleys and plateaus in keeping with the landscape characteristics of the area

Whilst the only built form currently present on Site is Little Revel End Farm, there is an underground gas main, 400kv overhead pylons and high voltage overhead power lines which all cross the Site.

03

The Site is dissected by an unnamed narrow track running east to west between Holtsmere End Lane and the B487 Hemel Hempstead Road, which provides vehicular access to properties at Little Revel End.

The Site, for the majority, consists of vegetation associated with arable fields with hedgerows and trees field boundaries defining and visually enclosing the Site. Overall, the Site is relatively enclosed along the western, northern and southern boundaries due to the hedgerow and tree cover. Beyond the Site, further hedgerow

field boundaries and woodland blocks provide the area with an increased degree of enclosure, most notably Hay Wood and woodland associated with the urban edge of Hemel Hempstead.

Public access to the Site is limited to one public footpath (Redbourn 011), that crosses the northern extents on an east – west axis. There are a further five public footpaths that lie in close proximity to the Site, these comprise: Great Gaddeston 048 to the west, providing links from the settlement edge of Hemel Hempstead to the Site's western boundary; Redbourn 010 abutting the eastern boundary; Redbourn 009 providing links from the eastern Site boundary towards Redbourn; a publicly accessible route off Holtsmere End Lane on the Site's northern boundary which provides onward connection north to the Chiltern Hills AONB; and Redbourn 013 connecting to the Nickey Line (National Cycle Network (NCN) Route 57) providing links from the Site boundary southwards towards east Hemel Hempstead.

The Nickey Line is a disused railway line which lies 200m south of the Site, forming a long distance footpath and NCN Route 57, connecting Hemel Hempstead to Redbourn. These public rights of way form a limited network and provide access through the arable landscape connecting to a wider right of way network and scattered settlements.

04



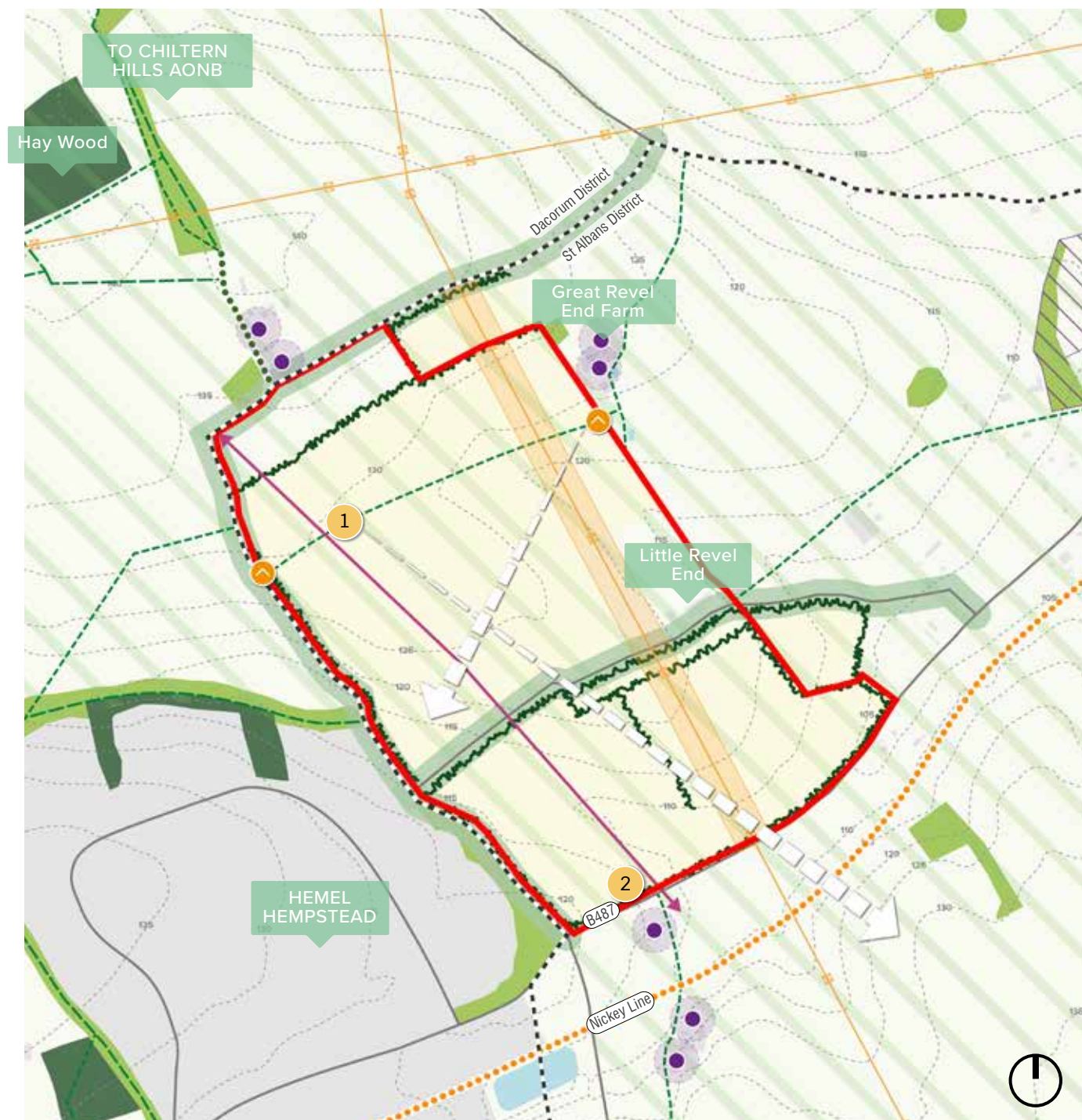
**Public footpath (Ref: Redbourn 011) entering the northern part of the Site in a easterly direction towards Great Revel End Farm.**



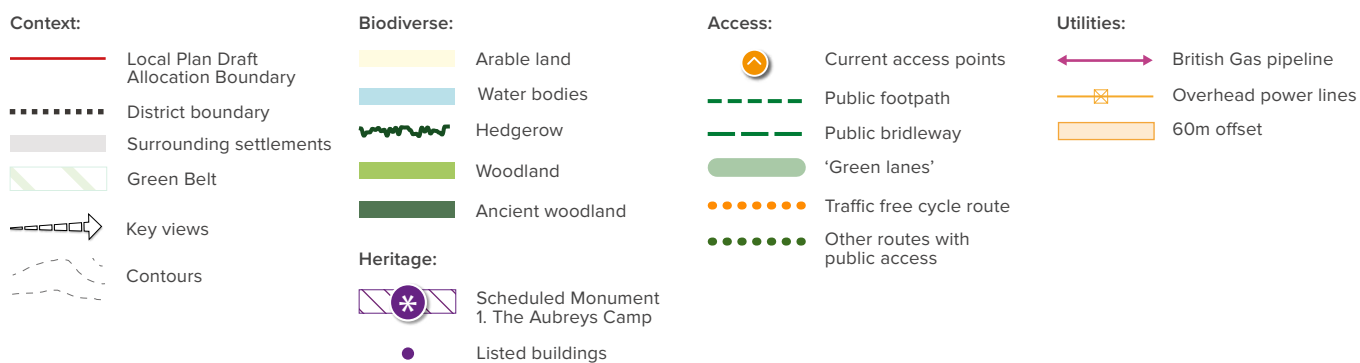
**An existing field copse on the valley slopes within the southern part of the Site, defining and visually enclosing the Site.**

05





**Figure 5. Green Infrastructure Assets**



## 4.4 KEY CONSIDERATIONS

### Biodiversity

- Significant potential to link the biodiversity assets within the Site (hedgerow and woodland copse) to the wider surrounding GI network, as part of an interconnected habitat mosaic.
- Opportunity to utilise existing and proposed hedgerow /woodland as a foraging and commuter corridors for a variety of species.

### Climate Change

- Potential to establish large areas of tree and woodland planting in the public open spaces, contributing to the **'Trees against pollution'** and **'woodland arc'** strategic GI initiatives.
- SuDS should be integrated into the landscape where possible, to include above ground systems such as ponds and swales, maximising their contribution to biodiversity / wildlife habitat and landscape character / identity of the development.
- Carbon sequestration and urban cooling effect through tree and woodland planting, aimed to provide an attenuation function in relation to air quality and particulate filtration.

### Heritage

- Opportunity to positively respond to the existing listed buildings at the Site's eastern and northern boundaries.
- Development should be set back from the Site's eastern boundary behind a sufficient landscape buffer and woodland planting to respect the rural landscape in the east, existing listed buildings at Great Revel End Farm and to define a new defensible Green Belt boundary.
- At Holtsmere End there is the potential for a separate sensitively designed, lower density development consisting of detached, individually designed homes set amongst a mature landscape, in keeping with the rural village character in this location.

### Landscape

- Create a network of new medium to large woodlands as part of the public open space, particularly with a view to visually integrating the proposed development on the outer edges of the Site.
- Encourage the reversal of habitat fragmentation and the creation and improvement of habitat links to create a series of interconnected green infrastructure corridors.

- Promote the retention and enhancement of the existing hedgerow network throughout the Site to provide visual and ecological links between existing and proposed woodland areas.

### Rights of Way

- Opportunity to open up public access through the Site providing an access route from the Nickey Line, East Hemel Hempstead and the proposed Country Park, northwards towards the Chilterns AONB via a network of Green Infrastructure links through the Site.
- Opportunity for 'quiet lanes' as dedicated traffic free routes along part of Holtsmere Lane and the unnamed narrow track running east to west between Holtsmere End Lane and the B487 Hemel Hempstead Road,

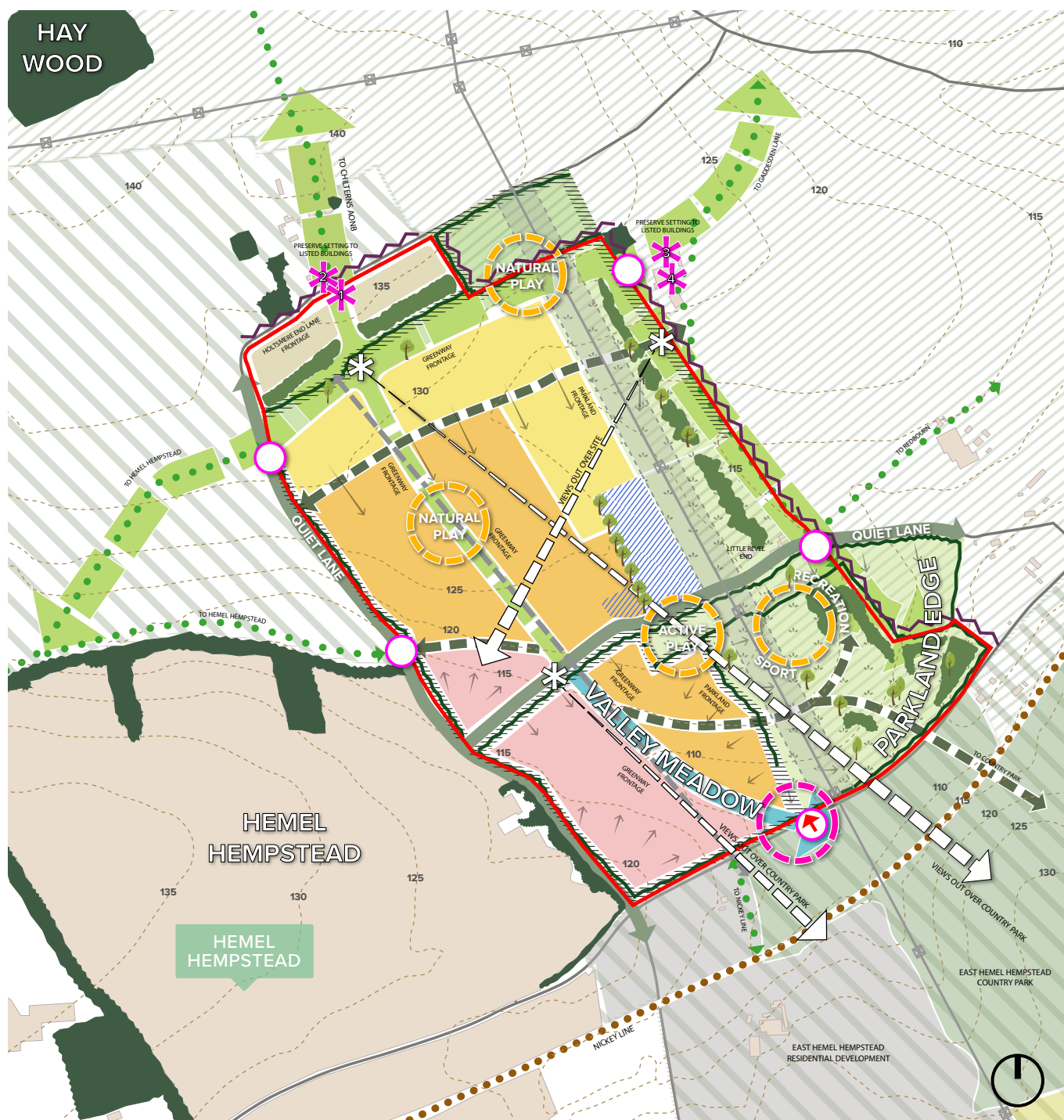
### Public Open Space

- The Site must demonstrate and incorporate the provision of new green space in accordance with the quality and accessibility standards, based on the predicted population yield. Priority provision for the Broad Location at North Hemel Hempstead (the Site) is for strategic play, teenage areas, parks and gardens, adult and junior football pitches and allotments.
- Opportunity to locate a publicly accessible parkland that wraps around the eastern boundary, contributing to the wider green infrastructure network as part the proposed East Hemel Hempstead Country Park.

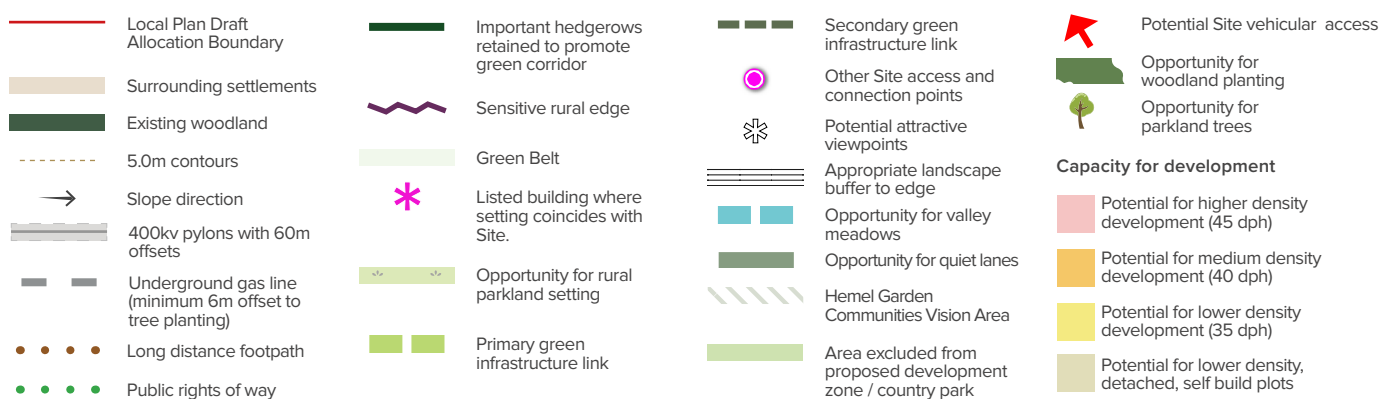
### Green Belt

- Existing landscape and infrastructure features should be retained and utilised to define the new settlement and Green Belt boundary. The overhead power lines on the eastern boundary should define the extent of built form development with the provision of public open space and landscape buffer planting beyond, to provide a strong landscape and physical boundary to assimilate the built form into the landscape.
- Strengthening of existing vegetated boundary edges through additional landscape buffer planting, woodland planting and public open space provision to assimilate the proposed development and define a new Green Belt boundary.





### Figure 6. Key Considerations



## 5.1 GREEN INFRASTRUCTURE VISION

The Green Infrastructure vision for North Hemel Hempstead has evolved from a detailed analysis of baseline Green Infrastructure resources identifying opportunities and constraints which were explored as part of the design process. The Vision provides a strong conceptual framework as the basis for an imaginative and innovative application of Green Infrastructure which takes account of baseline resources and key policy drivers.

Underpinning the Green Infrastructure vision for North Hemel Hempstead is the notion of **'nature recovery networks'** creating an interconnected habitat mosaic to reverse habitat fragmentation and create a diverse infrastructure that supports declining species and a **'forest arc'** focused on introducing tree and woodland planting alongside a mosaic of habitats to reduce the amount of carbon dioxides in the atmosphere, as well as defining a new Green Belt boundary.

It will comprise an ecological network based on consolidating woodlands, hedgerows and grasslands and will reverse the current trend of surface water running off and escaping from the plateau and valleys by creating a network aimed at capturing, storing and recycling water through use of sustainable drainage systems (SuDS).

The proposed Green Infrastructure provides the opportunity to realise the economic, social, mental and physical benefits that the landscape can bring to both the existing and proposed communities.

The vision comprises 3 underlying design principles which underpin the Green Infrastructure Framework

1. Enhancing Air Quality
2. Integrating Healthy Infrastructure
3. Creating Connected Parklands

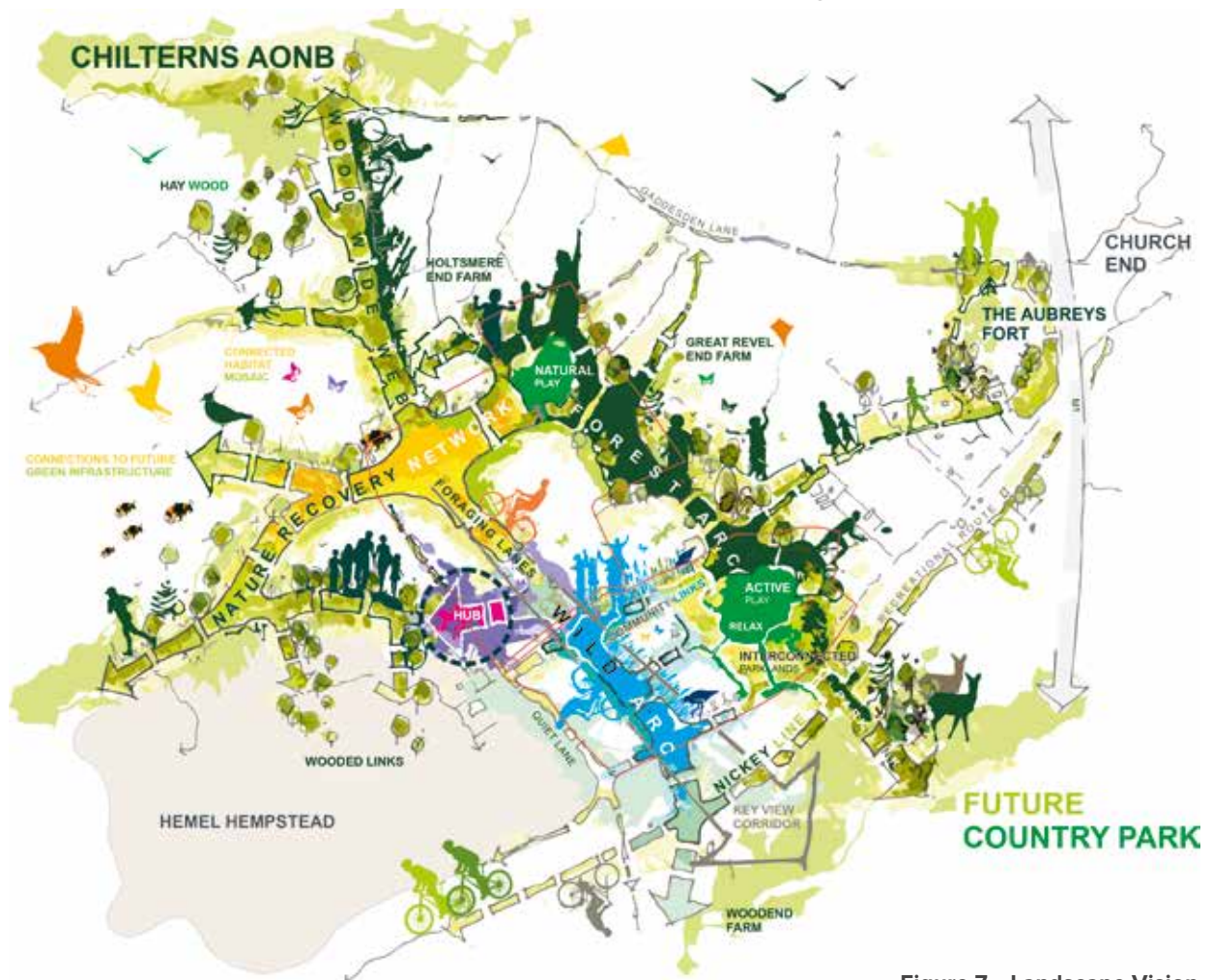


Figure 7. Landscape Vision

## ENHANCING AIR QUALITY

- Through the retention of on-site vegetation alongside a variety of proposed habitats that will improve air quality and create a healthy environment for both wildlife and people.
- Introduce tree and woodland planting alongside a mosaic of habitats to reduce the amount of carbon dioxides in the atmosphere.
- Contribute to the objectives of the 'Woodland Enhancement Zone' and 'Trees Against Pollution' (TAP) strategic GI initiative through woodland and tree planting and strengthening GI linkages.



## INTEGRATING HEALTHY INFRASTRUCTURE

- A sequence of special places; parks, woodlands, grasslands, play and orchards linked by a green network for the movement of people & wildlife that promotes healthy lifestyles and sustainable living.
- Create opportunities for the community to become self-sufficient and benefit from their local environment through the inclusion of community allotments, orchards and gardens.
- Allowing new and existing communities uninterrupted access to nature through a network of footpaths and cycleways.



## CREATING CONNECTED PARKLANDS

- Multifunctional nature networks through a series of connected parklands, that reconnect people to nature and integrate new and existing communities through the landscape fabric.
- Integration of 'Play on the Way' along key pedestrian routes, providing informal natural play opportunities.



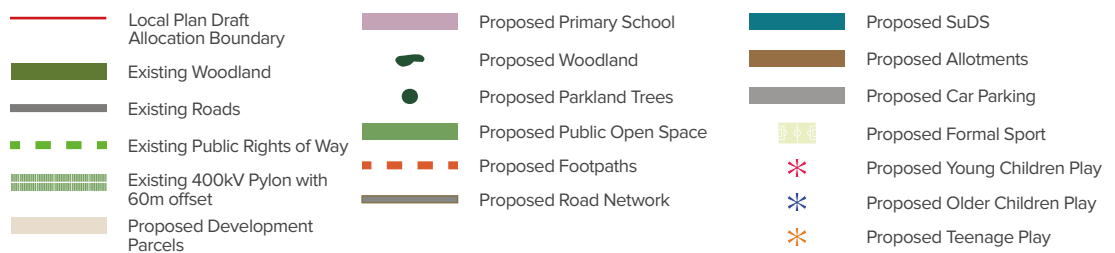
Figure 8. Landscape Design Principles



## 5.2 GREEN INFRASTRUCTURE FRAMEWORK



**Figure 9. Landscape Framework**





1

**VALLEY MEADOWS**

The Valley Meadows utilise the Sites' natural drainage pattern to alleviate the risk of flooding on-Site and further downstream. The valley SuDS features will enhance biodiversity by creating a network of linked wetland habitats. The proposed swales are shallow channels designed to store and convey runoff and remove pollutants.

2

**PARKLAND**

The proposed parkland will provide public open space for people but also fulfil an important role of enhancing biodiversity within the Site. The park will provide open space for existing and future residents and access to the countryside, as well as forming a strong permanent landscape buffer to the new Green Belt boundary.

3

**AMENITY LANDSCAPE**

Amenity green space includes informal recreation spaces such as pocket parks, greens and garden squares in and around housing areas, play areas and domestic gardens. They will contribute to a 'green' urban character and create a sense of place, making neighbourhoods desirable places to live and work.

4

**WOODLAND**

The proposed woodlands would serve an important role in supporting the existing woodlands habitat network. They will provide an attractive environment in which to live, rest, play and work and will support the other proposed habitats, increasing connectivity and provide further biodiversity enhancement throughout the development.

5

**ALLOTMENTS**

The green infrastructure framework includes provision for new and existing communities to grow and harvest food. The provision for allotment space will be provided to the eastern edge of the proposed development, adjacent to the parkland.

6

**PLAY**

Play spaces will be distributed throughout the Site to meet local provision standards. These will include play areas for younger and older children and teenagers. Informal areas for natural play could potentially be located throughout public open spaces and within the proposed woodlands.

## 5.3 OPEN SPACE, SPORT & RECREATION REQUIREMENTS

The provision of open space and recreation at North Hemel Hempstead will be in accordance with emerging Policy L28: Green Space Standards and New Green Space Provision of the St Albans City & District Local Plan 2020-2036, Publication Draft 2018. In regards to Green Space, the document clearly explains the contributions will be required in a number of forms such as amenity green space, natural and semi-natural green spaces, parks and gardens, children's play areas, allotments and outdoor sports provision. Specifically, the document also set out how the provision of each form is calculated and should be achieved.

The table below (01) outlines the open space requirements based on the emerging Policy L28: Green Space Standards and New Green Space Provision required in the case of new housing development.

Priority provision at the North Hemel Hempstead Broad Location (excluding provision of country parks /wildlife habitat creation areas – Policy S6) includes - strategic play, teenage areas, parks and gardens, playing pitches for adult and junior football and the inclusion of allotments.

OPEN SPACE, SPORT AND RECREATION PROVISION	SADC OPEN SPACE PROVISION STANDARDS FOR NEW HOUSING DEVELOPMENTS		
	HA/ PER 1000 POPULATION	HA/3,600 POPULATION	ACCESSIBILITY STANDARDS (METRES)
<b>Multi - functional green space</b> of which incorporates a, b & c	<b>3.2</b>	<b>11.52</b>	-
<b>a). Amenity green space</b> (including use as multi-functional space to include playing pitch provision)	1.5	5.4	300m
<b>b). Natural and semi-natural green spaces</b>	0.5	1.8	600 (walking)
<b>c). Parks and gardens</b> (including use as multi-functional space to include playing pitch provision)	1.2	4.32	500
<b>Play areas</b> of which incorporates d & e	<b>0.08</b>	<b>0.28</b>	-
<b>d). Children's play areas</b>	0.06	0.22	Younger children: 300 Older children: 450
<b>e). Teenage areas</b>	0.02	0.06	600 (walking)
<b>Productive landscapes</b>	<b>0.45</b>	<b>1.62</b>	-
<b>f). Allotments</b>	0.45	1.62	600 (walking)
<b>TOTAL: Green space requirement</b>	<b>3.73</b>	<b>13.42</b>	-

Table 01. Open Space requirements as per St Albans City & District Local Plan 2020-2036, Publication Draft 2018 - emerging Policy L28: Green Space Standards and New Green Space Provision. Based on a population of 3,600 residents (1500 dwellings x 2.4 residents per household) on the North Hemel Hempstead Broad Location Site the scheme is required to deliver 13.42 hectares of open space on site to meet the emerging policy requirements.

## 5.4 CONCLUSION & SUMMARY

It has been demonstrated within this document that the Proposed Development at the North Hemel Hempstead Broad Location Site has taken account of baseline Green Infrastructure assets, national, regional and emerging local policy aspirations to deliver a strong Green Infrastructure Framework to support the allocation of the Site. This will be achieved through:

- Safeguarding and enhancement of existing high value GI assets including woodlands, trees and hedgerows;
- Creation of a new connected multifunctional habitat mosaic linking the green edge of Hemel Hempstead to wider GI assets. The mosaic will include extensive woodland planting and species rich grassland for enjoyment by wildlife and new and existing communities;
- Improved access to the countryside by safeguarding and incorporating existing on site Public Rights of Way into the framework and providing links to adjacent PRoW's;
- Improved footpath and cycleway provisions through the Site and around the proposed parkland.
- Creation of a high quality landscape setting to support sustainable and economic growth, attracting inward investment of jobs and people;
- Integration of a network of SuDS, primarily using the Site's natural drainage pattern to create the Valley Meadows. These will enhance biodiversity and visual amenity and will help to alleviate flood risk on site and further down stream;
- Delivery of formal and informal play provision in accordance with emerging open space requirements for younger children, older children and teenage play;
- Promoting local food production with provision for allotments located along the eastern edge of the development, between the proposed built form and parkland; and
- Delivery of 'healthy infrastructure' focussed on getting people outdoors, active and connected to the countryside to create positive environmental, social and health benefits.

# BMD

[Bradley Murphy Design LTD](#)  
6 The Courtyard, Dark Lane, Hatton  
Warwickshire, CV35 8XB