

Settlement: Brookmans Park



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Land north of Bradmore Way

Local Plan Site Ref: SA BRP4 | **HELAA Ref:** HEL-38 | **Site Area (gross):** 7.99ha

Proposed land use: Residential

Estimated Yield: 150 | **Timescale (completions):** 0-10 years post adoption

Planning Designations:

- Adjacent Ancient Woodland
- Adjacent Local Wildlife Site (Peplin's Wood)

Relevant Permissions: None

Proposal: The site is allocated for residential development of approximately 150 homes to create a high-quality, landscape-led extension to Brookmans Park that responds positively to the site's edge of settlement location, adjoining woodland setting and relationship with the wider rural landscape.

Access and Movement

- Development must provide safe and suitable access from Bradmore Way for all modes of transport.
- Improvements should be made to walking routes, particularly at crossing points, to improve the attractiveness of walking to Brookmans Park village centre, the primary school, bus stops and railway station.
- Improvements should be sought to ensure cycling is an attractive choice for local journeys, having regard to the absence of dedicated cycling provision within the immediate vicinity of the site.

Infrastructure

- Thames Water are aware of capacity concerns at Maple Lodge Sewage Treatment Works and a scheme is planned to accommodate future growth. Liaison with Thames Water will be required.
- The site layout should take account of existing underground infrastructure, including gas pipeline and significant underground water infrastructure, and any easement, access, safety zone or diversion requirements identified through consultation with the relevant utility provider.

Flood Risk

- Flood Zone 1
- Areas of low to high surface water flood risk and ordinary watercourse flow paths affect parts of the site, particularly along the southern and western boundaries and in the south-eastern and north-eastern parts of the site. The site layout should apply a sequential approach within the site.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Safe access and egress in relation to flood risk must be demonstrated.
- Ordinary Watercourse Consent is likely to be required for works affecting the ordinary watercourse.

Heritage Assets

- Development should assess and respond to the site's relationship with nearby designated heritage assets, including the Grade I Registered Park and Garden of Hatfield House.
- A Heritage Impact Assessment will be required at planning application stage. The assessment must demonstrate how the height, scale and massing of development will avoid visual prominence or intrusion within the setting of the Grade I Registered Park and Garden of Hatfield House, including Milward's Park, and ensure the site remains a neutral contributor to its setting and significance.
- Development should have regard to the adjoining unregistered historic park and garden at Skimpans Farm, recognising the intervening role of Peplin's Wood.
- An Archaeological Desk-Based Assessment will be required and archaeological evaluation may be required through an appropriately worded condition.

Health

- A Noise Impact Assessment will be required at planning application stage due to the proximity of the railway line. The assessment should demonstrate how acceptable living conditions will be secured through good acoustic design and any necessary mitigation.

Natural Environment

- The site is in proximity to Water End Swallow Holes SSSI and lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- The site is within an amber Great Crested Newts Risk Zone. At planning application stage, a Preliminary Ecological Appraisal may be required to determine ecological interest and impacts of any development. Any significant ecological impacts should be assessed through an Ecological Impact Assessment.
- Development must provide a minimum 15 metre buffer to the adjacent Ancient Woodland and Local Wildlife Site. A Local Wildlife Site quality survey may be required to determine ecological interest and impacts of any development.

- Development must protect and enhance priority habitats, including adjoining deciduous woodland, hedgerows and other semi-natural features, and maintain ecological connectivity between natural landscape elements.
- The site lies within Groundwater Source Protection Zone 1 and Drinking Water Safeguard Zones for groundwater and surface water. Further ground investigation may be required to ensure there would be no unacceptable impact on groundwater source protection or water supply.
- Development should seek opportunities to align habitat creation and enhancement with the Hertfordshire Local Nature Recovery Strategy, including mapped priorities for grassland and heathland and species recovery where relevant.

Design, Layout and Masterplanning

- Development of the site will be required to come forward through a comprehensive masterplan that demonstrates how a high-quality development will be delivered while responding positively to the site's sensitive Green Belt, rural, landscape, heritage and ecological context.
- The masterplan must ensure that development avoids harm to the parkland character of the area.
- Building heights, density, massing and layout should respond to the rural edge of settlement location, the low-density residential character to the south, the adjoining woodland setting and the Potters Bar Parkland Landscape Character Area.
- The layout should maintain and enhance connectivity between natural landscape elements.