

Settlement: Brookmans Park



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Land at Potterells Farm, Station Road

Local Plan Site Ref: SA BRP5 | **HELAA Ref:** HEL-89 | **Site Area (gross):** 5.86ha

Proposed land use: Residential

Estimated Yield: 185 | **Timescale (completions):** 0-10 years post adoption

Planning Designations:

- Adjacent to Grade 2 Listed Building (Walled Garden and adjoining House at Potterells)
- Adjacent Local Wildlife Site

Relevant Permissions: None

Proposal: Residential

Access and Movement

- Primary vehicular access should be taken from Station Road, or as otherwise agreed with the Highway Authority, with pedestrian and cycle movement prioritised through the site.
- The layout should provide safe, direct and attractive pedestrian and cycle routes through green spaces, connecting the site internally and to the surrounding network of footpaths and Public Rights of Way, including links between Brookmans Park village, Potterells Medical Centre and the railway station.
- Development should explore opportunities to provide a pedestrian and cycle route along, or within, the western side of Station Road and to coordinate with land to the south at SA BRP3 to improve access to Brookmans Park railway station and the bridge over the railway line.
- Improvements may be required to address the narrow footway on Station Road, the absence of footways on Bradmore Lane and traffic calming or safe crossing requirements, in consultation with the Highway Authority.

Infrastructure

- Thames Water are aware of capacity concerns at Maple Lodge Sewage Treatment Works and a scheme is planned to accommodate future growth.
- Provision should be made to accommodate an expansion or reprovision of Potterells GP surgery on this site, in coordination with the NHS, where required to meet growth arising in this area. The provision of this infrastructure will be afforded positive weight in the decision-taking process.
- Gas infrastructure within the vicinity of the site. Development should be informed by further ground investigation in consultation with Cadent Gas.
- The site layout should take account of significant underground water infrastructure, including any easement or other requirements identified through consultation with the utility provider.

Flood Risk

- The site is located within Flood Zone 1.
- There is an ordinary watercourse running through the eastern part of the site, with

associated low to high surface water flow paths and ponding. The layout should apply a sequential approach within the site and locate built development away from areas of greatest surface water flood risk.

- Development must retain the ordinary watercourse within an enhanced blue-green corridor. Site-specific hydraulic modelling should be undertaken to define ordinary watercourse flood extents and inform the layout and mitigation strategy.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Development proposals must demonstrate safe access and egress, including where routes cross surface water flow paths or are affected by flood risk on Station Road and Bradmore Lane.
- Culverting for land gain will not be acceptable. 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 II listed Walled Garden and Adjoining House at Potterells and the Grade I Registered Park and Garden of Hatfield House.
- The northern part of the site should retain an open landscape character to help preserve the rural parkland setting of the listed Walled Garden and Adjoining House at Potterells. Development should be focused within the southern part of the site, broadly having regard to the historic east-west field boundary, unless an alternative approach is robustly justified through heritage assessment.
- A Heritage Impact Assessment will be required at planning application stage. This should assess designated and non-designated heritage assets, the contribution of the site's open rural character to their significance, and how any less than substantial harm has been avoided, minimised or mitigated.
- An Archaeological Desk-Based Assessment will be required at planning application stage, having regard to the site's proximity to the supposed line of the Roman Road

from Verulamium to Cheshunt and the potential for medieval activity associated with the former Manor of Potterells.

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.
- A contaminated land site survey, including a desk-based study, will be required at planning application stage. Where contamination is identified, appropriate remediation should be secured in accordance with an agreed remediation schedule.
- The layout and design should ensure a healthy living environment, including acceptable internal noise levels, usable external amenity space and appropriate mitigation through orientation, glazing, ventilation and boundary treatment where required.

Natural Environment

- The site lies within SSSI Impact Risk Zones and Natural England should be consulted at planning application stage where consultation thresholds are met.
- A Preliminary Ecological Appraisal and any further protected species surveys should be undertaken, including consideration of nearby Great Crested Newt records and the site's green and amber risk zones.
- Development must provide an appropriate buffer to Potterells Wood Local Wildlife Site and a minimum 15 metre buffer from the boundary of the adjacent ancient woodland. A Local Wildlife Site quality survey may be required to determine ecological interest and impacts of development.
- Opportunity to connect the blue-green infrastructure with the green infrastructure network on SA BRP3 where practicable
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate mature trees and important hedgerows, including the roadside hedgerow, and provide appropriate buffers between trees, buildings and private amenity space.

- The layout should give particular attention to the veteran oak recorded in the northeast corner of the site and the potential presence of other ancient or veteran trees, with suitable buffers provided.
- An Agricultural Land Classification survey may be required.
- Groundwater Source Protection Zone. 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, particularly mapped priorities relating to wood pasture and veteran trees, open and still waters, acid grassland and heath wood pasture, and rare arable plants.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive masterplan that demonstrates how the site will deliver a high-quality development while responding to its sensitive Green Belt, rural, landscape, heritage and ecological context.
- The developable area should be focused within the southern part of the site, with the northern part retaining an open landscape character to help preserve the setting of the listed Walled Garden and Adjoining House at Potterells and the wider rural character of the area.
- The masterplan should maintain the enclosed rural character of the area and conserve, manage and reinforce strong hedgerow boundaries, mature trees and landscape buffers to Station Road, Bradmore Lane, Potterells Wood and the wider countryside.
- Building heights, density, massing and layout should respond to the rural edge of settlement location, and the Mimmshall Valley character area
- Development should provide a coherent network of green infrastructure, pedestrian and cycle routes, sustainable drainage, usable open space and active frontages with appropriate overlooking to support safety, legibility and placemaking.