

Settlement: Brookmans Park



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Land West of Bluebridge Road

Local Plan Site Ref: SA BRP6 | **HELAA Ref:** HEL-48 | **Site Area (gross):** 12.07ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 155 dwellings | **Timescale (completions):** 1-10 years

Planning Designations: None

Relevant Permissions: N/A

Proposal: Development of the site to provide 155 dwellings.

Access and Movement

- New access should provide a safe, suitable and achievable arrangement for all modes, to the satisfaction of the Highway Authority.
- Development should address existing constraints on Bluebridge Road, including the narrow and unlit footway, fast-moving traffic south of the bridge, and the constrained bridge over Ray Brook, through a robust and well-justified design solution that improves pedestrian and cyclist safety and comfort.
- The layout should prioritise safe, direct, legible and inclusive pedestrian and cycle movement through and around the site, including any internal pedestrian and cycle route capable of contributing to improved links towards village services and public transport.
- Development should support and prioritise active travel and contribute to a broader network of sustainable transport improvements, including opportunities to improve access to bus stops and the railway station.

Infrastructure

- The site layout should take account of existing underground water infrastructure, including the sewer running east-west across the northern part of the site and any easement or other requirements identified through consultation with the relevant utility provider.
- The site lies within the catchment of Maple Lodge Sewage Treatment Works. Thames Water is aware of capacity concerns and a scheme is planned to accommodate future growth; applicants should engage with Thames Water at an early stage to confirm any timing, phasing or infrastructure requirements.
- Contribution towards increasing GP premises capacity or reprovision of Potterells Medical Centre on SABRP5 will be required as a result of growth arising from this development. Early engagement with the NHS will be necessary, with provision secured through a planning obligation at application stage.

Flood Risk

- The site includes areas within Flood Zones 2 and 3 in the northern part of the red line boundary.
- Low to high surface water flow paths are present in the north of the red line boundary, with further surface water flood risk in the centre and south-east of 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 which applies a sequential approach within the site with no residential development in Flood Zone 2 or 3.
- Development should incorporate sustainable drainage systems that manage runoff at source, provide biodiversity and amenity benefits where possible, and ensure that surface water flow routes are safely accommodated without increasing flood risk on or off site.
- Ordinary watercourse consent is likely to be required for works affecting ordinary watercourses, and the design should take account of potential constraints associated with watercourse culverts upstream and downstream of the site.

Heritage Assets

- The site is located approximately 250m west of the Grade II Registered Park and Garden at Gobions. It forms part of the wider landscape setting of the Registered Park and Garden.
- A Heritage Statement will be required at planning application stage. This should assess the significance of the Registered Park and Garden and demonstrate how the design, scale, layout and landscaping of the proposed scheme would affect its setting.
- An Archaeological Desk-Based Assessment will be required at planning application stage, with archaeological evaluation likely to be required post-determination where justified by the assessment.

Health

- A Noise Impact Assessment will be required at planning application stage due to the proximity of the railway line and road traffic, to assess effects on future residents and neighbouring amenity and secure appropriate mitigation through good acoustic design.
- The layout and design should ensure a healthy living environment, including acceptable internal noise levels, usable external amenity space, and measures such as building orientation, glazing, ventilation and boundary treatment where required.

Natural Environment

- The site 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.
- Development should avoid harm to nearby Local Wildlife Sites, including Moffatts Meadows Local Wildlife Site, and should take account of ecological sensitivities associated with Spring Wood near Hawkshead Bridge and Gobions Wood Central. A Preliminary Ecological Appraisal and Ecological Impact Assessment will be required at planning application stage.
- The site is mainly within a green and partly within an amber zone for Great Crested Newts. Appropriate survey, licensing or District Level Licensing requirements should be confirmed at planning application stage.
- There are five Tree Preservation Orders within the site. A comprehensive tree and hedgerow survey will be required, and the design and layout should retain and positively integrate protected trees and important hedgerows wherever possible.
- The layout should give particular attention to ancient or veteran trees within or adjacent to the site and provide appropriate buffers where such features are identified.
- The site is partly located within an Area that Could become of Particular Importance for Biodiversity. Development should align with the Hertfordshire Local Nature Recovery Strategy where possible,

including opportunities for wood pasture and veteran tree enhancement, acid grassland and heath wood pasture creation, wetland habitat creation or enhancement within floodplains, and habitat measures supporting Nightingale and European Water Vole recovery.

- The site lies within a Surface Water Drinking Water Safeguard Zone, a Groundwater Drinking Water Safeguard Zone and Source Protection Zone 1. Ground investigations and measures to protect groundwater and surface water quality may be required.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive masterplan that demonstrates how the site will deliver a high-quality, landscape-led development while responding to its landscape, ecological, flood risk, heritage and access constraints.
- The design and layout should have regard to the site's sloping landform and role in the rural visual setting of Brookmans Park, ensuring that built form, density, height and massing respond sensitively to the landscape sensitivity of the area.
- The masterplan should maintain and enhance connectivity between natural landscape elements.
- Development should provide a coherent network of green infrastructure, sustainable drainage, landscape buffers, pedestrian and cycle routes, and usable open space, with appropriate overlooking to support safety, legibility and placemaking.
- The western boundary adjoins railway land. Network Rail asset and operational protection measures, including drainage, fencing, tree planting, external lighting and the avoidance of play areas adjacent to the railway, will need to be addressed at planning application stage.