

Settlement: Brookmans Park



Site location plan (not to scale)

© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2025

Land at Raybrook Farm, Brookmans Park

Local Plan Site Ref: SA BRP7 | **HELAA Ref:** HEL-60 | **Site Area (gross):** 4.13ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 28 | **Timescale (completions):** Within 5 years from Plan adoption

Planning Designations: None

Relevant Permissions: None

Proposal: Residential development that delivers a modest extension to Brookmans Park, focused on the western part of the site alongside Bluebridge Road, where development can relate most closely to the existing built form and village edge.

Access and Movement

- Vehicular access should be taken from Bluebridge Road, with a single access arrangement preferred unless an alternative arrangement is demonstrated to be acceptable to the Highway Authority.
- An Access Strategy is required that provides for a safe and suitable access arrangement for all modes and demonstrates how development of the site will provide high-quality active and sustainable travel links to key trip attractors, with the priority being into Brookmans Park village centre and to the station, including addressing the constraint of the bridge over Ray Brook.
- Development should provide or contribute to off-site highway and active travel improvements where required, including a safe pedestrian connection to the existing footway network, improvements to the pedestrian environment along Bluebridge Road, and safer crossing opportunities for pedestrians and cyclists.
- The layout should prioritise safe, direct and inclusive pedestrian and cycle movement through and around the site.

Infrastructure

- The site lies within the catchment of Maple Lodge Sewage Treatment Works, where a scheme is planned to accommodate future growth.

Flood Risk

- Flood Zones 2 and 3 are present within the northern part of the site.
- A low to high risk surface water flow path runs through the site, originating off site. The layout should apply a sequential approach within the site and direct development away from areas at greatest risk of flooding from all sources.
- Much of the south-eastern part of the site is likely to need to remain undeveloped to accommodate surface water flood risk, drainage, landscape and ecological mitigation.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, including demonstration of safe access and egress.

- Development should incorporate sustainable drainage systems that manage runoff at source, safely accommodate existing surface water flow routes, and provide biodiversity and amenity benefits where possible.
- An ordinary watercourse runs along the northern boundary. Ordinary Watercourse Consent may be required for works affecting the watercourse.

Heritage Assets

- The site abuts the western boundary of Gobions (Gubbins) Grade II Registered Park and Garden (List Entry 1000495). The site forms part of the setting of the Registered Park and Garden.
- Development should retain open land in the eastern part of the site that contributes to the setting of the Registered Park and Garden.
- An appropriately designed landscape scheme should be delivered to screen and soften views of development from the Registered Park and Garden and to conserve the ability to appreciate the historic landscape setting of the asset.
- A Heritage Impact Assessment will be required. This should assess the significance of the Registered Park and Garden, the contribution made by the site to its setting, and how any harm has been avoided, minimised or mitigated.
- An Archaeological Desk-Based Assessment will be required and archaeological evaluation may be required post-determination.

Health

- Noise Impact Assessment required having regard to traffic on Bluebridge Road and the need to secure an acceptable living environment for future residents.
- The layout and design should ensure a healthy living environment, including safe and attractive routes for walking and cycling, usable external amenity space and appropriate separation from highway and flood risk constraints.

Natural Environment

- The site lies within a Natural England SSSI Impact Risk Zone and is located approximately 1.5km from Water End Swallow Hole SSSI. Where consultation thresholds are met, consultation with Natural England will be required.
- The site is within a Great Crested Newt amber risk zone and there is potential for roosting bats in buildings where suitable roosting features are present. A Preliminary Ecological Appraisal and, where necessary, a Preliminary Roost Assessment will be required. Any significant ecological impacts should be assessed through an Ecological Impact Assessment.
- Deciduous woodland priority habitat adjoins the site to the north and east. Development should avoid adverse effects on adjoining woodland, prevent harmful light spill onto adjacent trees and woodland habitats, and provide an appropriate buffer between the woodland edge and private amenity space.
- A veteran oak is recorded in the vicinity of the southern edge of the site. The design and layout should retain and positively integrate protected trees and provide appropriate buffers and root protection areas where required.
- Hedgerows on or surrounding the site may qualify as important hedgerows under the Hedgerow Regulations 1997 and should be retained and integrated within the layout wherever possible. A tree and hedgerow survey will be required at planning application stage.
- Part of the north-eastern boundary adjoins LWS 158 Gobions Wood Central. Moffatts Meadows LWS lies to the north beyond Ray Brook, with Gobions Wood Meadow LWS further to the north-east. Development should avoid harm to adjacent wildlife sites.
- The site lies within a Groundwater Source Protection Zone 1 and surface water and groundwater Drinking Water Safeguard Zones. Ground investigations may be required to ensure there would be no adverse impact on water source or supply.
- Opportunity should be taken to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy, including habitat enhancement, runoff attenuation features and measures

that support mapped priorities for grassland, rivers, Nightingale and European Water Vole recovery where relevant.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive layout that demonstrates how the site will deliver a high-quality edge-of-settlement development while responding to its Green Belt, landscape, heritage, flood risk and ecological context.
- The developable area should prioritise infilling or redevelopment of existing built form along the linear road frontage to Bluebridge Road, allowing for buffers to wildlife sites, trees and woodland, and landscaping to the Registered Park and Garden.
- The layout should direct development away from Flood Zones 2 and 3 and areas at greatest risk of surface water flooding, with undeveloped land used positively for landscape, biodiversity, drainage and heritage mitigation.
- Development should avoid visually prominent slopes and should protect the parkland character of the wider landscape, hedgerows and other semi-natural features.