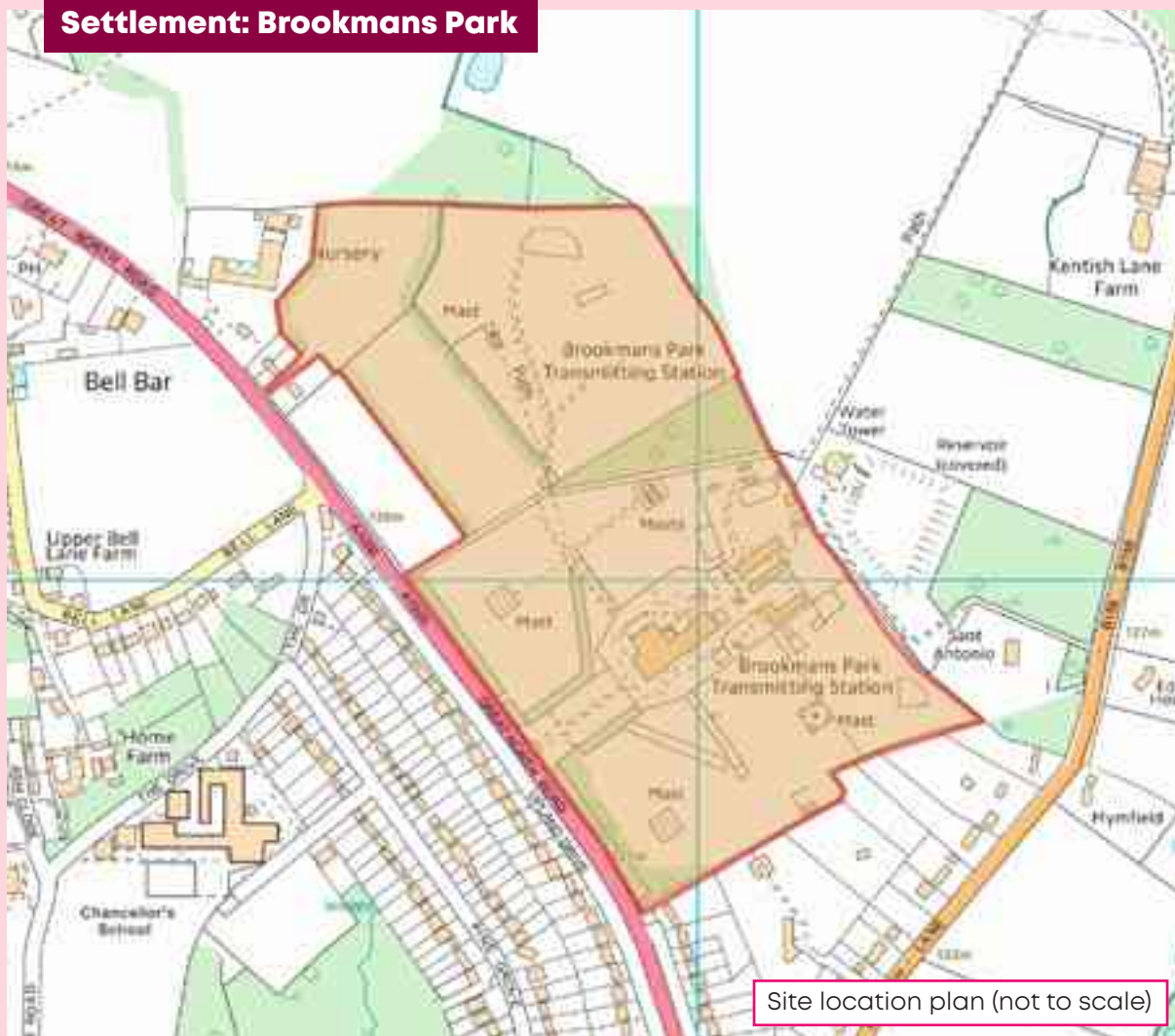


Settlement: Brookmans Park



Site location plan (not to scale)

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Brookmans Park Transmitter Station

Local Plan Site Ref: SA BRP8 | **HELAA Ref:** HEL-88 | **Site Area (gross):** 24.3ha

Proposed land use: Data Centre | **Estimated Yield:** 130,000sqm

Timescale (completions): Within 6-10 years from Plan adoption

Planning Designations: None

Relevant Permissions: None related to the proposed use

Proposal: It is expected that the Transmitter Station will cease operations during the Plan period. The site is suitable for alternative employment uses, and could host a Data Centre, subject to compliance with Policy DM 37 and the site requirements below.

Access and Movement

- Vehicular access could be taken from the existing access from the A1000, unless an alternative arrangement is demonstrated to be acceptable by the Highway Authority.
- Development should be supported by a comprehensive access strategy and mitigation package that enables safe journeys by pedestrians and cyclists, including connections towards Brookmans Park railway station and local services.
- The layout should prioritise safe, direct and inclusive pedestrian and cycle movement through and around the site, including provision for the Public Right of Way North Mymms 037 and its connection with Footpath 086.
- Development should make provision for active travel improvements that address severance created by the A1000 / Great North Road. This may include widened footways and cycleways, safe crossing facilities, and other measures agreed with the Highway Authority.
- Improvements to bus provision, waiting facilities and pedestrian access to bus stops should be secured where necessary to support sustainable access to and from the site.
- The scope for additional cycle parking at Brookmans Park railway station should be investigated and appropriate provision made where possible.

Infrastructure

- The site is served by Maple Lodge Sewage Treatment Works. Development should take account of any capacity requirements or planned upgrades identified by Thames Water.
- The site layout should take account of the gas pipeline and underground water infrastructure within the site, including any easement, asset protection or stand-off requirements identified through consultation with the relevant infrastructure provider.
- Given the proposed use, early engagement with Affinity Water developer services will be required to confirm water supply requirements. Demand of 20m³ or above will require special consideration.

- Additional ground investigations may be required at planning application stage to demonstrate that development would avoid adverse effects on water source protection and supply infrastructure.

Flood Risk

- The site is located within Flood Zone 1.
- An ordinary watercourse is located in the north of the red line boundary. The layout should apply a sequential approach within the site, having regard to surface water flow paths in the north and surface water ponding in the south.
- 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 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 without increasing flood risk on or off site.

Heritage Assets

- Brookmans Park Transmitter Station is considered to be a non-designated heritage asset due to its historic and architectural interest. Proposals should demonstrate how the significance of the station, including the original 1920s building, 1940s additions, associated towers, structures and equipment, has informed the design response.
- The demolition of the most significant historic elements, including the original 1920s building and 1940s additions, should be resisted unless robustly justified through a detailed heritage balance.
- Further detailed assessment of the buildings, towers, structures and equipment will be required to inform the retention of the most significant elements and guide sensitive reuse, adaptation or removal.
- The open land within the site and the relatively open landscape to the north and east make a positive contribution to the setting of the transmitter station. Development should retain a legible

understanding of this setting where possible.

- Careful consideration should be given to the height, scale and massing of development to avoid visually prominent or intrusive built form within the setting of Hatfield House Registered Park and Garden.
- A Heritage Impact Assessment will be required. This should assess designated and non-designated heritage assets, including the significance of the Brookmans Park Transmitter Station and any effect on the settings of nearby listed buildings and the Hatfield House Registered Park and Garden.
- An archaeological desk-based assessment will be required, having regard to the size of the site and the potential for archaeological remains, including possible remains associated with medieval ridge and furrow field systems to the south-west.

Health

- An Air Quality Impact Assessment will be required at planning application stage to assess the effects of the proposed commercial development and identify any necessary mitigation.
- A Noise Impact Assessment will be required at planning application stage to demonstrate that commercial activities, plant, servicing and operational movements would not cause an adverse impact on nearby residential properties.
- The layout and design should secure an acceptable relationship with nearby residential properties, including through appropriate building orientation, separation, boundary treatment, acoustic mitigation and management of servicing and operational activities.
- A contaminated land desk-based assessment will be required, with appropriate site investigation and remediation carried out in accordance with an agreed remediation schedule where necessary.
- The removal of Faraday shields and any other infrastructure associated with the site's former radio transmission use should be addressed through the contaminated land and remediation strategy.

Natural Environment

- The site lies within two SSSI Impact Risk Zones. 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.
- 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.
- Development should avoid adverse effects on areas of deciduous woodland priority habitat within the site, on the road frontage and immediately north of the existing buildings.
- The area of ancient woodland within the centre of the site should be protected by an appropriate buffer of at least 15 metres from the woodland boundary, consistent with Natural England standing advice.
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate protected trees wherever possible and consider whether hedgerows qualify as important hedgerows under the Hedgerow Regulations 1997.
- The layout should give particular attention to the potential presence of ancient or veteran trees and provide suitable buffers where such features are identified.
- Development should prevent harmful light spill onto retained trees, woodland, hedgerows and other habitats, including through sensitive siting, lighting design and operational controls.
- Opportunity should be taken to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy, particularly mapped priorities relating to grassland and heathland management and enhancement, and the triangular wooded area north of the currently developed central area.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive masterplan that demonstrates how the site will deliver a high-quality employment development while responding to its Green Belt edge, landscape, heritage, ecological and residential context.
- The masterplan should retain and reinforce the role of existing woodland, tree belts and landscaped boundaries in containing the site and maintaining a transition to the surrounding countryside.
- The layout should be informed by the presence of the non-designated heritage asset, ancient woodland, protected trees, priority habitats, surface water flood risk, underground infrastructure, access constraints and the need to provide an acceptable relationship with nearby residential properties.
- Building heights, scale, massing and density should respond to the site's sensitive heritage and landscape context, and avoid unacceptable prominence in views from the wider countryside.
- Development should ensure a sensitive relationship with adjoining residential boundaries, including through appropriate separation, landscape buffers, orientation, servicing arrangements and operational controls.