

Settlement: Brookmans Park



Site location plan (not to scale)

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Royal Veterinary College (Hawkshead Campus)

Local Plan Site Ref: SA BRP9 | **HELAA Ref:** HEL-46 | **Site Area (gross):** 5.9ha

Proposed land use: Educational and animal treatment facilities

Estimated Yield: Non identified | **Timescale (completions):** 0-10 years

Planning Designations: None

Relevant Permissions: None

Proposal: The allocation supports the continued development and modernisation of the Royal Veterinary College's Hawkshead Campus to meet its specialist teaching, clinical, research, biological sciences and animal-care requirements. Development will be guided by an updated campus masterplan, which will provide a comprehensive framework for new and improved education and research facilities, animal treatment and handling facilities, associated operational infrastructure and potential supporting accommodation, while ensuring that the functional needs of the campus, including biosecure separation and efficient internal movement, are properly planned. Proposals will be expected to deliver a high-quality, landscape-led form of development that responds to the campus setting, protects existing environmental assets, improves green infrastructure and contributes to wider ecological restoration and Local Nature Recovery Strategy objectives.

Access and Movement

- Retain the principal vehicular and cycle access from Hawkshead Lane and address the current lack of connection between the main access and the existing footway, to the satisfaction of the highway authority.
- Improve pedestrian and cycle access to the campus, including consideration of improvements to the gated pedestrian access on Hawkshead Lane to allow cycle movements and provide safer, more attractive active-travel links beyond the site.
- Development proposals should have regard to the emerging Hawkshead Campus Masterplan principles for internal movement and circulation, including the need to manage biosecure separation between clinical, teaching, research, animal-handling and associated campus functions.
- Protect and, where appropriate, enhance public rights of way adjoining and near the site, including North Mymms Footpaths 010, 011, 080 and 012, and connect them into the wider walking and cycling network where feasible.
- Improve active-travel connectivity between the campus, bus stops on Bluebridge Road and Brookmans Park, including improvements to footways along Hawkshead Road and Bluebridge Road where necessary and feasible.
- Support travel demand management and modal shift through an updated Travel Plan, including continued use and enhancement of the RVC shuttle bus service between the campus, Potters Bar and rail connections.

Infrastructure

- Coordinate the scale, nature and phasing of development through an updated Hawkshead Campus Masterplan and supporting infrastructure delivery strategy, reflecting the campus's specialist clinical, teaching, research, biological services, animal-handling and supporting accommodation requirements.
- Ensure infrastructure planning supports the operational needs of the campus, including biosecure separation, internal servicing and circulation, and the relocation or reconfiguration of equine, manege, trot-up, live animal-handling and related facilities where proposed through the masterplan.
- Consult Thames Water at planning application stage once the potential scale of development is known and identify any

wastewater network modelling, phasing or upgrades necessary to serve development without outpacing available capacity.

- Where relevant, take account of Network Rail asset and operational protection requirements, including drainage, fencing, tree planting, lighting and safeguarding of railway land.

Flood Risk

- The site lies within Flood Zone 1, with areas of surface-water flood risk affecting parts of the promoted expansion areas, including higher surface-water flood risk within parts of the eastern expansion area.
- Submit a site-specific Flood Risk Assessment and Drainage Strategy at planning application stage.
- Incorporate sustainable drainage systems within a landscape-led blue-green infrastructure network, having regard to the emerging masterplan's emphasis on high-quality green infrastructure and estate-wide ecological restoration, and ensure that development does not increase flood risk on or off site.
- Allow for ordinary watercourse consent where works are proposed in relation to ordinary watercourses and provide appropriate maintenance access and easements where required.

Heritage Assets

- The western parcel of the site lies to the north of the Grade II listed Hawkshead Farmhouse. The existing nature of the western parcel and intervening development mean it does not make a positive contribution to the setting of the listed building, and the eastern parcel is separated from the listed building by intervening development.
- Submit a suitably detailed heritage statement at planning application stage. The design, scale, layout, siting and landscape treatment of any scheme must consider and, where necessary, avoid or minimise impacts on the setting and significance of Hawkshead Farmhouse.
- The site is not within an Area of Archaeological Significance; however, given the site's size and location, an Archaeological Desk-Based Assessment should be submitted at planning application stage. Archaeological evaluation may be required, with any

necessary mitigation secured through an appropriately worded condition.

Health

- Submit a noise impact assessment at planning application stage addressing potential noise from the railway line and any other relevant sources.
- Apply good acoustic design and any necessary noise mitigation through the layout, building orientation, ventilation strategy, landscaping and detailed design to secure acceptable conditions for teaching, learning, research, clinical and associated campus uses.
- Undertake appropriate contaminated land investigations, including desk-based and intrusive studies where required, having regard to potential contamination associated with the former quarry to the north.

Natural Environment

- Consult Natural England at planning application stage where relevant thresholds apply, as the site falls within a SSSI Impact Risk Zone and lies within proximity of Water End Swallow Holes SSSI, Castle Lime Works Quarry SSSI, Redwell Wood SSSI and Northaw Great Wood SSSI.
- Undertake up-to-date ecological surveys proportionate to the habitats and species potentially affected, including a Preliminary Ecological Appraisal and Ecological Impact Assessment where required.
- Protect, retain and enhance existing trees and hedgerows where feasible, including assessment of whether hedgerows on or surrounding the site qualify as important hedgerows under the Hedgerows Regulations 1997.
- Have regard to nearby Priority Habitat, including Deciduous Woodland near the north-eastern boundary, and integrate biodiversity enhancement within the green infrastructure network.
- Demonstrate how the development will contribute to the priorities and actions of the Hertfordshire Local Nature Recovery Strategy, reflecting the emerging masterplan's estate-wide stewardship and ecological restoration principles and the site's location within an Area that Could become of Particular Importance for Biodiversity.
- Development should be planned as part of

a landscape-led campus masterplan that establishes an interconnected green infrastructure network across the Hawkshead Campus and wider RVC estate.

- Address the site's location within a Groundwater Source Protection Zone 1 and Drinking Water Safeguard Zones, including any ground investigations or mitigation required to protect water quality and supply.

Design, Layout and Masterplanning

- Development must accord with an updated Hawkshead Campus Masterplan setting a comprehensive strategic approach to development across the campus, including the extent, nature, phasing, design quality and infrastructure requirements of the expanded campus.
- The masterplan must support the enhancement of the teaching, learning, research, clinical, biological sciences and associated campus facilities of the Royal Veterinary College, recognising its specialist operational requirements and its role as a leading veterinary and bioscience education and research facility.
- Development proposals should demonstrate how the layout responds to the masterplan principles for biosecure separation, internal movement and circulation, and the functional relationship between research, education, clinical, animal-handling, equine and associated accommodation uses.
- Establish the net developable area through detailed design testing, taking account of open-space requirements, landscape and visual mitigation, utilities, easements, access, sustainable transport measures, green infrastructure and other site constraints.
- Provide a landscape-led layout that minimises visual prominence on slopes, protects woodland, hedgerows and semi-natural features, and strengthens landscape screening where appropriate.
- Ensure the scale, massing, layout and detailed design of new buildings respond to the existing campus, nearby residential areas, the wider rural landscape, the Green Belt context and the setting of heritage assets.
- Applications for part of the allocation must not prejudice the comprehensive planning, infrastructure delivery or long-term development strategy for the wider Hawkshead Campus.