

Settlement: Little Heath



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Land North of Hawkshead Road

Local Plan Site Ref: SA LH1 | **HELAA Ref:** LH01 | **Site Area (gross):** 0.89ha

Proposed land use: Residential (use class C3)

Estimated Yield: 34 dwellings | **Timescale (completions):** 0-5 years

Planning Designations: Allocated as site HS25 in the adopted Welwyn Hatfield Local Plan

Relevant Permissions: Planning permission has been granted for residential development (application reference 6/2021/3304/MAJ).

Proposal: Residential development comprising 34 dwellings, including apartments and family housing, with associated affordable housing and landscaping.

Access and Movement

- Use and improve the existing vehicular access from Hawkshead Road, ensuring safe visibility and suitable operation for the scale of development.
- Provide a direct, attractive pedestrian link from the south-western part of the site to Hawkshead Road and the wider footway network.
- Incorporate shared-surface streets and materials that maintain the rural character of the site while providing safe movement for pedestrians, cyclists and vehicles.
- Provide active travel and public transport improvements where justified, including measures that improve the quality and legibility of links towards Potters Bar railway station.

Infrastructure

- Confirm the capacity of foul drainage infrastructure and provide any necessary upgrades or connections to serve the development.
- Secure any necessary site-specific infrastructure, mitigation and contributions required to make the development acceptable, including sustainable transport and community infrastructure where justified.
- Provide on-site open space, sustainable drainage and landscape infrastructure as integral parts of the layout.

Flood Risk

- Flood Zone 1
- Prepare and implement a drainage strategy demonstrating that the site will manage surface water sustainably.
- Incorporate SuDS, including permeable surfacing and below-ground attenuation where appropriate, to mimic greenfield runoff and reduce downstream flood risk.
- Ensure surface water drainage is integrated with the landscape and amenity strategy.

Heritage Assets

- Retain and enhance the wooded landscape buffer along Hawkshead Road to preserve the setting of Grade II listed Osborne House and reduce intervisibility between the site and the heritage asset.
- Design development to respect the scale, form and low-key character of Osborne House, including appropriate setbacks,

building heights, roof profiles, massing, materials and detailing.

- Ensure buildings do not dominate the streetscene or protrude above the retained treeline when viewed in relation to Osborne House.
- Submit proportionate heritage information to demonstrate how the layout, landscaping and design preserve the significance and setting of affected heritage assets.

Health

- Survey the site for contamination and provide remediation proposals where required.
- Design the layout to protect the amenity of existing and future residents, including appropriate separation, orientation, outlook, private amenity space and noise considerations.

Natural Environment

- Retain, manage and enhance the southern wooded boundary and landscape buffer along Hawkshead Road.
- Strengthen boundary planting, particularly to the north and north-east, to soften the development edge, reinforce green infrastructure and provide a robust long-term Green Belt boundary.
- Provide species-rich planting and biodiversity enhancements in accordance with ecological survey recommendations.
- Protect existing trees and hedgerows where possible and supplement planting where needed to conserve and enhance local landscape character.

Design, Layout and Masterplanning

- Provide a high-quality, design-led layout that relates positively to Little Heath, the adjoining rural edge and the earlier Osborne Park development.
- Arrange homes around a central square or equivalent focal space to create enclosure, natural surveillance and a coherent sense of place.
- Use scale, massing, roof form, fenestration, materials and detailing that draw on local character, including the rural edge context and nearby Arts and Crafts influences, without resorting to pastiche.
- Design parking, servicing and refuse arrangements so that they are functional but do not dominate the streetscene or public realm.