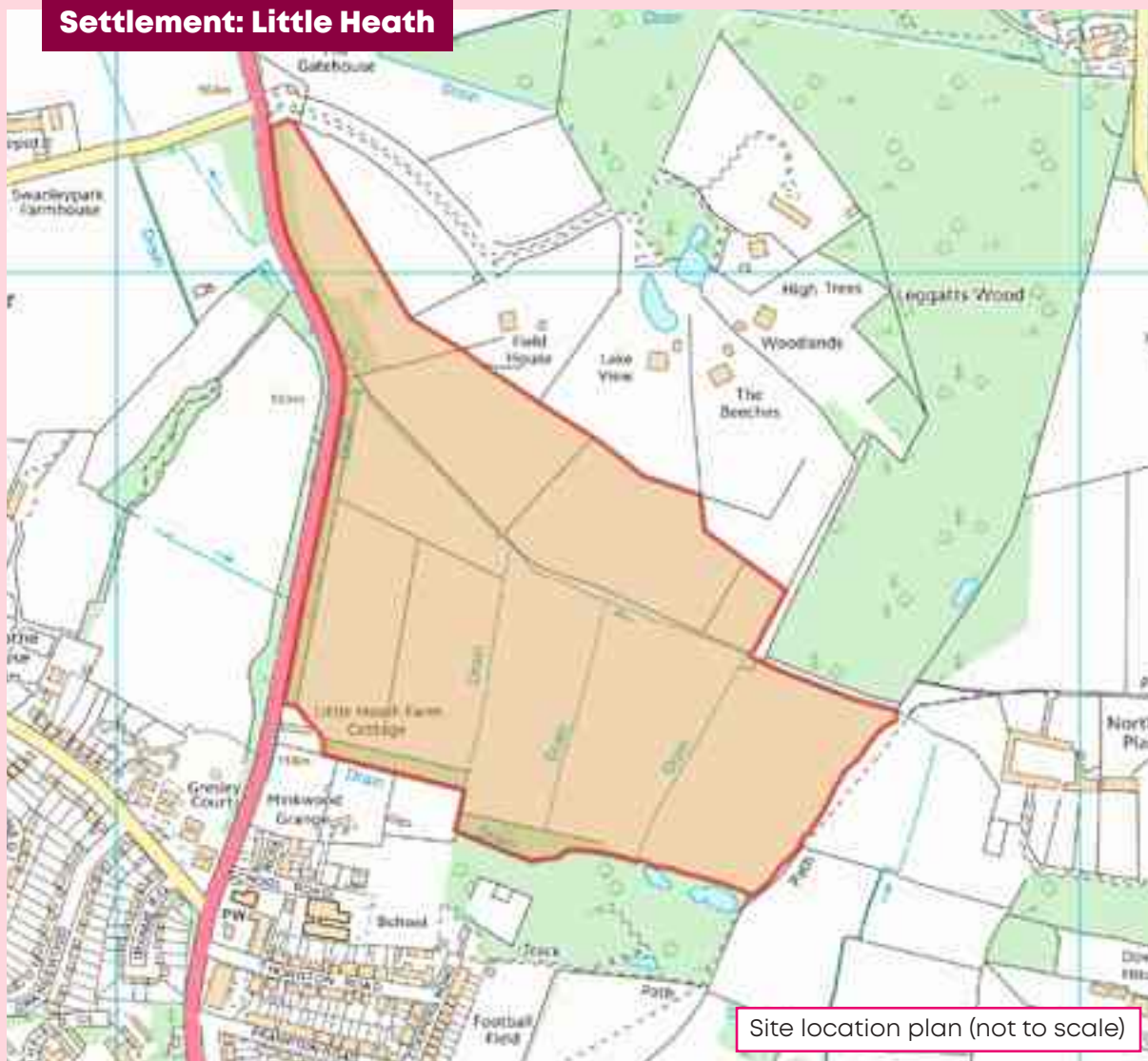


Settlement: Little Heath



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Leggatts Park

Local Plan Site Ref: SA LH3 | **HELAA Ref:** HEL-5 | **Site Area (gross):** 23.17ha

Proposed land use: Residential, Education

Estimated Yield: 400 homes, 2FE Primary School | **Timescale (completions):** 1-10 years

Planning Designations: Adjacent to Fritillary Meadow Local Wildlife Site (79/014) and the Woodland Area South-East of Little Heath Farm Local Wildlife Site (79/033).

Relevant Permissions: None

Proposal: A new residential neighbourhood to the north of Little Heath delivering approximately 400 homes, a new primary school and public open space.

Access and Movement

- Provide the principal vehicular access from the A1000 Great North Road, subject to detailed design, road-safety audit and the agreement of the highway authority. Provide a separate emergency access to the A1000. The access strategy must include the highway, public transport and active-travel measures necessary to mitigate the development's effects.
- Provide safe, direct and accessible pedestrian and cycle crossing facilities across the A1000, integrated with the principal site access and routes to bus stops and local services, in accordance with details agreed with the highway authority.
- Provide continuous, safe and accessible walking and cycling routes along the site's western boundary and the eastern side of the A1000 Great North Road, including a segregated cycle path if feasible, and footway of dimensions agreed with the highway authority, together with connections into the site and the surrounding network.
- Provide conveniently located, accessible bus stops serving the development, together with any service, route, shelter, real-time information and financial-support measures demonstrated to be necessary through the transport assessment and agreed with the highway authority and relevant operators.
- Provide a safe, direct and accessible walking and cycling connection between the development and Little Heath Primary School, subject to land availability
- Retain North Mymms Footpath 049 on an attractive, safe and overlooked alignment, enhance its surface and accessibility where appropriate, and connect it to the development's walking and cycling network without obstructing or diminishing its legal status.

Infrastructure

- Provide a serviced site of approximately 2 hectares at the south-western end of the allocation for a two-form-entry primary school, including safe access by walking, cycling, public transport and vehicles. The timing, transfer arrangements, servicing and any safeguarding period must be agreed with the education authority and set out in the phasing and infrastructure delivery strategy.

- Contribution towards increasing GP premises capacity at one or more Potters Bar practices will be required as a result of growth arising from this development. Early engagement with the NHS necessary. To be secured through planning obligation at application stage.
- Provide a C2 dwelling with up to three bedspaces, either within a single children's home or within a number of smaller homes, having regard to the need identified by the relevant public service provider at the time of application. Each developer-completed home should be transferred to Hertfordshire County Council, or its successor body, on a not-for-profit basis and secured through a planning obligation.
- Wastewater network modelling and upgrades needed to accommodate the scale of development; liaison with Thames Water is necessary. The phasing and infrastructure delivery strategy must identify the necessary works and completion triggers so that occupation does not outpace available capacity
- Provide publicly accessible open space in accordance with DMP 56s requirement for new space to meet Natural England's Green Infrastructure Framework Accessible Greenspace Standards, that is integrated with the site's blue-green infrastructure and walking and cycling network, together with arrangements for its long-term management and maintenance.
- Coordinate electricity, water, telecommunications and other utility infrastructure through the site-wide infrastructure delivery strategy. Demonstrate sufficient capacity, identify any reinforcement and land requirements necessary to serve the development.

Flood Risk

- Flood Zone 1 (low probability of flooding from rivers).
- A linear area through the centre of the site, is at high risk of surface-water flooding.
- Submit a site-specific flood risk assessment and drainage strategy which locates development in areas of lowest flood risk, preserves safe access and egress, avoids increasing flood risk elsewhere, and incorporate multifunctional sustainable drainage within the blue-green infrastructure network.

- Retain the ordinary watercourse within a continuous blue-green corridor of sufficient width to accommodate modelled flood extents, maintenance access, biodiversity enhancement and sustainable drainage.

Heritage Assets

- Site forms part of wider rural landscape setting of GII* LB Northaw Place and associated GII LB garden walls.
- A HIA would be required to inform the layout, scale, massing, landscape strategy and building heights addressing the contribution made by the site to the significance and rural landscape setting of designated heritage assets. Development must avoid or minimise harm through sensitive siting, design and landscape treatment, with any residual harm assessed in accordance with national policy.
- Archaeological finds possible due to site lying on old Leggatt's Park Grounds. Undertake archaeological desk-based assessment and proportionate field evaluation, including geophysical survey and trial trenching where indicated.

Health

- Submit noise and air-quality assessments addressing the effects of traffic on the A1000 and any other relevant sources. The site layout, building orientation, ventilation, landscaping and acoustic measures must secure acceptable internal and external living conditions without relying on closed windows as the sole means of mitigation.

Natural Environment

- Site lies 560m from Northaw Great Wood SSSI. Demonstrate, in consultation with Natural England, that the development will not adversely affect Northaw Great Wood SSSI. Identify and secure any avoidance or mitigation measures.
- Undertake up-to-date ecological surveys proportionate to the habitats and species potentially affected.
- Ancient Woodland (Leggatts Wood) to the north/north-east. Within the site there is one Veteran Tree (Ash) and a notable Oak Tree close to southern boundary. Provide semi-natural buffer zones of at least 15 metres from the ancient woodland boundary and seek to retain the veteran tree and the oak near the southern boundary and integrate all retained trees and buffers into the green-infrastructure network.

- Prioritise the retention, protection and strengthening of existing hedgerows, including any identified as important under the Hedgerows Regulations 1997 and maintain ecological connectivity.
- Site lies within a Groundwater Inner Source Protection Zone (SPZI – vulnerable to pollution). Ground investigations may be required to ensure no impact on water source/supply.
- Hertfordshire Local Nature Recovery Strategy – Site lies partly within and adjoining an Area that Could become of particular Importance for Biodiversity (ACIB). Opportunity to include new acid grassland, heathland and wood pasture where ecologically appropriate, and the restoration and long-term management of any retained grassland and heathland habitats.

Design, Layout and Masterplanning

- Development proposals for Site SA LH1 must accord with an approved site-wide masterplan and infrastructure delivery strategy. These must demonstrate how the whole allocation will deliver approximately 400 homes, a serviced site for a two-form-entry primary school, public open space, blue-green infrastructure, sustainable transport measures and the necessary utilities and highway works. Applications for part of the site must not prejudice the comprehensive development or timely infrastructure delivery of the allocation.
- The site-wide masterplan and phasing and infrastructure delivery strategy must accompany the first planning application. These documents must demonstrate comprehensive development of the allocation, identify the location and timing of housing, the primary school, open space, blue-green infrastructure, access and sustainable transport measures, and establish how later phases will be coordinated and delivered.
- Create a landscape-led settlement edge residential neighbourhood that responds to local topography, views, existing vegetation and the relationship with Little Heath and the surrounding countryside. Building heights, density and massing must be arranged to minimise landscape and visual effects, protect settlement identity and provide a durable transition to the Green Belt and rural landscape.