

Settlement: Little Heath



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Land South of Hawkshead Road

Local Plan Site Ref: SA LH4 | **HELAA Ref:** HEL-49 | **Site Area (gross):** 4.82ha

Proposed land use: Residential

Estimated Yield: 88 (gross) | **Timescale (completions):** 1-5 years

Planning Designations: None

Relevant Permissions: None

Proposal: A landscape-led residential development on the edge of Little Heath delivering approximately 88 homes, with access from Hawkshead Road, enhanced walking and cycling connections, green infrastructure and landscape mitigation to respond to the site's edge-of-settlement and Green Belt context.

Access and Movement

- Provide the principal vehicular, pedestrian and cycle access from Hawkshead Road towards the northern part of the site, subject to detailed design, road-safety audit and the agreement of the highway authority.
- Provide a safe, direct and accessible pedestrian and cycle connection from the southern boundary to Heath Road, subject to land availability, to reduce walking and cycling distances to schools, Potters Bar railway station and local services.
- Provide walking and cycling improvements along Hawkshead Road, including safe connections to existing bus stops and the wider footway and cycle network, in accordance with details agreed with the highway authority.
- The access strategy must include the highway, public transport and active-travel measures necessary to mitigate the development's effects and encourage sustainable travel for local journeys.

Infrastructure

- Thames Water is necessary to confirm the timing of any capacity upgrades and ensure occupation does not outpace available wastewater treatment capacity.
- Coordinate electricity, water, telecommunications and other utility infrastructure through the site-wide infrastructure delivery strategy. Demonstrate sufficient capacity and identify any reinforcement or land requirements necessary to serve the development.

Flood Risk

- Flood Zone 1 (low probability of flooding from rivers).
- Low to medium surface-water flow paths affect the west of the red line boundary, originating on site, and there is surface-water flood risk on Hawkshead Road.
- Submit a site-specific flood risk assessment and drainage strategy which applies the sequential approach within the site, locates development in areas of lowest flood risk, preserves safe access and egress, avoids increasing flood risk elsewhere and incorporates

multifunctional sustainable drainage within the blue-green infrastructure network.

Heritage Assets

- The site forms part of the wider landscape setting of the Grade II Registered Park and Garden at Gobions and the Grade II* listed Folly Arch, although it is separated from these assets by fields and field boundaries.
- Submit a Heritage Statement which considers the impact on views from the Registered Park and Garden and Grade II* listed Folly Arch and informs the layout, scale, massing, landscape strategy and building heights. Development must avoid or minimise harm through sensitive siting, design and landscape treatment, with any residual harm assessed in accordance with national policy.
- Undertake an archaeological desk-based assessment and, where required, proportionate archaeological evaluation to identify and mitigate any archaeological remains.

Natural Environment

- Site lies within a Natural England Impact Risk Zone. Demonstrate, in consultation with Natural England where required, that the development will not adversely affect designated sites. Identify and secure any avoidance or mitigation measures.
- Undertake up-to-date ecological surveys proportionate to the habitats and species potentially affected, including a Preliminary Ecological Assessment and assessment of any protected species mitigation required.
- Provide a semi-natural buffer zone of at least 15 metres from the nearby ancient woodland boundary and identify and protect any ancient or veteran trees through appropriate buffers, integrating retained trees, hedgerows and buffers into the green-infrastructure network.
- Prioritise the retention, protection and strengthening of existing trees and hedgerows, including any identified as important under the Hedgerows Regulations 1997, and maintain ecological connectivity.

- Site lies within Drinking Water Safeguard Zones and a Groundwater Inner Source Protection Zone (SPZI – vulnerable to pollution). Ground investigations may be required to ensure no impact on water source or supply.
- Hertfordshire Local Nature Recovery Strategy – Site lies within an Area that Could become of Particular Importance for Biodiversity (ACIB). Opportunity to manage and enhance grassland and heathland habitats where ecologically appropriate, and to maximise strategic significance.

Design, Layout and Masterplanning

- Development proposals must demonstrate how the whole allocation will deliver approximately 88 homes, landscape mitigation, green infrastructure, sustainable transport measures and the necessary utilities and highway works.
- Create a landscape-led edge-of-settlement residential development that responds to local topography, views, existing vegetation and the relationship with Little Heath, Hawkshead Road and the surrounding countryside.
- Building heights, density, layout and massing must be arranged to avoid development on visually prominent open ground where this would mark a distinct change in settlement form, maintain the role of higher ground south of Hawkshead Road as a visual separator, minimise landscape and visual effects and provide a durable transition to the Green Belt and rural landscape.
- The design and layout should have regard to surrounding character and context, the setting of designated heritage assets, the relationship with adjoining residential development, the interface with the adjoining rural area, and the need to maintain and enhance assets of ecological and biodiversity value.