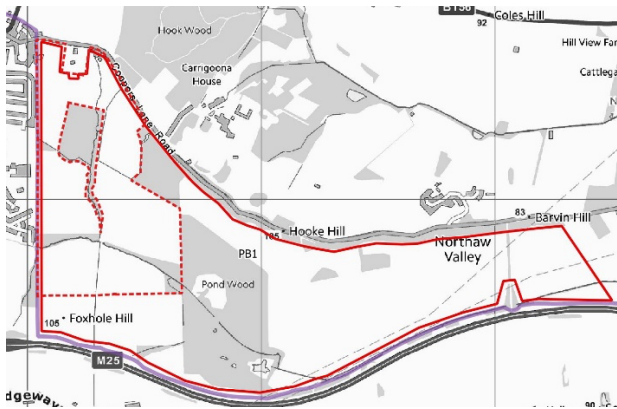


Site Reference:PB1a

Site name: Potters Bar, South of Coopers Lane Road



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Site details

Settlement: Potters Bar
 Ward: Northaw and Cuffley
 Site area: 45.3ha net (exc Five Acre Wood LWS)

Site context

Green Belt / Urban: Greenbelt
 Previously developed: No
 Land use/character: Agriculture (part vacant), woodlands. Large fields defined by watercourses, fencing and hedgerows.

Surrounding land uses and character: Located on eastern edge of Potters Bar; north of M25. Housing, school (west), community centre, hamlet, (north), agricultural land.

Site promotion

Source of promotion: Landowner
 Land use promoted: Housing and supporting infrastructure

Site suitability considerations

Comments

Policy framework:

- Adopted Development Plan
- Submitted Local Plan
- Waste/Minerals Local Plan
- National policy

District Plan (2005): GBSP1, GBSP2: Green Belt; IM2 Planning Obligations (and SPD); RA10 Landscape Character Area; R15 Wildlife Site; R17 Trees, Hedgerow, Woodland; RA28: R19 Noise; M1 Integrating Transport, Land Use; D5: Design for Movement
 Draft Local Plan (2016):SP3 Settlement Strategy and Green Belt boundaries; SADM2:Highway Network and Safety;SADM16 Ecology, Landscape;SADM14: SADM18:Environmental Pollution; SP13:Infrastructure
 Waste Local Plan (2012): Policy 12: Sustainable Design, Construction and Development
 NPPF 2019: Section 9 Promoting Sustainable Transport; Section 14: Challenge of climate change, flooding; Section 15: Conserving, enhancing natural environment.
 Local Transport Plan 4 (2018)

Physical constraints:

- Access to the site
- Infrastructure location/capacity
- Ground conditions
- Contamination
- Pollution
- Hazardous risk
- Other

- Promoter indicates primary vehicular access may be possible from; the west of Chequers Mead House and secondary /emergency vehicular access to the east of this (near/on part PROW/gasline) off Coopers Lane Road (north). Promoter proposed; extension of the PB 30mph speed limit (.i.e. from 60mph) to site to ensure 70m visibility splays; & street lighting and introduction of traffic calming measures. There may be potential to provide vehicular access to southern fields from area to west of it within Potters Bar (if it's allocated in Hertsmere Plan).
- There is a narrow pedestrian footway along a short length of Coopers Lane Road but potential exists to extend this eastwards within highway land or the site area and connect this to PROW via site. There is an existing pedestrian coaction on southern part of site to Park Avenue. Promoter indicates new pedestrian and cycle connections will be provided west of site (via school) to bus services and Potters Bar High Street
- Thames Water: no concerns in regards to wastewater capacity

PB1	Potters Bar, South of Coopers Lane Road (continued)
<p>Physical constraints (continued):</p> <ul style="list-style-type: none"> • Access to the site • Infrastructure location/capacity • Ground conditions • Contamination • Pollution • Flood risk • Hazardous risk <p>Other</p>	<ul style="list-style-type: none"> • HCC Highways raise no major concerns in relation to the promoters proposals for providing vehicular access to site and new/ enhanced sustainable transport links with the urban area of Potters Bar (in principle), subject to further work and discussions . • Watercourses run via the site area, between trees/hedgerows that define a large part of the fields that form it. Small parts of the site area to south falls within FZ2/3a/b (3.4ha/7.5% of site area). The Environment Agency advise that an 8m buffer zone would be required along Turkey Brook to south (from the top of bank of the main river). • Surface water flood risk (1:1000yr; 100yr, 30yr) affects areas, near the watercourses. Overland flow routes effect parts of the fields to north west, south east. Drains on edges of northern and southern fields • PB1 is located within a groundwater safeguard zone • PROW runs north-south (centre) of site connecting to M25 underpass. • High pressure gas main line runs north to south via the centre of site (near/via PROW). Will require a safety zone and easements (6m, either side) to be maintained and appropriate measures taken during construction. • Promoter indicates a small areas within the site (circa 2.5ha, east, south) and areas to the east and south of it may form part of a new 35ha (gross) Carbon Woodland as a buffer to the M25. • Sand and gravel deposits under the northern boundary of site. Opportunistic extraction of these would be encouraged, if usable minerals are identified during development
<p>Potential environmental impacts:</p> <ul style="list-style-type: none"> • Landscape capacity/sensitivity • Landscape character/features • Nature conservation • Heritage conservation • Residential environment/amenity <p>Other</p>	<ul style="list-style-type: none"> • The site is formed by fields, and is defined by dense trees/hedgerows along watercourses with ridge lines that are somewhat steep, sloping towards the watercourses. • The site lies within Landscape Character Area 53: Northaw Common Parkland – site displays some of the key characteristics of the LCA of ridgelines with valley dips, woodlands, and high hedgerows. • Two Local Wildlife Sites (LWS, WS181, 173) are within site. Site's eastern edge abuts a LWS (WS172, part Ancient Woodland). Development will result in the loss of a LWS WS181 (grassland, north west), but promoter proposes to provide compensatory biodiversity offsetting measures within the owner's wider estate (next to site), to deliver 10% net gains. Herts Ecology raised concerns relating to adequacy of evidence submitted. They note " the additional HCC land has the potential to provide sufficient habitat offsetting to achieve the BNG requirements, although the calculations to demonstrate this appear inconsistent" • Northaw Great Wood SSSI/LNR is located 1.2km to north. Site is within an SSSI impact risk zone but residential development would not trigger a Natural England consultation, at planning application stage. Wormley-Hoddesdonpark Woods SAC is located to the north (3.8km). • Herts Ecology indicate presence of protected species such as Great crested newts, bats (WS172), badgers, grass snake, slow worm, water vole. It is also important for Purple Emperor butterflies. • Potential noise, air quality issues for future residents from road traffic. • GII Listed buildings are located to north west (250m, 370m) of site off Coopers Lane. Existing vegetation, built form may screen development, • Potential for heritage assets with archaeological potential, which would need to be explored at planning application stage.
<p>Contribution to regeneration priority areas</p>	<p>N/A</p>

Likely market attractiveness for the use proposed	Promoter indicates in-house delivery vehicle is in place to bring site forward. Located on the edge of a large built-up urban area of Potters Bar. This is a high demand area due to its proximity to and links to London.
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Availability		Site capacity	
Site ownership	Single landowner	Promoted	Indicative masterplan for Circa 600-700 dwellings on 26.2ha (23-27 dph), plus 10.7ha Green Infrastructure and 1.1 ha community use, including school. Plus further two fields (13.3ha gross) to south of developable area for housing (capacity not specified).
Any known constraints	Part of site is let on an agreement, which can be terminated by serving up to 24 months' notice on the grant of a planning permission. Restrictions in place on the use of land to agriculture. Promoter indicates the covenant holder is aware of proposals and this can be removed, as development would benefit both parties. Original 2019 promotion indicates availability within 11-15 years. (Potential developable area was not indicated)	HELAA Scenario/ methodology Other comments	>6ha, so 25dpa, applied = 912 dwellings on (on a net developable area of 36.5ha). Net developable area excludes 2.5ha carbon woodland, 5.3ha LWS, 3.4ha FZ, 0.32ha Ancient woodland buffer, 1.2ha gas line safety corridor and easements, and 1.4ha vegetation. Capacity reduced due to constraints (LWS, surface water, topography, highways, watercourses)
Achievability and deliverability			
Landowner timescales	Not indicated	HELAA capacity	730 dwellings
Comments	Potential land swap, re-provision of school, community facilities. Delivery of vehicular access, sustainable transport links in line with highway standards may result in abnormal costs & impact delivery timescale		
Viability issues	Potential land swap, re-provision school/community facility, sustainable transport measures; may increase costs. Vehicular access may result in unknown costs; to protect/divert gas line.	HELAA density	20dph
Deliverability estimate	Land swap, re-provision of school is unlikely to impact viability due to land to west is in same ownership. Vehicular via gas line may potentially result in unknown abnormal costs. Scale of development is likely to address these issues. Developable within 15-20 yrs.		

Conclusions

The larger site, as originally submitted, is of a significant scale (149ha) and is located on the eastern edge of the urban area of Potters Bar (the larger site area will be referred to as wider land area, hereafter). The promoter is seeking grant funding to take forward a Woodland Carbon Fund project. As part of this, small areas of proposed developable area and an area to the south of this (near M25) within the wider land area has been identified for the planting of 35,000 trees to bolster existing woodland sections, improve public access and natural resources, and help counter the negative impacts of the M25.

The promoter has subsequently indicated that circa 38ha of the north-western part of the wider land area could form a much smaller development area. The extent of the developable area is shown on the site map by a hashed line. However, the promoter does not envisage all of this being developed for housing. The submitted indicative masterplan has suggested circa 600-700 dwellings could be delivered on 26.2ha with the remaining; 10.7ha area used for Green Infrastructure and 1.1ha for Community use. It is also noted that preliminary discussions have been held with the Local Education Authority and the promoter in regards to potential redevelopment options and land swap of the adjacent school, community centre (under same ownership as site) and dual use re-provision of these and housing on parts of site; to enable the provision of new sustainable transport connections and access from Site PB1 to public transport and Potters Bar High Street. More recently, an additional 13.3ha area immediately to the south in the same ownership was added to be considered for safeguarding as potential future development land.

The promoter indicates primary vehicular access to the site may be possible from the north western area off Coopers Lane Road (.i.e. between Chequers Mead House and settlement edge). While secondary vehicular access/emergency access could be provided (as capacity exceeds 300 dwellings), near the PROW/Bridle Way and a small part will cross a high pressure gas line off latter road. It is also proposed that the Potters Bar 30mph speed zone will be extended to cover Coopers Lane Rd, adjacent to the site (currently 60mph speed limit); to ensure the required visibility splays of 70m and highway safety. The promoter's high level sustainability and accessibility assessment includes a preliminary design of the proposed vehicular accesses and their ability to achieve the required visibility splays, subject to extension of the Potters Bar 30mph speed zone to cover site. Promoter indicates, the high pressure gas line is not a constraint for delivering the secondary vehicular access, as this is outside of the HSE consultation zone and only a small part the gas line will be crossed.

A further constraint is that a significant part of the identified PDA is a Local Wildlife Site (LWS), identified for its grassland indicators. The promoter submitted a desk based Preliminary Ecological Assessment of the site and the wider land area (.i.e. areas adjacent to PB1 to east & south, under same ownership). This also includes an extended phase 1 habitat survey of the Site PB1. This indicates the development of the site will result in loss of a LWS, but there may be opportunities within the wider land area to accommodate habitat creation/enhancement measures in order to deliver a net gain to biodiversity. Herts Ecology indicated the promoter may be potentially able to offset loss of LWS within their wider land area.

Should the site be taken forward there would be a need for the submission of a transport assessment to demonstrate that satisfactory vehicular access can be delivered with the required visibility splays, to ensure highway safety. The design of the vehicular access road will have to comply with Cadent gas line specifications and existing easements will need to be maintained. HSE and Cadent (gas line operator) will need to be consulted at the application stage. A Travel Plan would be required to demonstrate that the Local Transport Plan policy in relation to sustainable modes of transport can be achieved. Appropriate ecological surveys to be undertaken to assess the impact of development on ecological assets within the area, and appropriate avoidance and mitigation incorporated into any proposals to preserve any protected species; as well demonstrate that biodiversity offsetting measures can be incorporated to achieve 10% net gains within the site and wider land holding. Noise surveys and reports to demonstrate that any traffic noise impacts can be appropriately mitigated to deliver a residential development with healthy internal and external environments that satisfy the requirements of the local planning authority. An air quality impact assessment will be needed to assess impact of existing pollution, how development may effect this and mitigate these. An archaeological assessment at either the pre-application or pre-determination stage of the planning application process to inform any development proposals and a surface water drainage strategy may be required to demonstrate how surface water flood risk would be appropriately managed. Environment Agency need to be consulted regarding the ground water source protection zone. No potential contaminative development should occur.

This site is considered to be available for potential development, as the removal of the restrictive use covenants are not considered insurmountable and the allocation of this for residential development would benefit the landowner and covenant holder, although it may have a minor time lag. It is considered suitable for potential housing development (in principle), providing; satisfactory vehicular access and a 30mph speed restrictions can be delivered with the required visibility splays in compliance with Highway Authority guidelines; adequate mitigation measures are delivered to promote the use of sustainable modes of transport and connectivity with services, facilities within the built up area of Potters Bar; an adequate level of biodiversity offsetting measures are delivered within the wider land area, to achieve a 10% net gain in biodiversity. This site is likely to be developable within the long term timeframe due to the potential scale of development and the timescales for delivery all the necessary supporting infrastructure and the need to work with Hertsmere Borough Council to deliver a more comprehensive form of development.

Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	11-20 years
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