

Site reference:PB1a	Site Name: Potters Bar, South of Coopers Lane Road			Settlement: insert	
Housing & Employment Land Availability Assessment	Green Belt Study Review (Parts 1, 2 and 3)	Green Belt Boundary Appraisal	Sustainability Appraisal	Flood Risk Sequential Test	Strategic advantages and disadvantages
<p>Urban/Green Belt: Green Belt</p> <p>PDL/Greenfield: Greenfield</p> <p>Achievable: Yes</p> <p>Estimated capacity: 730 dwellings</p> <p>Impacts/constraints requiring mitigation:</p> <ul style="list-style-type: none"> Highway upgrades Buffer for ancient woodland, wildlife sites Nature conservation – presence of protected species and their habitats. Flood risk – sequential approach to layout SUDs design would need to take specific account of topography of the area to manage overland flows. Easements for high pressure gas line Mitigate noise and air pollution from M25 Compensatory Biodiversity offsetting measures for the loss of a LWS and 10% net gains in biodiversity <p>Delivery timescales: 11-20 years</p>	<p>GB1 (Site falls within Parcel 52): Strategic Gap Parcel 52 is not located within a strategic gap between towns.</p> <p>GB2: This site was not covered by this study</p> <p>GB3 (Site falls within Parcel P83):</p> <p>Contribution to Green Belt Purposes Partial contribution for preventing merging of neighbouring towns, as it is within a relatively fragile gap (6.5km) between Potters Bar and Chesthunt. Smaller settlements in between limit the perception of separation of towns</p> <p>Significant contribution for safeguarding from encroachment. Contains characteristics of open countryside, made of arable fields, woodlands and is spatially open. Lacks urbanising development. Strong ridge & valley topography, etc, create a distinction from urban area (west).</p> <p>Limited or no contribution for preserving the setting and special character of historic towns (Welwyn Garden City)</p> <p>Assessment of Potential Harm (relevant scenarios):</p> <p>Parcel 83 (Release of all/part of parcel): Moderate-high.</p> <p>Release would lead to the encroachment on the countryside and some adverse impact on settlement separation. But the M25 (south), designated woodlands (east) provide containment and would limit Green Belt harm. The adjacent school, community centre would be entirely contained if this parcel is released and the release of latter uses would not increase harm.</p>	<p>Existing: Formed by the settlement edge of Potters Bar. Comprising of the boundaries of residential properties and established tree/hedgerows(south) –Moderate</p> <p>Proposed:</p> <p>Minor Road (north): Moderate</p> <p>Extensive woodland form by LWS, Ancient Woodland (east): Strong</p> <p>Established tree/hedgerows (south): Moderate</p> <p>Conclusion: The new Green Belt boundaries formed by the site would be clearly defined and would result in higher strength boundaries, in contrast to the existing boundary. The adjacent school buildings, playing fields, community centre within the Hertsmere Council area. will have to be removed from the Green Belt,</p>	<p>Significant positives (++/++?) Total:7 4.2: Reduction of greenhouse gas emissions from transport (x2); and 4.3: helping to avoid/reduce air pollution (x2): Site is within walking distance of Potter Bar Town Centre. It is within 400m of bus stops providing a six day a week in Potters Bar.</p> <p>5.1: Provision of the right amount, type and tenure of housing to meet identified local needs (x2): Site could deliver affordable housing and make provision for accessible and adaptable dwellings.</p> <p>6.6: Provision of training, skills development and lifelong learning: Site is within walking distance of education establishments.</p> <p>Significant negatives (– –/(– –?) Total: 2</p> <p>4.6: Protection/enhancement of biodiversity and geodiversity: Development would result in the loss of Chequers Mead LWS and undesignated biodiversity interests. Site is adjacent to and within 250m three other LWSs.</p> <p>Mitigation: Development of site should conform to Local Plan policies in relation to the protection/enhancement of biodiversity and good design. Any loss of biodiversity should be offset/compensated within/off site, to achieve net gains in biodiversity.</p> <p>4.4: Protection/enhancement of landscape character (x1):</p> <p>The site was assessed as having a moderate-high sensitivity to development in the 2019 Landscape Sensitivity Assessment.</p> <p>Mitigation: Development should conform to Local Plan policies related to local distinctiveness and landscape.</p>	<p>Sequential Test result:</p> <p>Pass: Circa 92.5% of the site area falls within Flood Zone 1 with the remainder within Flood zones 2 and 3a/b. A sequential approach to layout that restricts development to Flood Zone 1 within the site is feasible. Therefore, the site passes the Sequential Test and the Exception Test does not need to be applied at this stage.</p> <p>Surface water issues effect areas near the watercourse that run throughout the site. Overland flow routes effect parts of the fields to north west, south east. Drains on edges of northern and southern fields. A sequential approach to layout and the use of sustainable drainage systems (SuDS) could be used to suitably manage surface water flood risk to, within and from the site</p>	<p>Advantages:</p> <p>Potential re-provision of a new enhanced primary school and community facilities, to address the future demand for school places from development of the site and Potters Bar education catchment area.</p> <p>Opportunity to work with Hertsmere BC to plan for a more comprehensive development incorporating a larger site area and land to the west of the site (.i.e. area to the south of Potters Bar), making provision for a secondary school and addressing access issues in a way that has less impact on the wildlife site</p> <p>Potential provision of new/enhanced sustainable transport links between the site and Potters Bar Town Centre, as well as improved access to existing/new Green Infrastructure for existing/ future residents.</p> <p>Potential highway enhancements will improve safety and movements of all road users.</p> <p>Disadvantages: None</p>

HELAA: This site could come forward within the 11-20 year time frame (Minor Against)

GB3 Study (Purposes): The site significantly contributes to one national Green Belt purpose, and a partial contribution to one national purposes and a limited/no contribution to one purpose (Moderate against).

GB3 Study (Harm): Development within parcel P83 would result in moderate – high harm to the Green Belt (moderate against)

Green Belt boundary: New boundaries would be relatively stronger than the existing boundaries will be clearly defined (moderate in favour).

SA: The site has more than three times as many significant positives as significant negatives (significant in favour)

Flood Risk: The site passes the sequential test

Landscape sensitivity: Moderate- high (Moderate against)

Strategic Advantages: Promoter indicates development of the site may enable the potential re-provision of new enhance primary school and community facilities to serve the future needs of the site and Potters Bar (minor in favour). This would provide an opportunity for the Council to work with Hertsmere Borough Council to plan for a more comprehensive development incorporating a larger site area and land to the west of the site, making provision for a secondary school (significant in favour). In addition, it may enable the provision of new/enhanced sustainable transport links with Potter Bar Town Centre to west of the site and highway enhancements to improve safety of all users, as well as enable improved access to Green Infrastructure for residents of the site and Potters Bar (attributed minor inn favour).

Strategic Disadvantages: None

Calverton Test

Site PB1 covers a large part of Parcel P83 and the release of all/part of this is likely to result in moderate – high Green Belt harm. This has a rural open character and will lead to the encroachment of the Countryside. But given that the site is already relatively well contained by local wildlife sites (partly Ancient woodland) and the boundaries will be largely formed by well-defined thick woodlands (east), this will to a large extent minimize the harm to the wider countryside and Green Belt. It will also have a limited/no impact on the perceived separation between towns. Whilst the southern boundary will be formed by a well-established tree/hedgerows and will be adjacent to a M25 Carbon Woodland that has been proposed on the fields to the south of the site and the promoter has received Forestry Commission grant funding for the delivery of this. Therefore, the level of Green Belt harm from the release of site PB1 is already limited and minimized to the lowest possible extent. It is considered that no additional measures can be taken to reduce this further.

Overall Conclusion

The release of this site would result in moderate- high harm for the Green Belt and the landscape. The new Green Belt boundaries will be clearly defined, of a relatively higher strength to the existing boundaries and development will be relatively well contained, which would limit harm to the wider Green Belt, landscape and rural character. This site is located within a sustainable location, on the edge of the large built up area of Potters Bar town and within a relatively accessible distance to public transport and local facilities/services within Potters Bar Town Centre. The promoter indicates that development may enable the potential re-provision of new/enhanced primary school, community facilities, new/enhanced sustainable transport links with Potters Bar Town Centre, assuming a land swap occurs between the former facilities (under same ownership). This would also provide an opportunity for the Council to work with Hertsmere Borough Council to plan for a more comprehensive development incorporating a much larger site area and land to the west of site (.i.e. south of Potters Bar), making provisions for a secondary school and addressing access issues in a way that has less impact on the wildlife site. In addition, it may result in highway enhancements in terms of providing satisfactory access for all users to the site (vice versa) and improve highway safety of road uses on Coopers Green Lane, subject to the extension of the 30mph speed limit to cover site and further transport evidence. The key drawback of this site is that it will result in the loss of Local Wildlife Site. In regards to this, the promoter has indicated biodiversity offsetting compensatory measures can be delivered within the promoters wider land estate (.i.e. adjacent areas to east) to achieve 10% biodiversity net gains, but further evidence will be required to demonstrate this at the application stage. There may be potential to avoid this by working with Hertsmere. The harm to the Green Belt is outweighed by the contribution to housing numbers in a sustainable location and the strategic advantages in terms of highways improvement and education opportunities offered by the development of the site. Overall the site should is considered suitable for designation as safeguarded site.

Policy Implications

- Amend Green Belt boundaries as described above.
- Designate land as safeguarded land outside the green belt for potential future allocation and development.
- Work with Hertsmere Borough Council in regards to the amendment of the Green Belt boundaries and the future planning of this area.
- Further evidence will be required from the promoter in relation to; the potential impact of development on biodiversity, the loss of a LWS and the delivery of compensatory biodiversity off setting in order to achieve a 10% net gain in biodiversity; prior the release of this site.
- Further evidence (Transport Assessment, Travel Plan) will be required from the promoter in relation to; providing satisfactory vehicular access and safety of all road users, and delivering new/enhanced sustainable transport links with Potters Bar
- DTC discussion will need to be undertaken between the Council, Hertsmere Borough Council, and Hertfordshire County Council in relation to future education needs of the Potters Bar catchment area, community needs, and sustainable transport in terms of creating new/enhanced sustainable links with Potter Bar Town Centre, potential land swap relating to provision of a new dual use schools and community facilities and infrastructure provision.