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Brookmans Park

21.1 Brookmans Park is large excluded village in the south of the borough adjacent to the Great North Road (now the A1000) between Welham Green and Little Heath. The area has relatively formal, regular street layouts with predominately large detached housing at low densities. It has a village centre located at the very western end of the village. The village has access to a wide range of services, facilities and public transport, and the Royal Veterinary College's Hawkshead Campus is also located close to the village to the west. The 2011 Census estimated the population of Brookmans Park at 3,600; 3.2% of the borough total.

Planning objectives for Brookmans Park

21.2 When considering development proposals in Brookmans Park, the Council will take the following local objectives into account alongside the borough-wide objectives set out elsewhere in the Local Plan:

- Identify and deliver necessary infrastructure improvements, in particular primary school provision and wastewater capacity, in parallel with the development process to support sustainable growth.
- Improve the choice of housing with a range of types, sizes and tenures, including smaller affordable homes for young people, smaller homes for older residents and specialist accommodation such as a care home or sheltered housing.
- Maintain the vitality and viability of the village centre.

Site Allocations in Brookmans Park

21.3 Sites allocated for development in Brookmans Park are set out in SADM 31 below.

Policy SADM 31

Brookmans Park

In accordance with policies SP 2 and SP 3, the following sites are allocated for development within Brookmans Park.

Site	Location	Use	Dwelling Capacity	Delivery within plan period
HS21	Land west of Golf Club Road	Residential	14	0-5 years
HS22	Land west of Brookmans Park Railway Station	Residential	428 (+ 2FE Primary School)	0-10 years
HS23	Land east of Golf Club Road	Residential	10	0-10 years

Development of HS22 will only be allowed to proceed once:

- Provision of the necessary additional primary school capacity to support this level of growth has been demonstrated and secured; and
- A technical solution for a new pedestrian and cyclist bridge over the railway has been agreed, and necessary legal and financial provisions to deliver it put in place.

Brookmans Park

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Proposals for the allocated sites will need to have regard to the site-specific considerations set out in the table below in addition to other relevant planning policy, planning objectives and other material considerations.

Table 15 - Site-specific considerations: Brookmans Park

Site	Site-specific considerations
HS21	• Retain and protect trees and woodland • Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction
HS22	• Realignment of Station Road will be required to provide safe access to the site • Provide green infrastructure corridors along the Ray Brook and adjacent to Brick Kiln Wood, with at least a minimum 15m buffer to Brick Kiln Wood and preferably wider to avoid and mitigate any harm to the ecology of the ancient woodland • Adopt a flood risk sequential approach to site layout and incorporate SuDs to address surface water flood risk to, within and from the site • Mitigate noise pollution from the railway • Secure any necessary upgrades to waste water infrastructure • Avoid and mitigate any potential impact on Water End SSSI • A landscaped screening bund to the north of the southern boundary to screen the site from Hawkshead Road and the public footpaths to its north • Provision of land for a new 2FE Primary School site and playing field • Off-site highway works required in connection with the development of this site will require a new or improved cycle/pedestrian footbridge over the railway line
HS23	• Secure any necessary upgrades to waste water infrastructure • Retain and protect TPO tree and other notable trees of value • Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction • Enhance the hedge along the northern boundary of the site to provide a robust and defensible Green Belt boundary

21.4 In line with advice from the Highway and Fire and Rescue Authorities, there will be a single point of access for site HS22. A secondary access using Bradmore Lane will be resisted as it would need to be widened and upgraded which would change its rural character.

21.5 The combined dwelling capacity estimate of 24 across sites HS21 and HS23 reflects the constrained nature of Golf Club Road, which would serve both developments and the need to ensure that the Highways Authority is satisfied that site access and the highway network can safely support development, the deliverability of either site is not compromised, and other considerations such as primary school capacity, design and ecology are taken into account.

Justification

21.6 In order to provide for housing growth, sites that are key to the delivery of the growth strategy set out in Policy SP 2 have been allocated in the Plan. Brookmans Park is a large excluded village and consistent with Policies SP 2 and SP 3, Policy SADM 31 allocates sites to allow for a limited amount of development compatible with the settlement's place within the hierarchy. This policy and associated table will be taken into account in the determination of planning applications. It supports the spatial vision and borough-wide objectives 1, 2, 4, 7 and 11.