Little Heath

22

22.1 Little Heath effectively forms a northern extension of the town of Potters Bar, located to the south of the borough in the administrative area of Hertsmere. The area is characterised by relatively formal, regular street layouts with detached housing at low densities. There is a primary school, a parish hall and a pub in Little Heath; however it is well served by adjacent Potters Bar for other facilities such as shops, a railway station and secondary schools. The 2011 Census estimated the population of Little Heath at just under 1,000; 0.9% of the borough total.

Planning objectives for Little Heath

22.2 When considering development in Little Heath, the borough council will take the following local objectives into account, alongside the borough-wide objectives:

- Ensure sufficient infrastructure capacity, including primary school provision and wastewater capacity, in parallel with the development process to support sustainable growth
- To promote the provision of community facilities and services.
- To provide better walking facilities between Little Heath and Brookmans Park (A1000 Great North Road)

Site Allocations in Little Heath

22.3 Sites allocated for development in Little Heath are set out in Policy SADM 32 below.

Policy SADM 32

Little Heath

In accordance with policies SP 2 and SP 3 the following sites are allocated for development in Little Heath:

Site	Location	Use	Number of dwellings	Delivery within plan period
HS25	Land north of Hawkshead Road	Residential	35	0-10 years
HS47	Videne and Studlands, Hawkshead Road	Residential	63	0-5 years

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.

22

Little Heath

Table 16 - Site-specific considerations: Little Heath

Site	Site-specific considerations
HS25	• The southern wooded boundary and Hawkshead Road should be retained, and woodland management used to enhance ecology • Retaining and enhancing the landscape buffer along Hawkshead Road will help to preserve local ecology and mitigate the impact of development on the Grade II Listed Osborne House • Provide a substantial tree buffer along the northern boundary of the site to provide a robust and defensible long term Green Belt boundary.
HS47	• Due to the need to achieve a satisfactory access both sites should be brought forward on a comprehensive basis • A Heritage Statement/Impact Assessment will be required (proximity to Grade II Listed Osborne House) • Mitigate any harm to the setting of Osborne House • A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation) • A noise survey will be required at planning application stage • Retention and protection of existing trees, particularly along the green belt boundary and Hawkshead Road. Additional planting as necessary to create a strong and robust Green Belt boundary, and to minimise the impact on the openness of the Green Belt

Justification

22.4 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. Little Heath is a small excluded settlement and consistent with Policy SP 3, two sites have been allocated to allow for a limited amount of development compatible with the settlement's place within the hierarchy.