



Welcome

Welcome to Hill and the Royal Veterinary College (RVC) consultation on emerging proposals for development on land west of Brookmans Park.

Award winning housebuilder Hill is working in partnership with the Royal Veterinary College (RVC) to bring forward a sustainable new development located on the western edge of Brookmans Park.

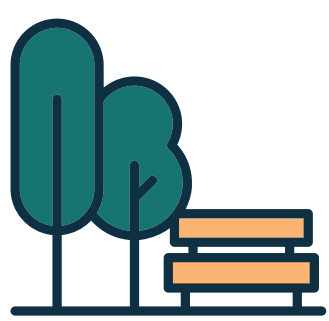
The Welwyn Hatfield Local Plan 2016-2036 has allocated ‘Land West of Brookmans Park’ under site reference HS22. Proposals are being prepared to meet the Local Plan objectives for the site to deliver;



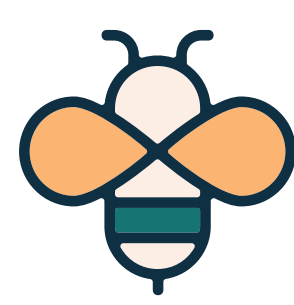
Circa 428 new homes (including 35% affordable homes).



Land for a two-form entry primary school.



Green public open spaces.



Minimum of 10% biodiversity gain.



A new pedestrian/cycle bridge over the railway.

Today’s event focusses on the strategic framework which will underpin the emerging proposals for the site. This is the first round of engagement, with the next round likely to be held in the autumn of this year.

After looking at the materials on display, please fill in a feedback form and leave it with us or return it using our Freepost address: Freepost MEETING PLACE CONSULTATION. Members of the project team are at hand to discuss the proposals with you and answer any questions you may have.



Homes previously delivered by Hill



About

About Hill

Hill Residential (Hill) is an award-winning 5-star housebuilder, creating a range of beautiful, sustainable and award-winning new homes across southern England.

For twenty five years, Hill's values have been rooted in delivering quality, distinctive places to live. Hill's vision is to be the UK's leading and most trusted housebuilder creating exceptional homes and delivering sustainable placemaking. This is a vision Hill aspires to deliver at Brookmans Park.

Our recent awards include the 2023 WhatHouse? Housebuilder of the Year and WhatHouse? Development.

About the Royal Veterinary College

The Royal Veterinary College (RVC) is the UK's largest and longest established independent veterinary school and is a Member Institution of the University of London.

It is one of the few veterinary schools in the world that hold accreditations from the RCVS in the UK (with reciprocal recognition from the AVBC for Australasia, the VCI for Ireland and the SAVC for South Africa), the EAEVE in the EU, and the AVMA in the USA and Canada.

The RVC is ranked as the top veterinary school in the world in the QS World University Rankings by subject, 2024.

The RVC offers undergraduate and postgraduate programmes in veterinary medicine, veterinary nursing and biological sciences.

The RVC is a research-led institution, with 88% of its research rated as internationally excellent or world class in the Research Excellence Framework 2021.

The RVC provides animal owners and the veterinary profession with access to expert veterinary care and advice through its teaching hospitals and first opinion practices in London and Hertfordshire.



RVC's Hawkshead Campus



Site location

The site is located on the western edge of Brookmans Park.

The location of the site benefits from access to the wider public transport network including the railway station and local bus stops to the wider area.

The site is bordered by ancient woodland to the west, a rural country lane to the north, the East Coast Main Line to the east and Ray Brook, paddocks and pastures associated with the Royal Veterinary College towards the south.

Brookmans Park village centre to the east is within 800m of all parts of the site.

There are a number of existing footpaths around the site including a north-south route along the eastern boundary, and an east-west route along the southern boundary.

In order to improve connectivity and accessibility with Brookmans Park and the railway station, the proposals include a new cycle and pedestrian bridge over the railway line.



Aerial red line boundary





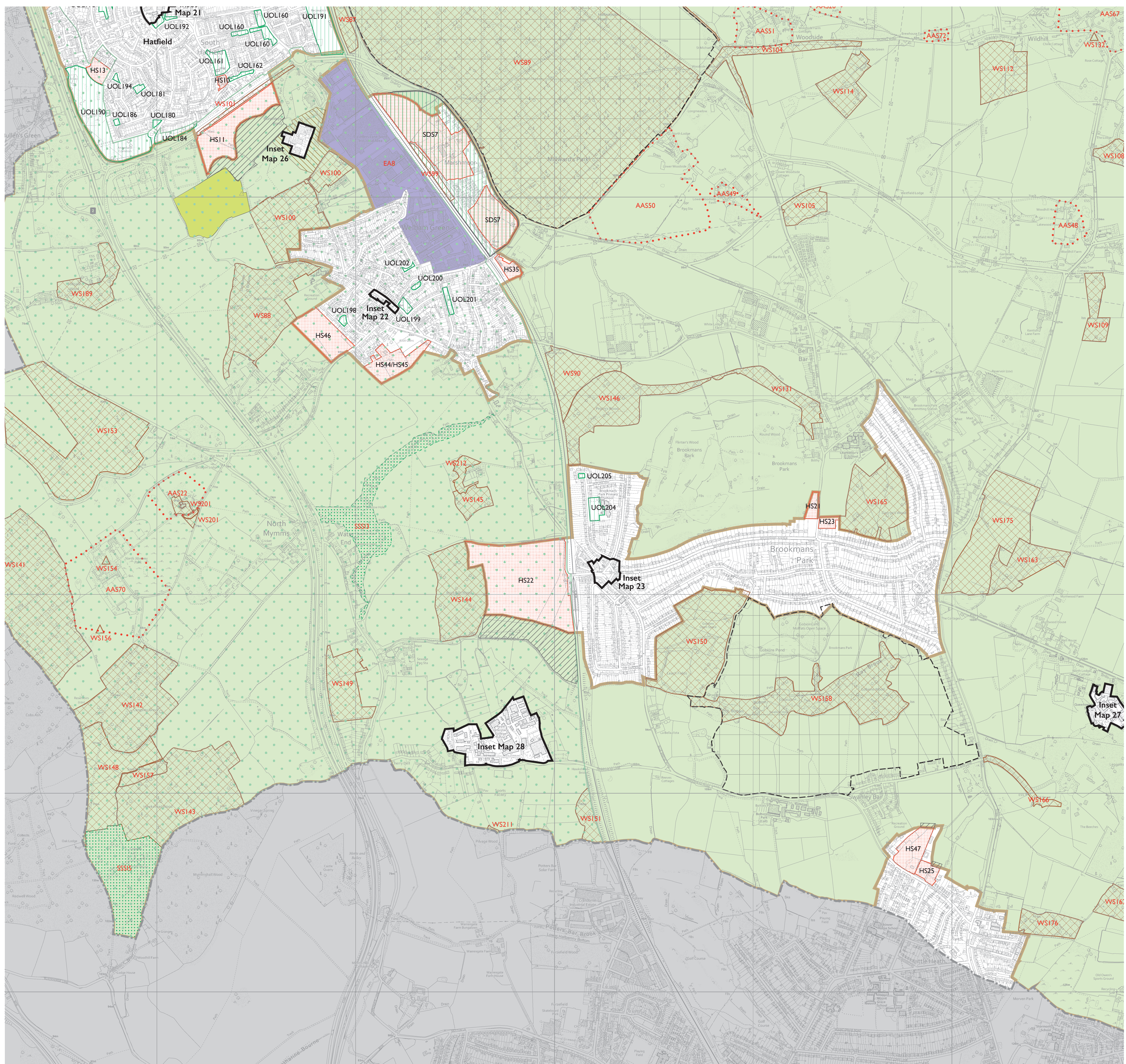
Planning context

The site is allocated in the adopted Welwyn Hatfield Local Plan 2016 – 2036 and is referred to as site ‘HS22’ under Policy SADM 31. This allocation deems the site suitable for residential development.

The Local Plan identifies that in excess of 15,000 new homes are required by 2032 to support the Council’s economic aspirations in a sustainable way. This site is allocated by the Council to help meet those needs.

The Council’s most recent research (2015) showed that there is a backlog of affordable housing need of over 1,000 homes and that each year there is newly arising demand of over 500 affordable homes. The site will also help meet those needs by delivering 35% of the homes as Affordable Housing.

By developing this site, it will help the Council deliver on its obligations in the Local Plan to deliver housing for the borough, alongside providing local infrastructure for residents of Brookmans Park.



Welwyn Hatfield Local Plan 2016-2036 Policies Map





Strategic framework

The Strategic Framework sets out the overarching principles that should inform the detailed design development of this site in order to support the delivery of high quality sustainable homes, considered landscaping and active travel links to support a balanced community at Brookmans Park that meets the agreed objectives and maximises the benefit of the allocation.

These principles include but are not limited to:

- Creating a landscape-led, place that connects to the wider community and existing movement network.
- Establishing a clear hierarchy of routes to enable legibility of movement throughout the proposed development.
- Prioritise pedestrian and cycle movement, encouraging active travel.
- Provide natural surveillance, creating open spaces that are safe and pleasant, with clear definition of public and private realm.
- Develop a variety of character areas across the site to create interest and establish a sense of place.
- Accent buildings and key corners should be considered when developing the masterplan in order to define key spaces and to act as markers along movement routes.
- Locate the 2FE primary school where it minimises off-site car traffic travelling through the residential development and enables easy access for pedestrians and cyclists.
- A comprehensive SUDS strategy integrated with the landscape design.
- Maximise opportunities for planting, biodiversity and natural play within the southern green belt landscape to create buffer zone.
- Enhance connections to the wider countryside.



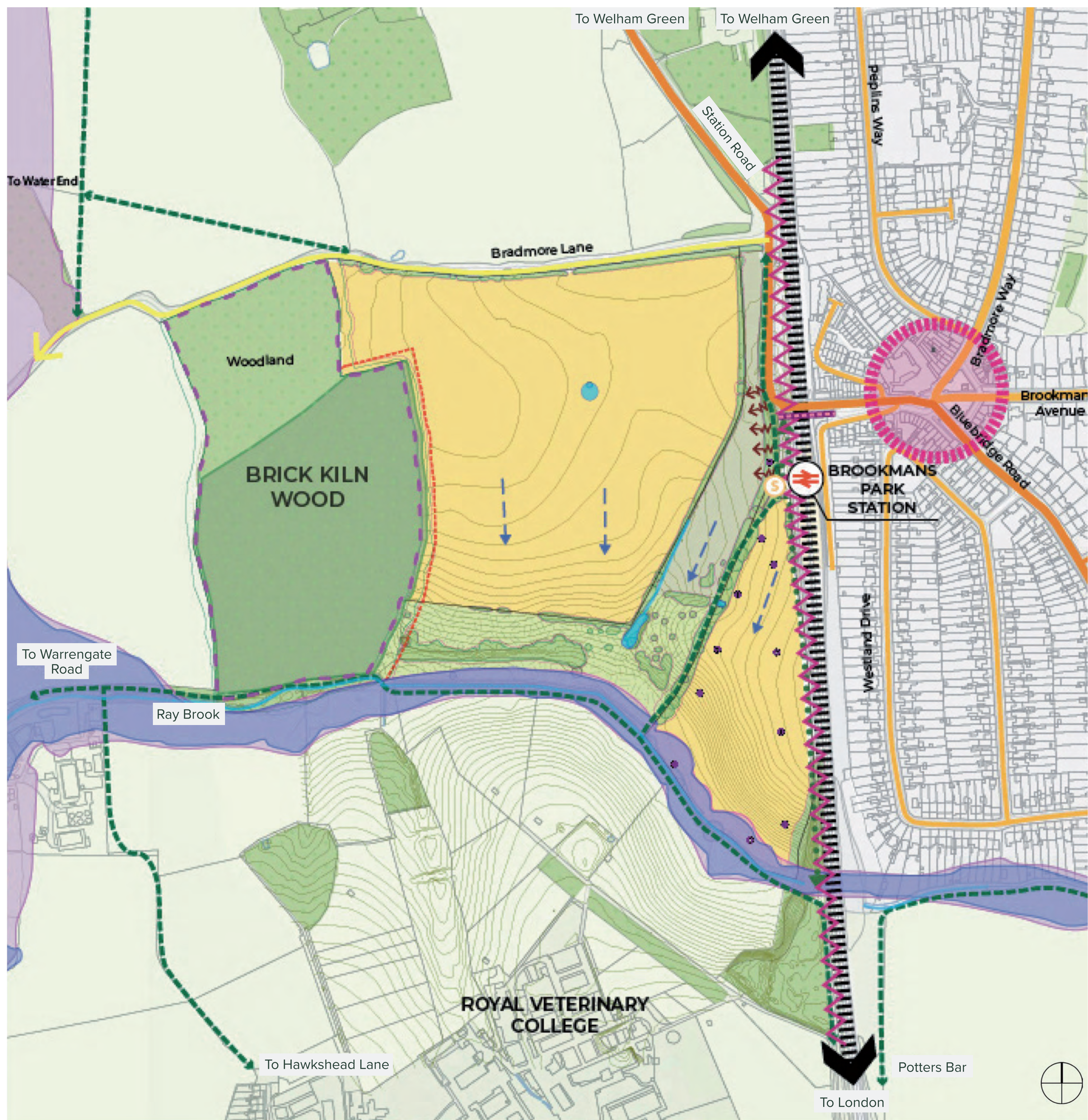
- Key**
- Village centre
 - Landscape edge
 - Shops and stores
 - Restaurants and pubs
 - Ecological corridor
 - Play spaces
 - Soft play opportunity
 - Sustainable drainage systems
 - Higher education facilities
 - Pedestrian and cycle friendly
 - Access to public transport
 - Protected ecological space



Key constraints

Site analysis studies have identified a series of constraints. These include:

- The ancient woodland (Brick Kiln Wood) requires a minimum 15m buffer.
- Significant level changes at the southern extent of the site and between the site and railway station.
- There is an area of grassland and scrub along the southern boundary which is good quality and requires integration into proposals.
- A series of 11KW electricity lines run through the south-eastern field.
- Access, maintenance of the existing substation close to the station entrance.
- Potential for noise pollution from the East Coast Main Line.
- Public rights of way run through the site and along the eastern and southern boundaries.
- The local plan identifies a key view from the footpath to the south close to Hawkshead Lane.
- Existing water bodies and water courses.
- Existing hedgerows cross the site.
- The rural character of Bradmore Lane needs to be retained.



Site constraints plan

Key

- Buffer to ancient woodland
- East coast main line
- Residential streets with designated footpaths
- Country lane
- Bus route
- Public right of way
- Informal walking route
- Existing vegetation
- Vegetation canopy
- Vegetation root protection area
- 11kw electricity line posts
- Existing substation
- General drainage direction
- Ws 144 local wildlife site
- Ancient woodland
- Mix of grassland and scrub
- Arable land
- Grassland
- Landscape within green belt
- Watercourses / water bodies
- Noise from railway
- Steep slope
- Poor quality existing bridge
- Flood zone 2 extent
- Flood zone 3 extent
- Village centre



Key opportunities

The principles of the Framework celebrate the existing landscape and ecological features of the site and the likely movement routes the development will create.

A series of desire lines were identified which would enable the development of a permeable scheme that connects to the wider area and prioritises pedestrian and cycle movement.

The creation of an access to the train station and onwards to the village centre provides a focal point.

Potential key spaces are identified at the main points of access into the site and desire line junctions. These would vary in character based on their location and aid legibility and wayfinding through the scheme.

Developing a green open space in the heart of the development would create a safe and pleasant place for residents to gather.

Two potential school locations are being considered and assessed. These take advantage of the existing levels, allow easy use of outdoor space, signal the school entrance from Station Road, avoid car traffic travelling through the residential development and are well located for pedestrians and cyclists. The school perimeter would be softened by additional planting.

The proposals also aim to incorporate the existing hedgerows within the green infrastructure masterplan as far as possible, whilst balancing an optimised use of land which can deliver an appropriate amount of development.



Site opportunities plan





Next steps

Thank you for attending our consultation event for proposals for land west of Brookmans Park.

We appreciate you taking the time to visit and hear more about the site and sharing your suggestions for the proposals. Please fill out a feedback form and either hand it to a member of staff or leave it in the box provided.

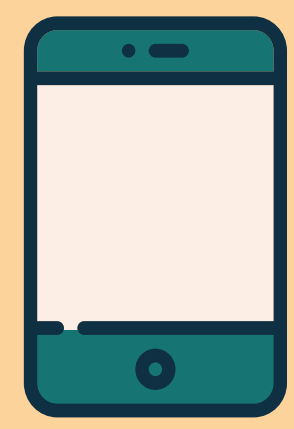
Alternatively, take it with you and return it via our Freepost address: **Freepost MEETING PLACE CONSULTATION**

We will consider all feedback provided during the consultation and will take on board comments wherever possible in evolving the proposals.

Timeline for the proposals

- July 2024**
Launch of first round of community engagement
- Autumn 2024**
Launch of second round of community engagement
- December 2024**
Targeted submission of planning application

How to get in touch



0800 148 8911 (Freephone)
(Monday – Friday 9.00am – 5:30pm)



info@landatbrookmanspark.co.uk



Freepost MEETING PLACE CONSULTATION
(no stamp required)



www.landatbrookmanspark.co.uk

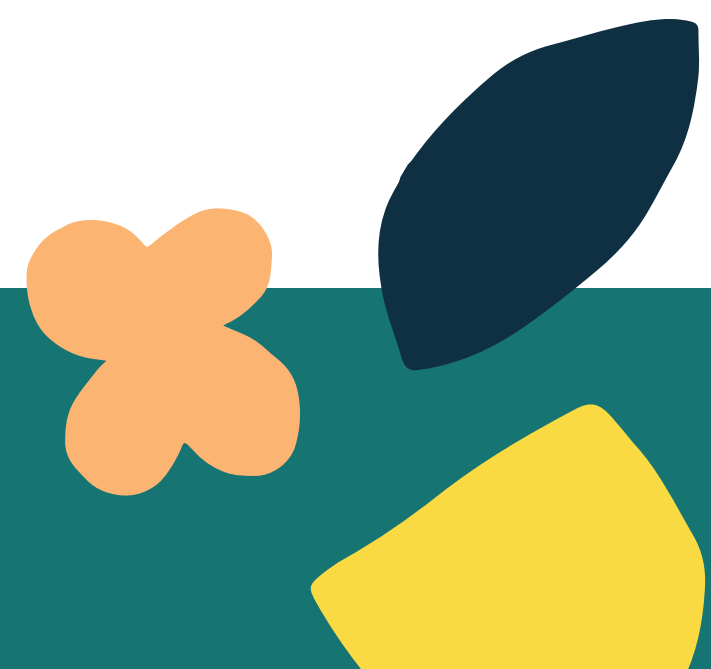


Or scan the
QR code

Housing styles

Hill has experience in delivering award winning design over a variety of typologies and architectural styles.

We would welcome your thoughts on which of these styles would be appropriate for Brookmans Park.



Landscape styles

Hill prioritises placemaking and landscape design plays an integral role in providing character, amenity and biodiversity to create distinctive places for people to live.

A selection of landscape features have been provided below and we would welcome your thoughts on what you would like to see on the development.

