

MY OBJECTION — HERTSMERE LOCAL PLAN REGULATION 18 CONSULTATION

Proposed candidate allocation HPBA SA13: Former Potters Bar Golf Course, Darkes Lane, EN6 1DE

I am a resident of [YOUR TOWN/AREA] and I formally object to the proposed housing development of the former Potters Bar Golf Course. I am not opposed to housing in principle. I am opposed to this specific proposal because the evidence shows it has not been demonstrated to be justified, safe or deliverable.

[Please add your own reason here — for example: I walk past this site regularly; I am concerned about flooding in the Potters Bar Brook valley; I value this open Green Belt land and its wildlife. A personal paragraph carries more weight than a copied statement.]

THE KEY NUMBERS THAT HAVE NOT BEEN EXPLAINED:

42–59 homes — what a developer-side consultant assessed this site as being able to hold, using Hertsmere's own planning data (RPS Sequential Test, August 2024)

400 homes — what Hertsmere is proposing to allocate in the Local Plan

550 homes — what the developer is applying for

This tenfold discrepancy has not been explained. I want a clear, public answer before this allocation proceeds.

MY SPECIFIC CONCERNS:

- **DARKES LANE IS THE ONLY VEHICULAR ACCESS TO THIS SITE.** This point is critical for the Local Plan evidence base. There is no secondary vehicular access. The railway tunnel at the western boundary runs under the London–Edinburgh main line, is pedestrian-only, flood-prone, single-direction only, and subject to Network Rail restrictions. The Hertfordshire Way footpath, the only other pedestrian access, exits via a private road in the Potters Bar Conservation Area, crosses privately owned land, and is regularly flooded by run-off from adjacent fields. A development of 550 homes cannot be served by a single flood-affected vehicular entrance with no viable secondary access.
- **THE FLOOD ACCESS HAS NOT BEEN RESOLVED.** The only vehicular access depends on works to a flood-prone watercourse crossing on Darkes Lane. A Hertsmere planning officer's email of 5 March 2024 (EIR2026/12448) shows the site was included in the 2024 Local Plan consultation while this question remained unresolved. The EA's pre-application correspondence bundle confirms it requires open-span bridges at all Potters Bar Brook crossings — those bridge designs have never been modelled or reviewed. The EA expressly reserves the right to change its position at application stage. Any access works must also be shown not to worsen flood conditions for existing residential neighbours near the entrance.
- **THE COUNCIL REFUSED A NEARBY LARGE GREEN BELT SCHEME PARTLY ON FLOOD GROUNDS.** In December 2025, Hertsmere refused application 24/1101/OUTEI because the Flood Risk Sequential Test had not

been satisfied. The golf course has a worse flood profile. Hertsmere will need to explain this inconsistency satisfactorily before granting consent on any associated application or face possible legal challenge.

- **PRIMARY EVIDENCE CONFIRMS PRE-EXISTING DRAINAGE CONSTRAINTS AND UPSTREAM WATER QUALITY RISK.** Thames Water's EIR response (EIR-23-24-626, 4 March 2024) confirms a 630m³ foul water storage tank with consented storm overflow (permit TEMP.2548) into Potters Bar Brook within Source Protection Zone I. Photographic evidence shows what appears to be agricultural runoff entering the brook near the railway tunnel. The developer's own documents state that Thames Water foul drainage capacity is unconfirmed. The Hertfordshire Water Study 2017 identifies northern Potters Bar water infrastructure as requiring immediate strategic intervention.
- **THE SITE HAS BEEN REWILDING SINCE 2018.** Almost all evidence of the former golf course has been naturally reclaimed by vegetation. CEG may argue this supports a 'grey belt' dereliction characterisation. It does not: rewilding is ecological recovery, which increases the site's biodiversity value and reinforces the case against development. It is consistent with protecting the biodiversity quality of Green Belt sites as stated in Hertsmere's own Potters Bar vision.
- **THE AFFORDABLE HOMES PROMISE MAY BE AT RISK.** Unresolved infrastructure costs — bridge engineering, foul drainage upgrades within SPZ I, ecological mitigation for approximately 1,601 TPO trees, and transport mitigation — threaten Hertsmere's ability to meet its housing targets if the 275 affordable homes promised cannot be delivered. Without a published viability assessment, there is no public evidence the commitment is deliverable.
- **THE ROAD JUNCTION RAISES SERIOUS CONCERNS.** The developer's own traffic evidence shows the Baker Street / Darkes Lane junction would operate above practical capacity in the evening peak with no mitigation proposed.
- **THE HOUSING SITE MATRIX CONTAINS AN INTERNAL CONSISTENCY FAILURE.** Under Hertsmere's own 8-criterion scoring matrix, Criterion 7 (technical objections) was scored 5 (no objections) for the golf course — inconsistent with the Thames Water, LLFA and transport evidence. PB3 (refused December 2025 on flood grounds) scored 47; the golf course scored 46.5. The Council refused the better-scoring site. This internal inconsistency has not been explained.
- **THERE IS A BETTER USE FOR THIS LAND.** The rewilding former golf course could become a country park, sports pitches, community space and ecological reserve — uses that fit the site's constraints and serve Potters Bar residents far better than a large housing estate with a single flood-affected access.

WHAT I AM ASKING FOR:

I request that the Council either removes HPBA SA13 from the Local Plan, or does not proceed to Regulation 19 until: the 42–59 / 400 homes discrepancy is explained; bridge-based hydraulic modelling reviewed by the EA is published; the precise status of the EA model review and HCC LLFA consent position are published; Thames Water

capacity is confirmed; a viability assessment demonstrates the affordable housing commitment is deliverable; and the inconsistency with the PB3 refusal is resolved.

Name: _____

Address / Postcode: _____ Date: _____

Submit your representation to: the Hertsmere Local Plan consultation portal, or by email to planningpolicy@hertsmere.gov.uk | Full evidence and technical objection: www.pottersbar.vision