

Site Name: Land west of Brookmans Park Station	Site Reference: HS22
 © Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2025	Site Address: Land west of Brookmans Park Station
	Location: Brookmans Park
	Ward: Welham Green and South Hatfield
	Red Line Boundary Size (ha): 18.247
	PDL: No
	Proposed Use: Residential (plus 2FE Primary School)
	Estimated Capacity: 428
	Timescale: 0-10 years
Planning Designations affecting the site: • Adopted Local Plan allocation HS22 • Small linear areas of Flood Zone 3 (Surface Water) • Public Right of Way (009) • Adjacent to Brick Kiln Wood Local Wildlife Site and Ancient Woodland Site specific development requirements and considerations: • 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	
Other relevant planning information: The Strategic Framework for the Land west of Brookmans Park Railway Station (site HS22) was approved by the Executive Member for Planning on 26 November 2024 and will now become a material consideration for Development Management purposes. Available at: https://www.welhat.gov.uk/planning-policy-guidance/masterplans-1	