

Site Name: Land east of Golf Club Road	Site Reference: HS23
 © Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2025	Site Address: Land east of Golf Club Road
	Location: Brookmans Park
	Ward: Brookmans Park and Little Heath
	Red Line Boundary Size (ha): 0.52
	PDL: Yes
	Proposed Use: Residential
	Estimated Capacity: 10
Timescale: 0-5 years	
Planning Designations affecting the site: • Adopted Local Plan allocation HS23 • Adjacent to George's Wood Local Wildlife Site	
Site specific development requirements and considerations: • 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	
Other relevant planning information: None	