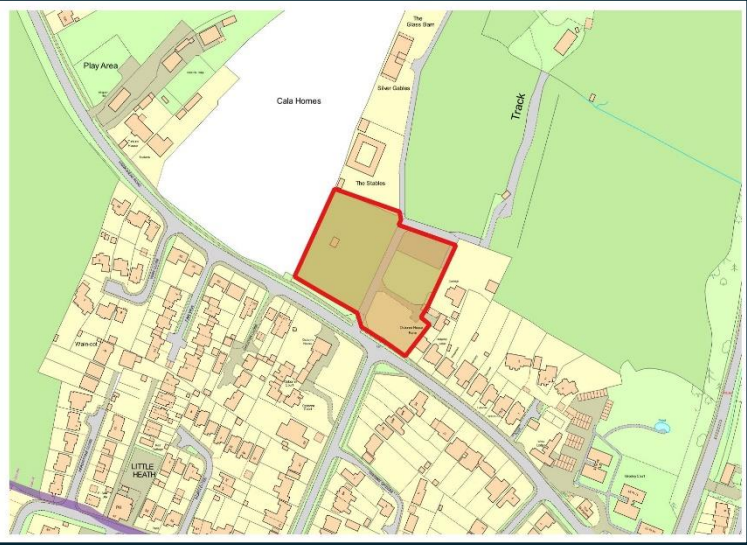


Site Name: Land north of Hawkshead Road	Site Reference: HS25
 © Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2025	Site Address: Land north of Hawkshead Road
	Location: Little Heath
	Ward: Brookmans Park and Little Heath
	Red Line Boundary Size (ha): 0.89
	PDL: Yes
	Proposed Use: Residential
Planning Designations affecting the site: Adopted Local Plan allocation HS25	Estimated Capacity: 34
	Timescale: 0-5 years
Site specific development requirements and considerations: - 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.	
Other relevant planning information: Planning permission has been granted for residential development (application reference 6/2021/3304/MAJ)	