

Settlement: Brookmans Park



© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2025

Land West of Golf Club Road

Local Plan Site Ref: SA BRP1 | **HELAA Ref:** BrP13 | **Site Area (gross):** 0.69ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 14 dwellings | **Timescale (completions):** 0-5 years

Planning Designations: Allocated as site HS21 in the adopted Welwyn Hatfield Local Plan.

Relevant Permissions: Planning permission has been granted for residential development (application reference 6/2023/1221/OUTLINE).

Proposal: Residential development for approximately 14 dwellings, with access from Golf Club Road and associated pedestrian, cycle, landscaping, drainage and infrastructure works.

Access and Movement

- Provide safe vehicular access from Golf Club Road, with the detailed access arrangement designed to maintain highway safety.
- Provide pedestrian improvements along the site frontage, including a continuous footway or equivalent safe pedestrian route.
- Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Club Road, including appropriate traffic calming, signage and junction safety measures where necessary.

Flood Risk

- Site lies within Flood Zone 1.
- Prepare a site-specific drainage strategy to manage surface water runoff, protect groundwater and incorporate appropriate sustainable drainage systems as part of the landscape and open space strategy.

Heritage Assets

- No listed buildings are identified on or immediately adjacent to the site.

Health

- Assess and mitigate any potential noise or amenity impacts arising from the relationship between the site, Golf Club Road, adjoining residential properties and nearby school and recreation use
- Ensure all dwellings provide a good standard of residential amenity, including usable private amenity space and appropriate outlook, privacy and separation distances.

Natural Environment

- Retain and protect existing woodland, mature trees and boundary planting within and adjoining the site wherever possible.
- Provide a robust landscape strategy using appropriate native species, particularly along the northern and western boundaries, to secure a soft transition to the golf course and wider Green Belt setting.
- Provide ecological enhancement, having regard to the site's wooded character and any updated ecological survey.

- Update protected species surveys and provide any necessary mitigation prior to development, where required by the age, scope or findings of the existing ecological evidence.

Design, Layout and Masterplanning

- The layout should deliver approximately 14 dwellings while retaining the site's landscaped setting, avoiding overdevelopment and maintaining an appropriate transition to the adjoining golf course and wider Green Belt.
- Building heights should generally not exceed two storeys and should respect the scale, grain and residential character of adjoining development.
- Design should respond to the suburban character of Brookmans Avenue and the semi-rural character of Golf Club Road through appropriate siting, spacing, ridge and eaves variation, boundary treatment and high-quality materials that reflect the local palette, including brick and tile finishes while allowing for a coherent but varied architectural approach.
- Development should safeguard the amenity of neighbouring occupiers, including properties on Brookmans Avenue, through appropriate separation, privacy, outlook and landscape buffers.