

Settlement: Brookmans Park



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Land East of Golf Club Road

Local Plan Site Ref: SA BRP2 | **HELAA Ref:** BrP14 | **Site Area (gross):** 0.52ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 10 | **Timescale (completions):** 0-5 years

Planning Designations: Allocated site HS23 in the adopted Welwyn Hatfield Local Plan.

Relevant Permissions: None

Proposal: Residential development for approximately 10 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 and at the St George's Wood Road junction.

Infrastructure

- Secure any necessary upgrades to wastewater infrastructure.

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.

Heritage Assets

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

Natural Environment

- Retain the protected tree and other notable trees of value within and adjoining the site wherever possible.
- Provide a robust landscape strategy using appropriate native species, particularly along the northern boundary and the interface with George's Wood Local Wildlife Site, to secure a soft transition to the wider Green Belt setting.
- Provide ecological enhancement and habitat creation, including opportunities for orchard planting where appropriate, having regard to the site's wooded character and relationship with George's Wood Local Wildlife Site.

Design, Layout and Masterplanning

- The layout should deliver approximately 10 dwellings while retaining the site's landscaped setting, avoiding overdevelopment and maintaining an

appropriate transition to George's Wood Local Wildlife Site and the wider Green Belt.

- Enhance planting along the northern boundary of the site to provide a robust and defensible Green Belt boundary.
- 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 Park 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, while allowing for a coherent but varied architectural approach.
- Development should safeguard the amenity of neighbouring occupiers through appropriate separation, privacy, outlook and landscape buffers.