

Site Name: Land at Welham Manor and west of Station Road	Site Reference: HS44/45
 © Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2025	Site Address: Land at Welham Manor and west of Station Road
	Location: Welham Green
	Ward: Welham Green and South Hatfield
	Red Line Boundary Size (ha): 3.089
	PDL: No
	Proposed Use: Residential
	Estimated Capacity: 73
Timescale: 0-5 years	
Planning Designations affecting the site: Adopted Local Plan allocation HS44/HS45	
Site specific development requirements and considerations: - Both sites should be brought forward together as a comprehensive development (with opportunities to connect the two sites, through the positioning of open space / footpath links) - HS45 - Primary access from Station Road, secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor. HS44 – Primary Access from Welham Manor - Heritage Statement/Impact Assessment is required (proximity of Listed Building) - Sensitive treatment of boundary either site of access from Station Road will be required to protect amenity of adjoining residents - Retain and protect trees, particularly along the site's southern and western boundaries, together with additional planting to create a robust and defensible Green Belt boundary and to mitigate any impact on the openness of the Green Belt - Sites lie within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage	
Other relevant planning information: Planning permission has been granted for residential development (application reference 6/2024/1866/FULL) for 9 dwellings and (application reference 6/2024/2418/MAJ) for 64 dwellings (net)	