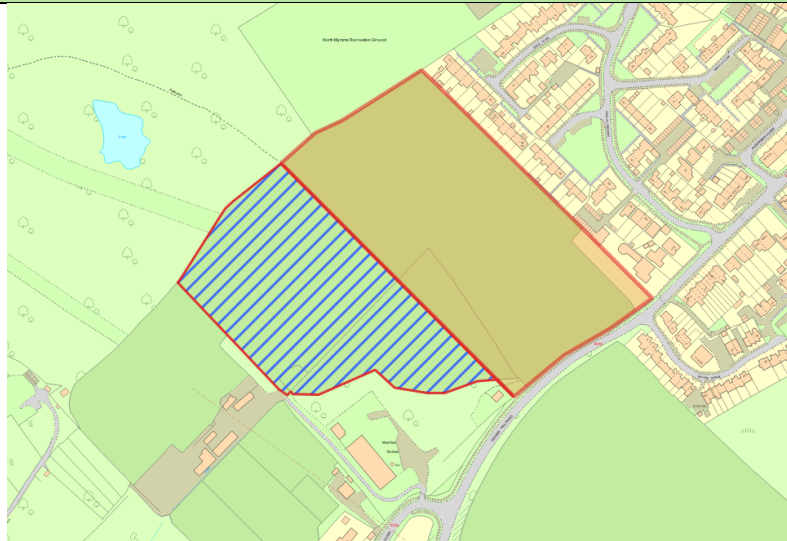


| Site Name: Dixons Hill Road                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | Site Reference: HS46                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------|--|
|  <p>© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2025</p>                                                                                                                                                                                                                                                                                   |  | Site Address: Dixons Hill Road            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Location: Welham Green                    |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Ward: Welham Green and South Hatfield     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Red Line Boundary Size (ha): 3.96         |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | PDL: No                                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Proposed Use: Residential                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Estimated Capacity: 120 increasing to 204 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Timescale: 0-10 years                     |  |
| <b>Planning Designations affecting the site:</b> <ul style="list-style-type: none"><li>• Adopted Local Plan allocation HS46</li><li>• Small area of Flood Zone 3 (Surface Water)</li><li>• Adjacent to Bush Wood Ancient Woodland and Local Wildlife Site</li></ul>                                                                                                                                                                                                |  |                                           |  |
| <b>Site specific development requirements and considerations:</b> <ul style="list-style-type: none"><li>• Site lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage</li><li>• Provision of planting within the western and northern boundaries of the site to create a robust and defensible Green Belt boundary and to create a landscaped buffer to the adjoining wildlife site</li></ul> |  |                                           |  |
| <b>Other relevant planning information:</b> <p>Existing allocation (HS46) indicates an estimated site capacity of 120 dwellings, additional land to the southwest of the site, currently in the Green Belt, could deliver an additional 84 dwellings</p>                                                                                                                                                                                                           |  |                                           |  |