

Settlement: Little Heath



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

Part of Studlands / Videne, Hawkshead Road

Local Plan Site Ref: SA LH2 | **HELAA Ref:** LHe4/5 | **Site Area (gross):** 2.57ha

Proposed land use: Residential (use class C3)

Estimated Yield: 61 dwellings | **Timescale (completions):** 0-5 years

Planning Designations: Allocated as site HS47 in the adopted Welwyn Hatfield Local Plan

Relevant Permissions: Planning permission has been granted for residential development (application reference 6/2022/2317/MAJ).

Proposal: The site is allocated for residential development of approximately 61 dwellings, to deliver a well-designed extension to Little Heath with access from Hawkshead Road.

Access and Movement

- Provide safe and suitable vehicular, pedestrian and cycle access from Hawkshead Road, including appropriate visibility splays and internal routes that accommodate refuse and emergency access.
- Retain the existing Videne access only where required to serve dwellings in the south-eastern part of the site.
- Provide off-site pedestrian and cycle improvements on Hawkshead Road, including a shared footway/cycleway connection towards Osborne Road and traffic-calming/crossing measures where justified through transport assessment.
- Seek a direct pedestrian connection to the adjoining recreation ground and play area, subject to agreement with the relevant landowner.

Infrastructure

- Design SuDS to maximise biodiversity, landscape and amenity value, with appropriate long-term management arrangements.

Flood Risk

- The site is within Flood Zone 1.
- Address the identified area of surface water flood risk within the site through the detailed layout and drainage strategy, ensuring development is appropriately located and designed.
- Incorporate SuDS and attenuation measures to manage surface water runoff and avoid increasing flood risk on or off site.

Heritage Assets

- Development should preserve the setting and significance of Grade II listed Osborne House, including through careful siting, scale, massing, materials and landscaping.
- Keep the land directly in front of Osborne House free from built development and retain a strong tree/landscape line to prevent development intruding into key views of the listed building.
- Use high-quality materials and architectural detailing that respond positively to the character and appearance of the surrounding area.

- Consider archaeological potential through an appropriate desk-based assessment and any necessary mitigation.

Natural Environment

- Retain and protect higher-quality trees and boundary vegetation, including Category A trees and the mature landscaped frontage to Hawkshead Road where possible.
- Strengthen site boundaries with new native tree, hedge and shrub planting to integrate development into the landscape and provide a robust Green Belt edge.
- Protect retained trees and hedgerows during construction through an arboricultural method statement and construction management measures.
- Provide ecological mitigation and enhancement, including measures for birds, bats and hedgehogs; native hedgerow/tree planting; riparian planting around the pond; grassland transition habitats; and integrated bird and bat boxes. A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation).

Design, Layout and Masterplanning

- Provide a layout that responds to the site's edge-of-settlement location, maintains a landscaped setting and minimises harm to Green Belt openness through containment, landscape buffers and a clear, defensible northern boundary.
- Use a compact, traditional house form and a scale, massing and rhythm that reflect the adjoining residential context, including predominantly two-storey development with limited taller elements where appropriate.
- Create a coherent, legible and safe layout, with active frontages, natural surveillance of streets and open spaces, and a clear hierarchy of streets and shared surfaces.
- Retain the existing pond and incorporate it within public open space, alongside meaningful landscape and amenity provision within the site.
- Ensure dwellings provide adequate private amenity space and safeguard the amenity and privacy of existing and future residents through appropriate separation distances, orientation and boundary treatment.