

Settlement: Welham Green



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

Marshmoor

Local Plan Site Ref: SA WEG1 | **HELAA Ref:** WeG4b | **Site Area (gross):** 13.35ha

Proposed land use: Employment | **Timescale (completions):** 0-10 years post adoption

Estimated Yield: Up to 40,500 sqm of Class E(g) employment floorspace

Planning Designations:

- Existing Local Plan allocation SDS7.
- Public Right of Way Welham Green 026 crosses the southern parcel.
- Flood Zones 2 and 3 affect parts of the southern parcel.
- Adjacent to Millwards Park and Marshmoor Lane Grassland Strip Local Wildlife Sites.

- Within the impact risk zone of Water End Swallow Holes Site of Special Scientific Interest (SSSI).

Relevant Permissions: The Marshmoor Policy Area Supplementary Planning Document (SPD) was adopted by Welwyn Hatfield Borough Council in July 2025 and is a material planning consideration. Development proposals should be consistent with the SPD and its approved masterplan framework.

Proposal: Development should be brought forward comprehensively in accordance with the Marshmoor Policy Area SPD and associated masterplan, which establishes the agreed framework for the delivery of the allocation.

Access and Movement

- Primary vehicular access should be taken from the Dixons Hill Road/A1000 roundabout.
- Development should provide appropriate pedestrian, cycle and public transport connections to Welham Green village centre and railway station.
- The Public Right of Way crossing the southern parcel should be retained and integrated into the site's movement network.
- Development should accord with the access and movement principles set out in the SPD.

Infrastructure

- Necessary transport, utilities and drainage infrastructure should be provided to support the development.
- Development should be delivered in accordance with an appropriate phasing strategy.
- Development should accord with the infrastructure requirements set out in the Marshmoor SPD.

Flood Risk

- A site-specific Flood Risk Assessment and Drainage Strategy will be required.
- Built development should be directed to areas at the lowest risk of flooding.
- Sustainable drainage systems should be integrated into the development.
- Development should accord with the flood risk and drainage principles set out in the Marshmoor SPD.

Heritage Assets

- Development should assess and respond to the significance and setting of nearby heritage assets, including Hatfield House and its Registered Park and Garden.

- A Heritage Impact Assessment may be required.
- Development should accord with the heritage and landscape principles set out in the Marshmoor SPD.

Health

- Air Quality and Noise Impact Assessments may be required.
- Development should protect the amenity of neighbouring occupiers and provide a high-quality working environment.

Natural Environment

- Development should protect and enhance ecological assets and biodiversity.
- Appropriate ecological assessment and mitigation will be required.
- Development should deliver biodiversity net gain and accord with the ecological framework established by the Marshmoor SPD.

Design, Layout and Masterplanning

- Development should be brought forward comprehensively in accordance with the Marshmoor Policy Area SPD and approved masterplan.
- Development should deliver a high-quality employment-led scheme with a strong landscape framework and a distinct sense of place.
- Building heights, scale, massing and landscaping should respond to heritage, landscape and amenity considerations.
- Development should maintain a landscaped setting to the A1000 and create an attractive gateway to Welham Green.