

Settlement: Welham Green



Site location plan (not to scale)

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Land at Welham Manor and West of Station Road

Local Plan Site Ref: SA WEG2 | **HELAA Ref:** WeG1, WeG3 | **Site Area (gross):** 3.09ha

Proposed land use: Residential

Estimated Yield: 72 | **Timescale (completions):** 0-5 years post adoption.

Planning Designations:

- Adopted Local Plan allocation HS44 and HS45.
- Adjacent to listed buildings and their settings.
- Site lies within a Natural England SSSI Impact Risk Zone.

Relevant Permissions:

- Planning permission has been granted for residential development under application reference 6/2024/1866/FULL (9 dwellings).
- Planning permission has been granted for residential development under application reference 6/2024/2418/MAJ (64 dwellings net).

Proposal: The site is proposed for residential development, providing around 72 homes with high-quality design that responds positively to the edge-of-settlement location, and creates a well-connected residential environment that relates effectively to Welham Green and the surrounding countryside.

Access and Movement

- Development should provide vehicular access from Welham Manor and Station Road in accordance with approved access arrangements.
- Safe and convenient pedestrian and cycle connections should be provided between the two development parcels and to the wider village centre, public transport facilities and local services.
- Necessary off-site highway works, visibility improvements, footways and crossing facilities should be delivered to support the development.
- Development proposals should prioritise active travel and create attractive pedestrian and cycle routes throughout the site.

Infrastructure

- Development should incorporate appropriate utilities, drainage and other supporting infrastructure.
- Sustainable drainage infrastructure should be integrated with public open space and landscape design.
- Provision should be made for fire hydrants, utilities and service infrastructure required to support development.
- Infrastructure delivery should be coordinated across the allocation to ensure a comprehensive development.

Flood Risk

- The site lies within Flood Zone 1 and is not identified as being at risk of surface water flooding.
- Development should be supported by an appropriate Flood Risk Assessment and Drainage Strategy.
- Sustainable Drainage Systems (SuDS) should be incorporated throughout the site.
- Surface water management should be integrated with green infrastructure, open space and biodiversity enhancements.
- Drainage proposals should ensure no increase in flood risk on or beyond the site.
- Arrangements for the long-term management and maintenance of SuDS infrastructure should be secured,

Heritage Assets

- Development should conserve and enhance the significance of nearby heritage assets and their settings.
- Development should respond positively to the site's location within the Hatfield Heritage Assessment Area.
- Layout, scale, massing and landscaping should minimise impacts on heritage significance and local character.

Health

- Development should provide a high-quality residential environment with satisfactory standards of amenity for future occupiers.
- Appropriate mitigation measures should be incorporated where required to address noise, overheating, air quality and ventilation considerations.
- Layout and design should ensure adequate levels of privacy, outlook, daylight and outdoor amenity space.

Natural Environment

- Retain and enhance existing hedgerows, mature trees and boundary planting, particularly along the southern and western boundaries.
- Retain the four oak trees which form important landscape features.
- Deliver biodiversity net gain and ecological enhancement measures throughout the site.
- Provide habitat creation, ecological corridors and native planting as part of the site's green infrastructure network.
- Protect and reinforce the site's Green Belt edge through additional planting and landscape buffers.
- Development proposals should have regard to the site's location within an SSSI Impact Risk Zone and the nearby Water End Swallow Holes SSSI.

Design, Layout and Masterplanning

- Development should be brought forward comprehensively across the site.
- Proposals on part of the allocation must demonstrate that they will not prejudice

the comprehensive delivery of the wider allocation.

- Development should provide coordinated access, movement, open space, drainage, green infrastructure and landscaping across the allocation.
- Existing landscape features, trees, hedgerows and site topography should inform the design and layout of development.
- Development should create a strong and defensible Green Belt edge through landscape-led design.
- Public open space and green infrastructure should be used to integrate development with the surrounding landscape and countryside edge.