

## Settlement: Welham Green



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### Dixon Hill Road

**Local Plan Site Ref:** SA WEG3 | **HELAA Ref:** WeG10 | **Site Area (gross):** 3.96ha

**Proposed land use:** Residential

**Estimated Yield:** 120 | **Timescale (completions):** 0-5 years post adoption.

#### Planning Designations:

- Existing Local Plan allocation HS46
- Adjacent to Bush Wood Wildlife Site (WS87) and Ancient Woodland.
- Located within the Mimmshall Valley Landscape Character Area.

**Relevant Permissions:** None

**Proposal:** The site is proposed for residential development, providing around 120 homes, delivering high-quality design that responds positively to its edge-of-settlement location at Welham Green and integrates effectively with the existing built form, and creates a strong and defensible settlement edge.

## Access and Movement

- Provide safe and suitable vehicular access from Dixons Hill Road.
- Provide a direct pedestrian and cycle connection between Dixons Hill Road and the recreation ground to the north.
- Provide a pedestrian and cycle connection towards to improve access to Welham Green village centre, local services and public transport.
- Opportunity to deliver Right of Way Improvement Plan 5/61 to improve the grass verge on the south east boundary for horse riders.

## Infrastructure

- Make provision for any upgrades to wastewater infrastructure necessary to serve the development.
- Safeguard the water and oil pipelines crossing the site and their associated easements.
- Provide appropriate long-term management arrangements for public open space, sustainable drainage features and other non-adopted infrastructure.

## Flood Risk

- Provide a site-wide sustainable drainage strategy that responds to the water and oil pipeline easements.
- Use multifunctional drainage features, including swales, rain gardens and permeable paving, where appropriate.

## Heritage Assets

- Undertake archaeological assessment and, where necessary, provide appropriate investigation and mitigation.

## Health

- Provide a local equipped area for play and opportunities for informal and incidental play within the development.
- Provide convenient pedestrian and cycle connections to the adjoining recreation ground and towards Welham Green village centre.

- Ensure that the design of the sustainable drainage and play areas provides safe, accessible and usable open space.

## Natural Environment

- Protect and enhance Bush Wood Wildlife Site, ancient woodland and associated habitats adjoining the site.
- Provide an appropriate landscape and ecological buffer along the northern and western boundaries of the site.
- Retain and enhance existing trees, hedgerows and boundary vegetation where appropriate.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity and support long-term biodiversity gains.

## Design, Layout and Masterplanning

- Create a strong and defensible settlement edge along the western and northern boundaries.
- Respond appropriately to the water and oil pipeline easements crossing the site.
- Provide an appropriate relationship between new development and existing residential properties adjoining the eastern boundary of the site.
- Ensure development integrates successfully with the existing built form of Welham Green and the site's edge-of-settlement location.
- Safeguard opportunities for pedestrian and cycle connections to adjoining recreation facilities and surrounding land.