

Settlement: Welham Green



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Barnbeth, 24 Station Road

Local Plan Site Ref: SA WEG4 | **HELAA Ref:** HEL-1 | **Site Area (gross):** 0.33ha

Proposed land use: Residential

Estimated Yield: 7 | **Timescale (completions):** 5-10 years post adoption

Planning Designations: Within the Watling Chase Community Forest

Relevant Permissions: None

Proposal: Limited redevelopment of the site to provide new, high-quality homes, that integrate with the surrounding character.

Access and Movement

- Vehicular access should be provided from Station Road.
- Development should provide safe and convenient access for pedestrians and cyclists.
- Development should integrate with existing pedestrian connections to local services, facilities and public transport.

Infrastructure

- Development should make appropriate provision for utility and drainage infrastructure.
- Planning applications should demonstrate that the development can be accommodated within local infrastructure networks.

Flood Risk

- The site is located within Flood Zone 1.
- A site-specific drainage strategy should be provided to demonstrate the use of sustainable drainage solutions where appropriate.

Heritage Assets

- Development should conserve the significance and setting of nearby listed buildings, including Fairview and 9 Station Road.
- Building heights, scale, massing and landscaping should be informed by an appropriate heritage assessment.

Health

- Development should provide a high-quality residential environment.
- Development should safeguard the amenity of neighbouring occupiers through appropriate layout, design and landscaping.

Natural Environment

- Existing trees and hedgerows of amenity or ecological value should be retained and incorporated into the development where practicable.
- Development should deliver biodiversity net gain.

Design, Layout and Masterplanning

- Development should respond positively to the character of Station Road and the surrounding residential area.
- Development should reflect the site's relationship with adjoining residential development, including SA WEG2.
- Building heights, scale and density should respect the character of the area and nearby heritage assets.
- Development should provide appropriate landscaping and boundary treatments, particularly adjacent to neighbouring properties and allotments.