

Settlement: Welham Green



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Land South of Bulls Lane

Local Plan Site Ref: SA WEG5 | **HELAA Ref:** HEL-4 | **Site Area (gross):** 4.08ha

Proposed land use: Residential

Estimated Yield: 60 | **Timescale (completions):** 0-5 years post adoption

Planning Designations:

- Public Right of Way North Mymms 034 adjoining the eastern and south-western boundaries.
- Within Watling Chase Community Forest.
- Within the impact risk zone of Water End Swallow Holes SSSI.

Relevant Permissions: Outline planning permission (reference 6/2025/2337/OUTLINE) for up to 60 dwellings has been resolved to be granted subject to the completion of a Section 106 Agreement.

Proposal: A residential-led development of approximately 60 homes is proposed on land south of Bulls Lane, Welham Green, providing a well-designed edge-of-settlement extension that relates positively to the village and surrounding countryside.

Access and Movement

- Vehicular access should be provided from Bulls Lane.
- Development should provide safe and convenient pedestrian and cycle access to Welham Green village centre, local services and public transport.
- The Public Right of Way network should be retained and integrated into the development.

Infrastructure

- Development should provide or contribute towards infrastructure necessary to support the development.
- Development should make appropriate provision for utilities, drainage and wastewater infrastructure.

Flood Risk

- Parts of the site are within Flood Zones 2 and 3 and are affected by ordinary watercourses. Development should be directed to areas at lowest risk of flooding through the application of a sequential approach.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required.
- Sustainable drainage systems should be integrated into the design and layout of the development.
- Development should maintain and enhance watercourses and associated green infrastructure corridors.

Heritage Assets

- Development should preserve the significance and setting of the Grade II listed Skimpans Farm and Granary at Skimpans Farm.
- Layout, scale, massing and landscaping should provide an appropriate transition between the listed buildings and new development.
- Opportunities should be taken to retain open land and landscaping around the listed buildings to protect their setting.

Health

- Development should provide a high-quality residential environment.
- Appropriate mitigation should be incorporated to address noise from the adjoining railway, local roads and nearby community uses.
- The amenity of neighbouring occupiers should be protected.

Natural Environment

- Existing trees, hedgerows and watercourses should be retained and integrated into development wherever practicable.
- Development should protect and enhance biodiversity and deliver biodiversity net gain.
- Opportunities should be taken to contribute towards the priorities of the Hertfordshire Local Nature Recovery Strategy.

Design, Layout and Masterplanning

- Development should respond positively to the edge-of-settlement character of the site.
- Development should provide a strong landscape framework, including the retention and enhancement of existing vegetation.
- Building heights, scale and density should respect the character of the surrounding area and the setting of nearby heritage assets.
- Development should incorporate areas of public open space and green infrastructure and maintain an appropriate relationship with the adjoining railway corridor.