

Settlement: Welham Green



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Land North of Pooleys Lane

Local Plan Site Ref: SA WEG6 | **HELAA Ref:** HEL-66 | **Site Area (gross):** 4.77ha

Proposed land use: Residential

Estimated Yield: 80 | **Timescale (completions):** 0-5 years post adoption

Planning Designations:

- Mimmshall Valley Landscape Character Area.
- Adjacent to Grasslands North of Parsonage Road Local Wildlife Site.
- Within Watling Chase Community Forest.
- Public Rights of Way North Mymms 020 and 023A adjoining the site.

Relevant Permissions: Outline application for up to 80 dwellings with all matters reserved except access. Resolution to grant planning permission.

Proposal: The site is proposed for residential development of approximately 80 homes on land north of Pooleys Lane, forming a well-connected extension to Welham Green which responds positively to its edge-of-settlement location.

Access and Movement

- Primary vehicular access should be taken from Pooleys Lane, or as otherwise agreed with the Highway Authority.
- Development should provide safe and convenient pedestrian and cycle connections to the surrounding network, including Public Rights of Way North Mymms 020 and 023A and National Cycle Network Route 12.
- Provision should be made to improve Public Right of Way North Mymms 020 for shared pedestrian and cycle use, including additional width within the eastern edge of the site where required.
- Opportunity to deliver Right of Way Improvement Plan 5/397, 5/398 and 5/254 included to improve the bridleway network for the horse riders in the livery yard and stables.
- Improvements should be provided to pedestrian crossing facilities on Pooleys Lane and to nearby bus stops, in consultation with the Highway Authority.
- The internal layout should prioritise walking and cycling and provide safe, direct and attractive connections between the new homes, public open space and the surrounding village.

Infrastructure

- Thames Water has identified capacity concerns at the sewage treatment works serving the site. The developer should engage with Thames Water before reserved matters applications are submitted and ensure that any necessary wastewater infrastructure is available to serve the development.
- The layout must take account of the overhead powerlines and pylon crossing the site. No built development should be located beneath the powerlines, and appropriate clearance distances, maintenance access and safety requirements should be agreed with the relevant infrastructure provider.

Flood Risk

- The site is located within Flood Zone 1.
- The layout should apply a sequential approach within the site and locate built

development away from areas subject to surface-water ponding and identified flow paths.

- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application or reserved matters stage, in consultation with the Lead Local Flood Authority.
- Surface water should be managed through an integrated sustainable drainage system that provides appropriate attenuation, water-quality treatment and biodiversity benefits.
- The drainage strategy should demonstrate that development will not increase flood risk elsewhere and should provide safe management of exceedance flows.

Heritage Assets

- Development should assess and respond to any potential effects on the setting of the Grade I Registered Park and Garden of Hatfield House and associated designated heritage assets.
- Building heights, scale, massing and the disposition of development should avoid visually prominent built form that would adversely affect the setting or significance of these assets.
- A Heritage Impact Assessment should accompany any future detailed proposals where required and should demonstrate how heritage considerations have informed the layout, scale and landscape strategy.
- A programme of archaeological investigation should be undertaken in accordance with a Written Scheme of Investigation agreed with the local planning authority.

Health

- An appropriate noise assessment should inform the layout and detailed design, having particular regard to noise from the Travellers Lane employment area to the east.
- Development should apply the agent-of-change principle and secure acceptable internal and external noise levels through good acoustic design, orientation, building design, ventilation and landscape mitigation.

- A contaminated-land investigation will be required, including intrusive investigation and remediation where necessary, having regard to the existing structures and neighbouring employment uses.
- Development should protect groundwater and the public water supply. Further investigation and appropriate construction controls may be required because the site lies within Source Protection Zone 1.
- The layout should provide a healthy living environment, including usable open space, opportunities for walking and cycling and appropriate separation from overhead power infrastructure.
- Existing trees, hedgerows and the pond should be retained and positively integrated into the design of the development wherever practicable.
- Building heights, density, massing and layout should respond to the site's edge of settlement location and the Mimmshall Valley Landscape Character Area.
- Development should provide a coherent network of green infrastructure, sustainable drainage, usable open space and pedestrian and cycle routes integrated throughout the site.

Natural Environment

- Development should provide an appropriate ecological buffer to Grasslands North of Parsonage Road Local Wildlife Site.
- A Preliminary Ecological Appraisal and any further protected species surveys should be undertaken to inform the detailed design of the development.
- Existing trees, hedgerows and the pond should be retained and positively integrated into the development wherever practicable.
- A comprehensive tree and hedgerow survey will be required. The layout should retain mature landscape features and provide appropriate buffers between trees, buildings and private amenity space.
- Development should deliver biodiversity net gain and contribute to a connected green infrastructure network across the site.
- Groundwater Source Protection Zone 1. Further ground investigation may be required to ensure there would be no unacceptable impact on groundwater source protection or water supply.

Design, Layout and Masterplanning

- Development should incorporate a multifunctional green corridor associated with the overhead electricity infrastructure crossing the site.
- A landscaped buffer should be provided between new homes and the employment area to the east.