Welham Green

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20.1 Welham Green is a large village to the south of Hatfield. The village has a varied character of older and newer housing and a relatively large and established employment area. The village has access to a wide range of services, facilities and public transport including access to rail services along the East Coast Main Line and Great Northern Route, and access to the A1000 to the east. Hatfield House Park and Garden is a significant area of woodland and historic parkland that lies immediately to east of the village. The 2011 Census estimated the population of Welham Green at 2,800; 2.5% of the borough total.

Planning objectives for Welham Green

20.2 When considering development proposals in Welham Green, the Council will take the following local objectives into account alongside the borough-wide objectives:

- Ensure sufficient infrastructure capacity, including primary school provision and wastewater capacity, in parallel with the development process to support sustainable growth.
- Maintain a supply of employment land to provide local job opportunities.
- Work with the Parish Councils to help take forward priorities identified in Neighbourhood Plans.
- Widen housing choice, delivering a range of housing types, sizes and tenures to help meet housing needs and demand.
- Maintain the vitality and viability of the village centre.

Site Allocations in Welham Green

20.3 Sites allocated for development in Welham Green are set out in SADM 30 below.

Policy SADM 30

Welham Green

In accordance with Policies SP 2 and SP 3, the following sites are allocated for development within Welham Green:

Site	Location	Use	Dwelling/floorspace capacity	Delivery within plan period
HS35 (GTLAA01)	Foxes Lane, Dixons Hill Road	Gypsy and Traveller	12 pitches	0-5 years
SDS7	Marshmoor	Class E(g) and Residential	Approximately 40,500sqm of Class E(g) employment floorspace and around 100 dwellings	0-10 years
HS44/45	Land at Welham Manor and west of Station Road	Residential	84	0-5 years
HS46	Land at Dixons Hill Road	Residential	120	6-10 years

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Welham Green

Development of site SDS7 will be subject to the provisions set out within Policy SP 23 in addition to other relevant planning policy, planning objectives and other material considerations.

Proposals for site HS35 will need to have regard to the site-specific considerations set out in the table below in addition to other relevant planning policy, planning objectives and other material considerations.

Table 14 - Site-specific considerations: Welham Green

Site	Site-specific considerations
HS35 (GTLAA01)	• Flood Risk Assessment will be required to assess the risk of surface water flooding and fluvial flood risk from the adjacent ordinary watercourse • Mitigate noise pollution from the railway • Avoid and mitigate any potential impact on Water End SSSI • Provide planting along and within the southern boundary of the site to create a robust and defensible Green Belt boundary • Secure any necessary upgrades to waste water infrastructure
SDS7	• Refer to Policy SP 23
HS44/HS45	• Both sites should be brought forward together as a comprehensive development • Primary access from Station Road, Secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor • Heritage Statement/Impact Assessment is required (proximity of Listed Building) • Sensitive treatment of boundary either site of access from Station Road will be required to protect amenity of adjoining residents • Retain and protect trees, particularly along the site's southern and western boundaries, together with additional planting to create a robust and defensible Green Belt boundary and to mitigate any impact on the openness of the Green Belt • Sites lie within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage
HS46	• Site lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage • Provision of planting within the western and northern boundaries of the site to create a robust and defensible Green Belt boundary and to create a landscaped buffer to the adjoining wildlife site

Justification

20.4 Welham Green is a large excluded village and consistent with Policies SP 2 and SP 3, policy SADM 30 allocates sites to allow for a limited amount of development compatible with the settlement's place within the hierarchy. This policy and Table 14 will be taken into account in the determination of planning applications. It supports the spatial vision and borough-wide objectives 1, 2, 4, 7 and 11.

20.5 Strategic Development Site SDS7 will be key to the delivery of the growth strategy, in particular, the site is expected to deliver a significant amount of employment floorspace. Policy SP 23 for the Marshmoor Policy Area supports economic prosperity, inward investment and will help create a range of jobs, consistent with Policy SP 8.