



Homes previously delivered by Hill Residential

Welcome

Welcome to Hill Residential's consultation on their emerging proposal for the development of land to the South of Welham Manor and West of 26 Station Road, Welham Green.

Our aspiration for the development in Welham Green is to deliver and create a vibrant and sustainable community that encourages economic growth and social interaction through the highest design standards and provision of infrastructure that will benefit both existing and new residents.

As our plan develops, we will continue to work closely with Welwyn Hatfield Borough Council and the community to ensure this scheme is designed to be the best possible for the local community.

After looking at the materials on display, please fill in a feedback form and leave it with us or return it using our Freepost address. Members of the project team are at hand to discuss the proposals with you and answer any questions you may have.

About Hill Residential

Hill Residential is an award-winning 5-star housebuilder, creating a range of beautiful, sustainable and award-winning new homes across southern England.

For over twenty years, Hill Residential's values have been rooted in delivering quality, distinctive places to live. Hill Residential's vision is to be the UK's leading and most trusted housebuilder, creating exceptional homes and delivering sustainable placemaking. This is the vision Hill Residential aspires to deliver at Welham Green.



Our recent awards include the 2023 WhatHouse? Housebuilder of the Year and WhatHouse? Development.



Aerial red line boundary

Site location

The site is located to the south of Welham Green.

The location of the site benefits from access to the wider public transport network including the Welham Green railway station (730 metres away) which provides connections to London and Welwyn Garden City and local bus stops to the wider area including London Colney, Welwyn Garden City, St Albans, Potters Bar, Luton, and Hatfield.

The site is also well connected to the wider strategic road network with the A1(M) and M25, less than 10 minutes away by car.

The area is primarily residential; however, there are areas of employment near the station. The village of Welham Green has local facilities and amenities that are easily accessed from the proposed site via existing footpaths.

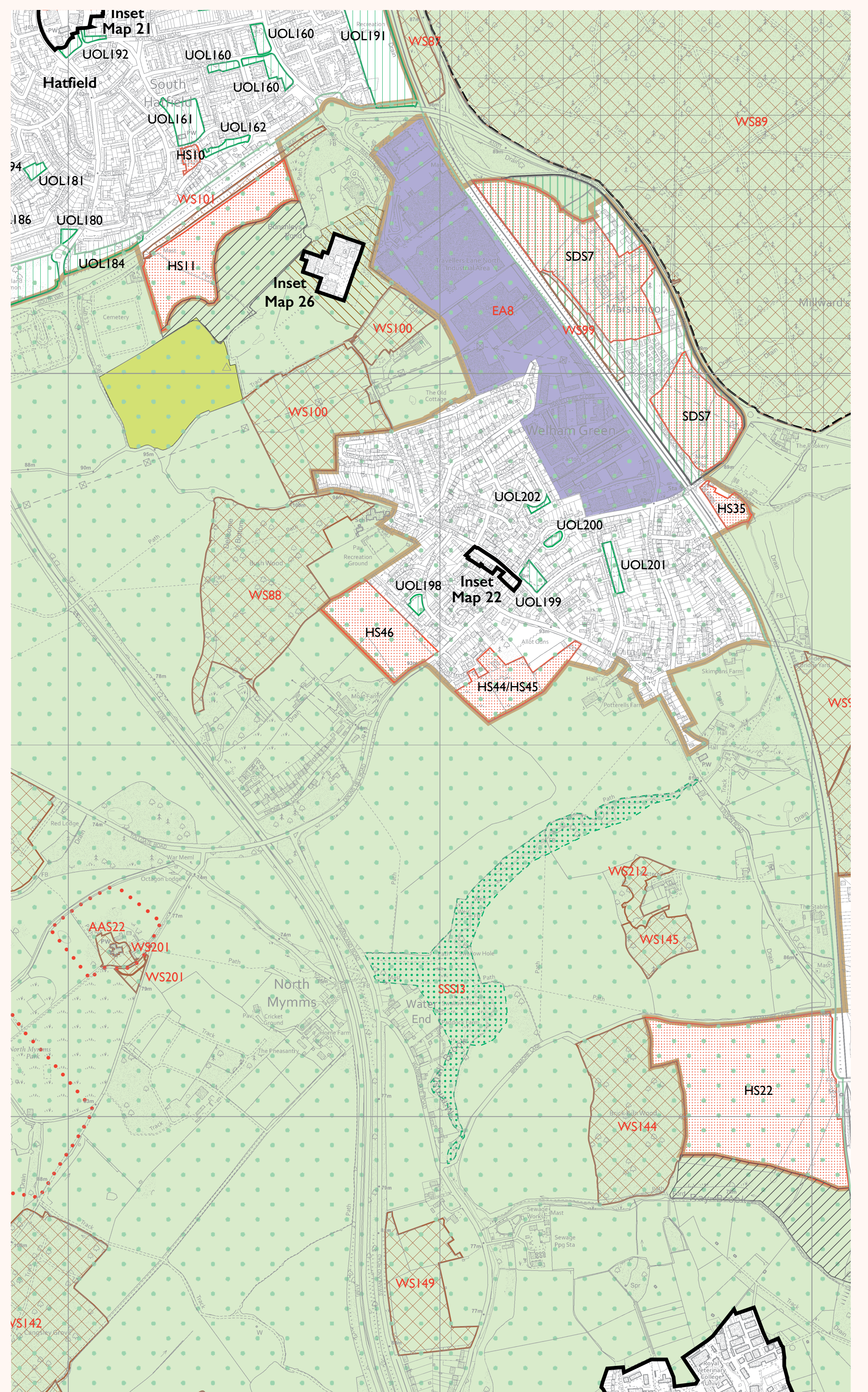
Site context

The site is allocated in the adopted Welwyn Hatfield Local Plan 2016 – 2036 through Policy SADM 30 and is referred to as site ‘HS44/HS45’ which allocates two sites for development. Hill Residential is responsible for delivering one of those allocated sites (HS45). This allocation deems the site suitable for residential development.

The Local Plan identifies that 84 homes could be delivered across the joint allocation HS44/HS45. HS44 (the neighbouring site) already has planning permission for 7 new homes which leaves 77 homes that could be delivered under the allocation policy on the site we are bringing forward for development.

As part of our considered design approach, Hill Residential have tested different densities on the site to ensure that any development is sympathetic to its surroundings and the local context.

From this review, it is considered that 64 homes would provide a more sympathetic development, reflective of local character and increases the opportunity to provide larger open spaces and mix of habitats on site.

Welwyn Hatfield Local Plan
2016-2036 Policies Map



Proposals

Our aspiration for the development in Welham Green is to deliver and create a vibrant and sustainable community that integrates into the local area, providing additional high-quality new homes and associated infrastructure that will benefit both existing and new residents.



Proposed site layout

Key benefits

Currently, the proposals for the development will deliver a number of key benefits including:

Homes



64 high-quality new homes – 35% affordable housing to address the clear shortage of affordable homes in Welham Green and the wider area of Welwyn Hatfield.



The homes will be designed to integrate with the existing local vernacular and architectural style.



20% of homes will meet Part M4(2) standards for accessible and adaptable homes.

Community



Mix of house types and tenures to meet local housing needs.

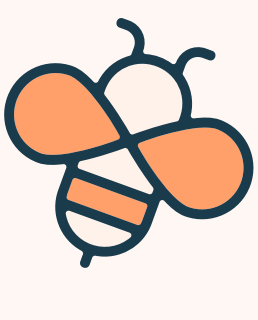


New formal pedestrian and cycle connections through the development, as well as informal recreational routes and play.

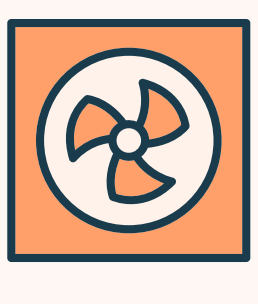


Provision of high quality public open spaces for recreation, play and enjoyment.

Sustainability



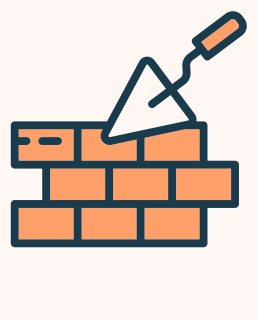
Landscaping and biodiversity improvements, providing at least 10% biodiversity net gain.



All homes will be heated by Air Source Heat Pumps rather than gas and will be provided with Electric Vehicle charging points.



Sustainable drainage principles will be utilised on site, improving the current on-site drainage.



Fabric first approach to new homes with u-values that exceed Building Regulations targets.



Preliminary street scene 1

New homes

A mix of 64 high-quality new homes will be delivered as part of the proposal helping meet the needs of the ongoing housing crisis.

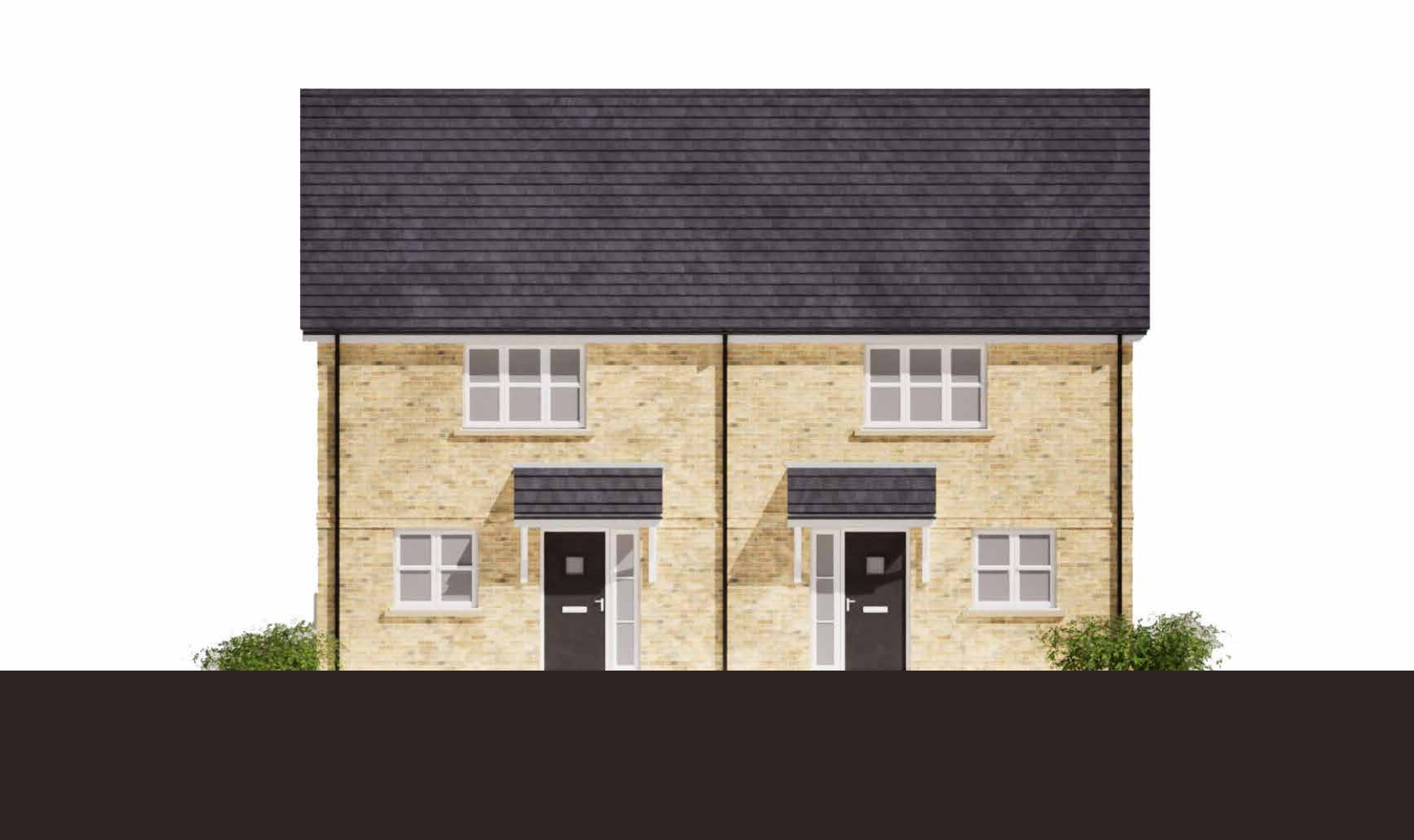
Type	Quantity	%
1 Bed – Flats	8	12.5%
2 Bed – Houses	16	25.0%
3 Bed – Houses	21	32.8%
4 & 5 Bed – Houses	19	29.7%
Total	64	



Map of street scene locations



Preliminary street scene 2



Proposed housing typologies



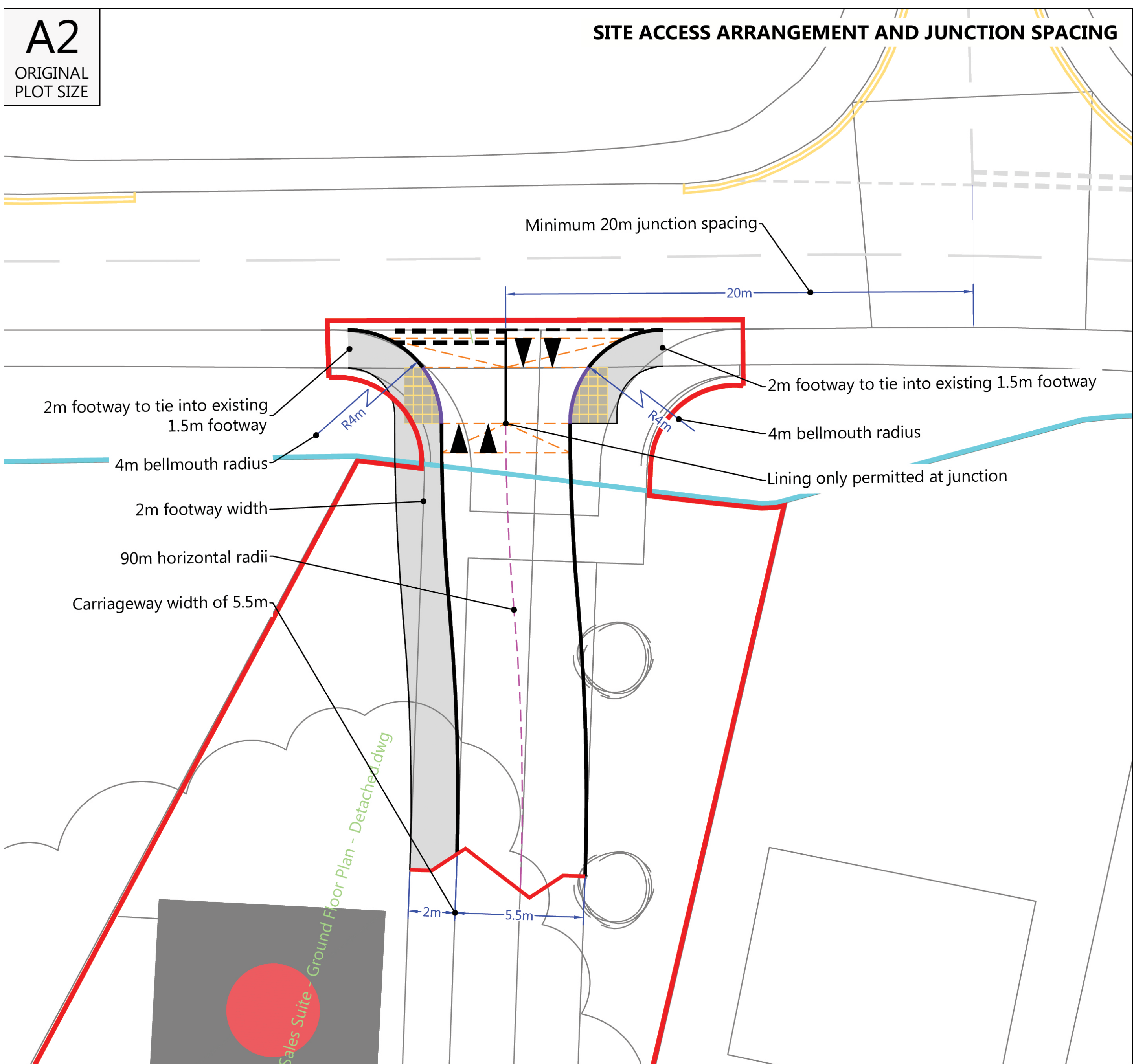
Access and connectivity

The development will be accessed via one primary vehicular access point off Station Road.

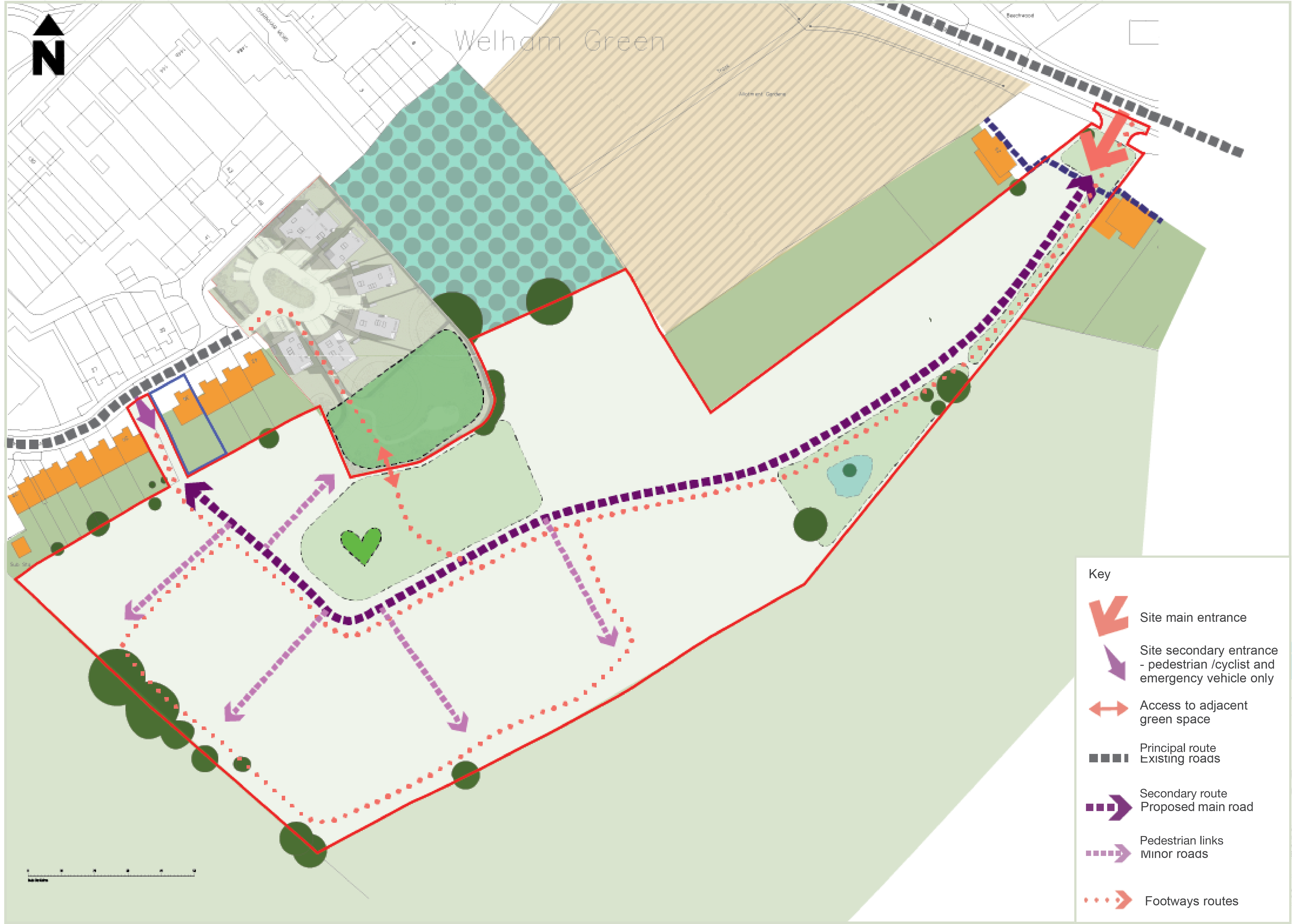
In addition to this access point, there will also be pedestrian and cycle access via a footpath off Welham Manor. This access will also facilitate access for emergency vehicles, as part of the site’s allocation in the Local Plan.

As part of the proposals, Hill Residential will enhance the Station Road streetscape by creating an inviting entrance to the development.

Hill Residential have consulted with Hertfordshire County Council (HCC) on the proposed access arrangement into the site, HCC have confirmed that the Station Road access is accepted in principle.



Site access arrangement and junction spacing plan



Site access plan



Green spaces

Hill Residential is committed to having a positive environmental impact through their developments, complimenting Welwyn Hatfield’s sustainability goals.

The proposals will deliver a range of new green infrastructure and publicly accessible open space through the following methods:

- A new pedestrian and cycle pathway is proposed connecting the development to the wider area of Welham Green.
- Retention of existing flora where possible.
- Tree and greenery planting across the site, using native species where appropriate to enhance biodiversity.
- Informal recreational routes with associated play.
- A generous new open space located centrally within the development fostering a sense of community.
- Landscape buffering to strengthen the site’s boundaries and provide screening to the development.



Concept design plan



Next steps

Thank you for attending our consultation event to view the proposals for land to the South of Welham Manor and West of 26 Station Road, Welham Green.

We appreciate you taking the time to visit and hear more about the site and sharing your feedback for the proposal for Welham Green. Please fill out a feedback form and either hand it to a member of staff or leave it in the box provided.

Alternatively, you can take it with you and return it via our Freepost address (see below).

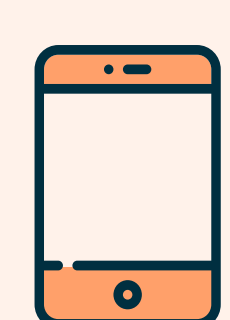
We will consider all feedback provided during the consultation and will take on board comments wherever possible in evolving the proposals.

Timeline

Please see below the proposed timeline for the proposals:

- October 2024**
Launch of consultation
- December 2024**
Targeted submission of planning application
- Spring 2025**
Targeted determination of planning application

How to get in touch



Call us on our dedicated Freephone line:
0800 148 8911
(Monday – Friday, 9:00am – 5:30pm)



Email us at:
info@welhamgreenconsultation.co.uk



Write to us at:
Freepost MEETING PLACE CONSULTATION (no stamp required)



Visit our website:
www.welhamgreenconsultation.co.uk
or scan the QR code below

