

East Herts District Plan

Strategic
Land
Availability
Assessment

March 2017



1.0 Introduction

- 1.1 National planning policy requires all Local Planning Authorities to produce a technical study known as the Strategic Land Availability Assessment (SLAA) in order to identify sites with potential for future development. The SLAA has informed work on the District Plan and Neighbourhood Planning. It has also assisted with the identification of future land supply.
- 1.2 The SLAA is a 'live' document in that it should be updated on a regular basis in order to reflect changing circumstances. Therefore, this version of the SLAA presents the most up to date position as at March 2017.

2.0 Methodology

- 2.1 Paragraphs 019 to 021 of the PPG identify that, when undertaking a SLAA, sites should be considered against three criteria, namely; suitability, availability and achievability. These terms are explained below.

Suitability

The assessment of suitability takes into account a range of policy constraints. These include environmental and heritage designations, impact on landscape and character, flooding and Green Belt / Rural Area Beyond the Green Belt.

Availability

A site is considered to be available if there are no legal or ownership issues which would prevent the site coming forward for development.

Achievability

Achievability is effectively a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period of time.

- 2.2 Having assessed each site against the three criteria, a conclusion can be reached. If a site is considered to be suitable, available and

achievable, then it is regarded as being '**deliverable**'. This means that development could commence on site within five years.

- 2.3 A site is considered '**developable**' if development could commence at a later point in time (i.e. not within five years). The fact that a site is not immediately deliverable could be due to a range of factors including existing policy constraints and land ownership issues. Where this is the case, the Local Planning Authority should identify the issues that need to be overcome in order to facilitate development.
- 2.4 Finally, a site that is neither deliverable nor developable is not considered to be appropriate for development at any point in time.
- 2.5 It is important to note that the SLAA assesses whether a site **could** come forward for development, not whether it **should**. In formulating the development strategy for the District other factors should be considered, in particular the need to promote sustainable patterns of development. This work has largely taken place through the Supporting Document (SSS/001) and the Settlement Appraisals (SSS/002 to SSS/010).
- 2.6 The sites contained within the SLAA have all been submitted to the Council as part of the 'Call for Sites' exercise by landowners, developers and other interested parties. Sites below 0.25 hectares in size have been omitted from the SLAA process.

3.0 District Plan Strategy Worksheet

- 3.0 A small allowance for SLAA sites has been included within the Strategy Worksheet which forms Appendix B of the District Plan. The SLAA allowance comprises sites in the five main settlements that are considered to be 'deliverable' and have a capacity of at least 10 dwellings. Sites under 10 dwellings form part of the 'windfall allowance', while sites in villages are also identified separately within the Strategy Worksheet.
- 3.1 The sites included as part of the SLAA allowance are:

- Land to the rear of 37 – 57 Haymeads Lane, Bishop’s Stortford (01/009) – up to 14 dwellings
- Land north of 221 Rye Street, Bishop’s Stortford (01/022) – up to 45 dwellings
- Bishop’s Stortford Air Cadet HQ (01/025) – up to 11 dwellings
- Land at Braziers Field, Hertford (03/020) – up to 18 dwellings

3.2 These sites have a combined capacity of approximately 88 dwellings. However, site 01/022 has recently received planning permission, and as such, the SLAA allowance has therefore been reduced to 43 dwellings.

3.3 A number of other sites have been concluded to be ‘developable’ i.e. they could potentially be developed in 6 to 10 years. However, these sites are currently within other uses, and as such, they currently cannot be considered to be ‘available’ for development. Given this uncertainty, it is not considered appropriate to include these sites within the Strategy Worksheet.

4. Further Work

4.1 The SLAA will continue to be updated as required in order to reflect changes in circumstances, as well as the inclusion of new sites that may be submitted to the Council through future ‘Call for Sites’ exercises.

SLAA SITE ASSESSMENTS

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
01/001	Bishop's Stortford Town	Land at Rye Street	2.89	N - This greenfield site is located in the Green Belt outside of the settlement boundary. The site is wholly within Flood Zone 2 with the eastern part in Flood Zone 3 wherein development would not be suitable. Recognising the amenity, wildlife and leisure value of the 'green finger', the Council has designated this area as a Local Green Space in the emerging District Plan. The site is therefore unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
01/002	Bishop's Stortford Town	Land to the Rear of 165 and 167 Rye Street	0.0587	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
01/003	Bishop's Stortford Town	Woodlands Lodge	0.42	N - This site is currently located in the Green Belt, outside of the settlement boundary. Located adjacent to an existing employment area, the site is considered suitable for employment use, subject to a change in policy.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			The site is considered deliverable subject to a review of the Green Belt.	
01/004	Bishop's Stortford Town	Land west of Farnham Road (south of bypass)	8.07	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
01/005	Bishop's Stortford Town	B.J. Ashpole Ltd	0.7	Y - This brownfield site is located within the settlement boundary. It is currently in employment use although not designated as an Employment Area within the Local Plan. The site is considered to be suitable for residential development subject to marketing of the site.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y – Site is considered achievable.		Up to 21 dwellings The site is considered developable subject to consideration of existing employment use.		
01/006	Bishop's Stortford Town	34 Rye Street	0.057	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
01/007	Bishop's Stortford Town	Land adjacent to 9 Dolphin Way	1.25	N - This site is currently garden land associated with the existing dwelling. The site is considered to be unsuitable for future development as it forms part of one of Bishop's Stortford's 'green wedges' which help to protect the historic character of the town.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
01/008	Bishop's Stortford Town	Land at Hoggates End	1.19	Site not assessed as permission has been granted and the principle of development is therefore accepted.						

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
01/009	Bishop's Stortford Town	Land to the rear of 37-57 Haymeads Lane	0.46	Y - This largely greenfield site (garden land) is located within the settlement boundary of Bishop's Stortford. An application for 13 dwellings was previously refused and subsequently dismissed on appeal although the Inspector suggested the the principle of development in this location was accepted. The site is therefore considered to be suitable for development.	Y - The site has been promoted through the Call for Sites, and while there are multiple land ownerships it is considered to be available.	Y – Site is considered achievable.	Up to 14 dwellings The site is considered to be deliverable			
01/010	Bishop's Stortford Town	Bishop's Stortford Football Club	2.99	N - The site is already predominantly within leisure use as it is the site of Bishop's Stortford Football Club. There is space around the stadium which potentially could be used for other uses, particularly if the stadium is relocated on site. However, at present the site is unsuitable as it is located within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			The site is considered deliverable subject to a review of the Green Belt.	
01/011	Bishop's Stortford Town	Thorley Place	0.56	N - This relatively small site is located within the Green Belt, adjacent to the settlement boundary. As such it is currently unsuitable for development. However, the site is well related to the existing settement and the Green Belt Review concluded that it has 'high' suitability for development. The site could therefore be suitable subject to a review of the Green Belt boundary.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 17 dwellings The site is considered deliverable subject to a review of the Green Belt	
01/012	Bishop's Stortford Town	Apton Road Car Park	0.22	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
01/014	Bishop's Stortford Town	Land at Bishop's Stortford Golf Club	2.12	N - The site is currently located in the Green Belt, outside of the settlement boundary and as such is currently unsuitable for development. However, there are no further policy constraints on the site and the Green Belt Review concludes that the wider area has potential for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 53 dwellings The site is considered deliverable subject to a review of the Green Belt	
01/015	Bishop's Stortford Town	Blyth Farm	0.1	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
01/016	Bishop's Stortford Town	Rock Cottage, Blyth Farm	0.1	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
01/017	Bishop's Stortford Town	Land north of Great Hadham Road & east of Monkswood Drive	3.07	N - This green field site is located within the Green Belt outside of the settlement boundary. The site is designated as 'open space' in the District Plan. Recognising the amenity, wildlife and leisure value of the 'green finger', the Council has also designated this area as a Local Green Space in the emerging District Plan. The site is therefore unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
01/018	Bishop's Stortford Town	Land South of Maze Green Road	0.14	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
01/019	Bishop's Stortford Town	Junior School Site, Bishop's Stortford College	1	Y - The majority of this site is within the existing settlement boundary of Bishop's Stortford. A small section is within the Green Belt. However, as the proposed use is for education, it is considered that Very Special Circumstances apply which would not require a review of the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	The site is considered deliverable for education purposes			
01/020	Bishop's Stortford Town	Land at Dane O'Coys Road	17.96	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
01/021	Bishop's Stortford Town	Whitehall Leys	0.98	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
01/022	Bishop's Stortford Town	Land north of 221 Rye Street	1.5	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
01/023	Bishop's Stortford Town	Land north-east of Farnham Road	18.78	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
01/024	Bishop's Stortford Town	ASRs 1-5, SCA and adjoining Green Belt	154.05	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
01/025	Bishop's Stortford Town	Bishop's Stortford Air Cadet HQ	0.42	Y - This brownfield site is located within the settlement boundary and as such there is no in principle objection to development in this location. In order for residential development to come forward an alternative location for the existing Air Cadet HQ would need to be found.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	Up to 11 dwellings The site is considered deliverable.			
01/027	Bishop's Stortford Town	Land adjacent to Bournebrook House	0.47	Site not assessed as permission has been granted and the principle of development is therefore accepted.						

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
01/028	Bishop's Stortford Town	Council Offices & land at The Causeway	1.4	Y - This brownfield site is located in a central location. Planning permission had previously been secured but has since lapsed. Part of the site is located within Flood Zone 3 and would not be suitable for development. The rest of the site is considered suitable.	Y - The site is owned by East Herts Council which has intentions to develop the site.	Y – Site is considered achievable.	Up to 42 dwellings The site is considered deliverable			
01/030	Bishop's Stortford Town	Land at Hallingbury Road	0.93	N - This greenfield site is located within the Green Belt, outside of the settlement boundary. The Inspector to the Examination of the adopted Local Plan 2007 stated that development of this site would amount to a protruding developed wedge, poorly related to the form and pattern of the settlement. The Green Belt Review also suggested that the broad parcel plays a significant role in preventing sprawl. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
01/031	Bishop's Stortford Town	Oxford House	0.2	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
01/032	Bishop's Stortford Town	Bishop's Stortford Delivery Office & Post Office	0.27	Y - This brownfield site is located within the settlement boundary. It is currently in employment use although not designated as an Employment Area within the Local Plan. The site is considered to be suitable for residential development subject to marketing of the site.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y – Site is considered achievable.	Up to 8 dwellings The site is considered developable subject to consideration of employment uses.			
01/033	Bishop's Stortford Town	Land at Styleman's Farm	4.68	N - This greenfield site is located within the Green Belt, outside of the settlement boundary. The majority of the site is located within Flood Zone 2 wherein the Sequential Test would need to be applied. The Green Belt Review states that this broad area plays a significant role in preventing sprawl and the site is also poorly related to the existing urban area. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
01/042	Bishop's Stortford Town	Land west of Farnham Road (north of bypass)		Site not assessed as this is not a proposal for development.						
01/043	Bishop's Stortford Town	Land at Bournebrook & Partridges	1.39	Site not assessed as permission has been granted and the principle of development is therefore accepted.						

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01/119	Bishop's Stortford Town	The Mill Site	1.42	Y - This brownfield site is located within the settlement boundary and was previously allocated for development within the adopted Local Plan. It is currently in employment use although not designated as an Employment Area within the Local Plan. The site is considered to be suitable for residential development subject to marketing of the site.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y – Site is considered achievable.		Up to 43 dwellings The site is considered developable subject to consideration of existing employment use		
01/120	Bishop's Stortford Town	The Goods Yard	5.25	Y - This vacant brownfield site is located is located within the settlement boundary and was previously allocated for development within the adopted Local Plan. The site is considered suitable for development. An application has been submitted for 682 dwellings. In addition the site has been identified within the District Plan for 400 dwellings.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	Up to 400 dwellings The site is considered deliverable.			
01/136	Bishop's Stortford Town	Land at Bishop's Stortford Golf Club	4.16	N - The site is currently located in the Green Belt, outside of the settlement boundary and as such is currently unsuitable for development. However, there are no further policy constraints on the site and the Green Belt Review concludes that the wider area has potential for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 104 dwellings The site is considered deliverable subject to a review of the Green Belt	
01/139	Bishop's Stortford Town	Patmore Close and Fire Station	1.45	Y - This brownfield site is located within the settlement boundary and as such there is no in principle objection to development in this location. In order for residential development to come forward an alternative location for the existing Fire Station would need to be found.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in use as a fire station and is not considered available.	Y – Site is considered achievable.		Up to 44 dwellings The site is considered developable subject to relocation of the Fire Station.		
01/157	Bishop's Stortford Town	Sports field associated with Birchwood High School	3.44	Y - This greenfield site is in use as a sports field associated with the High School and is designated under Policy LRC1 in the Local Plan. The site is considered suitable for development subject to the relocation of the sports facilities to a suitable alternative site.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in use as a sports field and is not considered available.	Y – Site is considered achievable.		Up to 103 dwellings The site is considered developable subject to relocation of the sports facilities		

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01/158	Bishop's Stortford Town	Land east of London Road	3.4	N - This green field site is located to the south of Bishop's Stortford between London Road and the railway line. At present, London Road forms a clear Green Belt boundary. While the railway line would contain development to the east there is no obvious boundary to the south of the site. However, consideration could be given to development in this location. Nevertheless, it is considered unsuitable due to its location in the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 102 dwellings The site is considered deliverable subject to a review of the Green Belt	
01/159	Bishop's Stortford Town	Land east of Thorley Lane East	0.73	N - this partly greenfield site is located adjacent to the settlement boundary and north of Southern Country Park. The site is well related to the existing settlement and the Green Belt Review suggested that the broad parcel of land had 'high' suitability for development. However, at present, it is considered unsuitable due to its Green Belt location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 22 dwellings The site is considered deliverable subject to a review of the Green Belt	
01/160	Bishop's Stortford Town	Land south of Cannons Mill Lane	1.32	N - Whilst the site is within the settlement boundary the majority of the site is within Flood Zone 3. In addition it forms a functional link with the large open swathes of land to the west and is an integral part of the riverscape. As such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
01/161	Bishop's Stortford Town	Land north of Cannons Mill Lane	1.43	N - This greenfield site is located within the settlement boundary. The majority of the site is located within Flood Zone 2 wherein the Sequential Test would need to be applied. The site forms a visual and functional link with the large swathes of open land to the west and is an integral part of the river landscape. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
01/162	Bishop's Stortford Town	Finch Croft, Thorley Lane West	1.58	N - This greenfield site is located to the west of the A1184 within the Green Belt. The A1184 forms a strong Green Belt boundary at present which should not be breached. In addition, the site would be relatively poorly related to the existing urban area and is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
02/001	Buntingford Town	Land south of Owles Lane	12.24	N - This greenfield site is located to the south of Owles Lane. While the site is well related to the former Sainsburys depot which is currently being re-developed, development of the majority of the site would represent a serious incursion into the countryside and would significantly harm the rural setting of Buntingford and the surrounding area. The north western section of the site, which does not extend beyond the urban form of the Sainsbury's site could be suitable. However, it lies within the Rural Area Beyond the Green Belt and, as such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 96 dwellings The site is considered deliverable subject to a review of the settlement boundary.	
02/002	Buntingford Town	Land to the rear of Snells Mead	18.22	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
02/003	Buntingford Town	Land off Longmead/Baldock Road	1.2	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
02/004	Buntingford Town	Land south of the Causeway & north of Hare Street Road	11.73	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
02/005	Buntingford Town	Land west of Buntingford (between Monks Walk & A10)	21.25	N - This large greenfield site is located within the Rural Area Beyond the Green Belt, between the existing urban area and the A10. The site is well related to the existing settlement and any incursion into the countryside would be limited by the presence of the A10 which would form the western boundary of the site. While the site could be considered developable subject to a review of the settlement boundary, the impact of a development of this size on existing infrastructure, and the ability to provide new services and facilities as part of the development, would need to be carefully considered. A planning application for 400 homes has been submitted.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 400 dwellings The site is considered deliverable subject to a review of the settlement boundary.	
02/006	Buntingford Town	Aspenden Bridge (opposite Watermill Industrial Estate)	2.78	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
02/007	Buntingford Town	Former Sainsbury's Depot	10.93	Site not assessed as permission has been granted and the principle of development is therefore accepted.						

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02/008	Buntingford Town	Land west of London Road	2.14	N - This greenfield site is located to the south of Buntingford, outside of the settlement boundary. While it is well related to the existing settlement, it is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 64 dwellings The site is considered deliverable subject to a review of the settlement boundary.	
02/009	Buntingford Town	Land west of Ermine Street	17.39	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
02/011	Buntingford Town	Land at Aspenden Road	0.73	N - This greenfield site is located to the south of Buntingford, east of Aspenden Road. The site is well related to the existing settlement, particularly as land immediately to the south has recently been given permission at appeal. The site is considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 22 dwellings The site is considered deliverable subject to a review of the settlement boundary.	
03/001	Hertford Town	Bengeo Plant Nursery	1.68	N- This site is located to the north of Hertford outside of the settlement boundary. While the site is well related to existing urban area it is currently unsuitable for development due to its location within the Green Belt. However, the site is part of an area proposed for development within the emerging District Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 50 dwellings The site is considered deliverable subject to a review of the Green Belt	
03/002	Hertford Town	National Grid Site/ Norbury Woodyard	4.2	Y - This brownfield site is located within the settlement boundary of Hertford. The site is allocated for employment use within the adopted Local Plan. However, the Plan establishes the potential for residential development on land east of Marshgate Drive. As such the site is considered to be suitable for development as part of a mixed use scheme.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Up to 193 dwellings The site is considered deliverable.			

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
03/003	Hertford Town	Land north of Molewood Road	0.47	N - This greenfield site is located immediately to the east of the trainline, and is poorly related to the main built up area. The site forms part of a green finger and is located within the Green Belt. As such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/004	Hertford Town	Land east of North Road	3.04	N - This greenfield site is located to the west of the trainline and adjacent to Goldings Estate Historic Park and Garden. The site is wholly located with Flood Zone 3. The majority of the site is also located within the Green Belt. As such development in this location is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/005	Hertford Town	Land west of Mangrove Road	4.87	N - This greenfield site is located to the south of Hertford, adjacent to Balls Park. The site is currently part of a Green Finger. However, the eastern section of the site lies between two areas of residential development and development of this section is unlikely to cause significant harm to the Green Finger. The western section of the site is should be maintained as green space. Overall, the site is currently unsuitable due to its location in the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 50 dwellings The eastern section of the site is considered deliverable subject to a review of the Green Belt.	
03/006	Hertford Town	Land adjacent to London Road	2.34	N - This greenfield site is located to the south of Hertford, immediately to the north of the A414. While the site is well related to the existing urban area, it forms part of a green finger and is located within the Green Belt. In addition, the site is covered by mature trees and adds to the character of the town in this location. As such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/007	Hertford Town	The Old Orchard	0.29	N - This greenfield site, whilst located within the built up area of Hertford, is covered by a blanket TPO (TPO No 403) and as such is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

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03/008	Hertford Town	Hertford Fire Station & Fire Service HQ	0.59	Y - This brownfield site is located within the settlement boundary, east of the A414. The site could be suitable for development subject to the relocation of the Fire Station.	N - The site has been promoted through the Call for Sites. However, due to the existing uses on site, and the need for these to be relocated, the site is not currently considered to be available. Nevertheless the site could become available later in the plan period.	Y - Site is considered achievable		Up to 18 dwellings The site is considered developable subject to relocation of the Fire Station.		
03/009	Hertford Town	West Street Allotments	0.45	Y - This site is located within the settlement boundary and is currently in use as allotments. It is well related to existing development and is considered to be suitable for development subject to the relocation of the current use.	N - The site has been promoted through the Call for Sites. However, due to the existing uses on site, and the need for these to be relocated, the site is not currently considered to be available.	Y - Site is considered achievable		Up to 14 dwellings The site is considered developable subject to relocation of the existing use.		
03/010	Hertford Town	Land west of Thieves Lane & south of Welwyn Road	11.37	N - This greenfield site is located to the west of Hertford, adjacent to Panshanger Park and Garden. The site is currently located within the Green Belt and as such is considered unsuitable for development. However, the site is well related to the built up area and has been proposed for release from the Green Belt through the emerging District Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.		Up to 300 dwellings The site is considered deliverable subject to a review of the Green Belt.		
03/012	Hertford Town	13-19 Castle Mead Gardens	0.21	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
03/013	Hertford Town	Land to the East of East Lodge, Balls Park	0.07	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
03/014	Hertford Town	Land west of London Road Cottages	0.22	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
03/015	Hertford Town	Land to the rear of Fireflies	0.07	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
03/016	Hertford Town	1-14 Dicker Mill	0.45	N - This brownfield site is located within the settlement boundary, adjacent to the River Lea. It is currently considered to be unsuitable as the site is designated as an Employment Area.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
03/017	Hertford Town	30-34 and 33-41 Chambers Street	0.25	Y - This brownfield site is located within the settlement boundary. While not allocated as an Employment Area, it is in current employment use. The site could be suitable for residential development subject to marketing of the site.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y – Site is considered achievable.	No	Up to 8 dwellings The site is considered developable subject to consideration of employment uses.	No	No
03/018	Hertford Town	Former McMullen Brewery	2.36	Site not assessed as permission has been granted and development is complete.						
03/019	Hertford Town	Goldings Manor	40.47	N - This large greenfield site forms part the Goldings Estate Historic Park and Garden. The site is poorly related to the village of Waterford. the majority of the site is identified as an area of protected open space. The site is also located within the Green Belt and as such is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/020	Hertford Town	Land at Braziers Field	0.59	Y - This greenfield site is located within the settlement boundary. While the topography of the site could be challenging, it is considered to be suitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	Up to 18 dwellings The site is considered deliverable.			
03/021	Hertford Town	Goldings, Orchard House	1.37	N - This site is part of the Goldings Estate Historic Park and Garden. The site is located within the Green Belt, isolated from the built up area of Hertford, and as such is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/022	Hertford Town	Chelmsford Lodge	1.54	N - This site is located in the Green Belt outside of the settlement boundary. The whole site is covered by a blanket TPO (TPO No 4). As such while the site is well related to existing urban area it is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/023	Hertford Town	Adjacent 145 North Road	0.052	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
03/024	Hertford Town	Hertford Delivery Office	0.42	Y - This brownfield site is located within the settlement boundary, and as such is considered suitable for development subject to the relocation of the existing use.	N - The site has been promoted through the Call for Sites. However, due to the existing uses on site, and the need for this to be relocated, the site is not currently considered to be available.	Y - Site is considered achievable		Up to 13 dwellings The site is considered to be developable subject to relocation of the existing use.		
03/025	Hertford Town	Land west of Mangrove Road	2.76	N - This greenfield site is located within the Green Belt to the south of Hertford and to the west of Mangrove Road. While the site is reasonably well related to the existing settlement, development would extend the ribbon of development along Mangrove Road. In addition, development of the western half of the site would extend beyond the current urban form and would harm the character of the Green Finger. As such, the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/111	Hertford Town	Land east of Marshgate Drive (residual part of employment area)	7.47	This site has not been assessed as it is already in current employment use.						
03/120	Hertford Town	Land at Wadesmill Road	76.4	N - This largely greenfield site is located to the north of Hertford. The majority of the site extends well beyond the existing urban form and development of the site in its entirety would lead to an unacceptable incursion into the Green Belt, and the countryside in general. The southern part of the site, including the nursery, is well related to the existing settlement and as such could be considered developable subject to a review of the Green Belt. This part of the site has been identified as a proposed allocation within the emerging District Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 150 dwellings The site is considered deliverable subject to a review of the Green Belt.	
03/134	Hertford Town	Land south of Hornsmill Road	15.6	N - This large greenfield site is located within the Green Belt to the south of Hertford. The railway line forms a strong Green Belt boundary in this location and should not be breached. In addition, development would be poorly related to the existing urban area and would result in an unacceptable incursion into the countryside. As such this site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
03/152	Hertford Town	Land north of Welwyn Road	11.62	N - This greenfield site is located to the west of Hertford. Part of the site is a county wildlife site and would therefore be unsuitable for development. While the remainder of the site is well related to the existing urban area, it is within the Green Belt and therefore currently unsuitable. The site has been identified for development within the emerging District Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 300 dwellings The site is considered deliverable subject to a review of the Green Belt.	
03/153	Hertford Town	Land east of Queens Road	1.95	N - This greenfield site is located within the Green Belt to the south of Hertford. The site forms an integral part of the Green Finger and any development would harm its openness and character by breaching the existing line of the urban form. As such the site is not considered to be suitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/154	Hertford Town	Land at St Marys Lane	1.92	N - This is a greenfield site located on the edge of Hertingfordbury. The site is considered to be unsuitable as it is located within the Green Belt, on the edge of a Group 2 village. However the site could not be considered to be infill development and so would remain unsuitable under the draft Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
03/156	Hertford Town	6-10 Marshgate Trading Estate	0.69	N - This brownfield site is located within the settlement boundary, adjacent to the River Lea. It is currently considered to be unsuitable as the site is designated as an Employment Area	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y – Site is considered achievable.	No	No	No	No
03/157	Hertford Town	Hertford Industrial Estate	2.9	N - This brownfield site is located within the settlement boundary. The site is a designated Employment Area and forms a key part of the local employment offer. As such the site is considered to be unsuitable for development.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
04/001	Sawbridgeworth Town	Land at 'The Colt'	2.51	N - This greenfield site is located to the south of Sawbridgeworth. It is surrounded on three sides by existing development and would therefore relate well to the built up structure of the town. However, the site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Harlow. Although in itself development of the site would not reduce the gap between the two settlements, further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/002	Sawbridgeworth Town	Land to the North of Dell	0.2	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
04/003	Sawbridgeworth Town	Land to the rear of 4 Newports	0.21	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
04/004	Sawbridgeworth Town	Land adjacent to east edge of Rowney Wood	4.08	N - This greenfield site is located to the south of Sawbridgeworth, part of which is within a county wildlife site. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with High Wych. Development would directly reduce the gap between the two settlements.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/005	Sawbridgeworth Town	Land at Thomas Rivers Hospital	27.9	N - This greenfield site is located to the south of Sawbridgeworth. A large county wildlife site is located on the site and would not be suitable for development. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with High Wych. Development of the site as a whole would have a significant impact on the countryside in this location. However, development of the eastern part of the site would not reduce the gap between the two settlements and could be considered suitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 120 dwellings The site is considered deliverable subject to a review of the Green Belt.	
04/006	Sawbridgeworth Town	Land at Chalk's Farm	14.19	N - This greenfield site is located to the west of Sawbridgeworth and to the south of West Road. Development would relate well to the existing urban area. However, the site is currently within Green Belt and is therefore considered to be unsuitable at present. The western part of the site is considered to be more sensitive in Green Belt terms than the eastern part and should remain undeveloped.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 175 dwellings The site is considered deliverable subject to a review of the Green Belt.	

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
04/007	Sawbridgeworth Town	Land west of Sawbridgeworth	108.84	N - This very large greenfield site is located on the western side of Sawbridgeworth. Development of the site would represent a wholly inappropriate incursion into the countryside. Furthermore the southern part of the site lies within an area of Green Belt that is of strategic importance given that it prevents the coalescence of Sawbridgeworth with High Wych. The site is therefore considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/008	Sawbridgeworth Town	Land at Northfield House	1.04	N - This part greenfield site is located within the Green Belt on the northern edge of Sawbridgeworth. When viewed in isolation, the site is separated from the existing main built up area of the town and as such is considered to be unsuitable. However, it could be brought forward in conjunction with site 04/056.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	Up to 31 dwellings The site is considered deliverable subject to a review of the Green Belt and if brought forward with 04/056	No
04/009	Sawbridgeworth Town	Land north of Chaseways	8.79	N - This greenfield site is located to the south of Sawbridgeworth. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with High Wych. Although in itself development of the site would not reduce the gap between the two settlements, further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/010	Sawbridgeworth Town	Land adjacent to Primrose Cottage	1	N - This greenfield site is located to the south of Sawbridgeworth. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with High Wych. Although in itself development of the site would not reduce the gap between the two settlements, further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/011	Sawbridgeworth Town	The Piggeries (land south & west of the Coach House)	4.05	N - This greenfield site is located within the Green Belt to the south of Sawbridgeworth. Development of the site would lead to the coalescence of Sawbridgeworth and Harlow. As such it is not considered suitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
04/012	Sawbridgeworth Town	The Bungalow and land to the east	5.29	N - This part greenfield site is located within the Green Belt on the northern edge of Sawbridgeworth. It has the potential to form part of the larger site alongside neighbouring land. However, when viewed in isolation, the site is separated from the existing main built up area of the town and as such is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/013	Sawbridgeworth Town	Brickwell Fields (land north of West Road)	5.93	N - This greenfield site is located to the west of Sawbridgeworth and to the north of West Road. Development would relate well to the existing urban area. However, the site is currently within Green Belt and is therefore considered to be unsuitable at present. The site was identified within the emerging District Plan as a proposed allocation for 100 dwellings.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 125 dwellings The site is considered to be deliverable subject to a review of the Green Belt.	
04/014	Sawbridgeworth Town	Land south of Bridgefoot House	0.73	N - This site is located on the eastern side of Sawbridgeworth and forms an integral part of the river landscape in this area. In addition, the site is located within a strategically important parcel of Green Belt that helps prevent the coalescence of Sawbridgeworth with Lower Sheering. The site is therefore considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/015	Sawbridgeworth Town	Land west of the River Stort and south of Station Road	2.99	N - This site is located on the eastern side of Sawbridgeworth and forms an integral part of the river landscape in this area. In addition, the site is located within a strategically important parcel of Green Belt that helps prevent the coalescence of Sawbridgeworth with Lower Sheering. The site is therefore considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/017	Sawbridgeworth Town	Land north & south of Spellbrook Lane West	11.21	N - This is a brownfield site located on the edge of Spellbrook. The site is considered to be unsuitable as it is located within the Green Belt, on the edge of a Group 2 villiage. However the site could not be considered to be infill development and so would remain unsuitable under the draft Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/018	Sawbridgeworth Town	Land at Thomas Rivers Nursery	27.9	Y - The site consists of a nursery and orchard, much of which is designated as a county wildlife site. The site is suitable for community uses which would preserve and enhance this asset.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	Deliverable for community use			

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04/055	Sawbridgeworth Town	Triangle Nurseries	3.86	N - This greenfield site is located to the south of Sawbridgeworth. It forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Harlow and High Wych. Although in itself development of the site would not reduce the gap between the two settlements, further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/056	Sawbridgeworth Town	Land at Kecksys Farm	2.53	N - This greenfield site is located to the north of Sawbridgeworth. As it is adjacent to the settlement boundary, it is well related to the existing urban area. However the site is within the Green Belt and is therefore currently considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 76 dwellings The site is considered deliverable subject to a review of the Green Belt	
04/060	Sawbridgeworth Town	Lock Pavillion	0.27	N - This site is located on the edge of Spellbrook. It is considered to be unsuitable as it is located within the Green Belt, on the edge of a Group 2 village and could not be considered to be infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
04/061	Sawbridgeworth Town	Paddock adjacent to the Old Cottage	0.42	N - This greenfield site is located within Spellbrook. Development in this location is likely to be considered infill and is therefore appropriate for limited development	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	Up to 5 dwellings The site is considered deliverable			
04/062	Sawbridgeworth Town	Land north of Station Road	5.75	N - This site is located on the eastern side of Sawbridgeworth and forms an integral part of the river landscape in this area. In addition, the site is located within a strategically important parcel of Green Belt that helps prevent the coalescence of Sawbridgeworth with Lower Sheering. The site is therefore considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

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05/001	Ware Town	Presdales Pit	11.23	N - This greenfield site is located to the south of Ware. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Hertford and Great Amwell. Further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted. As such, the site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/002	Ware Town	Leaside Depot	1.8	Site not assessed as permission has been granted and development is complete.						
05/003	Ware Town	Nuns' Triangle (land bound by A10/A1170/Quincey Road)	10.65	N - This greenfield site is located to the north west of Ware. While the site is within the route of the A10, and is well related to the existing settlement, it forms part of Poles Park which is designated as a historic park or garden. The site is also currently located within the Green Belt. As such, the site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/004	Ware Town	Land south of Fanhams Hall Road & east of Trinity Centre	5.2	N - This greenfield site is located to the north of Ware. The site is well related to the existing urban area and could be appropriate for development, either in isolation or as part of a larger strategic site. However, at present the site is considered to be unsuitable due to its location within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.				The site could form part of a larger strategic scale development in this location subject to a review of the Green Belt.
05/005	Ware Town	Horticultural Nursery, Presdales School	1.12	N - This greenfield site is currently in use as allotments associated with Presdales School. The site is relatively well related to the existing urban area, however it is considered to be unsuitable for development due to its location in the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 34 dwellings The site is considered to be deliverable subject to a review of the Green Belt	

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05/007	Ware Town	Baldock Street Car Park	0.23	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
05/008	Ware Town	Old Hertfordians Rugby Club	2.27	N - This greenfield site is located to the south of Ware. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Hertford. Further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted. As such, the site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/009	Ware Town	Land East of Trinity Centre	1.8	Site not assessed as permission has been granted and development is complete.						
05/010	Ware Town	Ware Library and the Old Fire Station	0.1	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
05/011	Ware Town	2B Star Street	0.1	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
05/013	Ware Town	Land at Rush Green	14.61	N - This greenfield site is located to the south of Ware. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Hertford. Further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted. As such, the site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/014	Ware Town	Land at Crane Mead	1.66	N - This greenfield site is located within the Crane Mead area of Ware. While the site is well related to existing development, a number of concerns lead to the site being considered unsuitable. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Great Amwell. Although in itself development of the site would not reduce the gap between the two settlements, further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted. Furthermore, a large part of the site lies within Flood Zone 3. In addition, development may impact negatively on the adjacent Lee Valley Regional Park.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/015	Ware Town	Swains Mill	0.4	Site not assessed as permission has been granted and the principle of development is therefore accepted.						

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05/016	Ware Town	Land at Chadwell Springs Golf Course	4.27	N - This partly greenfield site is located to the south of Ware. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Hertford. Further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted. As such, the site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/017	Ware Town	Land at Little Acres	2.16	N - This partly greenfield site is located to the south of Ware. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Hertford. Further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted. As such, the site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/018	Ware Town	Cintel Site	2.1	Site not assessed as permission has been granted and development is complete.						
05/019	Ware Town	Hale Club	3.85	N - This partly greenfield site is located to the south of Ware. The site forms part of a wider strategic section of Green Belt that prevents coalescence of the town with Hertford. Further urbanisation and reduction in openness of this strategically important area of Green Belt land should be resisted. As such, the site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/020	Ware Town	Land east of Ware (to the rear of Cozens Road)	11.75	This site has been assessed as part of site 44/005.						
05/021	Ware Town	Land at King George Road	0.1	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
05/022	Ware Town	Swains Mill & land south of Crane Mead	0.82	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
05/090	Ware Town	Land at Trapstyle Woods	0.72	N - This greenfield site is located to the west of Ware. While the site is within the route of the A10, and is well related to existing development, it is within the Green Belt and much of the site is subject to a Tree Preservation Order. The area that is not wooded is separate from the existing built up area, as well as being located immediately adjacent to the A10. As such the site is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
05/096	Ware Town	Viaduct Road	1.2	N - This greenfield site is located off Viaduct Road. While it is well related to existing development, the site lies within the Green Belt. In addition, the green space plays an important role in maintaining the semi-rural character of this part of Ware. As such it is considered to be unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
05/100	Ware Town	Great Cozens Fordham Land	3.5	N - This greenfield site is located to the north of Ware. The site is well related to the existing urban area and could be appropriate for development, either in isolation or as part of a larger strategic site. However, at present the site is considered to be unsuitable due to its location within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.				The site could form part of a larger strategic scale development in this location subject to a review of the Green Belt.
06/001	Albury	Bride Croft (land south of Upwick Green Road)	6.25	N - This greenfield site is located within the Rural Area Beyond the Green Belt. The site is open land, unrelated to a settlement. Development in this location would be an unacceptable intrusion into open countryside, and as such is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
06/002	Albury	Salmon Mead (land east of Tatts Cottage; now known as The Nook)	0.96	N - This greenfield site is located within the Rural Area Beyond the Green Belt. It is unrelated to a settlement and development in this location would be an unacceptable intrusion into open countryside. As such it is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
07/001	Anstey	Land south-east of Anstey village school	0.52	N - This greenfield site is located within the Rural Area Beyond the Green Belt on the edge of a Group 2 village. The site does not represent infill development and any development in this location would represent an unacceptable encroachment into the countryside, and as such is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
07/002	Anstey	Silkmead Farm	2.7	N – This brownfield site is identified as an Employment Area which is located in the Rural Area Beyond the Green Belt. The site promoters consider that the site is no longer suitable or viable for ongoing employment use. The site is however entirely separate from any existing settlement and as such is considered to be an unsustainable location for residential development.	N - While the site has been promoted through the Call for Sites on behalf of the landowner, it is currently designated as an Employment Area and is therefore not considered to be currently available.	Y – Site is considered achievable.	No	No	No	No
08/001	Ardeley	Kingswick	0.19	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
09/001	Aspenden	Land north of Buntingford Business Park	2.8	N - This greenfield site is located to west of Buntingford, immediately north of an allocated employment area. It is considered that the site would be deliverable for employment use subject to an extension of the existing employment area. This is proposed as part of the emerging District Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.			The site is considered deliverable for employment uses subject to a review of the Green Belt.	
10/001	Aston	Palletts Orchard	0.44	Y – This former orchard is located in the Green Belt on the edge of Aston, a Group 2 village. The site is surrounded by development on three sides and is therefore likely to be considered appropriate for limited infill development.	Y - The Call for Sites form has been submitted on behalf of six landowners. It is therefore considered that the site is available.	Y – Site is considered achievable.	Up to 10 dwellings The site is considered deliverable			
10/002	Aston	Coppers Field	3.04	N – This large greenfield site is located in the Green Belt to the north of Aston. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.	No	No	No	No
10/003	Aston	Little Orchard	0.48	N – This greenfield site is located in the Green Belt to the west of Aston. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.	No	No	No	No
10/004	Aston	Lammas Cut	0.29	N – This greenfield site is located in the Green Belt to the west of Aston. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
10/006	Aston	Land at Aston End	9.7	N – This greenfield site is poorly related to either Stevenage or Aston End and lies within the Green Belt. It is therefore unsuitable at present when considered in isolation. However, the site does relate well to other SLAA sites further north, and there may be potential for strategic scale development, including necessary services and facilities, which would relate well to Stevenage.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.				The site could form part of a larger strategic scale development in this location subject to a review of the Green Belt.
10/007	Aston	Weavers Field	1.3	N - This greenfield site is located in the Green Belt adjacent to Gresley Way and the built up area of Stevenage. The site would have to be accessed from Gresley Way. However, at present there is landscaped banking and mature tree growth which screens views of the urban area of Stevenage from open countryside. On this basis the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.	No	No	No	No
11/001	Bayford	Land to the rear of 4-6 Ashdene Road	0.18	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
11/003	Bayford	Land at The Stables	0.28	Y– This site is located within the Green Belt and is currently in authorised Gypsy and Traveller use. The site is in a rural location which is remote from local services and is therefore considered to be an unsustainable location for future general needs housing. However it is suitable for an expansion for Gypsy and Travellers.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	The site is considered deliverable for Gypsy and Traveller use	No	No	No
12/001	Bengeo Rural	Land at High Trees Farm	22.12	N – This large greenfield site is located within the Green Belt. Any development would be an incursion into open countryside and, as such, is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

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12/002	Bengeo Rural	Land at Bourne Honour	0.41	N - This greenfield site is located within the Rural Area Beyond the Green Belt to the south west of Tonwell, a Group 2 village. While the site would not constitute infill development, it could come forward if identified through a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 10 dwellings The site is considered deliverable subject to a review of the settlement boundary through a Neighbourhood Plan	
12/003	Bengeo Rural	Land rear of Dormers	0.32	N – This large greenfield site is located within the Green Belt. Any development would be an incursion into open countryside and, as such, is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
13/001	Benington	Land west & north of Oak Tree Surgery	1.74	N – This greenfield site lies within the Rural Area Beyond the Green Belt, in a Group 2 village. Whilst reasonably well related to the existing built up area of Benington, this is a relatively large site and its development would be out of scale with the form and character of the village. However, development of part of the site could be suitable if identified through a Neighbourhood Plan for Benington.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 10 dwellings The site is considered deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Benington.	
13/002	Benington	Land west of 22 Burns Green	0.31	N – This greenfield site lies within the Rural Area Beyond the Green Belt, to the west of Hebing End. Development on the edge of this Group 3 settlement would result in an unacceptable incursion into the countryside. As such, the site is considered unsuitable.	Y - Site has been promoted through the Call for Sites process. Site is in multiple land ownership within same family with intentions known. Site is considered available for development.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
13/003	Benington	Land west of 90 Town Lane	0.34	N - This greenfield site is located within the Rural Area Beyond the Green Belt, to the south of Town Lane, Benington. Although the site would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	Up to 9 dwellings The site is considered deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Benington.	No
13/004	Benington	Land south of 2A Whempstead Road	0.36	N – This greenfield site lies within the Rural Area Beyond the Green Belt, to the west of Hebing End. Development on the edge of this Group 3 settlement would result in an unacceptable incursion into the countryside. As such, the site is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
13/005	Benington	Land east of 25 Hebing End	0.14	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
13/006	Benington	Land north of 68 Whempstead Road	0.84	N – This greenfield site lies within the Rural Area Beyond the Green Belt, to the west of Hebing End. Development on the edge of this Group 3 settlement would result in an unacceptable incursion into the countryside. As such, the site is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
13/008	Benington	Land at the Old Chalk Pit	0.34	N – This brownfield site lies within the Rural Area Beyond the Green Belt. Previously in use as a chalk pit and pumping station, the site is located within the Benington Conservation Area. This site is heavily covered by mature tree coverage and topographically constrained due to the height difference of the site and the road. Development on this site is not considered to relate well to the built up area and is therefore considered unsuitable for development.	Y - Site is in multiple ownership. However it has been promoted for development by the landowner through the Call for Sites and is therefore considered available for development.	Y – Site is considered achievable.	No	No	No	No
13/009	Benington	Whitehall Stables	0.17	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						

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13/010	Benington	Land north of High Elms Lane	0.74	N - Site is predominantly a greenfield site containing disused sheds along the north-west boundary of the site. Site is located within the Green Belt in a rural setting with limited access to local services. Site is not considered to be located in a sustainable location and is therefore considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
13/011	Benington	Land adjacent to Frogmore Lodge	0.17	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
13/012	Benington	Holbrook Barns	0.22	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
13/013	Benington	Land adjacent to The Bell PH	0.77	N - This greenfield site is located within the Rural Area Beyond the Green Belt, to the south of Town Lane, Benington. Although the site would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 10 dwellings The site is considered deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Benington.	
13/018	Benington	Front paddock on Walkern Road	1.25	N - This greenfield site is located within the Rural Area Beyond the Green Belt, to the west of Walkern Road, Benington. Although the site would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 10 dwellings The site is considered deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Benington.	

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15/001	Braughing	Arden Meadow	1.71	N – This greenfield site lies within the Rural Area Beyond the Green Belt, adjacent to existing development on Pelham Road and opposite the existing housing on Friars Road. The site is relatively large although it does have a reasonable relationship with the existing built up area of Braughing. Potential access can be achieved from Pelham Road. The site has surface water flooding issues towards its northern boundary. Development of part of the site may be considered appropriate with careful layout in keeping with the surrounding area without having an adverse impact visually. However the site is currently outside of the village boundary and is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 30 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Braughing.	
15/002	Braughing	Land east of B1368	0.83	N – This greenfield site lies within the Rural Area Beyond the Green Belt, between Braughing and Hay Street. Development in this location would represent an unacceptable extension of ribbon development in a rural setting. Remote from Braughing and its local services the site is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
15/003	Braughing	Land off Green End & Gravelly Lane	1.61	N - This greenfield site lies within the Rural Area Beyond the Green Belt. Development of the site would be out of scale with the character of the existing village. Although the site lies adjacent to the village boundary, it cannot be described as being within the built up area of the village. The site is part of the open countryside, traversed by public footpaths, and separates the village from the isolated ribbon development to the north. To connect the two would involve an unacceptable incursion into countryside, which forms an important setting for the village. An outline application for 60 houses (3/14/1448/OP) was refused, a public inquiry has taken place and the appeal has been dismissed.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
15/004	Braughing	Land off Green End	6.7	N - This large greenfield site lies within the Rural Area Beyond the Green Belt. Development of the site would be out of scale with the character of the existing village. Although the site lies adjacent to the village boundary, it cannot be described as being within the built up area of the village. The site is part of the open countryside, traversed by public footpaths, and separates the village from the isolated ribbon development to the north. To connect the two would involve an unacceptable incursion into countryside, which forms an important setting for the village. An outline application for 60 houses (3/14/1448/OP) was refused, a public inquiry has taken place and the appeal has been dismissed.	Y - Site has been promoted through the call for sites process. Planning application indicates the site owners intentions. Site is therefore considered available.	Y – Site is considered achievable.	No	No	No	No
15/005	Braughing	Land north of 21 Green End	0.73	N – The site is contained and is relatively well related to the existing settlement. It could be suitable for development but at present is located within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 18 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Braughing.	
15/007	Braughing	Land to the rear of Chesnuts	0.33	N – This site is located on the western side of Braughing, adjacent to the settlement boundary. The site is well related to the existing settlement. However, at present is located within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 8 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Braughing.	

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15/016	Braughing	Land west of Station Road	36	N – This very large greenfield site is located within the Rural Area Beyond the Green Belt to the north of Braughing. Development of the site would be totally out of scale with the existing village and contrary to the Council's policy to allow some limited development in sustainable villages. The site is part of the open countryside, traversed by public footpaths, and separates Braughing from the hamlet of Hay Street to north. To connect the two would involve an unacceptable incursion into open countryside, which forms an important setting for the village. The site is not considered suitable for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
15/019	Braughing	Land west of Station Road	2.49	N – This greenfield site is located within the Rural Area Beyond the Green Belt to the north of Braughing. The site falls within SLAA site ref 15/016. The site is part of the open countryside and is isolated from both Braughing to the south and Hay Street to the north. The site is in a rural location which is remote from local services and is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
15/020	Braughing	Land north-east of Puckeridge (east of Wickham Hill)	6.1	N- This large green field site is located to the north of Puckeridge in the Rural Area Beyond the Green Belt, an Area of Archaeological Significance and within a Scheduled Monument. The site is located away from the built up area of the village, in open countryside. The site does not have direct access. Constrained by both its unsustainable location and topography the site is considered unsuitable	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
16/001	Brent Pelham	Land adjacent to Pumphill Cottage	0.31	N - Located on Pump Hill, the site is surrounded by low density residential development. There is currently no direct access to the site. Access may be constrained by TPO's along the eastern boundary. The site is well related to existing development and is likely to be considered infill. However at present the site is unsuitable as it is located within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 5 dwellings The site is considered deliverable subject to being identified within a Neighbourhood Plan for Brent Pelham.	
17/001	Brickendon Liberty	Birch Farm	1.09	Site not assessed as permission has been granted and development is complete.						

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17/002	Brickendon Liberty	Land west of Brickendon Lane	24.89	N - This is a large greenfield site located within the Green Belt, to the south of Hertford. It is located between the railway line and Brickendon Lane. There is potential for development to have a negative impact on Brickendonbury. Development would represent an unacceptable incursion into open countryside, impacting on the openness of the Green Belt in this location. As such the site is considered unsuitable for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
17/003	Brickendon Liberty	Land at Brickendon Grange	0.17	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
18/001	Buckland	Land adjacent to 'Habitat'	0.155	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
19/001	Cottered	Trinity Meadow	2.18	N – This is an isolated site located within the Rural Area Beyond the Green Belt. Surrounded by open fields and a handful of farm house residences, the site is accessed via a narrow road. There is a history of refused and withdrawn planning applications on the site including for an agricultural barn to house a herd of Alpacas. The southern edge of the site lies in Flood Zone 3. Given that the site is in a rural location which is remote from local services it is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
19/002	Cottered	Land to the rear of Peasecroft & The Crescent	12.94	N – This large greenfield site is located within the Rural Area Beyond the Green Belt. Development of the whole site would be inappropriate. However, the northern part of the site is well related to existing development. Although it would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by two landowners and is considered to be available.	Y – Site is considered achievable.	No	No	Up to 10 dwellings The site is considered deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Cottered.	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
19/003	Cottered	The Paddock	0.45	N – This site lies within the Rural Area Beyond the Green Belt, partly within an Area of Archaeological Significance and within the Cottered Conservation Area. Warren Lane is a narrow road with farm houses on both sides. The site could be considered as infill in a Group 2 village, and as such, is considered to be suitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	Up to 5 dwellings The site is considered deliverable			
19/004	Cottered	Land at Stocking Hill Lane	0.34	Site not assessed as permission has been granted and development is complete.						
19/005	Cottered	Land Between Old Rectory and Magpie Farm	2.092	N – This greenfield site is located within the Rural Area Beyond the Green Belt. Development of the whole site would be inappropriate. However, part of the site is well related to existing development. Although it would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 10 dwellings The site is considered deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Cottered.	
20/001	Datchworth	Home Farm	0.48	N - While it is well related to existing development, Bulls Green is a Group 3 village in the Green Belt which is an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
20/002	Datchworth	Pound Farm	0.78	N - Site is a previously developed site but is currently in commercial use. The site is also within the Green Belt and is detached from the main built up area of Datchworth. It is therefore in an unsustainable location for future housing development.	N - Site is currently in employment use and is not considered to be available at present. However the site has been promoted by the landowners through the Call for Sites process.	Y – Site is considered achievable.	No	No	No	No
20/003	Datchworth	Land between 67 & 75 Burnham Green Road	1.32	N - Site is within the Green Belt. While it is well related to existing development, Burnham Green is a Group 3 village which is an unsustainable location for future housing development.	N - The southern part of the site is currently in use as a site for mobile homes and so is not considered to be currently available.	Y - Site is considered achievable.	No	No	No	No

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20/009	Datchworth	Land at Hawkins Hall Lane	20	N – This large greenfield site is located in the Green Belt adjacent to the main built up area of Datchworth. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	N - The site was not submitted through the Call for Sites and it is therefore not known whether the site is available.	Y – Site is considered achievable.	No	No	No	No
20/010	Datchworth	Land to the north of Turkey Farm Recreation Area	4.12	N – This large greenfield site is located in the Green Belt adjacent to the main built up area of Datchworth, a Group 2 village. Although the site is adjacent to the main built up area of the village the scale of development proposed would be inappropriate, representing an unacceptable intrusion into the openness of the Green Belt. This site is therefore considered unsuitable for development. A smaller scale of development maybe more acceptable in Green Belt terms, however it would not constitute infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
20/011	Datchworth	Land at 111 Burnham Green Road	2.5	N - Site is within the Green Belt. Development would involve the consolidation of existing ribbon development away from the main part of the village. Previous applications for residential development in this location have been refused. Burnham Green is a Group 3 village in the Green Belt which is an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
20/012	Datchworth	Land at Hawkins Hall Farm	4.75	N – This large greenfield site is located in the Green Belt. It is poorly related to the main built up area of the village and the scale of development proposed would be inappropriate, representing an unacceptable intrusion into the openness of the Green Belt. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
21/001	Eastwick & Gilston	Fiddlers Brook Stables	2.29	N – The site is located within the Green Belt and is currently used as stables. There are existing residential dwellings to the south-eastern part of the site, while there is an upward slope on its northern part. Although the site has direct access and lies close to existing development, Gilston is a Group 3 village and is therefore considered to be an unsustainable location for further non-strategic development. There is however potential for the site to form part of a much larger strategic site to the north of Harlow.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. However, it is likely that significant infrastructure would be required which would impact on viability.				The site is unsuitable when considered in isolation. However, it could form part of a much larger strategic scale development to the north of Harlow subject to a review of the Green Belt
21/002	Eastwick & Gilston	Redricks, Hollingson Meads, Sayes Park, Gilston Park (part)	136.29	N - There are a number of constraints on site including Areas of Archeological Significance and Wildlife Sites. It is likely however that, given the size of the site, impacts on these areas could be mitigated through careful design. The south western part of the site lies within Flood Zones 2 and 3 which would constrain the developable area. The site could provide strategic scale development, either in isolation or as part of a wider scheme involving neighbouring sites. However, the site is within the Green Belt and is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. However, it is likely that significant infrastructure would be required which would impact on viability.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north of Harlow subject to a review of the Green Belt
21/004	Eastwick & Gilston	Land north of A414/Eastwick Road	1015.41	N - There are a number of constraints on site including Areas of Archeological Significance and Wildlife sites. It is likely however that, given the size of the site, impacts on these areas could be mitigated through careful design. The southern part of the site lies within Flood Zones 2 and 3 which would constrain the developable area. The site could provide strategic scale development, either in isolation or as part of a wider scheme involving neighbouring sites. However, the site is within the Green Belt and is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north of Harlow, subject to a review of the Green Belt

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
21/005	Eastwick & Gilston	Land adjacent and to the rear of The Dusty Miller PH	0.81	N - This Green Belt site is designated as an Area of Archaeological Significance. Whilst located adjacent to Terlings Park, the site is separated from SLAA sites to the north by the A414 and appears isolated and unrelated to existing development and facilities. The site is therefore considered to be an unsuitable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
21/006	Eastwick and Gilston	Land south of Gilston Park House	8.02	N - This Green Belt site is designated as an Area of Archaeological Significance. Gilston Park House is also a Grade 2* listed building and any development in this location would have a significant impact on its setting. The site is therefore considered to be an unsuitable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
21/009	Eastwick & Gilston	Land south of Eastwick Road & Redricks Lane	113.35	The site is largely within Flood Zones 2 and 3 which would constrain the developable area and result in isolated development. The site could provide strategic scale development, either in isolation or as part of a wider scheme involving neighbouring sites. However, the site is within the Green Belt and is therefore unsuitable	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. However, it is likely that significant infrastructure would be required which would impact on viability.				The site is unsuitable when considered in isolation. However, it could form part of a much larger strategic scale development to the north of Harlow subject to a review of the Green Belt
22/001	Furneux Pelham	Land north of Lake Villas	0.31	Y – This greenfield site is located in the Rural Area Beyond the Green Belt, within Furneux Pelham, a Group 2 village. Although well related to the existing built up area, there is no direct access to the site. The site is covered by mature trees and development would impact negatively on the character of the village.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No
22/002	Furneux Pelham	Hollybush	0.26	N - Site is a greenfield site, located within the Rural Area Beyond the Green Belt, to the east of Furneux Pelham. Located adjacent to a Grade II listed building, the site is bounded by heavy foliage without direct access into it. The site is divorced from the main settlement and local services and facilities and is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
22/003	Furneux Pelham	Land at Violets Lane	0.37	N – This greenfield site is located within the Rural Area Beyond the Green Belt, to the south of Barleycroft End, Furneux Pelham. The site is located adjacent to the settlement boundary. As such limited development in this location come forward if the site is identified in a Neighbourhood Plan	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.			Up to 9 dwellings The site is deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Furneux Pelham.	
22/004	Furneux Pelham	Land at Tinkers Hill	0.25	N – This brownfield site is located within the Rural Area Beyond the Green Belt, an Area of Archaeological Significance and the Furneux Pelham Conservation Area. The site partially serves as an access to adjacent buildings and to a storage and employment site on the southern part of the site. The site is located outside of the main built up area. Whilst there is scope for infill development in Group 2 villages, the site forms part of a wider gap which is important to the setting of the village. Planning permission for the demolition of a Dutch barn and erection of 3 dwellings has previously been refused (ref. 3/10/1838/FP). As such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No
23/001	Great Amwell	Land to the rear of The Brooms	0.65	This site has not been assessed as it has been confirmed as no longer being available.						
23/002	Great Amwell	Byfield Nursery	2.05	N – This brownfield site is located within the Green Belt in Great Amwell, a Group 2 Village. The site is currently in use as a nursery with storage units. The site is fairly well screened by mature hedgerows to the south and east of the site. Development of a site of this size would be out of scale and character with the area and would impact on the openness of the Green Belt in this strategic gap. As such the site is considered unsuitable for housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
23/003	Great Amwell	Land north of Jansus	0.23	Y – This partially greenfield site is located in the Green Belt, within the built up area of Stanstead Abbots. The northern part of the site is within a Local Wildlife Site. There is an existing depot located on the site; the SLAA site boundary excludes the pumping station. The site is also located adjacent to a railway line where a buffer may be required. The site is potentially considered suitable for infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	Up to 5 dwellings The site is considered deliverable			
23/004	Great Amwell	Land surrounding Van Hages Garden Centre	39.49	N – This large greenfield site is located within the Green Belt, to the west of Great Amwell and east of the A10. The site lies in the strategic gap between the southern edge of Ware and the north side of Hoddesdon (2.4 km apart). Large scale development in this location would represent a clear incursion into open countryside, impacting on the openness of the Green Belt in this sensitive location and as such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
23/021	Great Amwell	Hillside Farm	22.2	N - This greenfield site is located to the east of the A1170 with access from Hillside Lane. The site is located within the Green Belt and forms part of the strategic gap between Great Amwell and Stanstead Abbots. As such the site is considered unsuitable for residential development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
23/022	Great Amwell	Byfield Nursery & Landcroft	3.69	N – This part brownfield/greenfield site is located within the Green Belt in Great Amwell, a Group 2 Village. Development of a site of this size would be out of scale and character with the area and would impact on the openness of the Green Belt in this strategic gap. As such the site is considered unsuitable for housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
25/001	Hertford Heath	Land west of London Road (opposite no's 87-119)	5.46	N – This large greenfield site is located within the Green Belt and its development would be totally out scale with the village. It would also involve an unacceptable intrusion into open countryside on the opposite side of the main road to the village. It would be an isolated development and an intrusion into land, which forms part of a swathe of agricultural land and is part of the open setting of the village. There are TPOs on northern and eastern boundaries of site.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

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25/002	Hertford Heath	Land at Amwell Place Farm (east & west of Downfield Road)	70.38	N – This strategic greenfield site is located in the Green Belt to the north of the main built up area of Hertford Heath, a Group 1 village. Developing a large neighbourhood/settlement in this location would be totally out of scale with the village and an unacceptable intrusion into the openness of the Green Belt. However, the southern part of the site could be considered suitable subject to a review of the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 40 dwellings The site is considered deliverable subject to a review of the Green Belt through a Neighbourhood Plan for Hertford Heath.	
25/003	Hertford Heath	The Roundings and land to the rear	1.7	N – This part greenfield/brownfield site is located in the Green Belt outside of the village boundary. Whilst the site has some existing dwellings on it, further intensification would impact on the openness of the Green Belt in this location. As such the site is considered unsuitable for further residential development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/001	Hertingfordbury	Water Hall Quarry Complex	128.5	N - This is a very large site in the Green Belt. The site promoter has suggested that it could be appropriate for a number of uses. However, there are a large number of constraints on the site. Part of it remains in use as a quarry, and the workings and curtilage take up a considerable amount of land. Part of the site is also constrained by Flood Zones 2 and 3 and the promoter advises that there are lagoons on site. Further constraints include a Scheduled Ancient Monument, Tree Preservation Orders and Local Wildlife Sites. Given it's isolated location, it is considered that any development would represent an unacceptable incursion into open countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/003	Hertingfordbury	Birchall Farm (land north of Birchall Lane)	71.11	N – This large greenfield site is located in the Green Belt to the east of Welwyn Garden City, north of the A414. The majority of the site is identified as an Area of Archaeological Significance and there are a number of features of historic importance in the locality. The area contains known reserves of sand and gravel minerals which would need to be extracted prior to any development. The site is currently unsuitable; however, it offers the opportunity to provide a sustainable urban extension to Welwyn Garden City in conjunction with adjacent land in Welwyn Hatfield Borough, subject to a review of the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the east of Welwyn Garden City, subject to a review of the Green Belt

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26/004	Hertingfordbury	Hatfield Estate (land surrounding Munn's Farm)	127.21	N – This submission is made up of a number of large greenfield sites within the Green Belt linking Hertingfordbury, Birch Green and Letty Green below the Old Coach Road and another two sites north of the A414. The developer notes that the area could provide small-scale development in keeping with the character of the existing settlements. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/005	Hertingfordbury	New England Nursery	0.69	N – This brownfield site is located within the Green Belt to the east of Birch Green. The site is currently used for horticulture and storage. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/006	Hertingfordbury	Land west of The Bury Farm	3.8	N – This greenfield site is located in the Green Belt to the west of Hertingfordbury, in close proximity to two Grade II Listed Buildings. Poorly related to the existing settlement, development in this location would represent an unacceptable incursion into the countryside impacting on the openness of the Green Belt. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/007	Hertingfordbury	Land east of The Bury Farm	1.8	N – This part brownfield/greenfield site is located in the Green Belt to the west of Hertingfordbury, in close proximity to two Grade II Listed Buildings. Poorly related to the existing settlement, development in this location would represent an unacceptable incursion into the countryside impacting on the openness of the Green Belt. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

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26/008	Hertingfordbury	Land adjacent to 12 The Old Coach Road	0.6	N – This greenfield site is located in the Green Belt to the north of Birch Green. To the east of the site lie two Grade II Listed Buildings. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/009	Hertingfordbury	Land south of Beechleigh	0.57	N – This greenfield site is located in the Green Belt to the north of Birch Green. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/010	Hertingfordbury	Land to the East of Staines Green	7	N – This greenfield site is located to the east of Staines Green. Staines Green is a Group 3 Village in the Green Belt and as such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
27/002	High Wych	Sayes Park Farm	169.98	N – This large greenfield site is located in the Green Belt around High Wych. There are a number of constraints on site including Areas of Archaeological Significance and Wildlife Sites. It is likely that, given the size of the site, impacts on these areas could be mitigated through careful design. However, this area will form a sensitive strategic gap between High Wych and the Gilston Area development. As such, it is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
27/003	High Wych	Land surrounding High Wych Grange	6.81	N – This greenfield site lies to the south of High Wych. It forms part of the strategic gap between the village and Sawbridgeworth and as such is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
27/004	High Wych	Land south of 'Bakers Farm'	1.72	N – This greenfield site lies within the Green Belt. The northern part of the site is located in the High Wych Conservation Area and there are Listed Buildings nearby. The site is surrounded by open land apart from a few buildings/structures to the north. Direct access to the site is currently provided from High Wych Lane, through a playground. This is a relatively large site, unrelated to the form and character of the village. Its development would be an incursion into land which forms part of the countryside and the visual setting for the village. As such is not considered suitable for development.	N - The ownership of the site is not known. Site not considered to be available now.	Y - Site is considered achievable.	No	No	No	No

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27/008	High Wych	Land between Andor & Elms	0.7	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Although relatively well related to existing development, Allen's Green is a Group 3 village and is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
28/001	Hormead	Field 2769, land south of B1038	0.9	Y - Site is located within the Rural Area Beyond the Green Belt and in Flood Zone 3. Site is proposed for leisure/recreational use. Planning permission (3/09/0352/FP) previously granted for a football pitch and car parking. Site is therefore considered suitable for leisure/recreational use.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available. Planning permission (3/09/0352/FP) previously granted for a football pitch and car parking.	Y - Site is considered achievable for leisure/recreation use.	Site is considered deliverable for Leisure/Recreation use			
28/002	Hormead	Land to rear & east of Hormead C of E Primary School	3.63	N - This predominantly greenfield site is located within Rural Area Beyond the Green Belt. This is a relatively large site and its development would be out of scale with the existing village. Whilst development would link the school and the main built up area of the village, it is unlikely that it would be considered infill in a Group 2 village. Development would be an unacceptable intrusion into the countryside setting of the village.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
28/003	Hormead	Land west of Hormead Village Hall	0.89	N - This partially brownfield site is located within the Rural Area Beyond the Green Belt, adjacent to the Great Hormead Conservation Area. The northern part of the site is open land and a brick grain store, which is currently unused, is located on the southern boundary of the site. Site slopes gradually to the north. Whilst the site is well located adjacent to the built up area, it is unlikely that it would be considered infill in a Group 2 village	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
28/004	Hormead	Land to rear of Jubilee Cottages	1.28	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Located to the rear of existing residential development, there is no direct access. There is pedestrian access to the south-east boundary of the site; however, further highways work would be necessary. Whilst the site is located adjacent to the built up area, it is unlikely that it would be considered infill in a Group 2 village	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

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28/005	Horstead	Land at Lamorna	1.03	N – This isolated brownfield site is located within the Rural Area Beyond Green Belt. The site is currently in B2 and B8 use, although not designated as an Employment Area in the Local Plan. Given that the site is in a rural location which is remote from local services it is considered to be an unsustainable location for future housing development. It is also important to ensure that local employment sites are not lost to housing to ensure a balanced community.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y - Site is considered achievable.	No	No	No	No
29/001	Hunsdon	Land west of Little Samuel's Farm	28.95	N – This large greenfield site is located to the west of Hunsdon, a Group 1 village. The south western section of the site lies within a County Wildlife Site. While development of the entire site would be completely out of scale with the character of the village, the south eastern section of the site could be suitable for small scale development. However, at present the site is unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 30 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Hunsdon	
29/002	Hunsdon	Land north of Little Samuel's Farm	1.07	N - This greenfield site is located within the Rural Area Beyond the Green Belt to the north of Hunsdon, a Group 1 village. The site is not well related to the existing settlement and development would result in an extension of ribbon development into open countryside. The site is not considered to offer a suitable location for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
29/003	Hunsdon	Little Samuel's Farm Estate	1.14	N - This brownfield site is located in the Rural Area Beyond the Green Belt and is currently in various uses including employment, although not designated as an Employment Area in the Local Plan. While the site lies outside of the identified village boundary, it is well related to the existing settlement and could offer the opportunity to provide small scale development which may enhance the character of the village in this location.	N - While the site has been promoted through the Call for Sites on behalf of the landowner, it is currently in employment use and is therefore not considered to be currently available.	Y - Site is considered achievable.				Up to 29 dwellings The site is considered developable subject to an amendment to the village boundary through a Neighbourhood Plan for Hunsdon and consideration of employment use.

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29/004	Hunsdon	Eastern part of Briggens Estate (land east & west of Eastwick Road)	114.43	N - There are a number of constraints on site including Areas of Archeological Significance and Wildlife sites. It is likely however that, given the size of the site, impacts on these areas could be mitigated through careful design. The site could provide strategic scale development, either in isolation or as part of a wider scheme involving neighbouring sites. However, the site is within the Green Belt and is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north of Harlow, subject to a review of the Green Belt
29/005	Hunsdon	Land south of Drury Lane & east of allotments (southern plot)	0.41	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
29/006	Hunsdon	Land south of Tanners Way	0.33	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
29/015	Hunsdon	Hunsdon Lodge Farm	0.36	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
29/017	Hunsdon	Land at Dixon's Crane Yard		N - This brownfield site lies within Rural Area Beyond the Green Belt in the hamlet of Hunsdonbury, a Group 3 settlement. It is therefore considered to be unsuitable for future housing development. There is a planning application on the site awaiting decision on for the demolition of existing dwellings and erection of 14 number of dwellings with garaging and landscaping (3/15/0260/FUL).	N - While the site has been promoted through the Call for Sites on behalf of the landowner, development would result in the loss of a site that was previously in employment use and therefore is not considered to be currently available.	Y - Site is considered achievable.	No	No	No	No
29/018	Hunsdon	Land at Buryholme	0.42	Site not assessed as permission has been granted and the principle of development is therefore accepted.						

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29/019	Hunsdon	Woodholme Stock Yard	2.81	N – The site lies in the Green Belt, in an isolated location on the edge of Hunsdonbury. The site is a clearing within a woodland. To the east is Bury Plantation which is designated as a Wildlife Site. The site is predominantly open. The site is submitted as part of a ‘linked hamlet’ concept. However this is not considered a sustainable approach for future housing development and would result in isolated groupings of development with no supporting infrastructure/services. The site is considered unsuitable for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
29/020	Hunsdon	Land south of Drury Lane & east of allotments (northern plot)	0.25	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
29/021	Hunsdon	Land at Hunsdon (between B180 & Acorn Street)	2.02	N - This greenfield site is located on the southern edge of Hunsdon. The northern part of the site is in use as open space. While the remainder of the site is well related to the existing urban area, it is currently considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 30 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Hunsdon.	
29/022	Hunsdon	Land adjacent to Briggens Hotel	4.25	N - This greenfield site is located within Hunsdon Parish, immediately to the west of Briggens Park. While the site is located very close to the A414 it is not well connected to any existing settlement, the closest being Roydon within Epping Forest District. Given its relative isolation and the fact that the site lies within the Green Belt, it is not considered suitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
30/001	Little Berkhamsted	Brookside and the Old Gravel Pit	5.7	N - The site is located within the Green Belt and is not related to any existing settlement and development would result in an unacceptable incursion into the countryside. The site is therefore in an unsustainable location and is unsuitable for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

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30/002	Little Berkhamsted	Land West of Church Road	2.9	N - This greenfield site is located within the Green Belt in Little Berkhamsted, a Group 2 village. While the site is reasonably well related to the existing settlement, it could not be considered infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	Up to an additional 10 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Little Berkhamsted.	No
30/003	Little Berkhamsted	Land East of Church Road	4.29	N - This greenfield site is located within the Green Belt in Little Berkhamsted, a Group 2 village. While the site is reasonably well related to the existing settlement, it could not be considered infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	Up to an additional 10 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Little Berkhamsted.	No
31/001	Little Hadham	Field 5155 (land south of Stortford Road)	0.66	N - This is a greenfield site located to the south of Stortford Road. The site is covered by an Area of Archaeological Significance designation although it is likely that this could be mitigated. The site is not well related to the existing settlement and development would represent an unacceptable extension to existing ribbon development. This site is within the Rural Area Beyond the Green Belt and is therefore unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
31/002	Little Hadham	Land and buildings at Little Hadham	269.05	N - This is a very large greenfield site, consisting of a number of open fields around the village of Little Hadham, a Group 2 village. Topographically the site varies, the northern half of the site overlooks Little Hadham and is highly visible from surrounding areas. The River Ash runs through the site, along the eastern half on a north-south axis. Along the line of the river, the site lies within Flood Zone 3 with a risk of Surface Water Flooding although the construction of the Little Hadham bypass and associated flood alleviation measures should largely address this issue. While the site could form part of a larger strategic scale of development in this location in the future, it is currently considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.				The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.
31/003	Little Hadham	Land at Bury Green Farm	3.35	N - This is a brownfield site located in Bury Green. The site currently contains vacant offices and is identified in the Local Plan as a Major Developed Site. Planning permission (3/07/1540/PD) for the demolition of these units was granted in 2007 although this has not been implemented. The site is relatively well related to the existing settlement of Bury Green but, as this is a Group 3 village, the site is considered to be unsuitable for the scale of development envisaged.	N - While the site has been promoted through the Call for Sites on behalf of the landowner, development would result in the loss of an employment site and therefore is not considered to be currently available.	Y - Site is considered achievable.	No	No	No	No
31/004	Little Hadham	Land at rear of Florence Cottage	0.25	N - This greenfield site is currently used as private garden land for the occupiers to the east of the site. Access is an issue which would need to be overcome. In addition, the site is covered in mature trees which contribute to the character of this part of the village. As such, it is not considered that the site is suitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
31/005	Little Hadham	Paddock adjacent to Barrans	0.41	N - This is a greenfield site located within the Green Belt to the north east of Bury Green. The site consists of an enclosed field bounded by mature hedgerow with direct access on the northern boundary of the site. A wildlife site covers much of the site. Development in this isolated location would result in an unacceptable incursion into the countryside, impacting on the openness of the Green Belt. The site is therefore considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
31/006	Little Hadham	Land east of Ashcroft Farm	0.66	Y - This is a greenfield site located to the south of Stortford Road . The site consists of a flat, open field. The site is constrained as it is located within Rural Area Beyond the Green Belt. However, the site is located in close proximity to local services and facilities. The site is regarded as infill development and so is considered to be suitable for limited development in accordance with Group 2 village policy. Further development could be identified within a Neighbourhood Plan	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable,	Up to 5 dwellings Infill development in accordance with Group 2 village policy		Up to an additional 12 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Little Hadham.	
31/007	Little Hadham	Field behind Foxearth	0.18	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
31/024	Little Hadham	Land south of Stortford Road	5.1	N - This greenfield site is located within the Rural Area Beyond the Green Belt to the south of Stortford Road. The site is not well related to the existing settlement and would represent an unacceptable incursion into the countryside. The site is therefore unsuitable for future development.	N - Land ownership and intentions for the site are unknown.	Y - Site is considered achievable.	No	No	No	No
31/025	Little Hadham	Hadham Industrial Estate & Church End Farm	12.18	N - This part greenfield, part brownfield site is located within the Rural Area Beyond the Green Belt. The northern half of the site is in industrial use while the southern half is greenfield, adjacent to the A120. There is direct access to the industrial units via Church End, with no direct access to the southern half of the site. While development of the site in isolation would be unacceptable, it could form part of a larger strategic scale of development in this location in the future.	N - Site has been identified through the Call for Sites process with land ownership and intentions known. However, upper half of site is currently in employment use and is therefore not considered available at the present time	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.				The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
31/026	Little Hadham	Land at Side Hilly	1.08	N - This is a brownfield site, located to the south of Hadham Ford within the Rural Area Beyond the Green Belt and within an Area of Archaeological Significance. The site which is a disused pit is poorly related to Hadham Ford. Development would represent an unacceptable incursion into the countryside in this location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - In order to bring this site forward remediation of the site would be required. However without further information it is considered that the site is achievable.	No	No	No	No
31/027	Little Hadham	Land north of Pathway Cottages	2.62	N - This is a greenfield site located within the Rural Area Beyond the Green Belt. Development in this location would lead to a significant reduction in the gap between Little Hadham and Hadham Ford. The southern part of the site, which is closest to existing development, lies within Flood Zone 3b. Development of the remaining part of the site, outside of Flood Zone 3b, would be unsuitable as it would be poorly related to the existing village. It is therefore considered to be unsuitable for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
31/028	Little Hadham	Land north of Stanemede	0.74	N - This is a greenfield site located to the north of Little Hadham, within the Rural Area Beyond the Green Belt. There are a number of TPO designations along the western boundary of the site. It is relatively well related to the existing built up area of Little Hadham but does not constitute infill development in a Group 2 village and is therefore currently considered to be unsuitable. Development could be brought forward through a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 19 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Little Hadham.	
31/029	Little Hadham	Land south of The Smithy	1.83	N - This is a greenfield site located within the Rural Area Beyond the Green Belt. Development in this location would lead to a significant reduction in the gap between Little Hadham and Hadham Ford. The site is therefore considered to be unsuitable for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
31/030	Little Hadham	Land adjacent to Ashmeads	0.2	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
33/001	Much Hadham	Land to west of Hodge's Garage	0.79	N - This is a greenfield site currently in use as allotment gardens within the Rural Area Beyond the Green Belt. It is located to the west of Much Hadham adjacent to the Group 1 village development boundary and within an Area of Archaeological Significance. There is a proposal to re-locate the allotments to the north of the site although no details are provided. Development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	N - The site has been promoted through the Call for Sites by the landowner, however it is currently in use as allotments and details of the proposed relocation are not clear. It is therefore considered that the site is not available at present.	Y - Site is considered achievable.			Up to 20 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham and relocation of the allotments.	
33/002	Much Hadham	Land at Walnut Close	0.23	This site has not been assessed as planning permission has been granted.						
33/004	Much Hadham	Land south of Ashleys	0.58	N -This greenfield site lies to the south of Much Hadham, within the Conservation Area. While the site is seperated from the main built up area, and consequently the village boundary, the site could be brought forward through a review of the boundary. However, at present the site is unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	Up to 15 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham.	No
33/005	Much Hadham	Dolan's Field (land north of New Barns Lane)	4.49	N - This is a large greenfield site adjacent to the Conservation Area. Access onto the site is through a narrow road. The site is unsuitable as it is within the Rural Area Beyond the Green Belt, is poorly related to the existing settlement and would lead to an unacceptable incursion of development into an open countryside location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
33/012	Much Hadham	Land at Barn Cottage	1.21	N - This site lies to the south of Much Hadham and is adjacent to the Conservation Area. While the site is seperated from the main built up area of the village, and consequently the village boundary, it could be brought forward in conjunction with site 33/004 through a review of the village boundary. However, at present the site is unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	Up to 30 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham.	No
33/013	Much Hadham	Land to the rear of North Leys	1.36	N - This is a greenfield site located to the north- west of Much Hadham within the Rural Area Beyond the Green Belt. Development of the site may be considered appropriate subject to access issues; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 30 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham.	
33/014	Much Hadham	Land to the rear of North Leys	1.47	N - This is a greenfield site within the Rural Area Beyond Green Belt which lies immediately to the west of site 33/013. While the site is seperated from the main built up area of the village, and consequently the village boundary, it could be brought forward in conjunction with site 33/013, subject to access issues, through a review of the village boundary. However, at present the site is unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered to be achievable.	No	No	Up to 30 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham.	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
33/015	Much Hadham	Wheatcroft	11.17	N - This large greenfield site is located within the Rural Area Beyond the Green Belt to the west of Much Hadham. Although the site is adjacent to the main built up area of the village, achieving a suitable access may be an issue. The scale of development proposed would be inappropriate, representing an unacceptable incursion into the countryside setting of the village. The site is therefore considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered to be achievable.	No	No	No	No
33/015a	Much Hadham	Wheatcroft	0.57	N - This greenfield site forms a small part of site 33/015. The site is well related to the existing built up area of the village, although achieving a suitable access may be an issue. At present the site is considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered to be achievable.			Up to 14 dwellings Site considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham	
33/016	Much Hadham	Former Hadham Station	0.37	N - This is a greenfield site to the south-west of Much Hadham. It is largely covered with woodland although there are no TPO's on the site itself. The site is adjacent to the existing village boundary and access could be achieved from Millers View. Development of the site may be considered appropriate; however, the site is currently outside of the village boundary, within the Rural Area Beyond the Green Belt. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable			Up to 9 dwellings Site considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham.	
35/001	Standon	A10 Timber Company	1.74	N - This is a brownfield site currently in employment use. It is located within the Rural Area Beyond the Green Belt, within a Group 3 settlement that has very limited access to local services and facilities. Therefore, while continued employment use on site is considered appropriate, residential redevelopment would be unsuitable.	N - While the site has been promoted through the Call for Sites on behalf of the landowner, development would result in the loss of an employment site and therefore is not considered to be currently available.	Y - Site is considered achievable	No	No	No	No
35/002	Standon	Burrs Meadow	0.48	N - This is a greenfield site, adjacent to the village boundary. While it is well related to the existing settlement, it is considered to be unsuitable as it lies within the Rural Area Beyond the Green Belt and is currently designated as protected open space.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
35/003	Standon	Lilymead	0.47	N - The majority of the site lies outside of the settlement boundary, within the Rural Area Beyond the Green Belt and, as a whole, is therefore considered to be unsuitable. It is, however, well related to the existing settlement. The western part of the site is located within the settlement boundary and is therefore considered to be deliverable. Any proposals would need to give consideration to the proximity of the site to the Conservation Area.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Up to 2 dwellings On part of site within settlement boundary		Up to 12 dwellings On site as a whole, subject to a review of the village boundary through a Neighbourhood Plan for Standon and Puckeridge.	
35/004	Standon	Land at Café Field (land north of A120)	11.24	N - This is a large greenfield site, located immediately north of the A120, and reasonably well related to the existing settlement. While development of the entire site would be contrary to Group 1 village policy, it could enable the delivery of 10% growth within the village as envisaged by the draft District Plan. However, at present the site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt. The site is currently subject to Planning Application 3/15/2081/OUT for up to 205 dwellings.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 146 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon and Puckeridge.	
35/005	Standon	Land to rear of Lamb and Flag PH	2.93	N - This is a greenfield site located in Colliers End. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt. While development on the edge of Group 2 villages can be delivered through Neighbourhood Plans, development of this site would lead to an unacceptable incursion into the countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/007	Standon	Land south of Dowsetts Lane	5.79	N - This site is located to the north of Colliers End. The site is detached from the settlement and development would result in an unacceptable incursion into the countryside. As such it is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable. The demolition of existing units and remediation of the site would be required.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
35/008	Standon	Land north of St Mary's Church	0.5	N - This is a greenfield site located in Colliers End, a Group 2 village. While located within the Rural Area Beyond the Green Belt, the site is located adjacent to existing development. Although it would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 10 dwellings The site is considered deliverable subject to an amendment to the settlement boundary through a Neighbourhood Plan for Standon.	
35/010	Standon	Former Kerry Foods site	1.19	Please note that these sites have not been assessed as they are allocated employment sites.						
35/011	Standon	Hopsons Site	0.93	Please note that these sites have not been assessed as they are allocated employment sites.						
35/012	Standon	Land north of Barnacres	0.06	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
35/013	Standon	Camps Field	5.63	N - This is a greenfield site located in Colliers End. It is a large site, the majority of which would be inappropriate due to an unacceptable incursion into the countryside. However the south western parcel of the site is well related to existing development and could be brought forward for small scale development through a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 10 dwellings The site is considered deliverable subject to an amendment to the settlement boundary through a Neighbourhood Plan for Standon.	

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35/014	Standon	Slaughterhouse/Orchard (land opposite St Mary's Church)	0.25	N - This is a greenfield site located in Colliers End, a Group 2 village. While located within the Rural Area Beyond the Green Belt, the site is located adjacent to existing development. Although it would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	Up to 6 dwellings The site is considered deliverable subject to an amendment to the settlement boundary through a Neighbourhood Plan for Standon.	No
35/015	Standon	Ryders Mead	1.84	N - This site is located to the north of Colliers End. The site is detached from the settlement and development would result in an unacceptable incursion into the countryside. As such it is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/016	Standon	Land at Wickham Hill	8.72	N - The site consists of two distinct fields divided by a mature tree row which runs along the northern axis, both in agricultural use. The western field is partially located within Flood Zone 2 and is also at risk of surface water flooding. This part of the site also contains a Scheduled Ancient Monument and is covered by an Area of Archaeological Significance. Development of the entire site would lead to a scale of development that would be contrary to Group 1 village policy, although a smaller scale of development adjacent to existing development could be appropriate. The site is within the Rural Area Beyond the Green Belt and is therefore unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 30 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon	
35/017	Standon	The Chestnuts & Glanton	0.9	N - This site is located within the Rural Area Beyond the Green Belt and partly within Flood Zone 2 and 3 with a risk of surface water flooding. In light of the recent appeal decision on land to the east of Cambridge Road, development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 23 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon.	

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35/018	Standon	Bromley Farm Yard	0.33	N - This site is located within the Rural Area Beyond the Green Belt. Any development in this location would represent an encroachment into the countryside. Bromley is a Group 3 village with little or no access to services and facilities and is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/019	Standon	Land west of Arches Hall Cottages	1.09	N - This is a greenfield site, located within the Rural Area Beyond the Green Belt. Latchford is a Group 3 village with very limited access to services and facilities and is therefore considered to be an unsuitable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/033	Standon	Land west of Cambridge Road	1.77	N - This site is located within the Rural Area Beyond the Green Belt and partly within Flood Zone 2 and 3 with a risk of surface water flooding. In light of the recent appeal decision on land to the east of Cambridge Road, development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	N - The site was promoted through the previous Local Plan process. It is unknown whether the site is still available.	Y - Site is considered achievable.			Up to 30 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon.	
35/034	Standon	Land east of Cambridge Road	1.98	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
35/036	Standon	Land east of Buntingford Road	0.53	N - This is a greenfield site located adjacent to Buntingford Road. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt and is identified as a Scheduled Monument.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/037	Standon	Land Adjacent to Stortford Road	2.47	N - This is a greenfield site located off Stortford Road within the Rural Area Beyond the Green Belt, adjacent to the existing settlement boundary. Development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 30 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon.	

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35/038	Standon	Land at Mentley Lane West	1.8	N - This greenfield site is located within the Rural Area Beyond the Green Belt to the west of the A10. The site is considered to be unsuitable for development as it is isolated from the existing built up area of Puckeridge due to the presence of the A10. In addition, part of the site is located within Flood Zone 3.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
36/001	Stanstead Abbots	Kitten Hill (land east of Hunsdon Road & north of Roydon Road)	3.38	N - This is a greenfield site located outside of the village boundary. The site is unsuitable as it is within the Green Belt, is not well related to the existing settlement and development would result in an unacceptable incursion into open countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
36/002	Stanstead Abbots	Land north of Marsh Lane	1.32	N - The site is relatively well related to the existing settlement. However it is unsuitable as it is located within the Green Belt and the Lee Valley Regional Park. It is also partly designated as Open Space and lies within Flood Zones 2 and 3.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
36/003	Stanstead Abbots	Land north of Marsh Lane (adjacent to the Mill Stream)	0.22	Y - This is a greenfield site within the Green Belt and the Lee Valley Regional Park and has been proposed for use as a private marina. The site is considered suitable for the proposed use subject to an assessment of the potential impact on the wildlife site.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Site is considered deliverable for proposed use.			
36/006	Stanstead Abbots	David Websters	1.34	Please note that this site has not been assessed as it is in current employment use.						
36/007	Stanstead Abbots	Land off Netherfield Lane (north of David Websters)	1.35	N - This is a greenfield site located immediately to the south of Stanstead Abbots outside of the village boundary. While the site is well related to the existing settlement it is unsuitable as it is within the Green Belt and the Lee Valley Regional Park.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
36/008	Stanstead Abbots	Tennis Court, 1 The Abbots	0.91	N - This is a greenfield site currently in use as a private garden with a tennis court and storage facilities on site. It is unsuitable as it is within the Green Belt, would result in an unacceptable incursion into the countryside and is poorly related to the existing settlement	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
36/016	Stanstead Abbots	Land at Willowthorpe	0.94	N - This is a part greenfield, part brownfield site with a residential care home, located to the north of the High Street, immediately adjacent to residential development. While the site is relatively well related to the existing settlement, it is unsuitable as it is located in the Green Belt and Lee Valley Regional Park and is also partly within Flood Zones 2 and 3.	N - Site has been identified through the 2007 Local Plan process. It is not known whether the land is still available.	Y - Site is considered achievable.	No	No	No	No
36/017	Stanstead Abbots	Atkin Bros Nursery	1.2	N - This is a brownfield site located to the south of Marsh Lane which is currently in use as a nursery. While the site is relatively well related to the existing settlement, it is unsuitable as it is located in the Green Belt and Lee Valley Regional Park and is also partly within Flood Zones 2 and 3.	N - Site has been identified through the 2007 Local Plan process. It is not known whether the land is still available.	Y - Site is considered achievable. The demolition of existing units would be required to redevelop this site.	No	No	No	No
36/018	Stanstead Abbots	Land West of Chapelfields	0.34	N - This greenfield site is located on the edge of Stanstead Abbots. The site is considered to be unsuitable as it is located within the Green Belt. However, as a Group 1 village the site could be delivered through a Neighbourhood Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	Up to 9 dwellings The site is considered deliverable subject to a review of the Green Belt through a Neighbourhood Plan for Stanstead Abbots.	No
37/001	Stanstead St Margarets	Land north and south of A414	45.8	N - This is a greenfield site consisting of two large parcels of land separated by the A414 located within the Green Belt. The site forms part of the strategic gap between the settlements of Hoddesdon, Stanstead St Margarets and Great Amwell. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
37/002	Stanstead St Margarets	Land west of Ware Road	18.03	N - This is a greenfield site which lies between the A10 and the A1170 within the Green Belt. The site forms part of the strategic gap between the settlements of Hoddesdon, Stanstead St Margarets and Great Amwell. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
37/003	Stanstead St Margarets	The Wilderness (land between Hoddesdon Road & the New River)	0.48	Y - This is a greenfield site, the majority of which is within the settlement boundary and is therefore suitable. A small section of the site is located within Flood Zone 2. The southern section of the site lies on the other side of the A414, within the Green Belt, and is therefore unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Up to 10 dwellings On part of site within the settlement boundary.			
37/004	Stanstead St Margarets	Hillside Nursery	1.88	N - This is a brownfield site which lies between the A10 and the A1170 within the Green Belt. The site contains derelict buildings relating to its former use as a nursery. The site forms part of the strategic gap between the settlements of Hoddesdon, Stanstead St Margarets and Great Amwell. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable. Demolition and clearing of the existing units would be required and there is a potential need for remediation work.	No	No	No	No
38/001	Stapleford	Little Gobions	0.31	N - This isolated site is located within the Green Belt, adjacent to Hubbard's Wood Wildlife Site and within an Area of Archaeological Significance. The site is unsuitable as it is within the Green Belt and in a rural location which is remote from local services. It is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
38/002	Stapleford	Hubbards	0.43	N - This isolated site is located within the Green Belt, adjacent to Hubbard's Wood Wildlife Site. The site is unsuitable as it is within the Green Belt and in a rural location which is remote from local services. It is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
40/001	Tewin	Land adjacent to Cowper C of E School	1.49	N - This greenfield site is located adjacent to Tewin Cowper Primary School. Part of the site is designated as open space and is currently in use as allotments. The site promoter has suggested that the southern part of the site could be used to re-locate the allotments. However, while the site is reasonably well related to the existing settlement, it is considered to be unsuitable due to its location within the Green Belt. Development in this location would result in an unacceptable intrusion into the rural setting of the village.	Y - The site is in the ownership of a single landowner and has been promoted through the Call for Sites. Part of the site is currently in use as allotments. However the rental agreement with the Parish Council can be terminated with 12 months notice and there is potential to relocate the allotments to the southern part of the site. It is therefore considered that the site is available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
40/002	Tewin	Seven Acres	1.97	N - This part greenfield, part brownfield site is poorly related to the existing built up area of Tewin. There are a number of existing structures on the site which are not proposed for demolition which would constrain the developable area of the site. Much of the site, including the entire boundary, is covered by a blanket Tree Preservation Order. The site is unsuitable as it is located within the Green Belt	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
40/003	Tewin	Land east of Upper Green Road	1	N - This greenfield site is located east of Upper Green Road. While it is well related to the existing settlement the site is considered to be unsuitable due to its location within the Green Belt. In order for the site to come forward, the Green Belt would need to be reviewed through the District Plan. The emerging Plan identifies Tewin as a Group 2 village, wherein only limited infill development would be appropriate. This site would not constitute limited infill development.	Y - The site has been promoted through the Call for Sites and is assumed to be available although the site is owned by more than one landowner.	Y - Site is considered achievable.	No	No	No	No
40/004	Tewin	Land at junction of Upper Green Road & Tewin Hill	2.23	N - This large greenfield site is located to the north of Tewin. The site is approximately 2 hectares in total although the site promoter has suggested that approximately 0.65 hectares could be suitable for development. While the site is relatively well related to the existing settlement, it is considered to be unsuitable due to its location within the Green Belt. In order for the site to come forward, the Green Belt would need to be reviewed through the District Plan. The emerging Plan identifies Tewin as a Group 2 village, wherein only limited infill development would be appropriate. This site would not constitute limited infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
40/007	Tewin	Land rear of 29 Upper Green Road	0.91	N - This mainly greenfield site is located to the west of Tewin. While adjacent to the existing village boundary, the site is considered to be unsuitable as it is poorly related to the existing settlement, lies within the Green Belt and any development would represent an unacceptable incursion into the countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
40/008	Tewin	Land east of Upper Green Road	0.31	N - This greenfield site is located east of Upper Green Road. While it is well related to the existing settlement the site is considered to be unsuitable due to its location within the Green Belt. In order for the site to come forward, the Green Belt would need to be reviewed through the District Plan. The emerging Plan identifies Tewin as a Group 2 village, wherein only limited infill development would be appropriate. This site would not constitute limited infill development.	Y - The site has been promoted by the landowner through the Call Sites and is therefore considered to be available.	Y - Site is considered achievable.	No	No	No	No
40/022	Tewin	Land at Tewin Grove	69.76	N - This is a very large site to the south east of Tewin which is owned by a number of different plot owners. The site is considered to be unsuitable as it is located within the Green Belt and is very poorly related to the existing settlement. Development in this location would result in an unacceptable intrusion into open countryside.	Y - The site has been promoted by a group of over 70 landowners through the Call for Sites and is considered to be available	Y - Site is considered achievable.	No	No	No	No
41/001	Thorley	Land north of Twyford Bury	0.44	N - This greenfield site is located to the east of the railway line within Thorley Parish. The site is considered to be unsuitable as it is poorly related to the existing settlement of Bishop's Stortford and is located within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
41/002	Thorley	Land south of Whittington Way	53.14	N - This large greenfield site is located to the south of Bishop's Stortford within the bypass. The site is within an Area of Archaeological Significance and is traversed by the Hertfordshire Way footpath. While the site is well related to the existing settlement, it is currently considered to be unsuitable due to its location within the Green Belt. However it should be noted that the site has been identified within the emerging District Plan as a potential housing allocation.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable. The site is of a strategic scale and would require the provision of supporting infrastructure.			750-1,000 dwellings The site is considered to be deliverable subject to a review of the Green Belt. The final yield would depend on the level of infrastructure to be provided.	
41/003	Thorley	Thorley Wash Grange	0.48	N- This site is located to the south of Bishop's Stortford to the west of the A1184 at Thorley Wash Farm. The site is considered to be unsuitable as it is poorly related to the existing settlement of Bishop's Stortford and is located within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
41/005	Thorley	Land at Pig Lane	10.91	N - This greenfield site is located to the east of the railway line within Thorley Parish. The site is considered to be unsuitable as it is poorly related to the existing settlement of Bishop's Stortford and is located within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
41/007	Thorley	Land east of London Road	0.74	N - This greenfield site is located to the east of Thorley Street. While the site is reasonably well related to existing development, the site is considered to be unsuitable as it is located in the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
41/008	Thorley	Land at 1 Thorley High	0.45	N - This greenfield site is located to the east of Thorley Street. While the site is reasonably well related to existing development, the site is considered to be unsuitable as it is located in the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/001	Thundridge	The Football Pitches (land south of Dane End Road)	8.5	N- This greenfield site is located to the north west of High Cross, a Group 2 village. The northern part of the site is designated as open space and is used as playing pitches. The considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt, is poorly related to the existing settlement and would represent an unacceptable incursion of built development into open countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/002	Thundridge	Land rear of Rennesley Farm	0.97	N - The site is reasonably well related to the existing village. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/003	Thundridge	Land east of Cambridge Road	1.25	N - The site is reasonably well related to the existing village. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/004	Thundridge	Land rear of Puller Memorial JMI	1.09	N - This greenfield site is located to the east of the school. The site is reasonably well related to the existing urban area. Access is considered to be a significant constraint and although this could be achieved if the site is brought forward alongside site 42/008, this would result in a cumulative total of development that would be inappropriate in a Group 2 village.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

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42/005	Thundridge	Land south of Cold Christmas Lane	1.13	N - The site is reasonably well related to the existing village. Development would not represent infill development in a Group 2 village and could not come forward through a Neighbourhood Plan due to its location in the Green Belt, and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/006	Thundridge	Sutes Farm	1.47	Please note that this site has not been assessed as it is in current employment use.						
42/007	Thundridge	Land north of 24 Cambridge Cottages	0.19	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
42/008	Thundridge	Land to rear of Cambridge Cottages	1.15	N - This is a greenfield site that is reasonably well related to the existing settlement. Access could be achieved from the north of the site. Although it would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan. However, the site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 10 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Thundridge	
42/009	Thundridge	Land north of North Drive	0.71	Y - This is a greenfield site which now lies outside the settlement boundary. Access to this site is considered to be a major constraint, and as such it is considered that the site is unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/010	Thundridge	Land at Oakley Coach Builders	0.57	N - The site is currently in use as open storage. It is adjacent to the village boundary and existing employment use. The site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			The site could be appropriate for employment use subject to a review of the village boundary through a Neighbourhood Plan for Thundridge	

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42/011	Thundridge	Land at Oakley Coach Builders	1.5	N - The site is adjacent to the village boundary and existing employment use. The site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			The site could be appropriate for employment use subject to a review of the village boundary through a Neighbourhood Plan for Thundridge.	
42/012	Thundridge	Sawtrees Yard	0.26	N - The site is unsuitable as it lies within Rural Area Beyond Green Belt and is isolated from any existing settlement.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/013	Thundridge	Land south of Cold Christmas Lane (adjacent to Swangles Farm)	18.44	N - The site is unsuitable as it lies within Rural Area Beyond Green Belt and is isolated from any existing settlement, and would represent an unacceptable incursion of built development within an open countryside setting.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/014	Thundridge	Land south of North Drive	0.86	N - This is a greenfield site located immediately adjacent to the existing village boundary. Following planning permission for the site immediately to the west, it is unlikely that this site could be accessed. It is therefore considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/017	Thundridge	Land south of The Rectory	0.78	Y - This is a greenfield site which lies within the village boundary. While very well related to existing development, it is considered that this site performs an important role in maintaining the character of the village. As such it is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/030	Thundridge	Land south of Cold Christmas Lane	13.2	N - This is a large greenfield site to the south of Thundridge. The site is considered to be unsuitable as it is located in the Green Belt, is poorly related to the existing settlement and would represent an unacceptable incursion of built development into an open countryside setting.	N - Land ownership is unknown	Y - Site is considered achievable.	No	No	No	No
42/032	Thundridge	Land adjacent to Oaklands	1.33	N - This greenfield site lies adjacent to the village boundary to the north west of High Cross. The site is considered to be unsuitable as it lies within the Rural Area Beyond the Green Belt, is poorly related to the existing settlement and would represent an unacceptable incursion of built development into an open countryside setting.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

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42/033	Thundridge	Land west of Cambridge Road	3.8	N - This large greenfield site is located to the west of Thundridge, a Group 2 village. While it is relatively well related to the existing settlement, the site is considered to be unsuitable due to its location within the Green Belt and development would result in an unacceptable incursion into an open countryside setting.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/034	Thundridge	Land north of North Drive (west of A10)	1.61	N - This greenfield site lies to the east of High Cross and immediately adjacent to the existing village boundary, with the A10 to the east. Access to this site is considered to be a major constraint, and as such it is considered that the site is unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/035	Thundridge	Land adjacent to Thundridge House	1.02	N - This is a greenfield site located off Poles Lane within a designated Wildlife Site. The site is considered to be unsuitable as it is within the Green Belt and is poorly related to the existing settlement.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
43/002	Walkern	Land to the north east of Stevenage, Boxbury Farm & Chells Farm	248	N - This is a large greenfield site predominantly in agricultural use. The southern part of the site lies immediately to the east of Stevenage and the northern half of the site is located to the east of Box Wood, an Ancient Woodland and Conservation Wildlife site. The southern half could be appropriate as part of an urban extension to Stevenage, although consideration would have to be given to the impact on the Beane valley. The site is currently unsuitable due to its location within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.				The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.

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43/003	Walkern	Chells Field (land south of Stevenage Road & east of Gresley Way)	9.82	N - This is a greenfield site located to the east of Gresley Way in Stevenage. The site could be appropriate as part of an urban extension to Stevenage, although consideration would have to be given to the impact on the Beane valley. The site is currently unsuitable due to its location within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.				The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.
43/004	Walkern	Land to the rear of the White Lion PH	0.54	N - The site is located on the eastern side of the village, adjacent to the village boundary, and is reasonably well related to existing development. The site is considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt. Winters Lane is also extremely narrow which is likely to cause severe access difficulties.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
43/005	Walkern	Land to rear of 6-7 Clay End Road	0.13	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Any development in this location would represent an encroachment into the countryside. Clay End is a very small Group 3 village with little or no access to services and facilities and is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
43/006	Walkern	Land to the east of Clay End Road	0.16	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Any development in this location would represent an encroachment into the countryside. Clay End is a very small Group 3 village with little or no access to services and facilities and is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
43/007	Walkern	Land to rear of 5 Clay End Road	0.2	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
43/008	Walkern	Land adjacent to 1 Clay End Road	0.18	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						

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43/009	Walkern	Land to the rear of 19-39 Aubries	1.89	Site not assessed as permission has been granted and the principle of development is therefore accepted.						
43/010	Walkern	Land adjacent to Granary Cottage	0.34	N - This is a greenfield site located adjacent to the village boundary, within the Walkern Conservation Area and opposite Grade II listed buildings to the north. The site is relatively well related to the existing built up area, however, the site is currently considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 9 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Walkern.	
43/011	Walkern	Land north of Manor View	0.12	N - This is a greenfield site located adjacent to the village boundary, within the Walkern Conservation Area. The site is relatively well related to the existing built up area, however, the site is currently considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 3 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Walkern.	
44/001	Wareside	Land north of Ware	39.43	N – This large greenfield site is located in the Green Belt to the north of Ware, adjacent to Fanhams Hall, a registered Park and Garden. The site is currently unsuitable; however, it offers the opportunity to provide a sustainable urban extension to Ware subject to a review of the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north and east of Ware, subject to a review of the Green Belt

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44/002	Wareside	Appleton Farmyard	0.28	N - This is a brownfield site to the north of Babbs Green, a very small Group 3 settlement, which contains a number of existing farm buildings. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt and is isolated from local services and facilities.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
44/003	Wareside	Land south of St Georges Cottages	0.18	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
44/004	Wareside	Land adjacent to Appleton Farm	0.69	N - This is a greenfield site to the north of Babbs Green, a very small Group 3 settlement. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt and is isolated from local services and facilities.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
44/005	Wareside	Land to the north & east of Ware	99.18	N – This large greenfield site is located in the Green Belt to the north and east of Ware. The site is currently unsuitable; however, it offers the opportunity to provide a sustainable urban extension to Ware subject to a review of the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north and east of Ware, subject to a review of the Green Belt
44/006	Wareside	Land west of Great Cozens	1.5	N – This greenfield site is located in the Green Belt to the north east of Ware, partly within an Area of Archaeological Significance. The site is currently unsuitable; however, the site does relate well to other SLAA sites in the area, and there may be potential for strategic scale development, including necessary services and facilities, which would relate well to Ware.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, as part of a wider scheme, to the north and east of Ware, subject to a review of the Green Belt

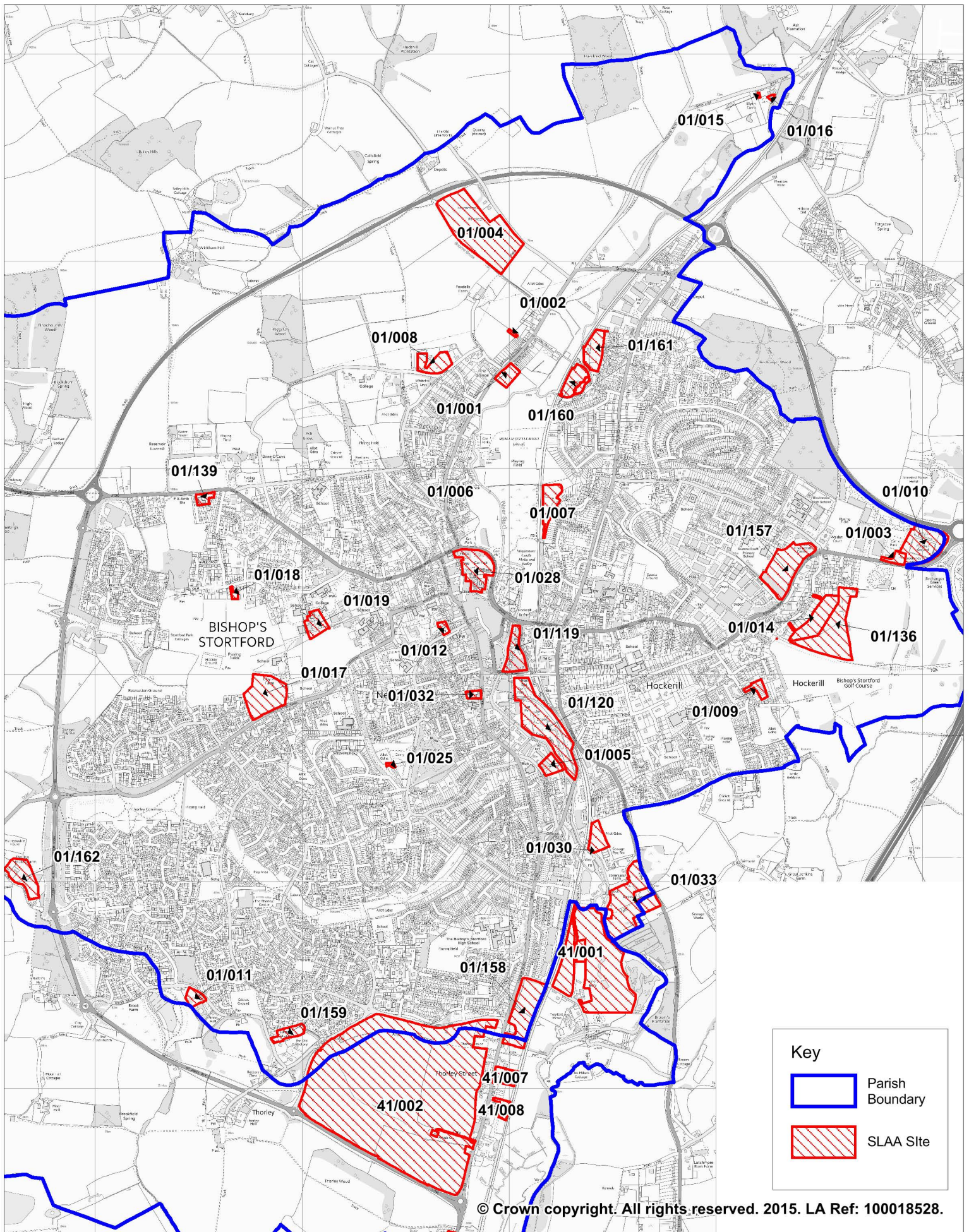
SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
45/001	Watton-at-Stone	Watton-at-Stone Depot	0.39	Y – This brownfield site is located within the built up area of Watton-at-Stone where the principle of development is acceptable. The portakabins which were stored there by the previous tenant have all been removed and just two small, obsolete workshop buildings remain. It has not been in employment use and therefore Policy EDE2 does not apply. The premises have been vacant for over four years.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable, although means of access will need to be formalised with a third party owner.	Up to 10 dwellings The site is considered deliverable			
45/002	Watton-at-Stone	Land and buildings at Perrywood Lane	0.71	N – This brownfield site is located to the south of Watton-at-Stone, adjacent to a designated Wildlife Site. The site is also located within an Area of Archaeological Significance. Planning permission for residential development has previously been refused. The site is considered to be unsuitable due its rural location within the Green Belt.	Y - The site has been promoted through the Call for Sites by two landowners and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
45/003	Watton-at-Stone	Land at 22 Great Innings North	0.11	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
45/004	Watton-at-Stone	Land north of 25 Walkern Road	2.08	N - This greenfield site is located to the north of Watton at Stone, a Group 1 settlement. The site lies within an Area of Archaeological Significance. While the site is well related to the existing settlement, it is currently considered to be unsuitable due its location within the Green Belt. However, the site, together with adjacent land, has been proposed for release from the Green Belt through the emerging District Plan and could help enable the delivery of 10% growth within the village.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 52 dwellings The site is considered deliverable subject to a review of the Green Belt through a Neighbourhood Plan for Watton at Stone.	
45/007	Watton-at-Stone	Land north of Great Innings North	2.2	N - This greenfield site is located to the north west of Watton at Stone, a Group 1 settlement. While the site is well related to the existing settlement, it is currently considered to be unsuitable due its location within the Green Belt. However, the site, together with adjacent land to facilitate access, has been proposed for release from the Green Belt through the emerging District Plan and could help enable the delivery of 10% growth within the village.	Y - Although not promoted through the Call for Sites, landowner and intentions are known. Site is therefore considered to be available.	Y - Site is considered achievable.			Up to 55 dwellings The site is considered deliverable subject to a review of the Green Belt through a Neighbourhood Plan for Watton at Stone.	

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
45/009	Watton-at-Stone	The Allotments	1.3	N - This greenfield site is located to the south of Watton at Stone within an Area of Archaeological Significance. Whilst the site has a reasonable relationship to the form of the village, it is not clear how a satisfactory access could be provided to the site. The site is currently considered to be unsuitable as it is located within the Green Belt and is currently in allotment use and safeguarded as such in the Local Plan.	N - The site was not submitted through the Call for Sites and it is therefore not known whether the site is available.	Y - Site is considered achievable.	No	No	No	No
46/001	Westmill	Land south of Cherry Green Lane (between Pantiles & Gaynors Farm)	0.6	N - This greenfield site is located to the west of Westmill, a Group 2 village. Although it would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan. However, the site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	Up to 10 dwellings The site is considered to be deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Westmill	No
47/001	Widford	Adams Farm	0.53	Y - This site is located to the east of Widford, a Group 2 village. Part of the sites lies within an Area of Archaeological Significance. Development of the part of the site that is located within the built up area is considered to be suitable as it constitutes infill development in a Group 2 village. The area outside of the built up area is unsuitable as it is subject to Rural Area Beyond the Green Belt policy.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Up to 5 dwellings The site is considered deliverable			
47/002	Widford	Land to rear of Adams Farm	1.66	N - This relatively large greenfield site is located to the east of Widford, a Group 2 village. The site is considered to be unsuitable as it is poorly related to the existing settlement and is located within the Rural Area Beyond the Green Belt. Development would also constitute an unacceptable incursion into open countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

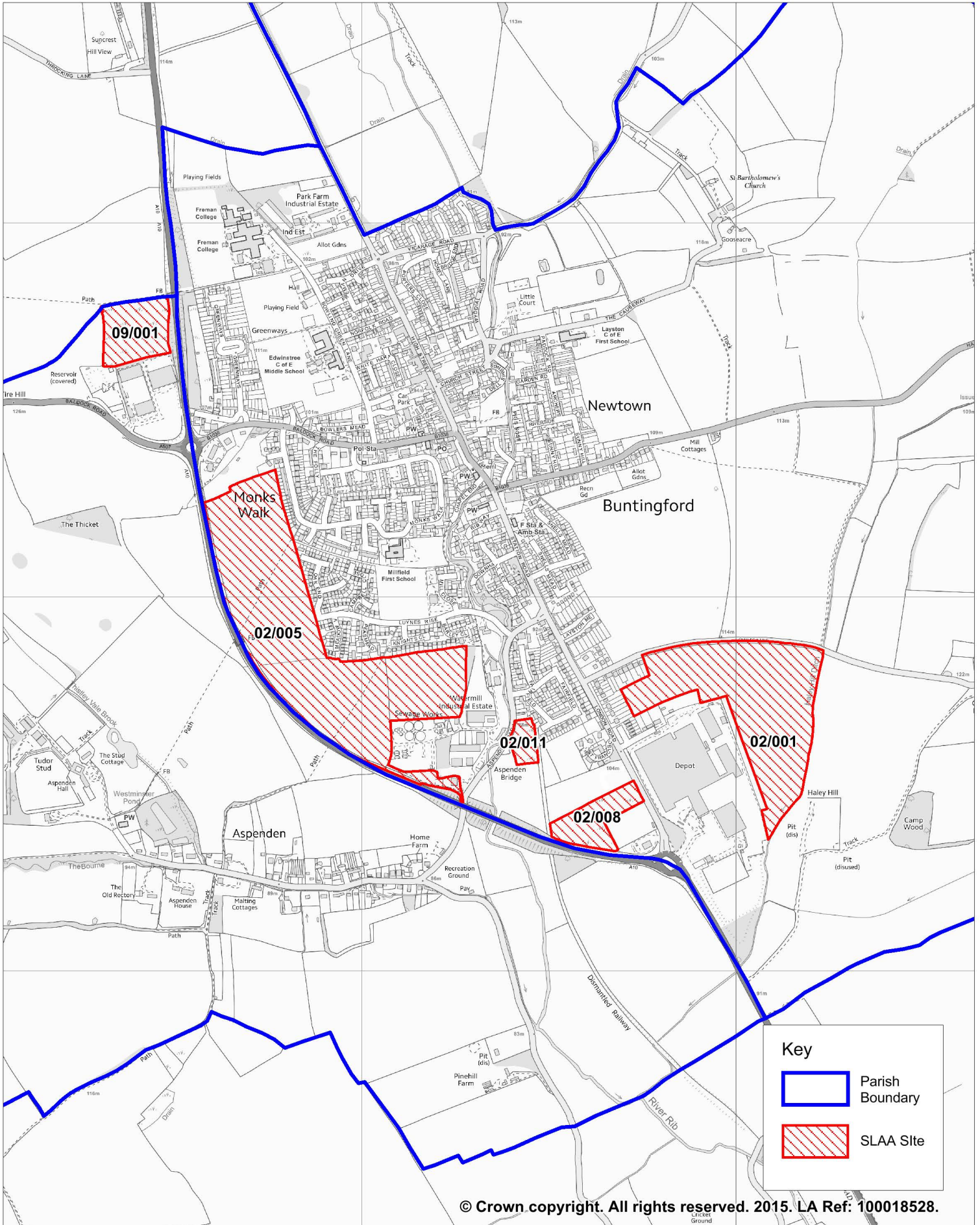
SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
47/011	Widford	Martletts	1.12	N - This relatively large greenfield site is located to the south of Widford. Although it would not represent infill development in a Group 2 village, the site could be brought forward if identified within a Neighbourhood Plan. However, the site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	Up to 10 dwellings The site is considered to be deliverable subject to a review of the settlement boundary through a Neighbourhood Plan for Widford.	No

SLAA SITE MAPS

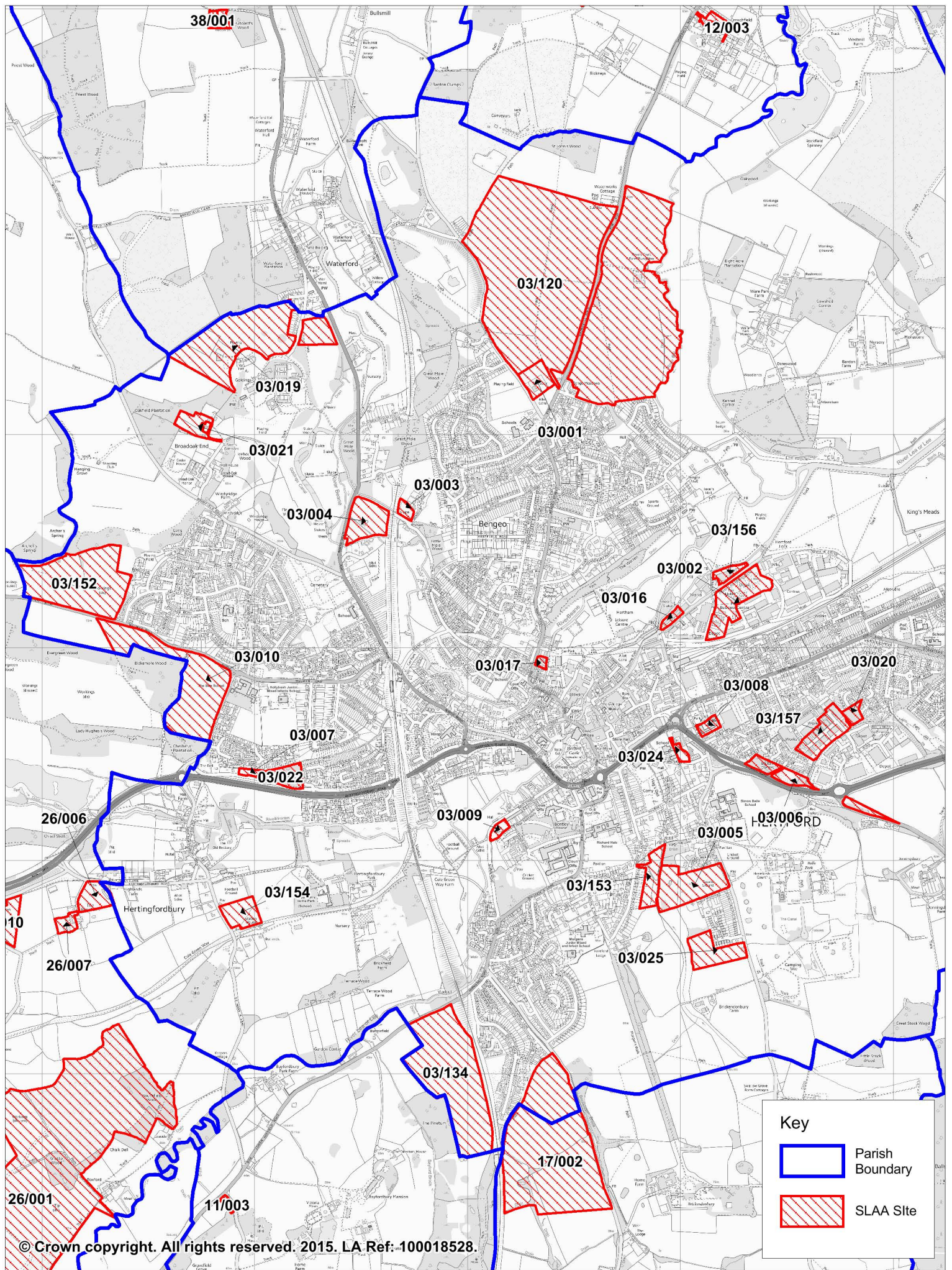
SLAA Sites: Bishop's Stortford Parish (01)



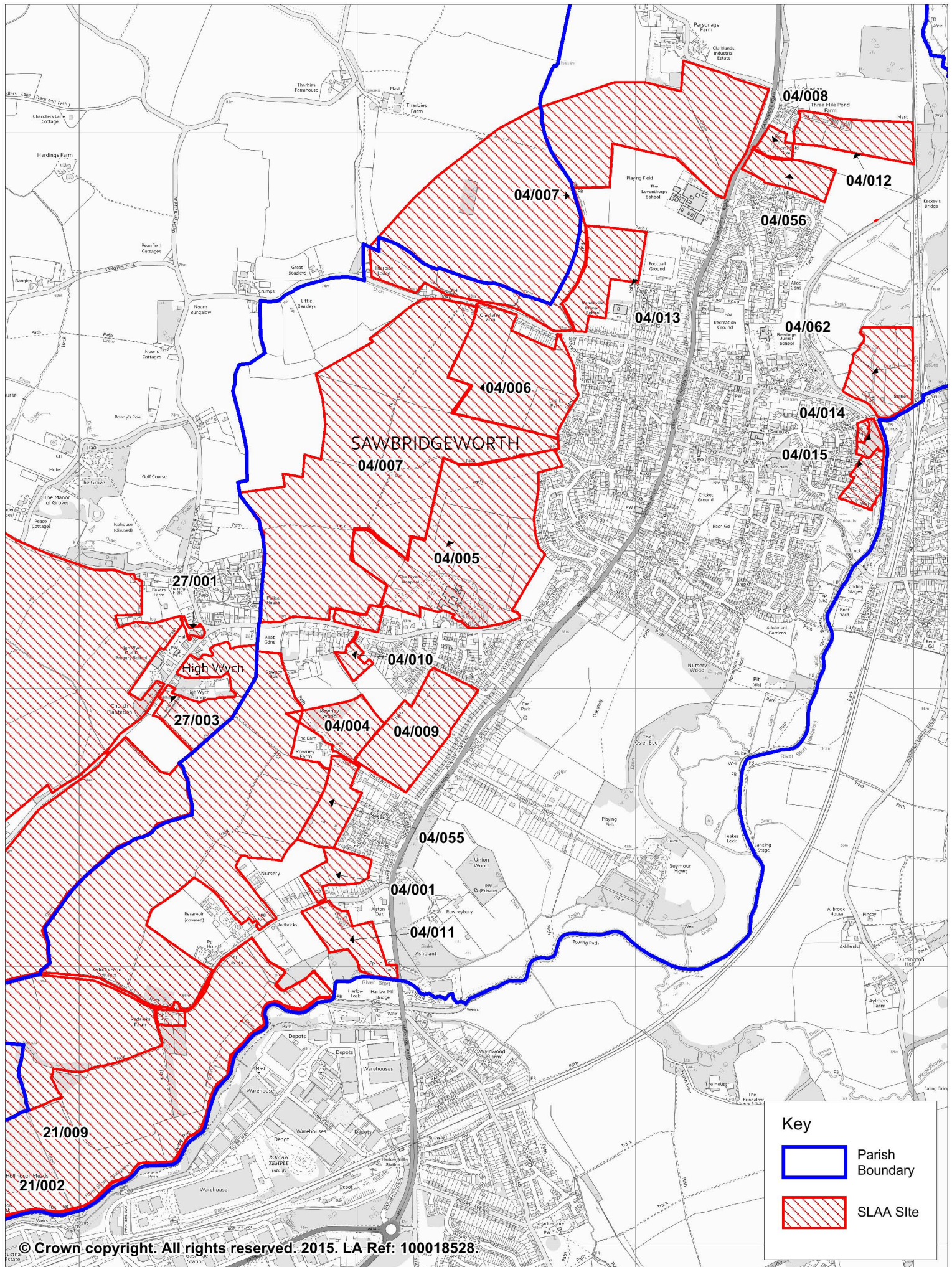
SLAA Sites: Buntingford Parish (02)



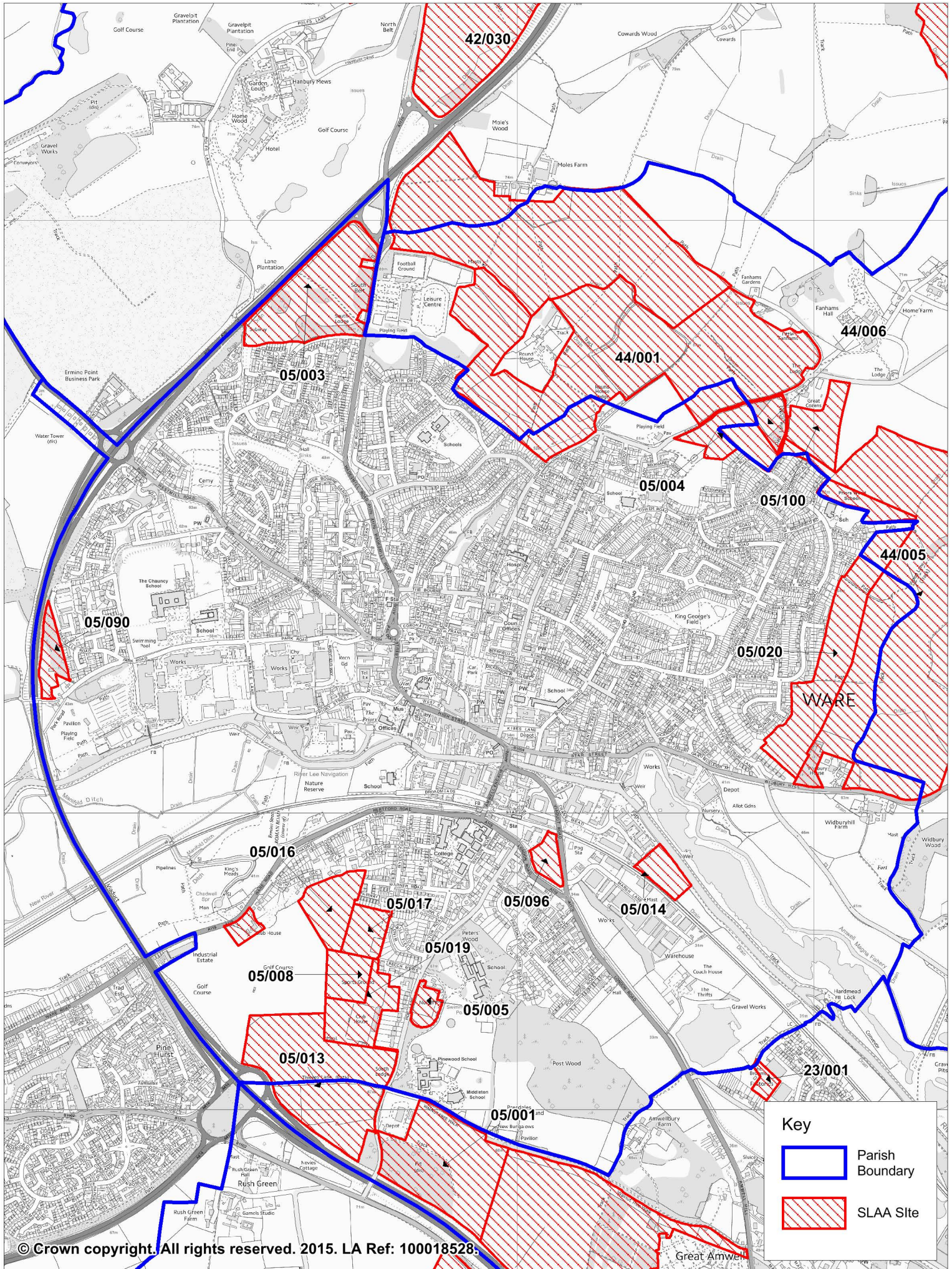
SLAA Sites: Hertford Parish (03)



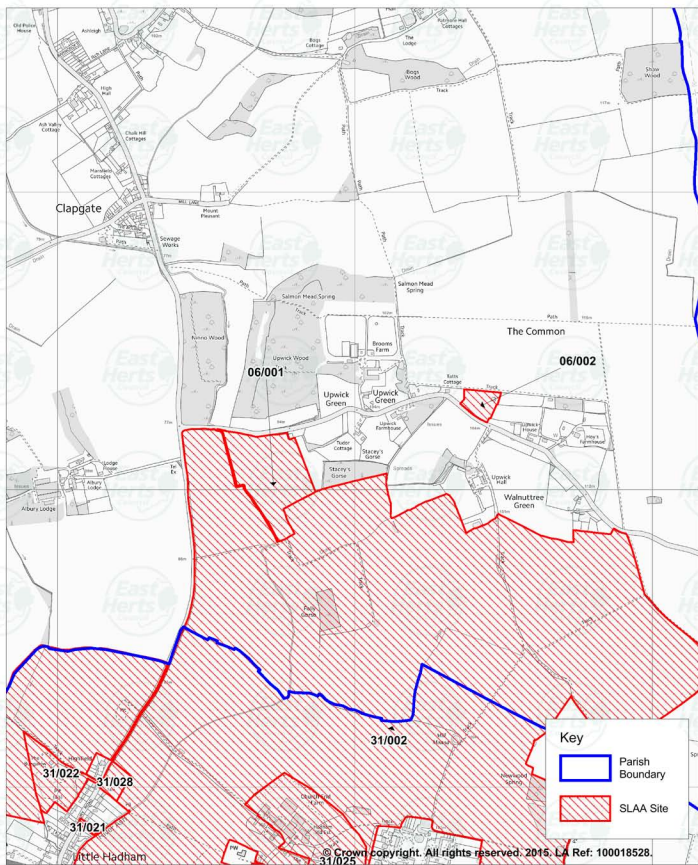
SLAA Sites: Sawbridgeworth Parish (04)



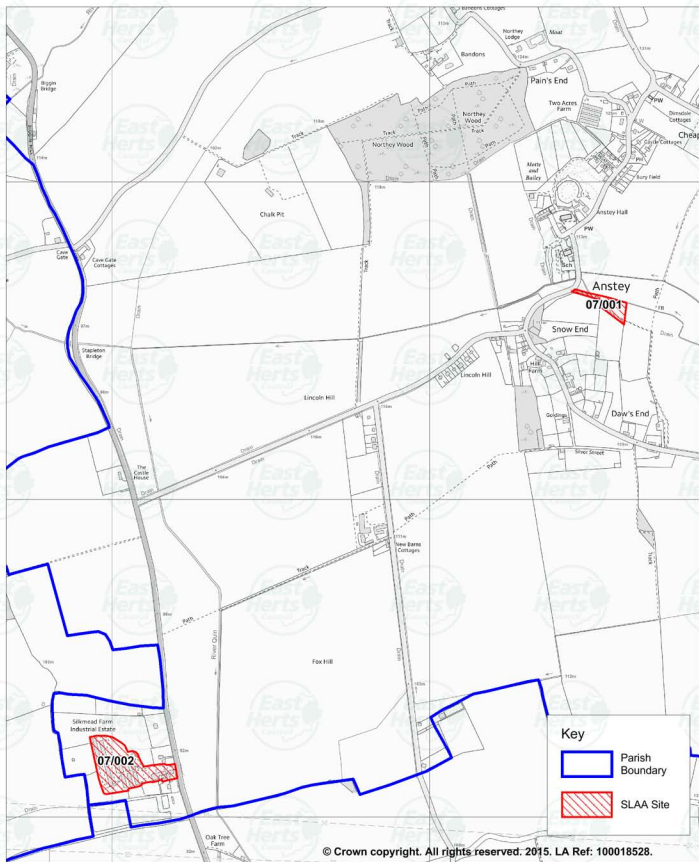
SLAA Sites: Ware Parish (05)



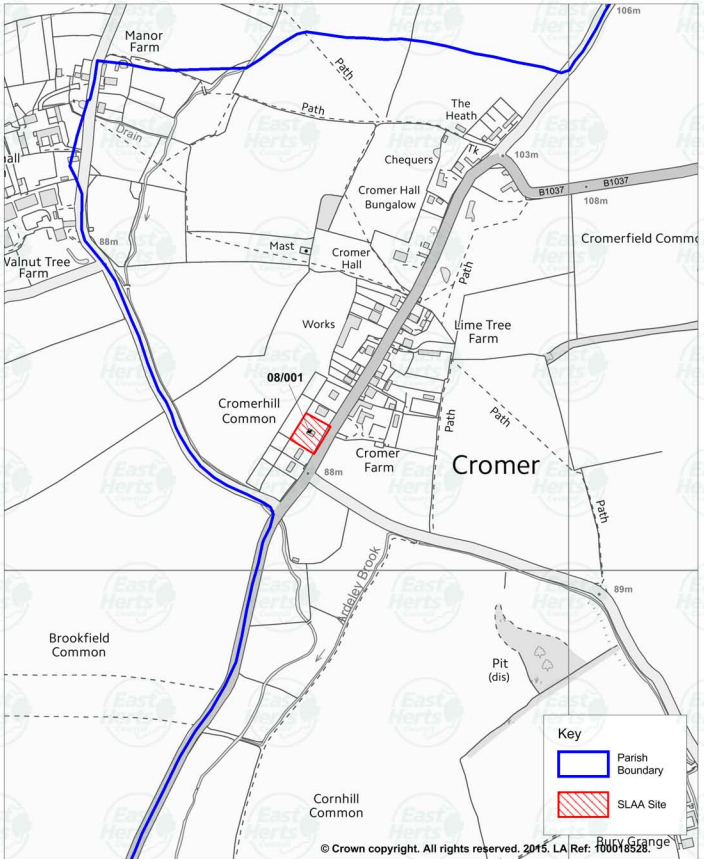
SLAA Sites: Albury Parish (06)



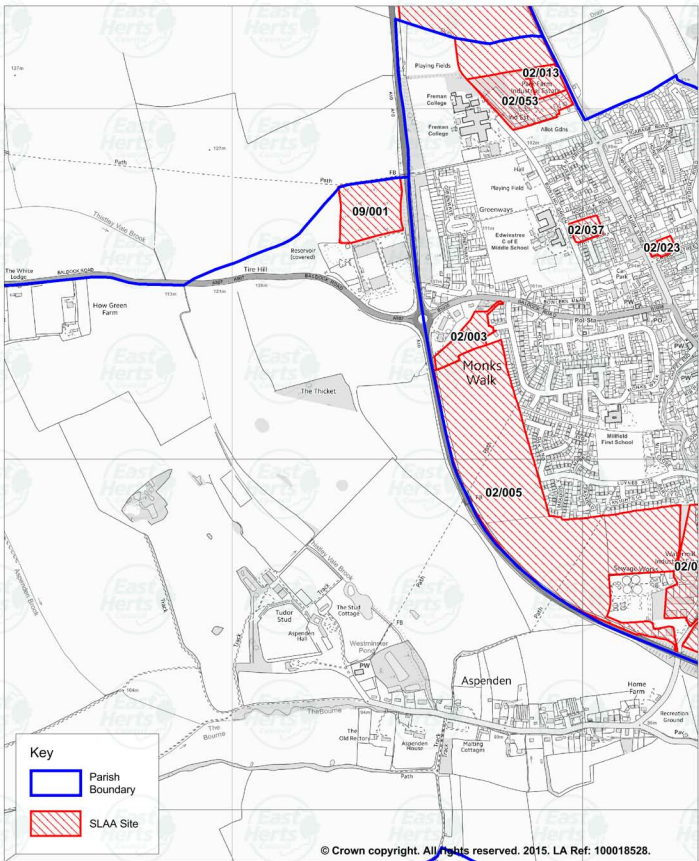
SLAA Sites: Anstey Parish (07)



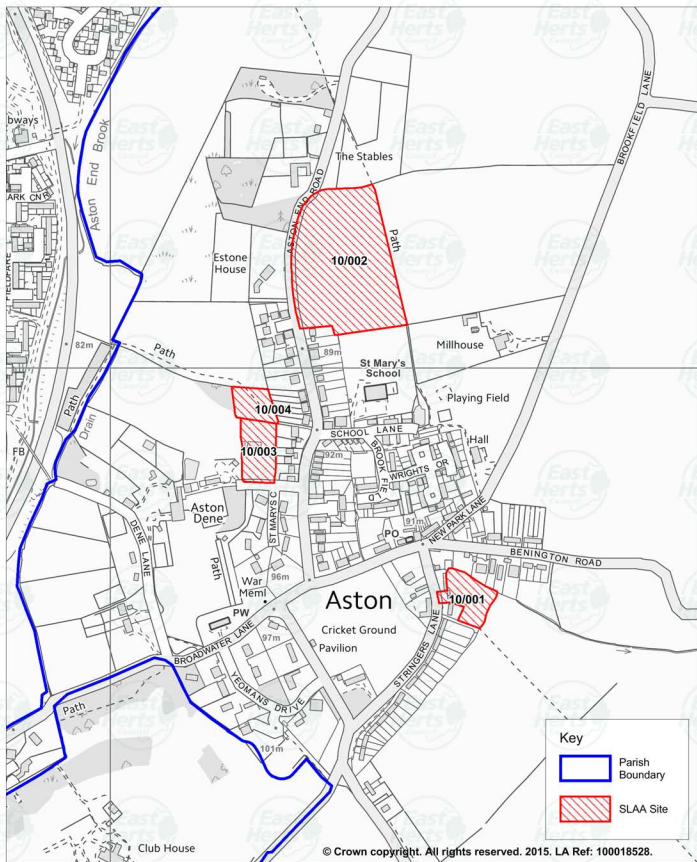
SLAA Sites: Ardeley Parish (08)



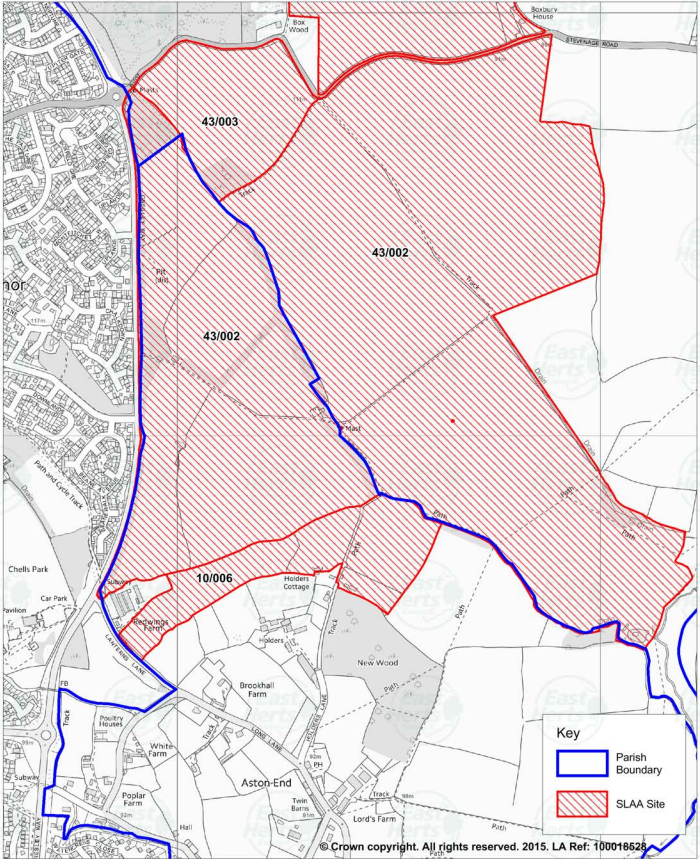
SLAA Sites: Aspenden Parish (09)



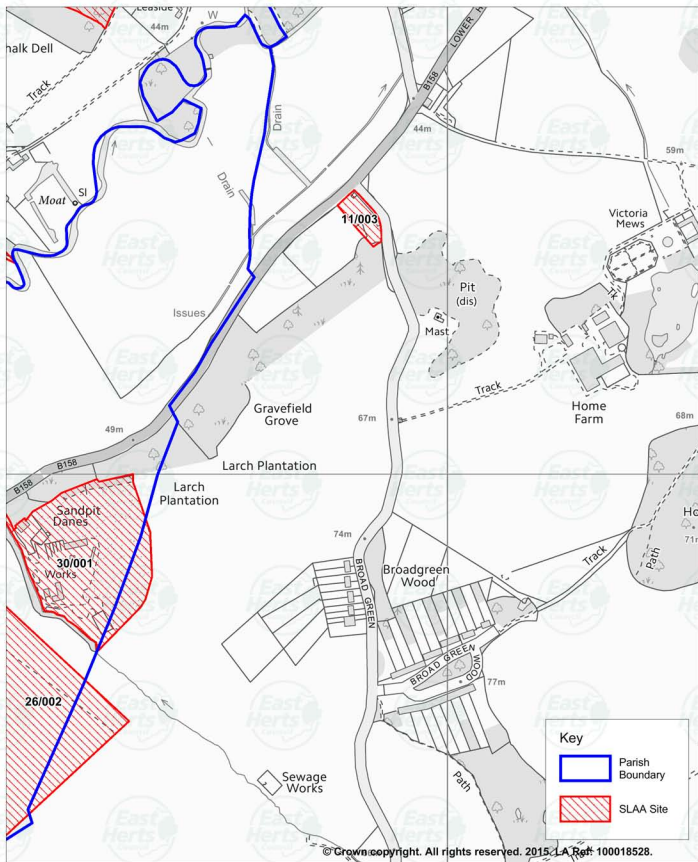
SLAA Sites: Aston Parish (10)



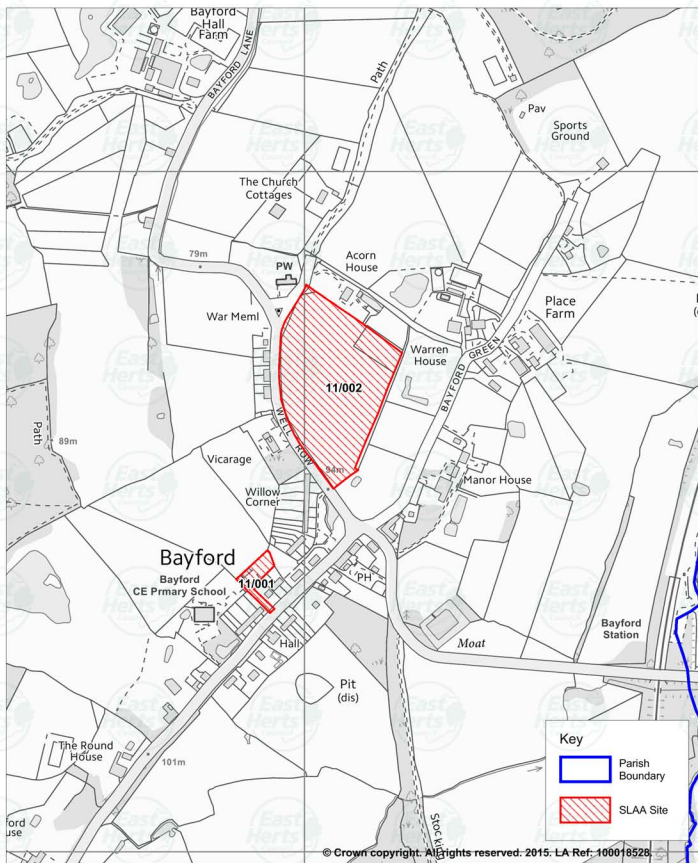
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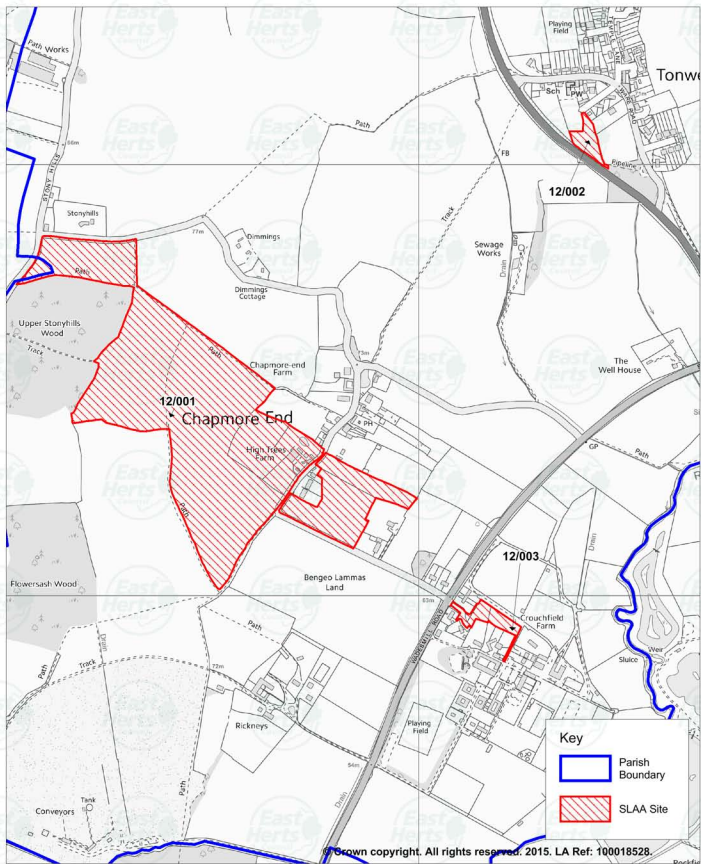
SLAA Sites: Bayford Parish (11)



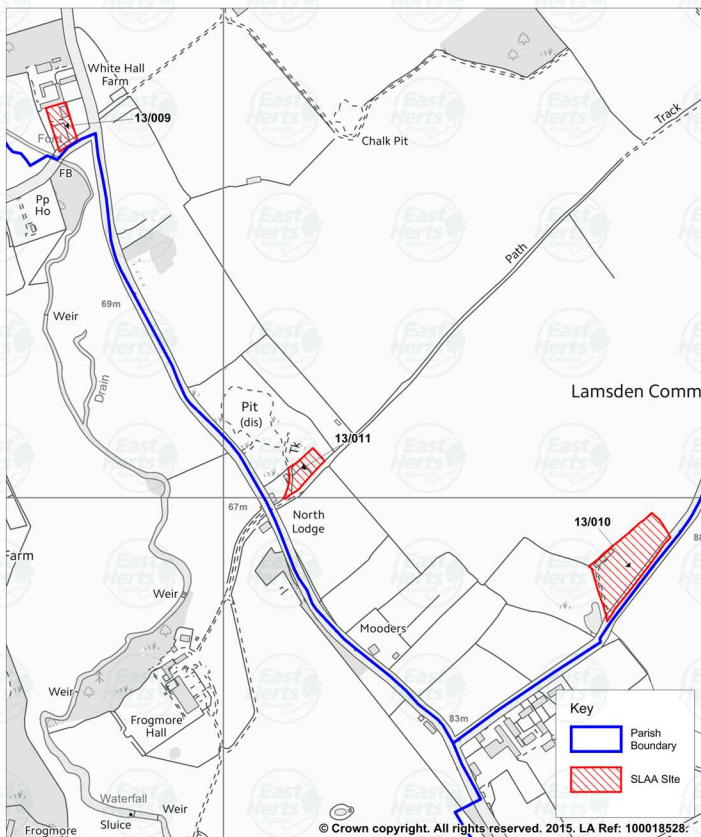
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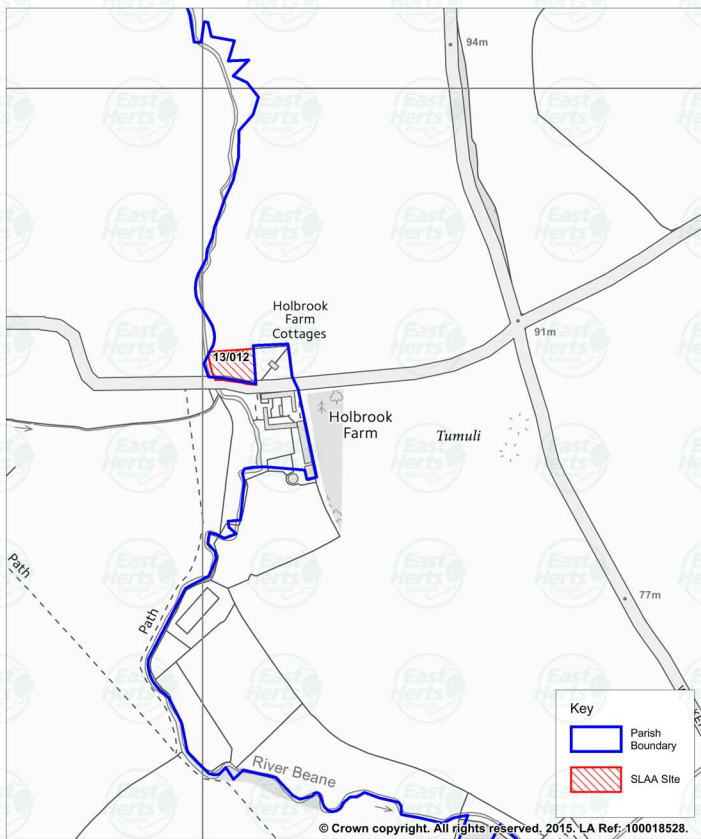
SLAA Sites: Bengoe Rural Parish (12)



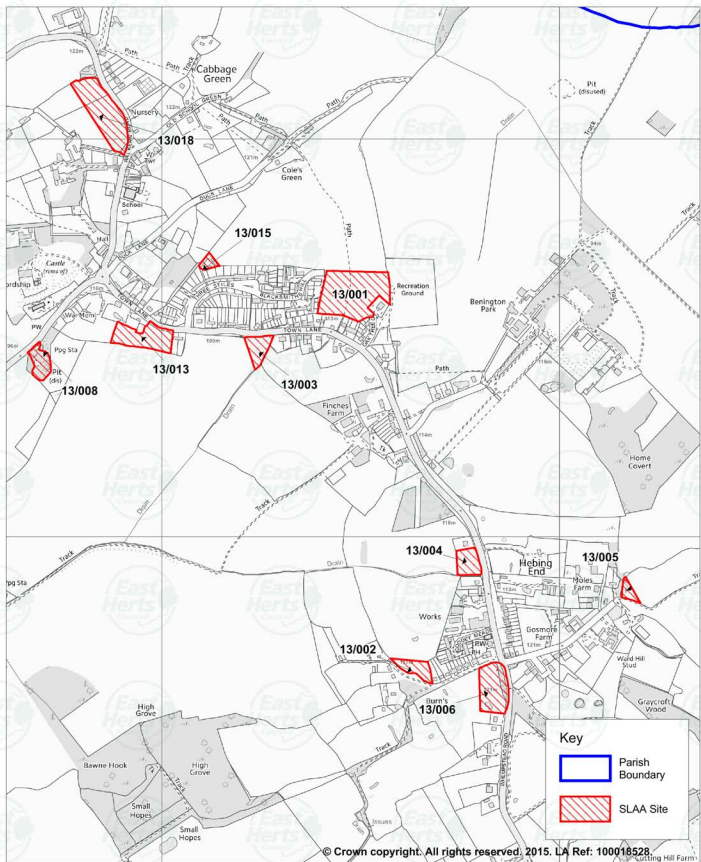
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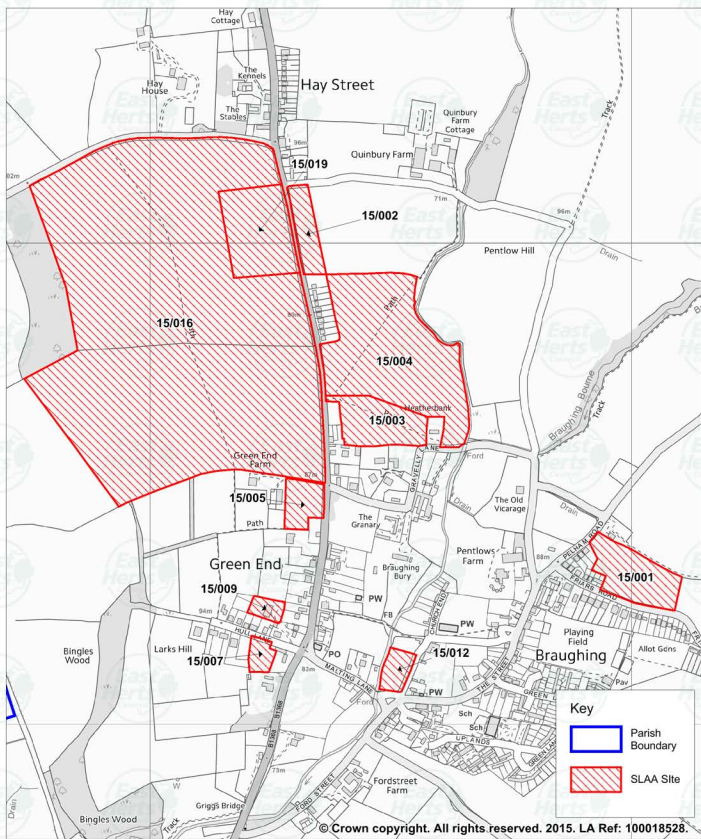
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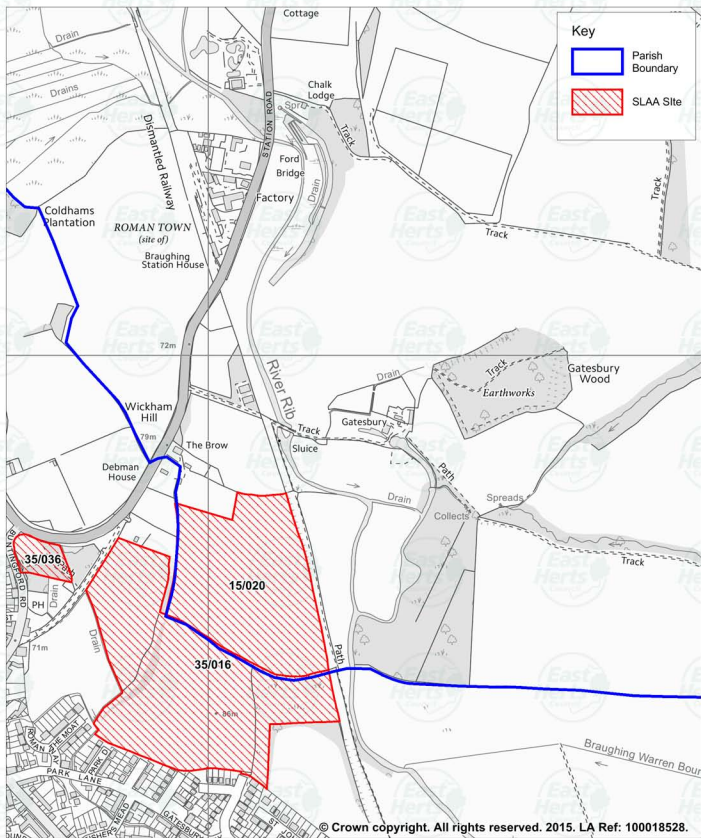
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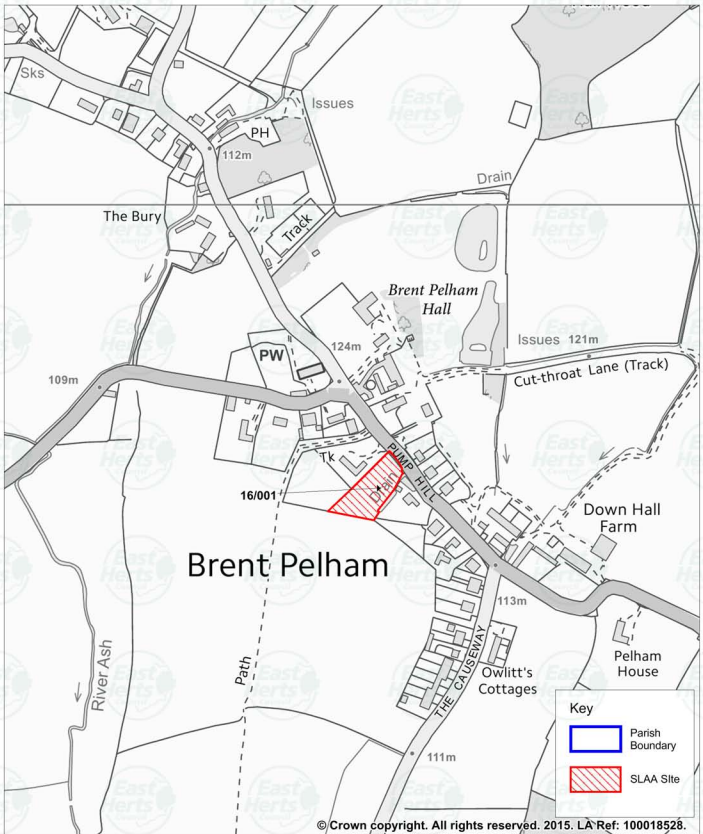
SLAA Sites: Braughing Parish (15)



SLAA Sites: Braughing Parish (15)

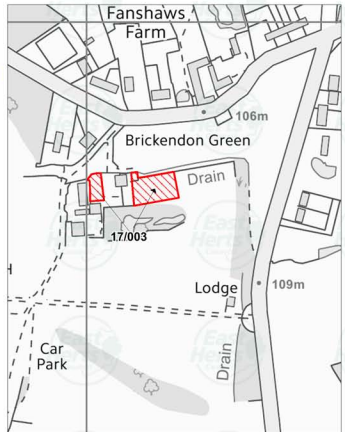
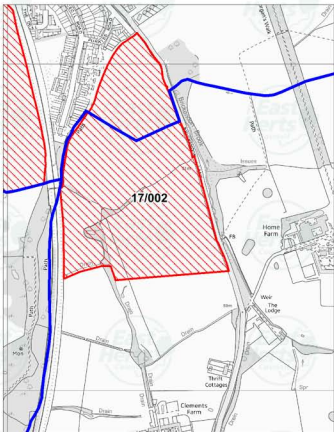
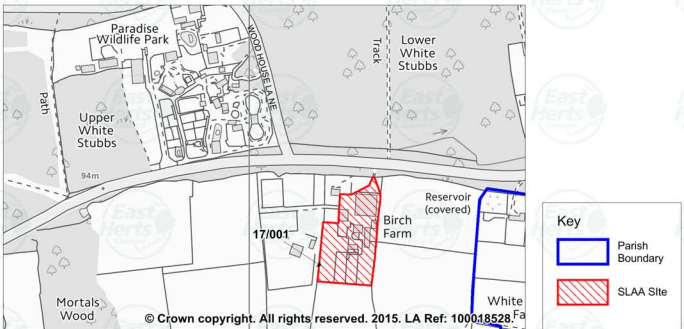


SLAA Sites: Brent Pelham Parish (16)

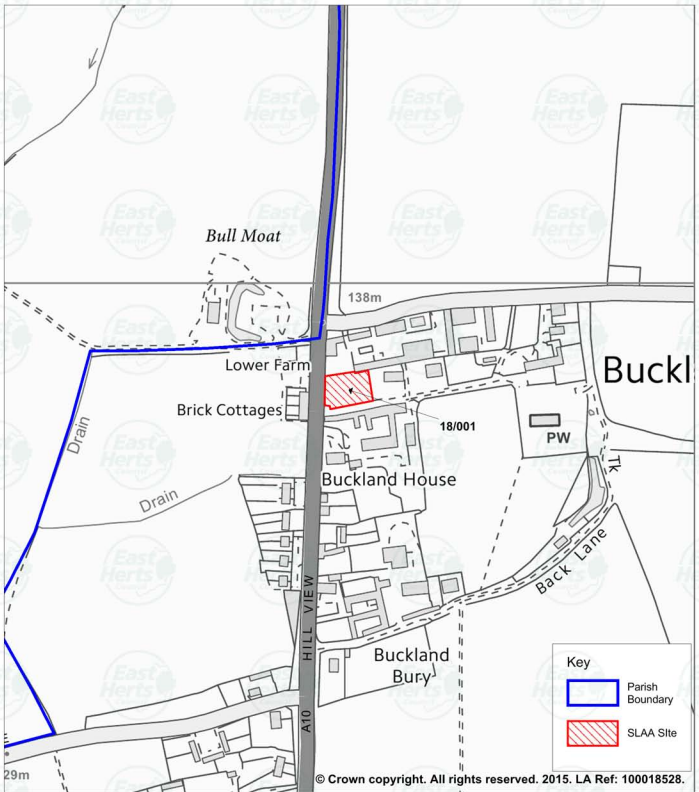


SLAA Sites: Brickendon Liberty Parish

(17)

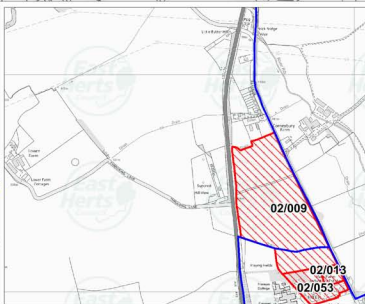
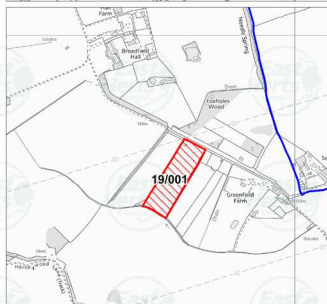
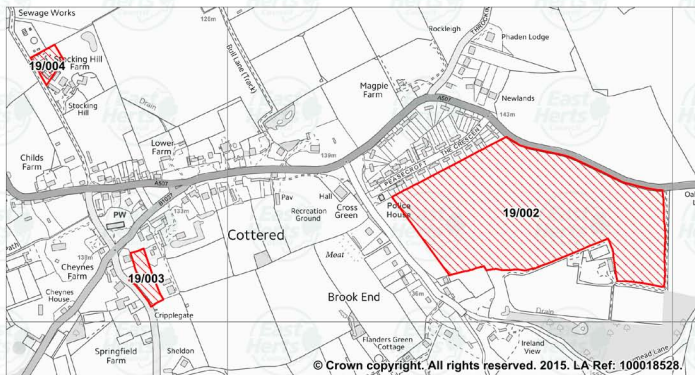


SLAA Sites: Buckland Parish (18)

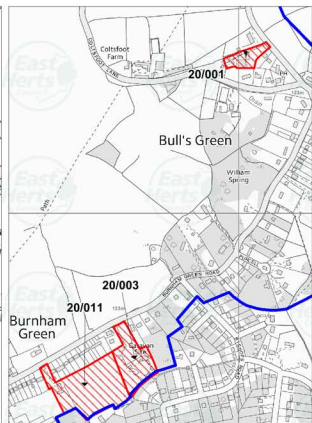
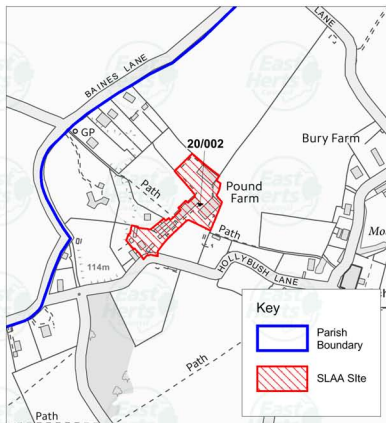
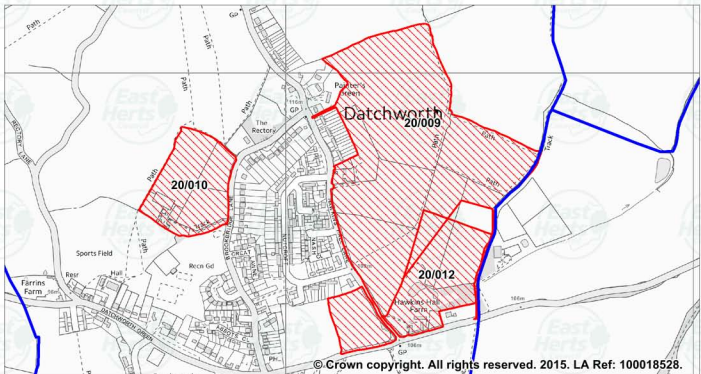


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SLAA Sites: Cottered Parish (19)

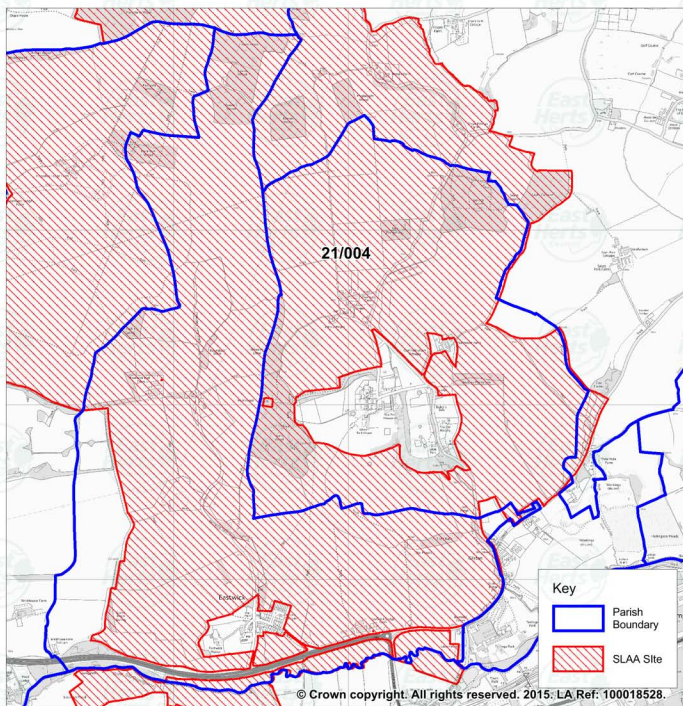


SLAA Sites: Datchworth Parish (20)



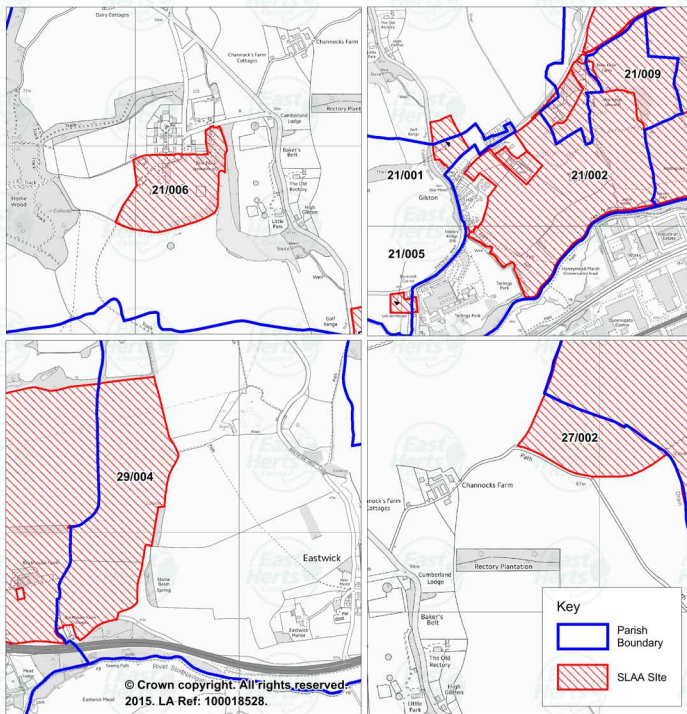
SLAA Sites: Eastwick and Gilston Parish (21)

(SLAA Site: 21/004 Only)

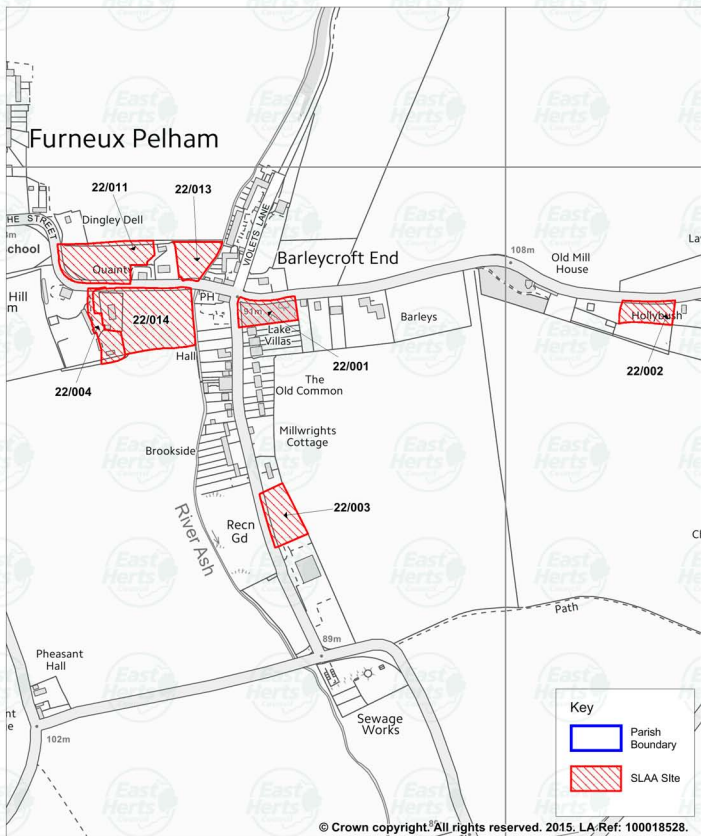


SLAA Sites: Eastwick and Gilston Parish (21)

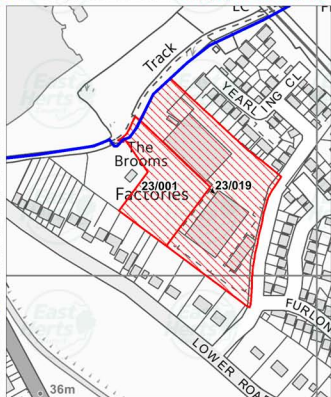
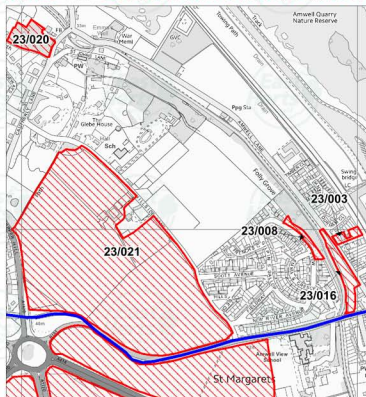
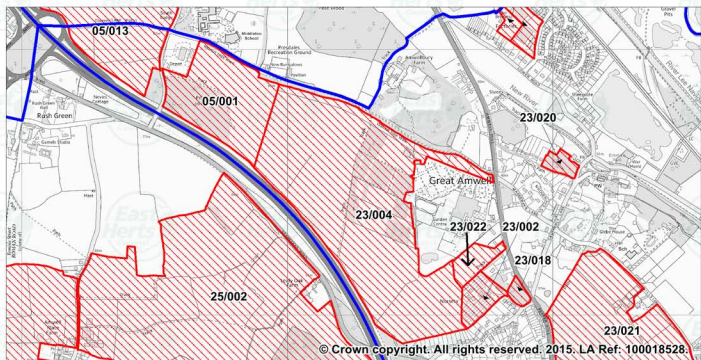
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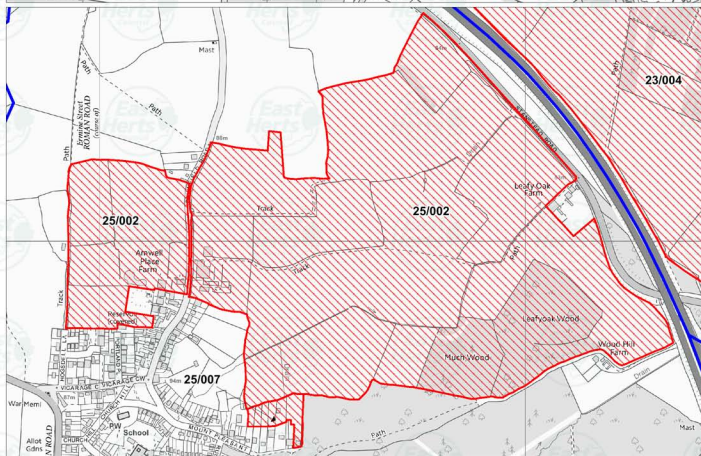
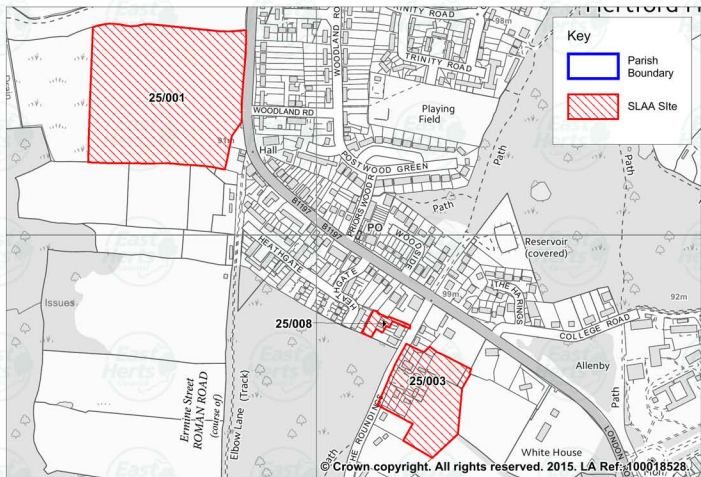
SLAA Sites: Furneux Pelham Parish (22)



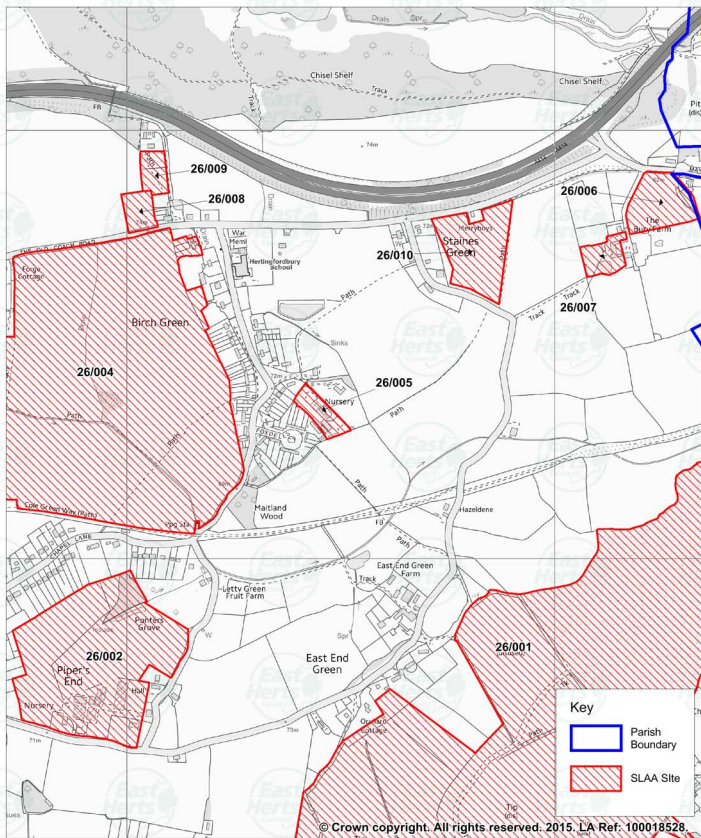
SLAA Sites: Great Amwell Parish (23)



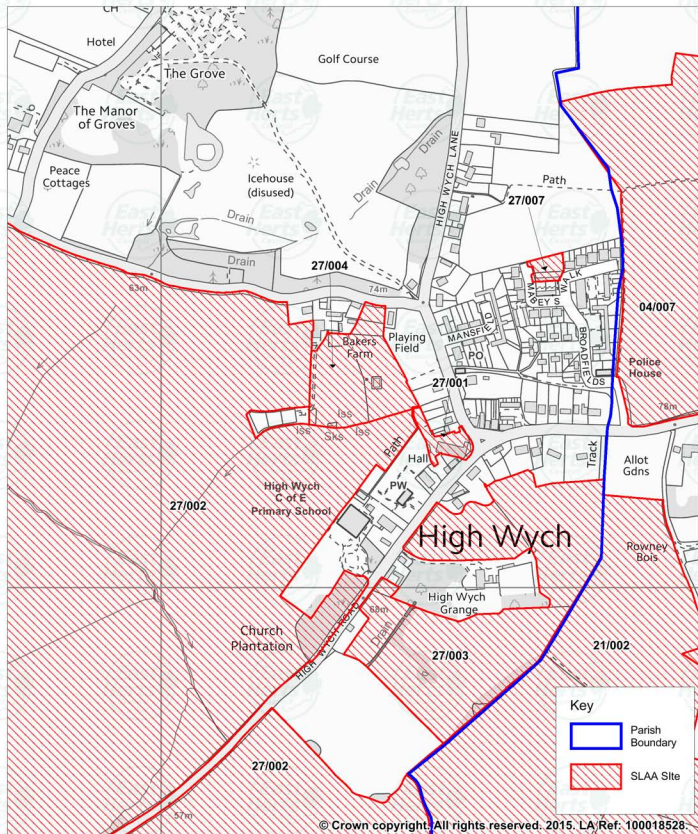
SLAA Sites: Hertford Heath Parish (25)



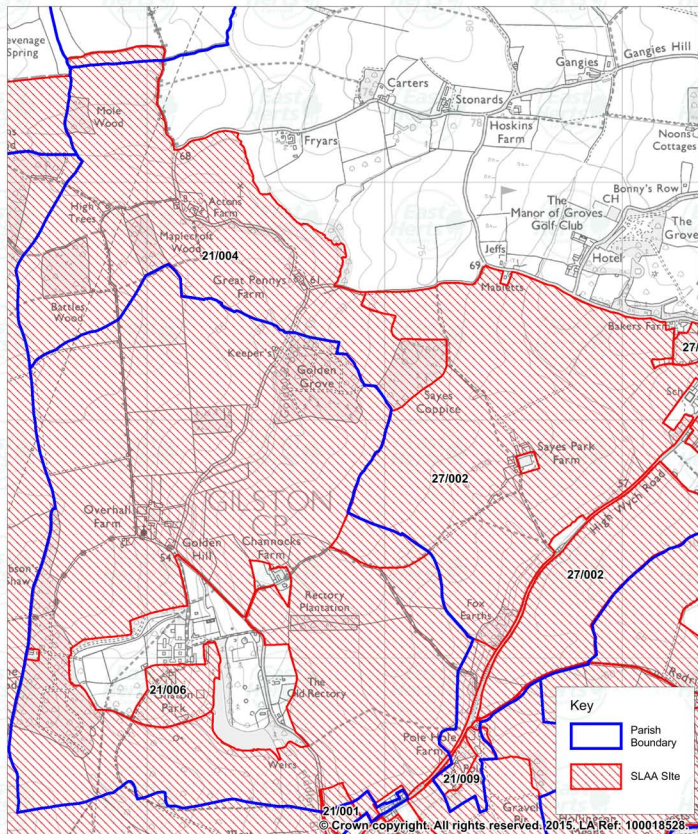
SLAA Sites: Hertingfordbury Parish (26)



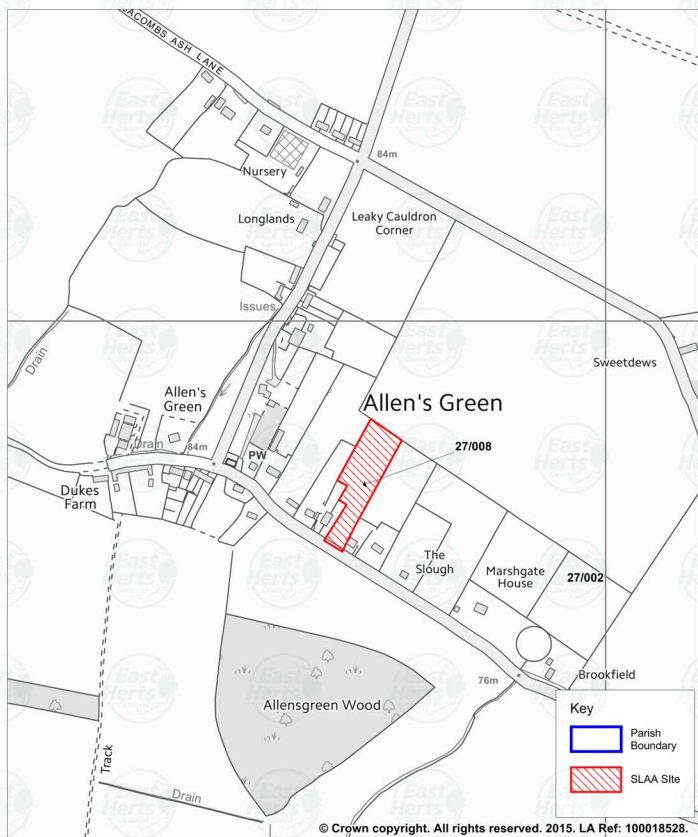
SLAA Sites: High Wych Parish (27)



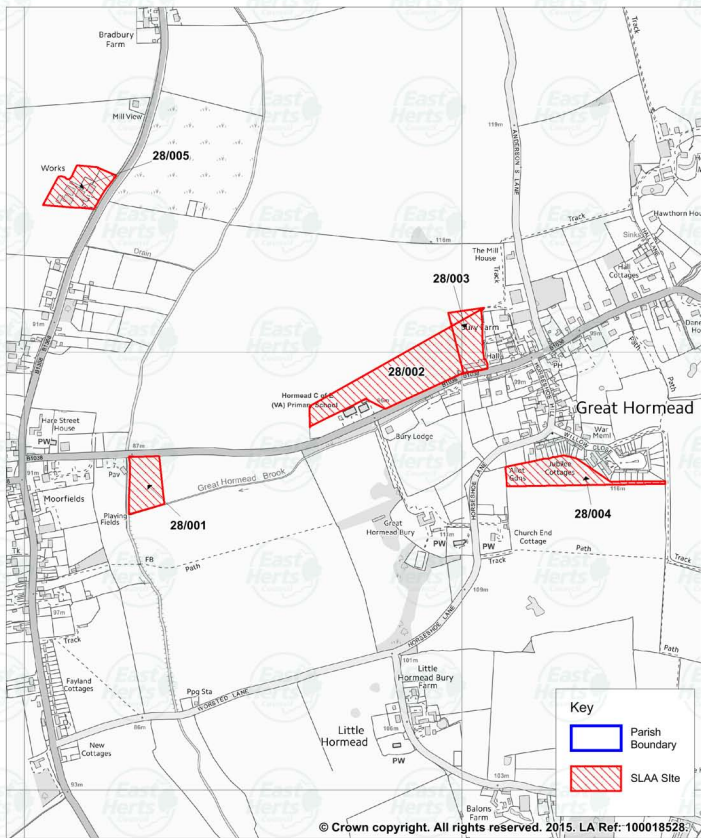
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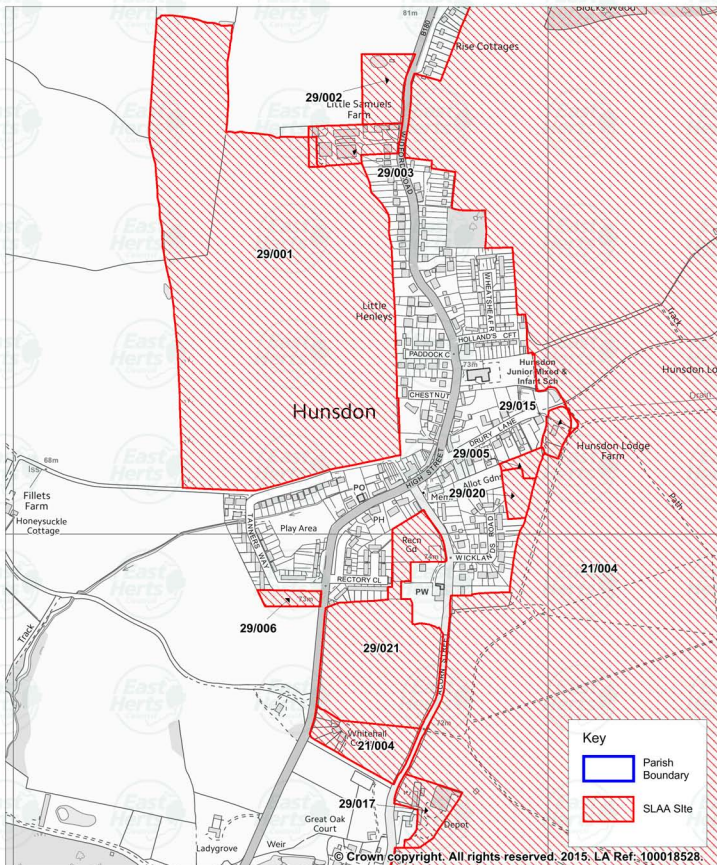
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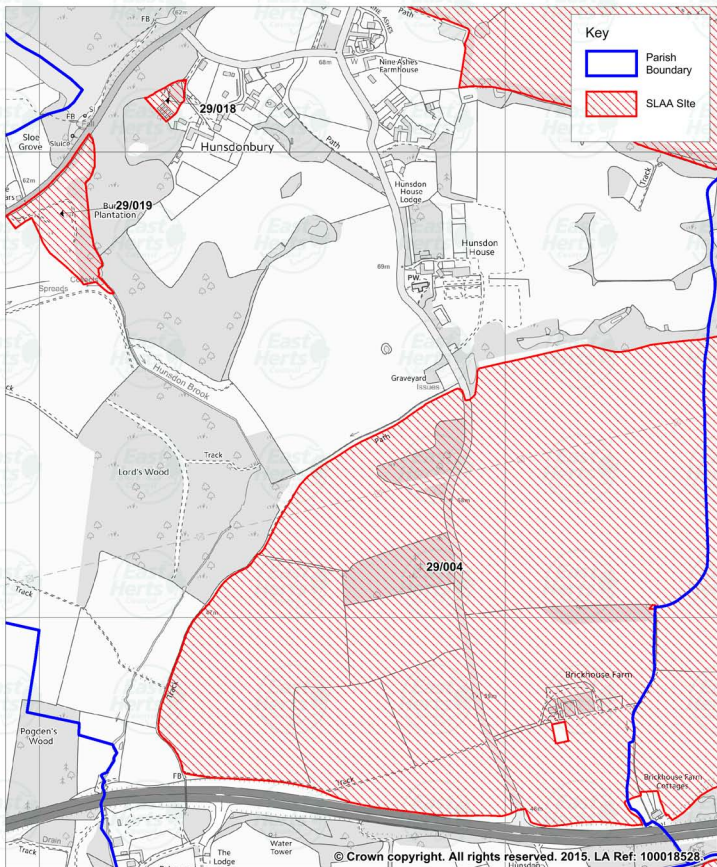
SLAA Sites: Hornead Parish (28)



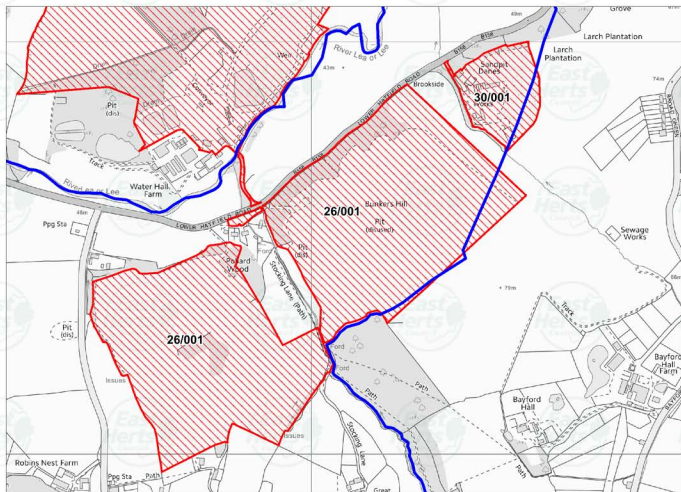
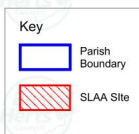
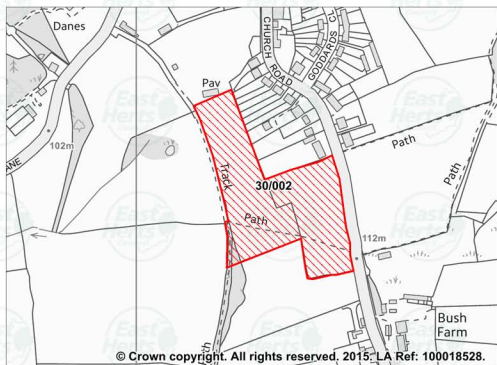
SLAA Sites: Hunsdon Parish (29)



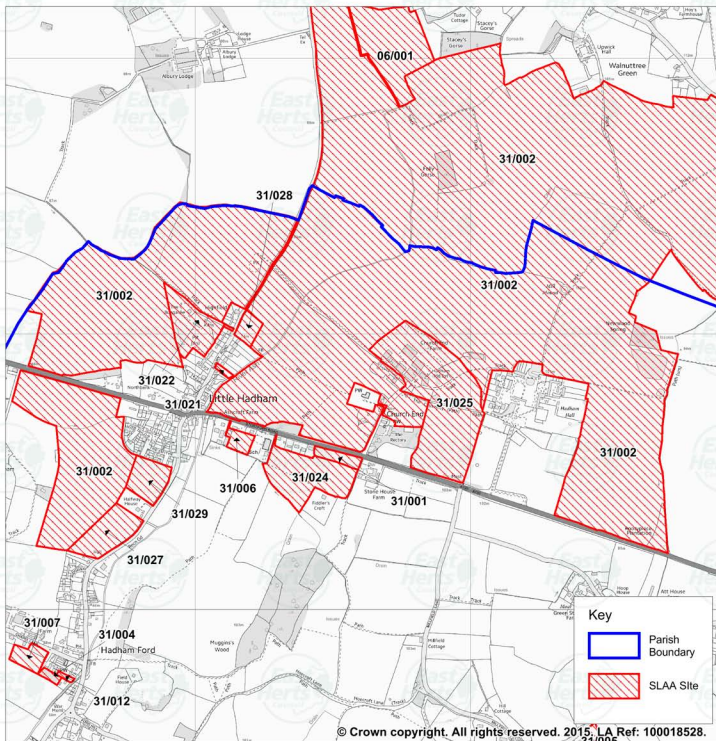
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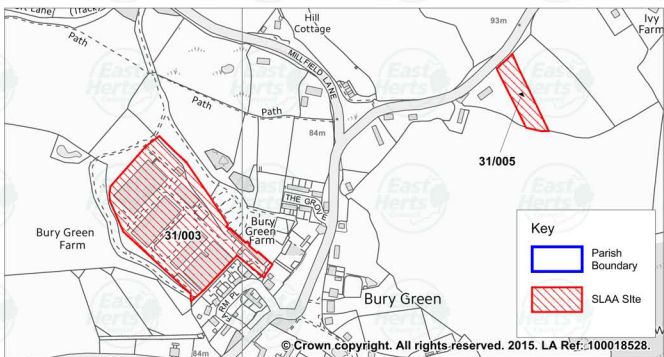
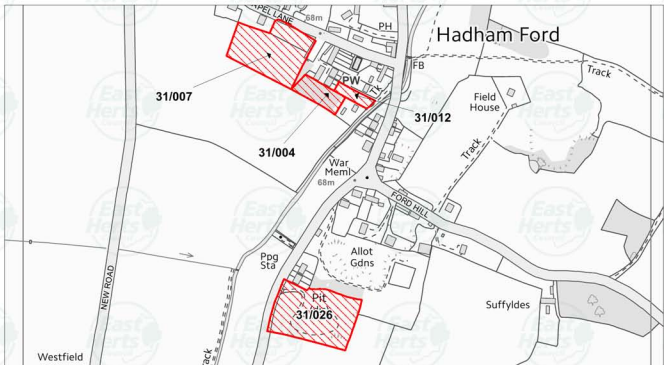
SLAA Sites: Little Berkhamsted Parish (30)



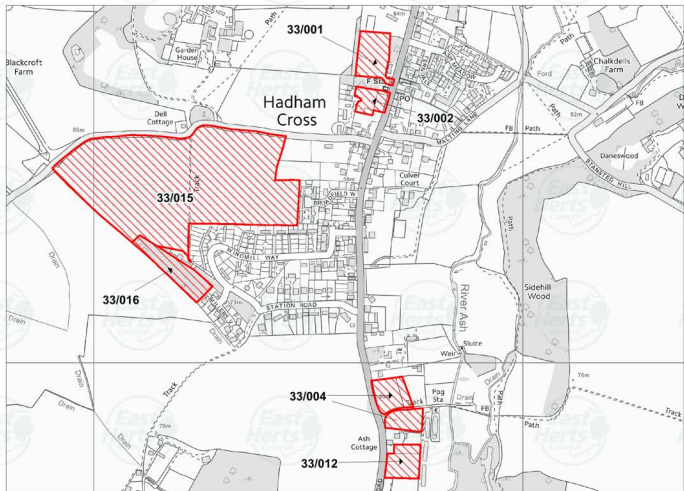
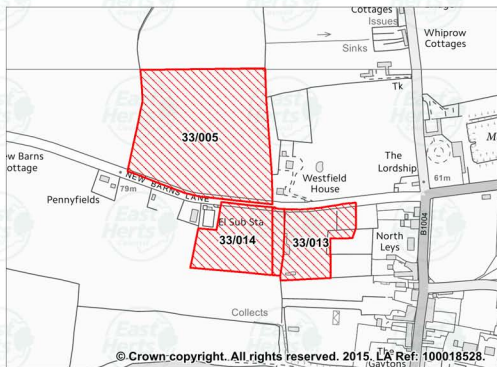
SLAA Sites: Little Hadham Parish (31)



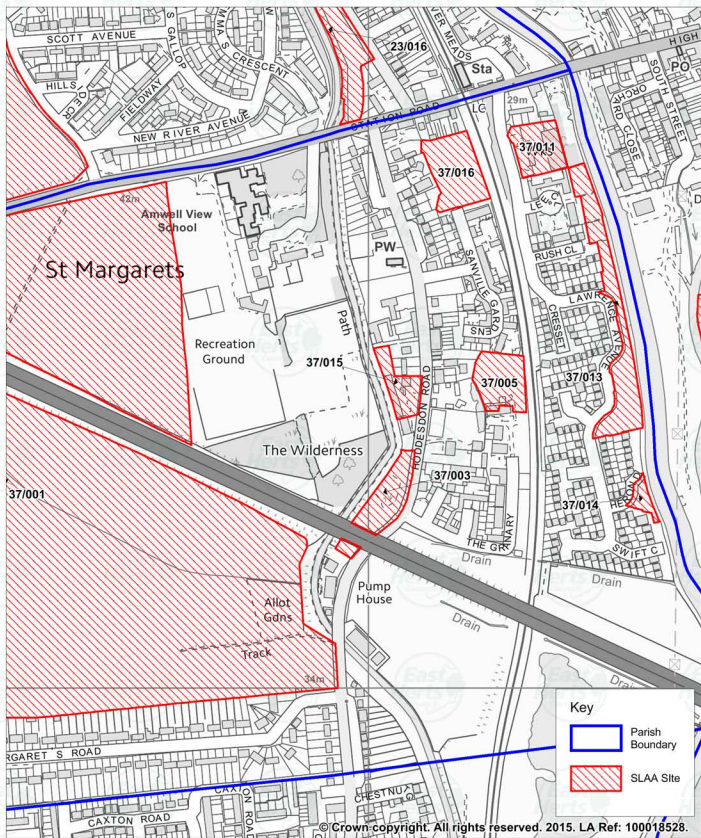
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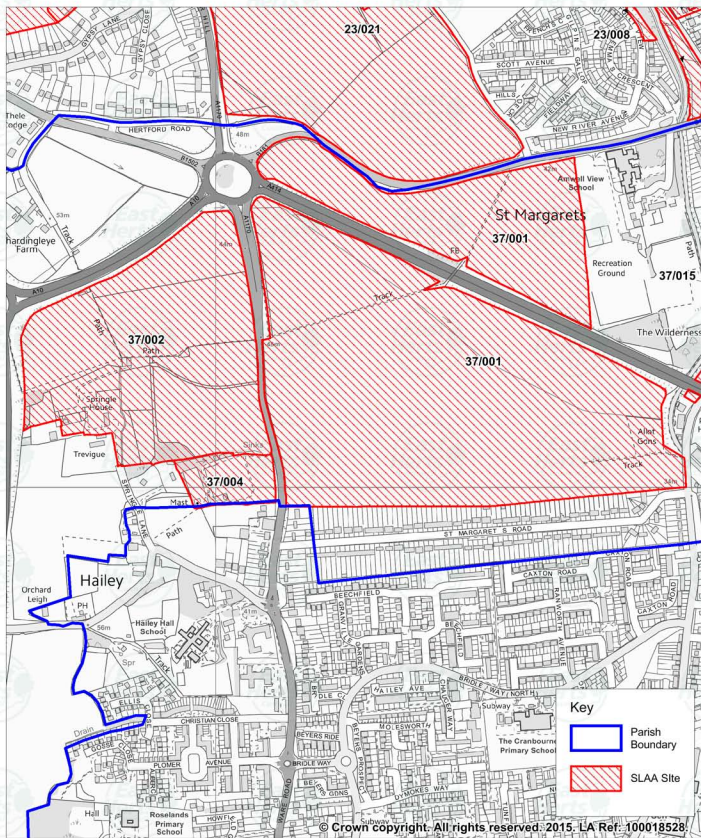
SLAA Sites: Much Hadham Parish (33)



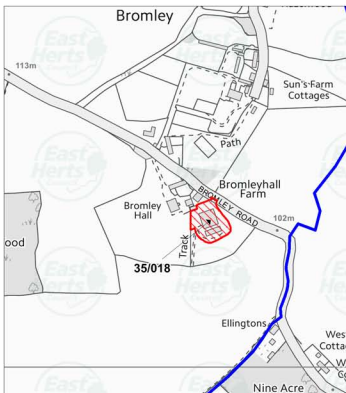
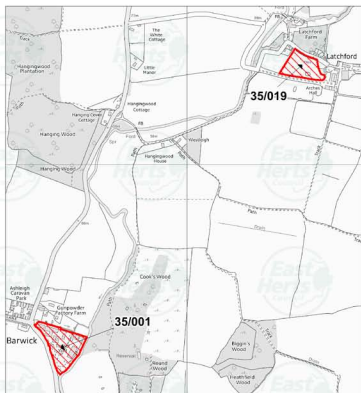
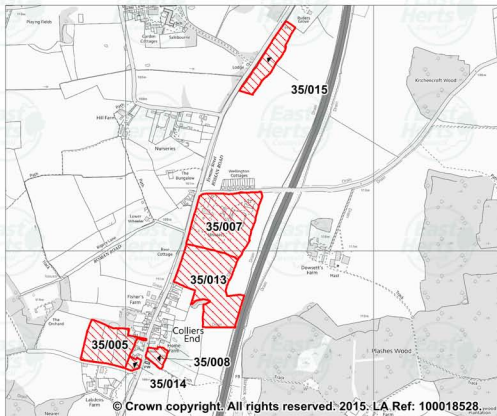
SLAA Sites: Stanstead St. Margarets Parish (37)



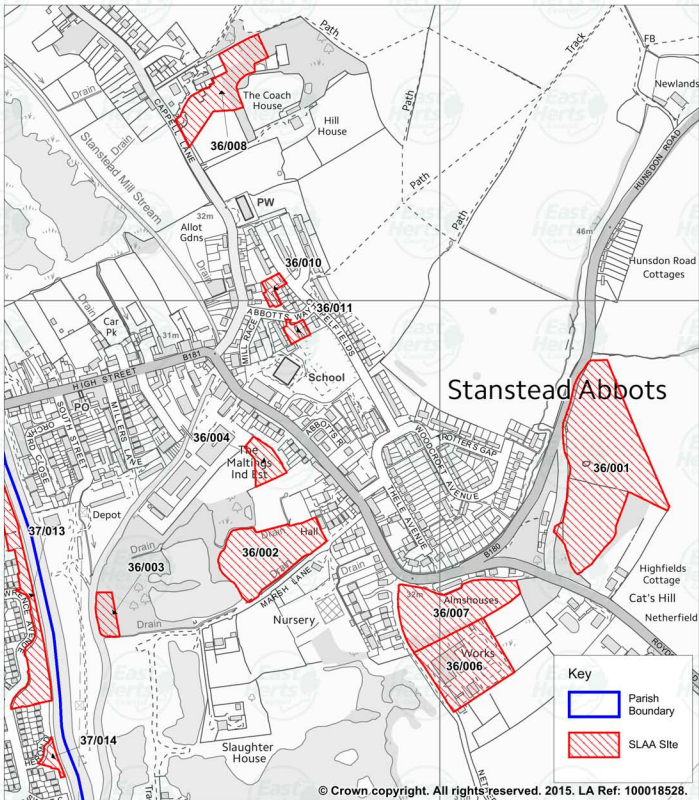
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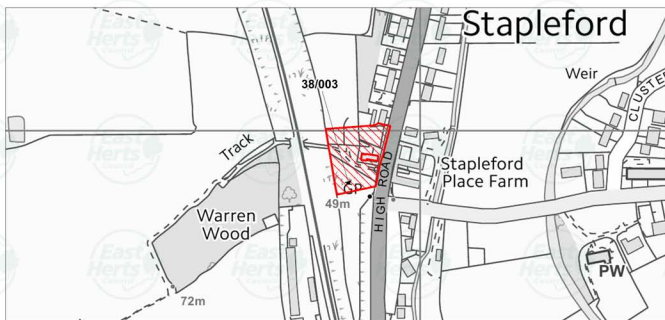
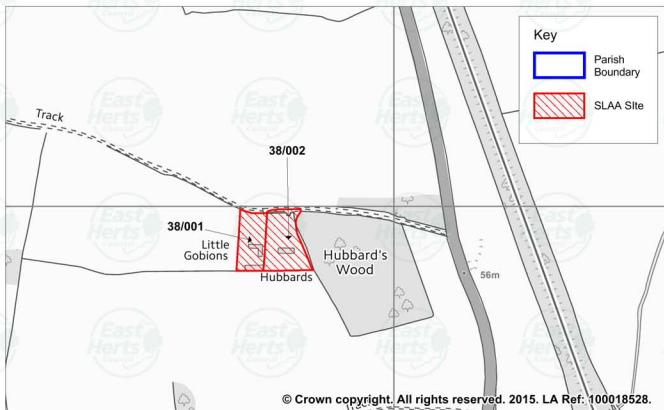
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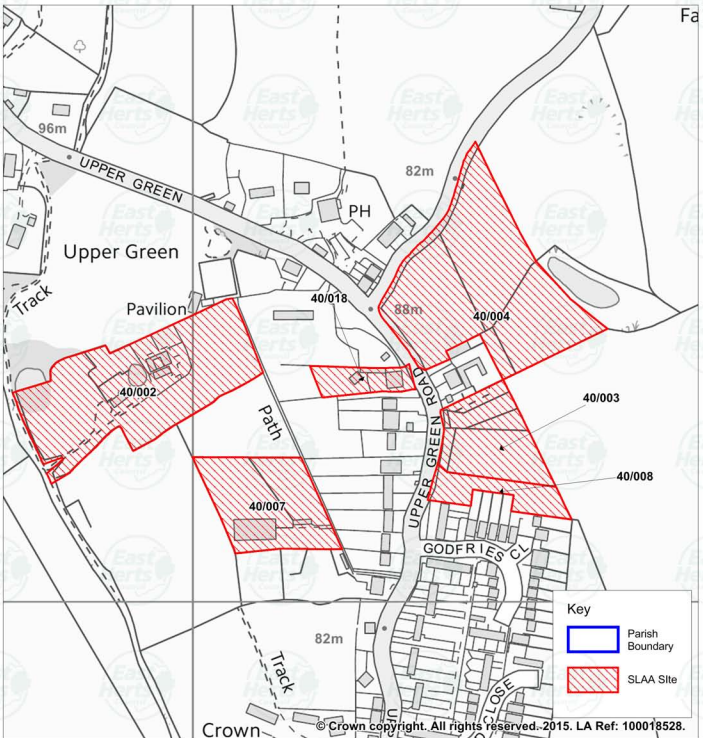
SLAA Sites: Stanstead Abbots Parish (36)



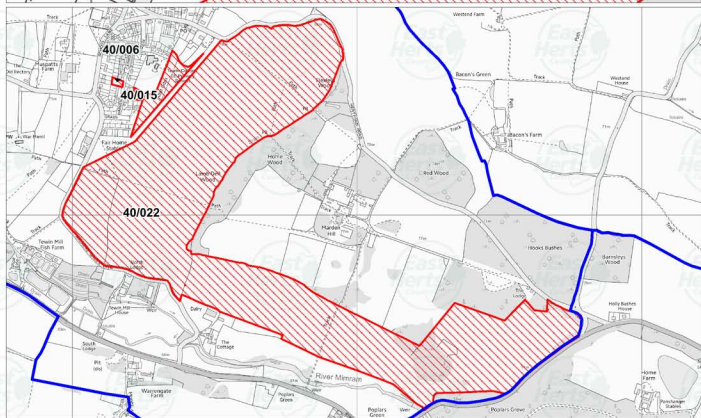
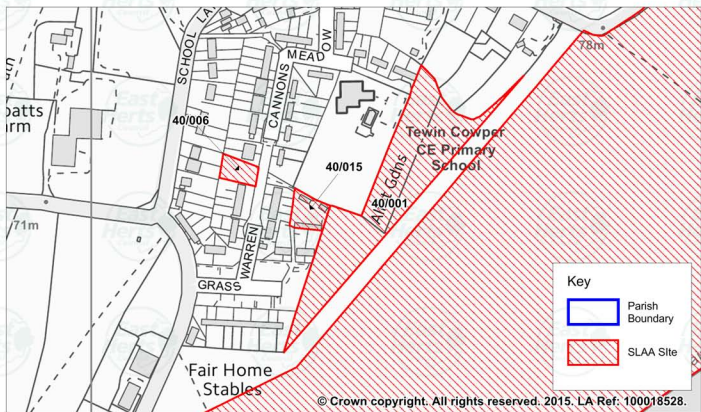
SLAA Sites: Stapleford Parish (38)



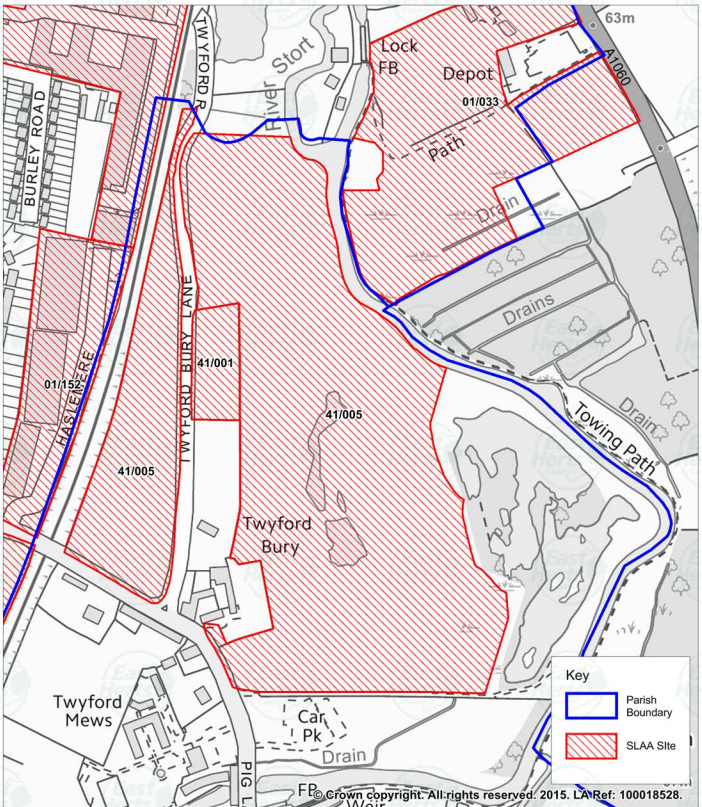
SLAA Sites: Tewin Parish (40)



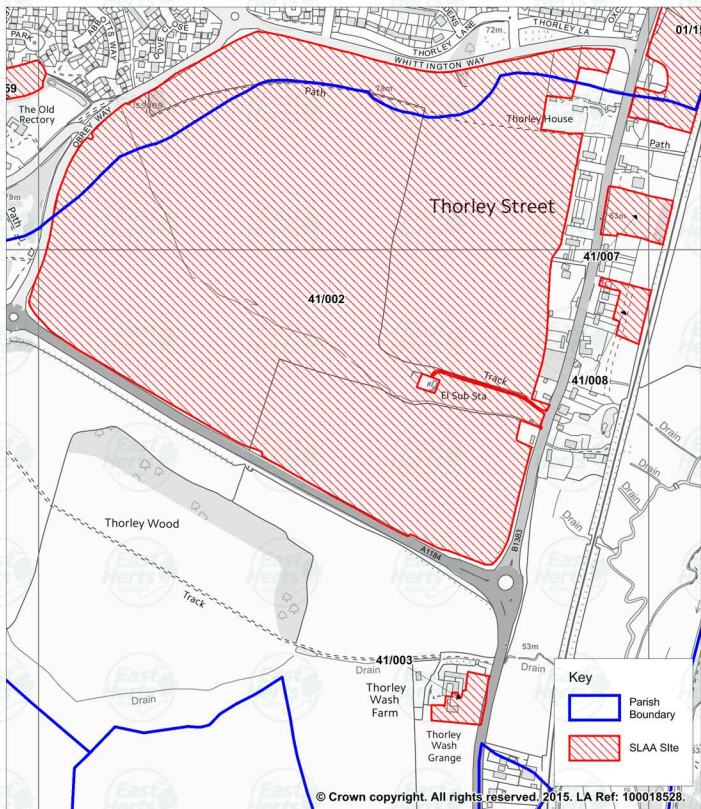
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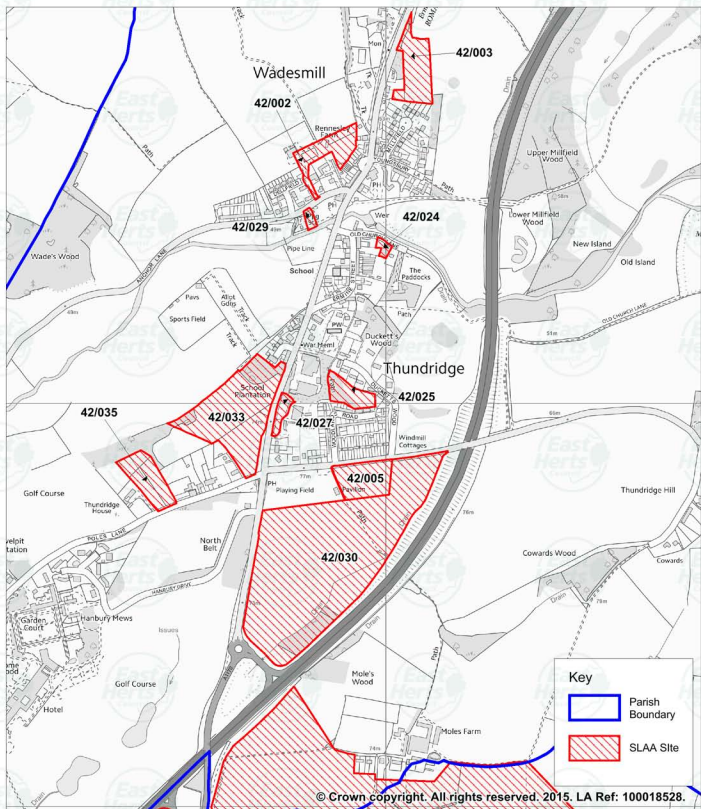
SLAA Sites: Thorley Parish (41)



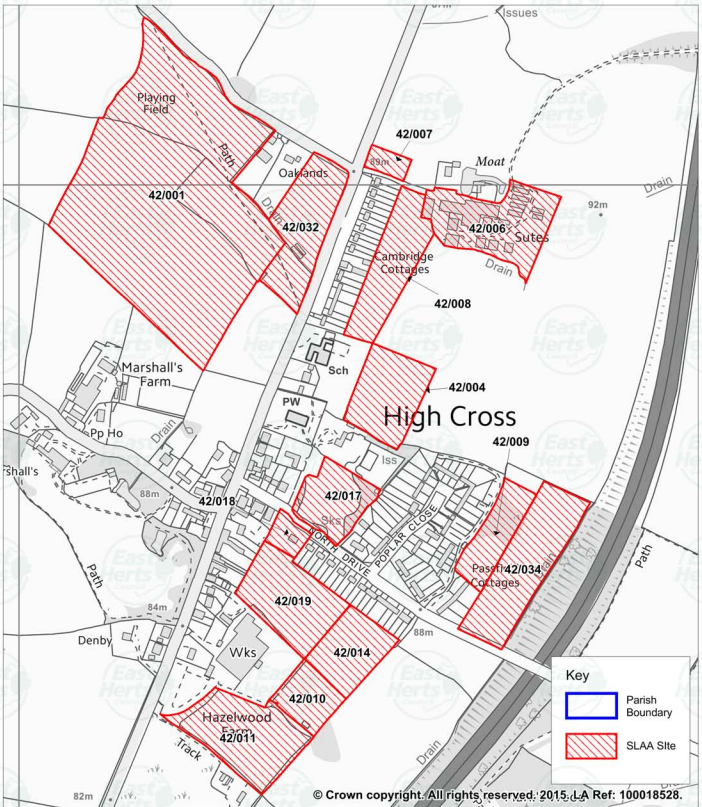
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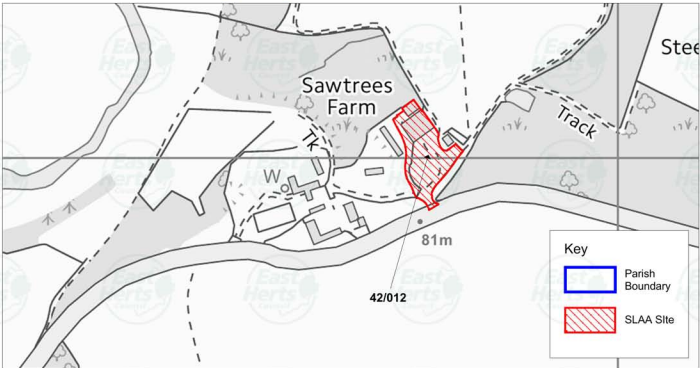
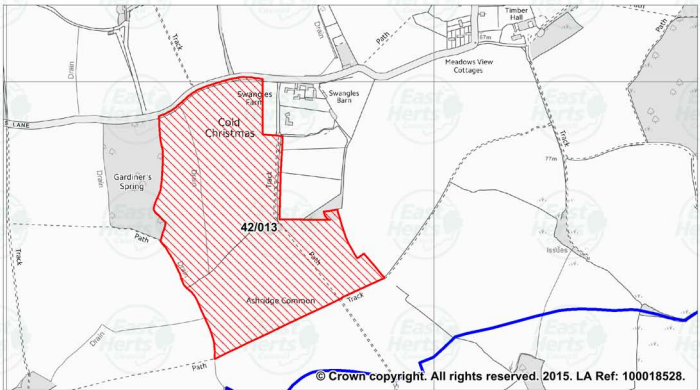
SLAA Sites: Thundridge Parish (42)



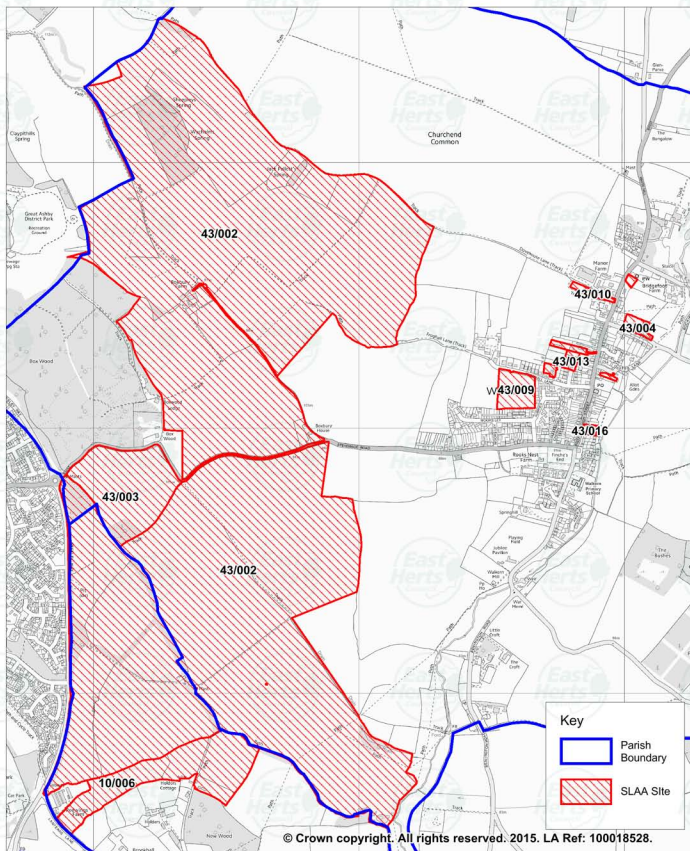
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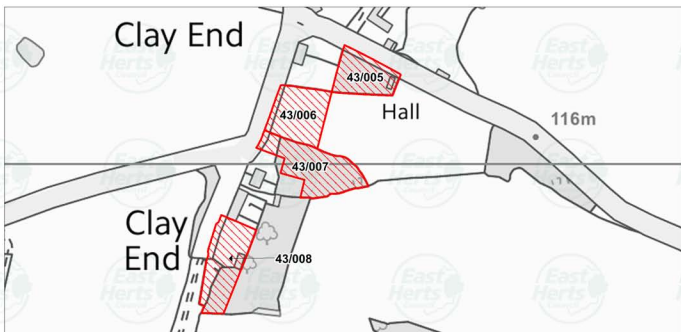
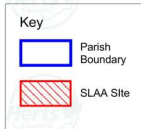
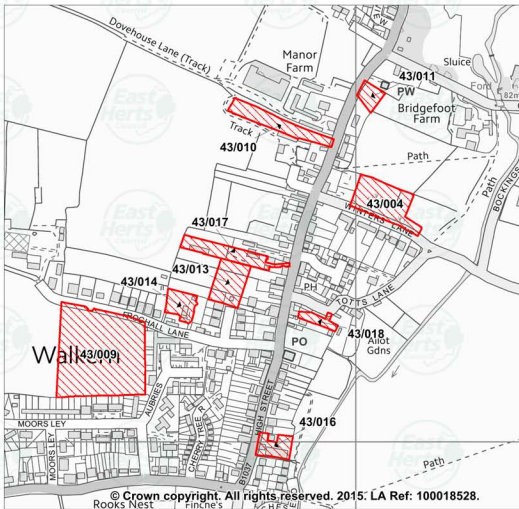
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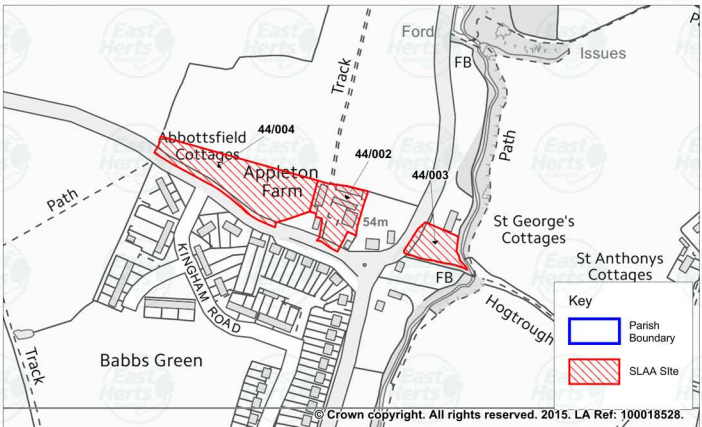
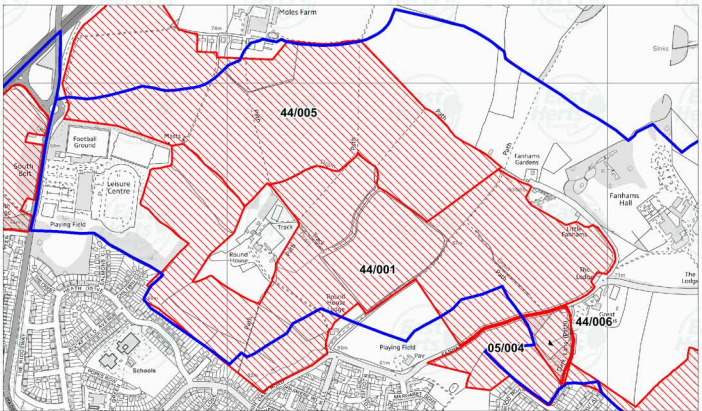
SLAA Sites: Walkern Parish (43)



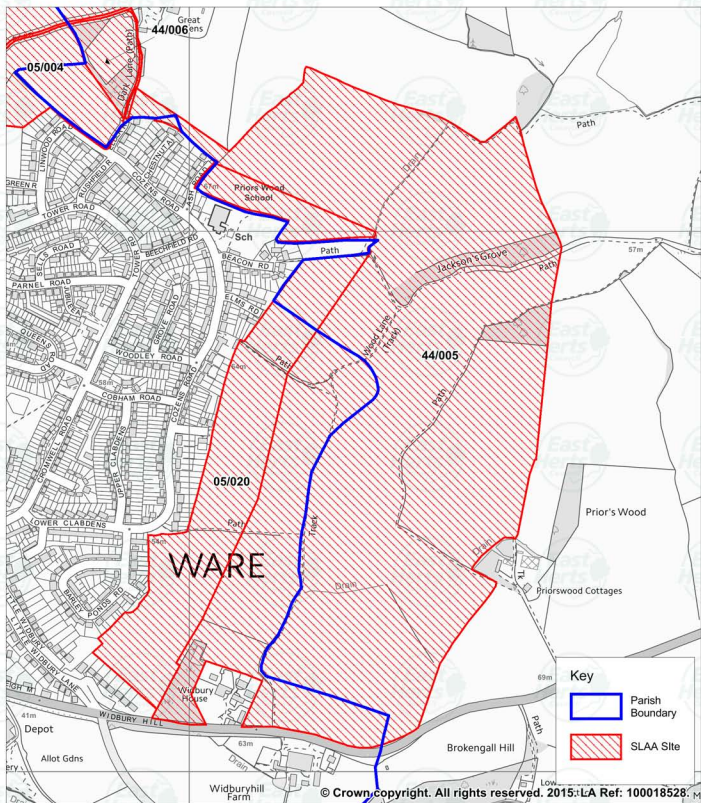
SLAA Sites: Walkern Parish (43)



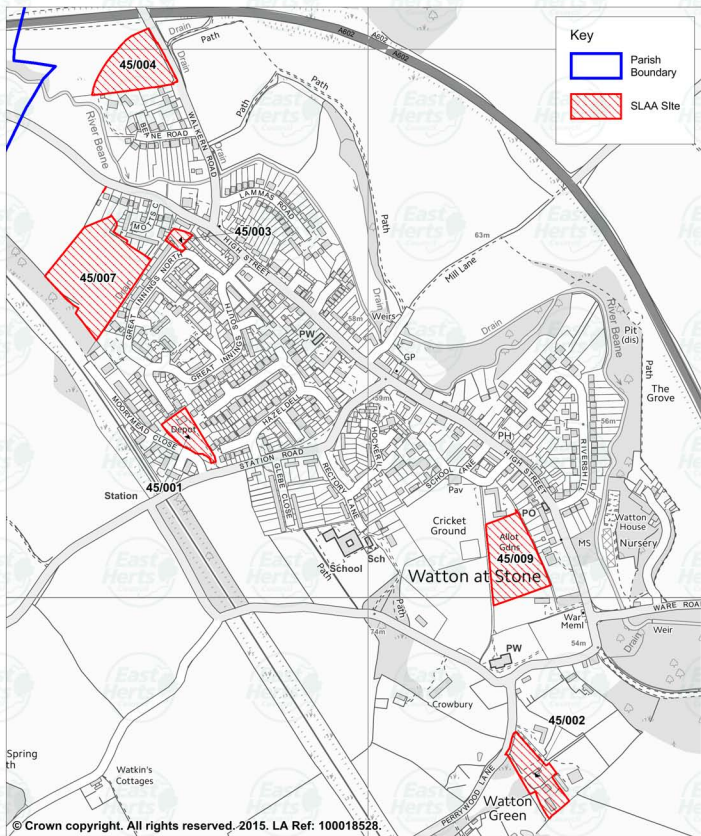
SLAA Sites: Wareside Parish (44)



SLAA Sites: Wareside Parish (44)



SLAA Sites: Watton-at-Stone Parish (45)



SLAA Sites: Westmill Parish (46)



SLAA Sites: Widford Parish (47)

