

*North Hertfordshire District Council*

# **Strategic Housing Land Availability Assessment**

## **2016 Update**



**March 2016**

## Notes

The Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base for the Local Plan. It assesses sites on an individual basis against the key requirements of Government guidance to determine if they might be appropriate for allocation.

A positive finding in the SHLAA does not necessarily guarantee allocation of a site in the Local Plan or favourable consideration of any planning application which might be submitted on (any part of) any site. The results of the SHLAA will be considered alongside all of the relevant evidence in determining the most appropriate strategy for the plan.

Similarly, an adverse finding in the SHLAA does not necessarily preclude any future development of site. The SHLAA is necessarily a relatively high-level appraisal to inform allocations in the Local Plan and a site-level approach may subsequently be capable of overcoming those constraints identified.

The SHLAA has historically used a range of site references, broadly reflecting the time at which sites were first identified. Although these references do not run sequentially either within settlements, or across the District as a whole, they do benefit from a certain degree of familiarity. Site references used in the 2014 SHLAA have been retained for consistency. New sites identified since the 2014 SHLAA have been given a new reference number starting at 301 and continuing.

Sites that included in the 2014 Local Plan Preferred Options had their own notation devised specifically for that consultation. These sites have 'reverted' back to their original SHLAA notation for the purposes of this study. A look-up of the relevant references is included at Appendix 1 of this report.

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## 1 Executive Summary

- 1.1 This Strategic Housing Land Availability Assessment (SHLAA) considers the sites which may be available for residential development over the period between 1 April 2011 and 31 March 2031. This study updates the data to take into account planning permissions and completions as at **31 December 2015**.
- 1.2 It assesses sites against three tests:
- Is the site **suitable** for development? This question is about the physical ability of the site to accommodate development and identification of (potential) policy constraints which might influence how desirable it is to develop it.
  - Is the site **available** for development? This is about landowner intentions.
  - Would development here be **achievable**? This question is about whether development would be financially viable or whether there might be any other reasons why it may not be delivered.
- 1.3 The fact of a site passing all these tests does not indicate that it definitely should be developed, rather that it could be. The SHLAA results can therefore be seen as a long-list, from which the Council will choose sites to formally allocate for development in the Local Plan.
- 1.4 The SHLAA has identified sufficient specific sites which passed all three tests for an estimated **15,548** dwellings. Taking into account completions, permissions and other allowances, a total potential for **19,146** new homes in the District between 2011 and 2031 is identified.
- 1.5 This provides a notional 'surplus' of 4,746 homes over and above the housing needs that have been identified for North Hertfordshire over the plan period. The findings of the SHLAA are summarised in Table 1 below.
- 1.6 For the emerging housing targets now being considered by the Council, the SHLAA identifies a range of sources of supply which could be used, illustrated in **Error! Reference source not found.** below.

**Table 1: Review of SHLAA findings**

Potential Source	Dwellings	Cumulative total
Completions between 1 Apr 2011 and 31 Mar 2015	1,114	1,114
Planning permissions as at 31 December 2015 considered likely to be implemented	1,324	2,438
Windfall allowances	1,110	3,548
Specific sites meeting the SHLAA tests	15,548	19,096
Broad locations (non-site specific areas where development might be achieved)	50	19,146
Objectively assessed housing needs (OAHN) for North Hertfordshire 2011-2031		14,400

- 1.7 It is important to note that this total figure of 19,146 is not a housing target. Instead, this table is a list of available options, from which sites will be chosen through the plan-making process.

- 1.8 Within these figures, it is identified that the significant majority of potential new homes (12,722) would require the use of land currently within the Green Belt.
- 1.9 Evaluating the desirability and implications of such an approach lies outside the remit of the SHLAA and will form part of the wider consideration of evidence as the Local Plan is progressed.

## 2 Introduction

- 2.1 The Strategic Housing Land Availability Assessment (SHLAA) is a study which looks at locations where new housing might be built. It identifies a number of potential sites and assesses whether they are suitable for development, whether they are going to be available for development and whether the broad form of development is likely to be achievable for those sites.
- 2.2 As such, the SHLAA forms a major piece of evidence when preparing the Local Plan. The Local Plan will have to set an appropriate housing target for the District and allocate sites to meet those targets. The results of the SHLAA therefore act as a long list of sites from which the Local Plan may choose to allocate.
- 2.3 A SHLAA has been produced and regularly updated since 2008. The first two, in 2008 and 2009, were prepared jointly with Stevenage Borough Council. Since the timetables for Stevenage and North Hertfordshire's Local Plans diverged in 2010 the updates have been prepared separately.
- 2.4 This report is one of a number of evidence studies which have been prepared to inform the emerging Local Plan. This study needs to be read in conjunction with all other relevant evidence which has been taken into account in preparing the Local Plan. Collectively these studies will inform the selection of sites for housing development in the plan: Identification in this SHLAA neither marks the end of the process nor guarantees the inclusion of a site in the plan.
- 2.5 In January 2016, North Hertfordshire District Council adopted a new Local Development Scheme (LDS). This is the timetable for the preparation of the new Local Plan. It envisages that consultation on a pre-submission draft of the plan (also known as Publication) will take place later in 2016.
- 2.6 Following completion of this SHLAA, it is anticipated that further technical papers will be completed. These will detail how the sites identified in this SHLAA as potential sites for inclusion in the plan have been translated into the draft allocations which are subsequently proposed.

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### 3 Quantifying the prospective housing requirement

- 3.1 The new Local Plan will cover the period from 2011-2031. It will need to demonstrate that sufficient sites and land can be made available to meet the housing target which is set for the District over that period.

Identifying a housing requirement against which SHLAA results can be tested

- 3.2 The last consultation on the Local Plan, the Preferred Options, identified a requirement for 12,100 homes to be built in the district over the plan period.
- 3.3 Since this consultation was completed, the evidence that was used to inform this figure has been updated<sup>1</sup>. This now identifies a requirement for 14,400 new homes to be built in North Hertfordshire over the plan period. Government guidance is clear that untested housing figures should not automatically be seen as a proxy for the final housing requirement identified in Local Plans<sup>2</sup>.
- 3.4 The most appropriate housing target for North Hertfordshire is not a matter for the SHLAA to determine. This is a matter that will be considered through the plan having considered all of the relevant evidence.
- 3.5 Notwithstanding, the figure of 14,400 homes is used in this report as a benchmark against which the SHLAA results can be compared. Although this does not denote acceptance of 14,400 homes as the most appropriate housing target for the District, it will help determine whether restraints in housing land supply might impact upon the Council's ability to meet its identified housing needs.

Existing completions and permissions

- 3.6 Some progress has already been made in delivering new homes over the plan period. A number of homes have already been built or granted planning permission. The Council's latest Annual Monitoring Report identifies the situation as at 1 April 2015<sup>3</sup>.
- 3.7 From the start of the plan period on 1 April 2011 to 31 March 2015, 1,114 new homes had been built in North Hertfordshire. At 1<sup>st</sup> April 2015, planning permission had been granted for a further 1,024 homes.
- 3.8 To ensure the SHLAA is based upon up-to-date information, monitoring information to 31 December 2015 has been analysed. This has resulted in an additional 300 homes being added to the future supply, providing a total permissions figure of 1,324 homes.

Windfall allowances

- 3.9 It is also helpful at this point to consider the likely contribution of windfall sites. Windfalls are those sites which come forward for development outside of the plan-making process. For North Hertfordshire's purposes, it is considered that consideration of windfall can be broken down into two components:

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<sup>1</sup> Stevenage and North Hertfordshire Strategic Housing Market Assessment Update 2015 (Opinion Research Services (ORS), 2015)

<sup>2</sup> Letter from Brandon Lewis MP to the Planning Inspectorate, 19 December 2014

<sup>3</sup> Annual Monitoring Report 2014-2015 (NHDC, 2015)

- 3.10 The 'small sites' element covers those sites which are not included in the SHLAA and would not be allocated in the Local Plan. The SHLAA sets a minimum threshold of five new homes for sites to be considered. This is consistent with Government guidance<sup>4</sup>.
- 3.11 A review of monitoring data shows that sites of less than five units make a consistent contribution to both permitted housing supply and delivery in the District.
- 3.12 Between 1 April 2011 and 31 December 2015, the Council permitted an average of 94 homes per year on sites of less than five units. Between 1 April 2011 and 31 March 2015, an average of 63 homes per year have been completed on sites of less than five units<sup>5</sup>. This represents almost a quarter of all housing completions in this period.
- 3.13 Government guidance allows for the inclusion of windfalls in calculations of housing supply where this can be supported by necessary evidence<sup>6</sup>.
- 3.14 It is clear that small sites make a consistent contribution towards housing supply and delivery in North Hertfordshire. Given the cautions in the relevant Government advice, and the fact that some future windfalls in this category will already be captured in the supply figures and / or occur on garden land<sup>7</sup>, it is not considered appropriate to simply adopt either the average permission or completion figure for the purposes of the SHLAA.
- 3.15 A discounted figure of 40 homes per year from small sites is considered appropriate. A total allowance of 610 homes is made in this SHLAA for the 15 ¼ years remaining in the plan period from 1 January 2016.
- 3.16 As well as small sites, it is also considered appropriate to make an allowance for larger windfall sites which will come forward over the plan period. There are a number of reasons why permission may be granted on larger sites which, although above the threshold for inclusion, have not previously been identified by, or promoted through the SHLAA or local plan process:
- **Sites not requiring planning permission** – Changes to the planning system have increased the amount and type of residential development which does not require full planning permission to be obtained. In 2013, the Government introduced a 'prior approval' process which allowed offices to be converted to new homes without planning permission subject to certain matters being considered by the planning authority. More recent changes have extended these rights to other commercial land uses;
  - **Sites with no incentive to engage with the SHLAA / Local Plan process** – Promoting sites through the SHLAA / local plan processes represents a cost to landowners and prospective developments. If sites are pursued through the examination process, these can be significant. However, for some sites, there is a limited incentive to engage. This might particularly be the case for previously developed sites within existing settlements where, in many instances, prevailing policies in either adopted local plan policies or

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<sup>4</sup> Planning Practice Guidance, Housing and economic land availability assessment, Paragraph: 010 Reference ID: 3-010-20140306

<sup>5</sup> Both of these figures include sites where a net loss of up to five units was recorded.

<sup>6</sup> Paragraph 48 of the NPPF

<sup>7</sup> Which Paragraph 48 advises against including in windfall allowances.

the NPPF would lead to a presumption in favour of permitting a speculative application;

- **Changes in circumstances** – The Local Plan will cover the period to 2031. Within the District, there will be sites which are currently considered unavailable, or which have deliberately not been promoted on the basis they are currently considered unlikely to come forward. However, circumstances change. Different economic conditions, or changes in the ways in which services are delivered will result in new sites becoming available.

3.17 These phenomena can already be seen within the District's monitoring results. A number of sites which exceed the five-unit threshold, but which have not previously been identified through the SHLAA / plan-making process have been granted approval since 2011.

3.18 It is not considered appropriate to make any allowances for the first five years. However an allowance of 500 homes for the period 2021-2031 is considered appropriate.

Identifying the balance against identified housing needs

3.19 These sources of supply are summarised in Table 2 below. It can be seen that, in total, these allowances lead to a total of 3,548 homes over the plan period.

3.20 Compared against the objectively assessed housing needs for North Hertfordshire identified by the Council's evidence, this leaves a notional balance of 10,852 new homes to be identified.

3.21 This figure provides a benchmark against which the findings of this SHLAA can be considered.

**Table 2: Completions, permissions and windfall allowances**

Potential Source	Dwellings	Cumulative total
Completions 1 Apr 2011 to 31 Mar 2012	384	384
Completions 1 Apr 2012 to 31 Mar 2013	291	675
Completions 1 Apr 2013 to 31 Mar 2014	259	934
Completions 1 Apr 2014 to 31 Mar 2015	180	1,114
Planning permissions as at 1 Apr 2015 considered likely to be implemented	1,024	2,138
New permissions granted 1 Apr – 31 December 2015 <sup>8</sup>	300	2,438
Windfall allowance – sites below SHLAA threshold (1 Jan 2016 to 31 March 2031)	610	3,048
Windfall allowance – other sites (1 April 2021 to 31 March 2031)	500	3,548
<b>Objectively assessed housing needs (OAHN) for North Hertfordshire 2011-2031</b>		<b>14,400</b>
<b>Balance remaining to meet OAHN</b>		<b>10,852</b>

<sup>8</sup> A small number of permissions granted in this period superceded existing permissions already recorded in the supply above. These have been excluded to prevent double-counting.

## 4 Methodology

4.1 The methodology for the SHLAA broadly follows that set out in Government practice guidance<sup>9</sup>.

### Site identification

4.2 The sites identified in this SHLAA are drawn from a variety of sources. The principle source is the previous iteration of this study, the 2014 SHLAA.

4.3 Sites from the 2014 SHLAA which passed the three key tests of 'suitability', 'availability' and 'achievability' have been carried forward into this study<sup>10</sup>. 121 sites were identified in this way.

4.4 This site list was then compared against up-to-date monitoring data to ensure sites were not double-counted. 11 sites included in the 2014 SHLAA had been granted planning permission by 31 December 2015 and these sites have been excluded. This left a total of 110 sites to carry forward from the 2014 SHLAA into this update<sup>11</sup>.

4.5 One further site (ref 64S) had permission granted on part of the site. This area was removed from the assessment. The remainder of the site was carried forward.

4.6 Sites from the 2014 SHLAA which failed one or more of these tests were not carried forward into this study for re-assessment unless:

- The site owner or promoter challenged the findings of the 2014 SHLAA through a response to the Local Plan Preferred Options consultation; or
- New information had come to light in the intervening period which has led to a re-appraisal of previous findings.

4.7 11 sites have been identified in this way.

4.8 Further sites were identified from several other sources:

- Consultation on a Preferred Options Local Plan was consulted between December 2014 and February 2015. This consultation drew over 8,000 representations including a number of additional sites;
- Following the close of the consultation, a small number of sites were subsequently brought to the Council's attention;
- These have been supplemented by a number of potential opportunities identified by Council officers. This is a specific response to the requirements of Government Planning Practice Guidance and also to the 2014/5 Preferred Options consultation, to which a number of respondents suggested that more should be done to identify potential alternate locations for development, particularly on previously developed (brownfield) land.

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<sup>9</sup> <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

<sup>10</sup> These terms are set out in Paragraph 47 (and associated footnotes 11 and 12) of the NPPF.

<sup>11</sup> One further site (ref 64S) had permission granted on part of the site. This area was removed from the assessment. The remainder of the site was carried forward.

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- 4.9 Sites that had been promoted to, identified by or otherwise first brought to the attention of the Council by 29 February 2016 were considered. These sites were subject to an initial sifting exercise to remove those sites which were considered unlikely to yield five or more dwellings. Following this exercise, 63 sites were identified for inclusion.
- 4.10 In total, 184 sites have been 'long-listed' for consideration in this SHLAA.
- 4.11 A full list of sites excluded from this SHLAA in comparison to the 2014 version is provided at Appendix 2.
- 4.12 An initial dwelling estimate was produced for all long-listed sites. Previous SHLAAs produced by the District Council have tended to use a blanket assumption of 20 dwellings to the hectare (dph)(gross) to estimate potential housing yields.
- 4.13 This is considered to have been an appropriate approach for these studies given the stage of plan preparation they were designed to inform. However, a more refined approach has been taken in this iteration of the SHLAA. The local plan is now moving towards the 'publication' stage. This is where the Council produces what it considers to be the version of the plan that meets the relevant examination tests and is capable of adoption.
- 4.14 As such, it is necessary to re-assess site yields to ensure draft housing allocations in the plan are made on the most appropriate basis. An initial / indicative dwelling yield for each site was generated to inform subsequent analysis. This used an assumed density of between 20 and 35dph based upon site location, type and / or size. All density figures in this assessment are based upon gross site area:
- Infill development within existing town boundaries: 35dph
  - Small extension to existing town (<5 hectares (ha)): 30dph
  - Moderate extension to existing town (5 – 15 ha): 25dph
  - Large extension to existing town (>15 ha): 20dph
  - Land within or adjoining village: 20dph<sup>12</sup>

#### Assessing site suitability

- 4.15 The suitability of each site has been assessed, in the first instance, by desk-top studies to identify potential planning constraints against a consistent matrix. All sites have been visited by Council officers to check the findings of this exercise and make additional observations.
- 4.16 This process also allowed the initial dwelling assumptions to be tested on a site-by-site basis. Where higher or lower densities were considered appropriate, these were reflected in the final dwelling estimate for those sites which passed the SHLAA tests.
- 4.17 As with the (re-)consideration of housing numbers, the opportunity has been taken to critically re-appraise all sites and findings from previous SHLAAs. Potential planning constraints have been identified on many of the sites. Where these are considered to be unresolvable, sites have been considered unsuitable for development.

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<sup>12</sup> All figures are gross. Where a number of sites are considered to form part of a larger whole, they have been categorised using the total site area.

- 4.18 However, the SHLAA must be mindful not to prematurely make broader judgements or overreach its remit in terms of assessing the broad suitability of individual development sites.
- 4.19 National guidance and case law establish the need for balanced planning judgements to be made on matters including, but not necessarily limited to, Green Belt, high quality agricultural land, heritage and flood risk. The SHLAA has been conducted at a level which allows for further consideration of these issues in the context of the wider evidence base following completion of this study.

Assessing site availability

- 4.20 Availability of sites was assessed via correspondence with landowners and promoters of sites.
- 4.21 Representatives for the majority of sites (115 out of 184) had made positive representations to the Preferred Options consultation confirming the availability of sites for potential future development.
- 4.22 This has been supplemented by on-going / ad-hoc correspondence with other site owners to ensure information is up-to-date.

Assessing site achievability

- 4.23 Where a site was considered both suitable and available, its achievability was assessed. The last iteration of the Local Plan (the Preferred Options) was supported by a viability assessment, conducted in line with the requirements of Government guidance<sup>13</sup>.
- 4.24 North Hertfordshire lies within an area of relatively strong values, albeit that there are variations between different locations within, and particularly on the edge of, the District. The viability study therefore concluded that the broad package of policy options being pursued in the Preferred Options would not adversely impact upon site viability having regard to affordable housing provision, wider planning obligations and other costs.
- 4.25 Sites that have been judged as being suitable and available have therefore been assumed as being achievable unless site-specific intelligence indicates there would likely be significant abnormal costs associated with development of the site.
- 4.26 The Council's viability evidence will be updated in time to support the Publication draft of the Local Plan and any new findings which cause the outcomes of the 2014 study to be revisited and / or revised will be reflected in the final site selection process.

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<sup>13</sup> Whole Plan Viability Assessment – North Hertfordshire Local Plan Emerging Preferred Options Draft (Dixon Searle LLP, 2014)

## 5 Results

- 5.1 This SHLAA assesses 184 different sites. These cover a total of 1,770 hectares, around 4% of the District's total land area<sup>14</sup>. The sites are mostly in private ownership.
- 5.2 The assessment matrix used to inform this section of the report and maps detailing the sites are contained in the appendices.
- 5.3 All sites were subject to the tests of suitability and availability outlined above. Of the 184 sites:
- 8 sites failed both tests;
  - 38 sites failed the test of suitability but were considered available; and
  - 12 sites passed the test of suitability but were considered unavailable.
- 5.4 These 58 sites are therefore discounted and will not be further considered for potential allocation in the local plan.
- 5.5 Of the remaining 126 sites, 119 fully passed both tests of suitability and availability.
- 5.6 The remaining seven sites only passed one or both of these tests in part. That is to say only part of the originally identified site was considered suitable and / or only part of the originally identified site was considered available.
- 5.7 These sites were all at least moderate in size (>2 hectares) meaning it was possible in all instances to identify a coherent and meaningful area within the site that could still be carried forward and considered to pass the test.
- 5.8 Site boundaries were redrawn accordingly and dwelling estimates were adjusted to take account of the revised site areas.
- 5.9 The achievability of these 126 sites was then considered. There was a positive presumption that sites were generally achievable based on a combination of:
- The findings of the Council's previous viability work outlined above; and
  - The fact that these sites were all being positively promoted for development having passed the test of availability.
- 5.10 The 126 sites are all considered to have passed the test of achievability for the purposes of the SHLAA. In stating this, it should be noted that:
- Specific (potential) viability issues associated with a number of the sites have been identified in the commentary within Appendix 4; while
  - On four particular sites these issues are considered sufficient to 'downgrade' the achievability rating to "possible" and further investigation, or submitted evidence to demonstrate these constraints could be reasonably overcome, may be required for these sites to proceed to an allocation in the draft Local Plan.

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<sup>14</sup> Some proposed sites overlap one another and these have been excluded to prevent double counting.

5.11 These 126 sites cover approximately 960 hectares, around 2.6% of the land area of the District. These sites have a total estimated potential capacity of 15,548 homes.

5.12 **Error! Reference source not found.**3 below shows how these sites are distributed by place. The places used are generally the parishes and the three unparished areas of Hitchin, Letchworth Garden City and Baldock; although where a site is in one parish but physically on the edge of one of the towns it is counted towards the town, not the parish. Therefore sites on the edge of Luton and Stevenage (including those adjoining Great Ashby) are listed under Luton and Stevenage rather than the parishes in which the sites are located.

**Table 3: Specific sites passing the SHLAA tests by area**

	No of sites	Area (gross ha)	Estimated capacity
Ashwell	4	4.53	69
Baldock	20	172.88	3,625
Barkway	9	15.69	307
Barley	1	0.91	18
Codicote	8	25.52	431
Graveley	1	1.93	8
Hitchin	13	95.63	1,802
Ickleford	5	19.48	361
Kimpton	1	0.66	13
King's Walden	2	2.30	36
Knebworth	8	46.34	791
Letchworth	16	65.18	1,545
Luton (adjoining)	4	118.76	2,111
Pirton	3	8.43	127
Preston	4	5.03	91
Reed	2	3.00	35
Royston	8	49.01	1,078
St Ippolyts	2	5.01	52
St Paul's Walden	3	11.50	141
Stevenage (adjoining)	5	273.62	2,415
Therfield	2	1.85	24
Weston	2	2.10	42
Wymondley	3	29.64	426
<b>Total</b>	<b>126</b>	<b>959</b>	<b>15,548</b>

5.13 The results are also shown by four broad categories in Table 4 below. Although this might be viewed as a broad indication of preference, it is not necessarily appropriate to simply view these results as a 'sequential test' that will be rigidly followed in the final selection of sites for the Local Plan. Government guidance recognises that the supply of new homes can sometimes be best achieved through larger formats of new development, such as urban extensions<sup>15</sup>.

<sup>15</sup> Paragraph 52 of the NPPF.

- 5.14 With the exception of Royston, any urban extension in North Hertfordshire to one of the main towns within and adjoining the District would inevitably require the use of sites currently in the Green Belt. This is because existing Green Belt boundaries are drawn tightly around the current built limits of these towns.
- 5.15 It will be for the wider consideration of the evidence base to come to a view on this matter before determining the most appropriate approach for the Local Plan.

**Table 4: Specific sites passing the SHLAA tests by type**

	No of sites	Area (gross ha)	Estimated capacity
Previously developed land within town / village boundary	21	13.14	741
Greenfield in urban area	13	16.17	358
Beyond town or village boundary but not Green Belt	29	93.73	1,727
Green Belt	63	835.96	12,722
<b>Total</b>	<b>126</b>	<b>959</b>	<b>15,548</b>

## **6 Reviewing the assessment**

- 6.1 This SHLAA has considered the potential of sites to be allocated for housing in the Local Plan in accordance with relevant guidance.
- 6.2 Section 3 of this report identifies an Objectively Assessed Need for North Hertfordshire of 14,400 homes over the period 2011-2031. Taking into account completions, permissions and likely windfall development, it identified a 'balance' of 10,852 new homes to be identified if the District was to be able to meet its identified needs.
- 6.3 National guidance expresses a preference that, where possible, local plans should identify specific sites to meet identified housing needs.
- 6.4 The preceding section concludes that, following application of the tests of suitability, availability and achievability there are 126 potential specific sites within the District and a potential capacity of 15,548 new homes over the plan period. Plainly this is sufficient to meet and exceed the 'balance' identified.
- 6.5 Notwithstanding this point, national guidance allows for housing requirements to be met through 'broad locations' in the later years of the plan. As the name suggests, broad locations are those areas where it might be reasonable to anticipate development in the future, but where it is not possible to identify specific sites at this point in time.
- 6.6 As this SHLAA was developed, the area in and around Letchworth Garden City town centre was identified by the relevant landowner as a broad location where a longer-term review of assets may yield additional development opportunities towards the end of the plan period.
- 6.7 As previously developed land in an accessible location, development here may be sequentially preferable to some of the specific sites identified and it is considered appropriate to include a modest allowance for 50 additional homes from this location in the overall figures.
- 6.8 It is additionally noted that the Council has initiated work relating to the possible identification of a new settlement in North Hertfordshire. A first stage study has been commissioned. However, this will not be spatial in nature (i.e. it will not search for potential sites or locations). As such, it is not considered that a new settlement can reasonably be considered a broad location for the purposes of the SHLAA. It will be for the wider consideration of evidence supporting the Local Plan to determine if it might be appropriate to make any form of allowance for this process.
- 6.9 The results of the SHLAA are summarised in the table below. It can be seen that a total housing potential of 19,146 new homes over the period 2011-2031 has been identified.

**Table 5: Review of SHLAA findings**

Potential Source	Dwellings	Cumulative total
Completions between 1 Apr 2011 and 31 Mar 2015	1,114	1,114
Planning permissions as at 31 December 2015 considered likely to be implemented	1,324	2,438
Windfall allowances	1,110	3,548
Specific sites meeting the SHLAA tests	15,548	19,096
Broad location – Letchworth GC town centre	50	19,146
Objectively assessed housing needs (OAHN) for North Hertfordshire 2011-2031		14,400
<i>Balance against OAHN</i>		<i>+4,746</i>

## 7 Conclusions

- 7.1 This SHLAA identifies that there are sufficient potential sites and broad locations within North Hertfordshire for the District to meet its objectively assessed housing needs over the plan period.
- 7.2 However, it is also striking that the significant majority of identified potential capacity is upon sites currently within the Green Belt.
- 7.3 It is beyond the remit of the SHLAA to consider the most appropriate housing strategy for the District's Local Plan. This will need to be developed using the findings of this study as part of a broader consideration of the Council's wider evidence base.
- 7.4 It is therefore anticipated that, following completion of this SHLAA, further consideration will be given as to the most appropriate level of development that North Hertfordshire should accommodate in the future and the sites where this will occur. This will need to include deliberation over a number of matters including (but not necessarily limited to):
- Whether there is sufficient evidence to justify use of identified sites in areas where policies in the NPPF can support the restriction of development, such as Green Belt or areas at risk of flooding<sup>16</sup>;
  - The relationship between the sites in this study and identified housing market areas;
  - Whether any of the sites identified in this SHLAA might reasonably be used to respond to any requests to help meet unmet housing requirements from other areas including from neighbouring authorities under the Duty to Co-operate; and
  - Whether the sites or dwelling yields identified in this study need further adjustment to take account of cumulative impacts, infrastructure requirements, the results of additional investigations or any other matters.
- 7.5 It is anticipated that these deliberations will be set out in further supporting papers to the Local Plan. It is considered that any such documents will also be best placed to set out a development trajectory and up-to-date calculation of five-year land supply once the relevant decisions have been taken.

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<sup>16</sup> Paragraph 14 of the NPPF states that local plans should positively seek opportunities to meet the development needs of their area and meet objectively assessed needs unless (i) the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when viewed against the policies of the Framework as a whole, or (ii) specific policies in the Framework indicate development should be restricted. The accompanying footnote 9 includes various designations such as Sites of Special Scientific Interest, Green Belt, an Area of Outstanding Natural Beauty, heritage assets and locations at risk of flooding as examples.

## **8 Appendices**

***Appendix 1: Cross reference list showing SHLAA and Local Plan Preferred Options site numbers***

***Appendix 2: Sites removed following 2014 SHLAA***

***Appendix 3: Summary site assessment matrices (constraints)***

***Appendix 4: Summary site assessment matrices (SHLAA results)***

***Appendix 5: SHLAA maps***

**Appendix 1: Cross reference list showing SHLAA and Local Plan Preferred Options site numbers**

SHLAA ref	Pref. Options ref	Address	Town / parish
3	AS1	Land west of Claybush Road	Ashwell
200	BA1 (part)	Land north of Baldock (Bygrave parish)	Baldock
201	BA1 (part)	Land south of Bygrave Road (Bygrave parish)	Baldock
B/r01a	BA1 (part)	Land at Bygrave Road	Baldock
B/r02a	BA1 (part)	Land south of Bygrave Road (Bygrave parish)	Baldock
B/r11a	BA1 (part)	Land north of Bygrave Road (Bygrave parish)	Baldock
B/r23	BA1 (part)	Land at North Road (Bygrave parish)	Baldock
D (part)	BA1 (part)	Eastern part of area D, north of Baldock	Baldock
B/r04	BA2	Land off Clothall Road (Clothall parish)	Baldock
B/r12	BA3	South of Clothall Common (Clothall parish)	Baldock
202	BA4 (part)	Land east of Clothall Common (Clothall parish)	Baldock
B/r03	BA4 (part)	East of Clothall Common	Baldock
16	BA5	Land off Yeomanry Drive	Baldock
B/e03	BA6	Land at Icknield Way	Baldock
B/r14	BA7	Rear of Clare Crescent	Baldock
B/r18	BA8	Works, Station Road	Baldock
B/r07	BA9	Adjacent Raban Court, Royston Road	Baldock
BK/r04	BK1	Land off Cambridge Road	Barkway
BK/r02	BK2 (part)	Land off Windmill Close (b)	Barkway
BK/r03	BK2 (part)	Land off Windmill Close (a)	Barkway
29	CD1	Land south of Cowards Lane	Codicote
205S	CD2	Codicote Garden Centre, High Street (south)	Codicote
32	CD3	Land north east of The Close	Codicote
ELW	EL1	Luton East (west)	Luton (adjoining)
ELE	EL2	Luton East (east)	Luton (adjoining)
212a	EL3	Land north east of Luton	Luton (adjoining)
NES3	GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)
226	GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)
208N	GR1	Land at Milksey Lane (north)	Graveley
39	HT1	Highover Farm, Stotfold Road	Hitchin
98	HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin
H/r30	HT3	Land south of Oughtonhead Lane	Hitchin
H/r24	HT4	Land at Lucas Lane	Hitchin
H/r25	HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin
H/r14	HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin
H/r52	HT8	Industrial area, Cooks Way	Hitchin
H/r40	HT9	Centre for the Arts, Willian Road	Hitchin
41	IC1	Land off Duncots Close	Ickleford
40	IC2	Burford Grange, Bedford Road	Ickleford
52	KB1	Land at Deards End	Knebworth
53	KB2	Land at Gypsy Lane	Knebworth
42	KM1 (part)	Land at Hall Lane	Kimpton
44	KM1 (part)	Land west of Hall Lane	Kimpton
K/r01	KM3	Land north of High Street	Kimpton
51	KW1	Allotments west of The Heath, Breachwood Green	King's Walden
NL	LG1	Letchworth North	Letchworth
L/o7	LG10	Former Norton School playing field, Croft Lane	Letchworth
L/r13	LG3	Land east of Kristiansand Way	Letchworth
L/r18	LG4	Land north of former Norton School, Norton Road	Letchworth
L/r16	LG5	Land at Birds Hill	Letchworth
L/r24	LG6	Land off Radburn Way	Letchworth
234	LG8	Pixmore Centre, Pixmore Avenue,	Letchworth
L/o2	LG9	Former Lannock School	Letchworth
NS	NS1	Stevenage North	Stevenage (adjoining)
215	PR1	Land east of Butchers Lane	Preston
64S	PT1	Land east of Priors Hill (south)	Pirton
214	PT2	Holwell Turn, West Lane	Pirton
RD/r01	RD1	Land at Blacksmiths Lane	Reed
218	RY1	Land west of Ivy Farm, Baldock	Royston
085N	RY2	Land north of Newmarket Road (north)	Royston
R/r11	RY4	Land north of Lindsay Close	Royston
R/r06	RY5	Agricultural supplier, Garden Walk	Royston

SHLAA ref	Pref. Options ref	Address	Town / parish
R/r07	RY6	Royston FC, Garden Walk	Royston
217	RY7	Anglian Business Park, Orchard Road	Royston
R/e2	RY8	Land at Lumen Road	Royston
221N	SI1	Land south of Waterdell Lane (north)	St Ippolyts
SI/r3	SI2	Land south of Stevenage Road	St Ippolyts
WH/r1	SP1	Land south of, High Street, Whitwell	St Paul's Walden
119E	TH1	Police Row (east)	Therfield
118	TH2	Land south of, Kelshall Road	Therfield
228	WE1	Land off Hitchin Road	Weston
232	WY1	Land south of Little Wymondley	Wymondley

## Appendix 2: Sites removed following 2014 SHLAA

**Table 2a: Sites where planning permission has been granted**

Old Ref	Address	Town / parish
L/s01	Garden Square Shopping Centre	Letchworth
O/r01	Rear of 14-30 High Street	Offley
O/r02	Former allotments, Luton Road	Offley
64S	Land east of Priors Hill (south)	Pirton
R/r23	The Maltings, Green Drift	Royston
R/r03	Land off Burns Road	Royston
73	Farmyard, Brickyard Lane	Reed
L/r26	Garage, Station Road	Letchworth
GWK	George W. King site, Blackhorse Road	Letchworth
H/r50	Neighbourhood centre and adjoining properties, John Barker Place	Hitchin
T/r01	Nine Elms, Police Row	Therfield
K/r02	Land off Lloyd Way	Kimpton

**Table 2b: Sites rejected by 2014 SHLAA where findings were not challenged**

Old Ref	Address	Town / parish
1	Land east of Ashridge Farm, Ashwell Street	Ashwell
8	Land south of 120 Station Road	Ashwell
9	Land rear of 11-23 Letchworth Road	Baldock
10	Land rear of 1-5 Letchworth Road	Baldock
11	Land rear of 7-9 Letchworth Road	Baldock
15	Land north of William Road	Baldock
200b	Land north of Baldock - outer part (Bygrave parish)	Baldock
Br06	Adjacent 68 London Road	Baldock
20	Land adjacent Lane Farm, Gas Lane	Barkway
BKr01	Garages rear of Windmill Close	Barkway
BLr01	Coach depot	Barley
28	Land at Clothall House, Ashanger Lane	Clothall
206	Land at Danesbury Park Road	Codicote
35	Jack Hill Park, Jacks Hill	Graveley
208S	Land at Milksey Lane (south)	Graveley
38	Land at junction of Pirton Road and Crow Furlong	Hitchin
Hm02	Land at and around Churchgate	Hitchin
Hr02	Bevan House, rear of 34 Bancroft	Hitchin
Hr04	Between 38 & 44 Bearton Road	Hitchin
Hr06	Rear of Fieldfares, Benslow Lane	Hitchin
Hr22	Land off, Hine Way	Hitchin
Hr26	Gardens backing onto Matthew Gate	Hitchin
Hr28	Goods Yard, Nightingale Road	Hitchin
Hr33	Railway sidings, St Michael's Road	Hitchin
Hr43	Land off The Aspens, rear of 46 Wymondley Road	Hitchin
Hr45	Top Field, Fishponds Road	Hitchin
Hr48	59 Walsworth Road	Hitchin
Ir01	Adjacent 69 Arlesey Road	Ickleford
Ir02	Rear of 55 Arlesey Road	Ickleford
43	Land east of Hall Lane	Kimpton
Kr03	Land off Wren Close	Kimpton
56	Land east of Stevenage Road	Knebworth
Lm1	Library and museum site, Gernon Road	Letchworth
Lm2	The Wynd	Letchworth
Lo4	Former Westbury School playing field, High Avenue	Letchworth
Lr02	Former depot, opposite 382-392 Icknield Way	Letchworth
Lr08	St Michael's House, 105 Norton Way South	Letchworth
Lr25	Former goods yard & car dealers, Norton Way North	Letchworth
Lr30	Laundry, Pixmore Avenue	Letchworth
Lr33	Land north of Croft Lane	Letchworth
Ls02	Arena Parade, Arena Parade	Letchworth
212b	Land north east of Luton	Luton (adjoining)
212c	Land north east of Luton	Luton (adjoining)
63	Former depot, Park Farm Lane	Nuthampstead
69	Land south of Crunnells Green	Preston
72	Land north of, Blacksmiths Lane	Reed
126	Mile End Farm, London Road (Reed parish)	Royston
085S	Land north of Newmarket Road (south)	Royston
Ro2	Royston Hospital, London Road	Royston
Rr10	Land adjacent 20 Lindsay Close	Royston

Old Ref	Address	Town / parish
Rr12	The Warren Car Park, London Road	Royston
Rr13	Industrial estate, Lower Gower Road	Royston
Rr18	r/o Blackett Ord Court, Stamford Avenue	Royston
Rr26	Rear of Banyers Hotel, Melbourn Street	Royston
86	Gannock Green	Sandon
Sr03	Land north of, Payne End	Sandon
99	Land north of The Crescent, London Road	St Ippolyts
223	Playing field, Folly Lane	St Ippolyts
NES	Stevenage North East	Stevenage (adjoining)
RG	Rush Green	Stevenage (adjoining)
117	Land south of Haywood Lane	Therfield
Tr02	Adjacent Tussocks, The Causeway	Therfield
120	Land west of Gypsy Lane	Wymondley
125	Land south of Wymondley Road	Wymondley
229	Land south of Wymondley Bury	Wymondley
230	Land east of Wymondley Bury	Wymondley
231	Land west of Todds Green	Wymondley

Appendix 3: Summary site constraints assessment for SHLAA sites

SHLAA ref	Pref. Options ref	Address	Town / parish	Agriculture	AQMA	AONB	Archaeology	Common / CROW	Cons. Area	Contaminated	Flood - river (EA)	Flood - surface	Green Belt	Habitats	Listed	Local Nature Reserve	PROW	Reg. P&G	SAM	SPZ	SSSI	Wildlife
3	AS1	Land west of Claybush Road	Ashwell	3	No	No	Adjacent	No	No	No	No	No	No	No	Setting	No	No	No	Setting	3	Impact Zone >50 dwellings	No
301	n/a	Land at junction of Cow Lane and Springhead	Ashwell	3	No	No	Adjacent	No	Yes	No	No	No	No	No	Setting	No	No	No	No	3	Impact Zone >10 dwellings	Adjacent
304	n/a	Land north of Ashwell Street and south of Lucas Lane	Ashwell	3	No	No	Yes	No	Yes	No	No	No	No	No	Setting	No	Adjacent	No	No	3	Impact Zone >10 dwellings	No
305	n/a	Land west of Station Road and north of Ashwell Street	Ashwell	3	No	No	Adjacent	No	Yes	No	No	No	No	No	No	No	Adjacent	No	No	3	Impact Zone >50 dwellings	No
306	n/a	Ashridge Farm Caravan Club, Ashwell Street	Ashwell	2	No	No	Adjacent	No	No	No	No	No	No	No	No	No	Adjacent	No	No	3	Impact Zone >50 dwellings	No
12	n/a	Land north of George IV PH, London Road	Baldock	3	No	No	No	No	No	No	No	No	Yes	Adjacent	No	No	No	No	No	1	No	Adjacent
14	n/a	Land west of Weston Way	Baldock	Urban / 3	No	No	No	No	No	No	No	Moderate (part)	Yes	Adjacent	No	No	No	No	No	1	No	No
16	BA5	Land off Yeomanry Drive	Baldock	2	No	No	Yes	No	No	No	No	No	No	No	No	No	Adjacent	No	Adjacent	2	No	No
200	BA1 (part)	Land north of Baldock (Bygrave parish)	Baldock	2/3	No	No	Part	No	Setting	No	No	High (part)	Yes	Adjacent	Setting	Adjacent	Yes	No	Adjacent	2	No	Yes
201	BA1 (part)	Land south of Bygrave Road (Bygrave parish)	Baldock	2	No	No	Part	No	Setting	No	No	High (part)	Yes	No	Setting	No	No	No	No	2	No	No
202	BA4 (part)	Land east of Clothall Common (Clothall parish)	Baldock	2/3	No	No	Yes	No	No	No	No	High (part)	Yes	No	No	No	No	No	No	2	No	No
307	n/a	Deans Yard, South Road	Baldock	Urban	No	No	Yes	No	No	No	No	No	No	No	No	No	No	No	Adjacent	2	No	No
310	n/a	Land south of Bygrave Road, Baldock (Bygrave Parish)	Baldock	Urban / 2	No	No	Adjacent	No	No	No	No	No	Yes	No	No	No	No	No	No	2	No	No
371	-	Land south of Bygrave	Baldock	3	No	No	Yes (part)	No	No	No	No	No	Yes	No	No	No	Yes	No	No	3	No	No
372	-	Land around The Nook	Baldock	2/3	No	No	Yes (part)	No	No	No	No	Low (part)	Yes	No	Setting	Adjacent	Yes	No	Setting	2/3	No	Adjacent
373	-	Land west of Bygrave	Baldock	2	No	No	Yes (part)	No	No	No	No	Moderate (part)	Yes	No	No	No	Yes	No	No	3	No	No
369	n/a	Corner Icknield Way / Church Street	Baldock	Urban	No	No	Yes	No	Yes	No	No	High (part)	No	No	Setting	No	No	No	No	2	No	No
B/e03	BA6	Land at Icknield Way	Baldock	Urban	No	No	Yes	No	Adjacent	No	No	High (part)	No	No	Setting	No	Adjacent	No	No	2	No	No
B/r01a	BA1 (part)	Land at Bygrave Road	Baldock	2	No	No	No	No	No	No	No	Moderate (part)	Yes	No	No	No	Yes	No	No	2	No	No
B/r02a	BA1 (part)	Land south of Bygrave Road (Bygrave parish)	Baldock	2	No	No	Adjacent	No	No	No	No	High (part)	Yes	No	No	No	Adjacent	No	No	2	No	No
B/r03	BA4 (part)	East of Clothall Common	Baldock	2	No	No	Adjacent	No	No	No	No	Moderate (part)	No	No	No	No	No	No	No	2	No	No
B/r04	BA2	Land off Clothall Road (Clothall parish)	Baldock	Urban / 2	No	No	Part	No	No	No	No	No	Yes	No	No	No	No	No	Setting	2	No	No
B/r07	BA9	Adjacent Raban Court, Royston Road	Baldock	Urban	No	No	Yes	No	Adjacent	No	No	Moderate (part)	No	No	Adjacent	No	No	No	No	2	No	No
B/r11a	BA1 (part)	Land north of Bygrave Road (Bygrave parish)	Baldock	2	No	No	No	No	No	No	No	High (part)	Yes	No	No	No	Adjacent	No	No	2	No	No
B/r12	BA3	South of Clothall Common (Clothall parish)	Baldock	2/3	No	No	Yes	No	No	No	No	High (part)	Yes	No	No	No	Adjacent	No	Adjacent	2	No	No
B/r14	BA7	Rear of Clare Crescent	Baldock	Urban	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	1	No	No
B/r18	BA8	Works, Station Road	Baldock	Urban	No	No	Yes	No	Adjacent	No	No	No	No	No	Setting	No	No	No	No	2	No	No
B/r23	BA1 (part)	Land at North Road (Bygrave parish)	Baldock	2	No	No	Part	No	No	No	No	Moderate (part)	Yes	Adjacent	No	Adjacent	No	No	Adjacent	2	No	No
Br06	n/a	Adjacent 68 London Road	Baldock	Urban	No	No	No	No	No	No	No	Low (part)	No	Yes (part)	No	No	No	No	No	1	No	No
D (part)	BA1 (part)	Eastern part of area D, north of Baldock	Baldock	2/3	No	No	Yes	No	Setting	No	No	No	Yes	No	Setting	No	Yes	No	No	3	No	No
17	n/a	Land east of Burrs Lane	Barkway	2	No	No	No	No	No	No	No	No	No	No	No	No	Adjacent	No	No	3	No	No
18	n/a	Land east of Cambridge Road	Barkway	2	No	No	No	No	No	No	No	No	No	Adjacent	No	No	No	Adjacent	No	3	No	No
19	n/a	Land west of Cambridge Road	Barkway	2	No	No	No	No	No	No	No	No	No	No	No	No	Adjacent	Adjacent	No	3	No	No
21	n/a	Land north of Nuthampstead Road	Barkway	2	No	No	No	No	Adjacent	No	No	No	No	No	Setting	No	Adjacent	No	No	3	No	No
22	n/a	Land east of Royston Road	Barkway	2	No	No	No	No	No	No	No	No	No	No	No	No	Adjacent	No	No	3	No	No
23	n/a	Top Field, Royston Road	Barkway	2	No	No	Yes	No	Yes	No	No	High (part)	No	Adjacent	Setting	No	No	No	No	3	No	Adjacent
203	n/a	Land south of Ash Mill	Barkway	2	No	No	Adjacent	No	Adjacent	No	No	High (part)	No	No	Setting	No	No	No	No	3	No	No
BK/r02	BK2 (part)	Land off Windmill Close (b)	Barkway	2	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	3	No	No
BK/r03	BK2 (part)	Land off Windmill Close (a)	Barkway	2	No	No	Adjacent	No	No	No	No	No	No	No	No	No	No	No	No	3	No	No
BK/r04	BK1	Land off Cambridge Road	Barkway	2	No	No	No	No	Adjacent	No	No	No	No	No	No	No	Adjacent	No	No	3	No	No
308	n/a	Barkway Golf Club	Barkway	2	No	No	No	No	No	No	No	No	No	No	No	No	Adjacent	No	No	3	No	No
26	n/a	New Hill, Picknag Road	Barley	2	No	No	No	No	Adjacent	No	No	No	No	No	No	No	No	No	No	3	No	No
204	n/a	Land at Pudding Lane	Barley	2	No	No	Yes	No	Adjacent	No	No	No	No	Yes	Setting	No	Yes	No	No	3	No	Adjacent
309	n/a	Land rear of High Street	Barley	2	No	No	Yes	No	Yes	No	No	High (part)	No	No	Setting	No	No	No	No	3	No	No
BL/r02	n/a	Land east of Picknag Road	Barley	2	No	No	No	No	Adjacent	No	No	No	No	No	Setting	No	No	No	No	3	No	Adjacent
29	CD1	Land south of Cowards Lane	Codicote	3	No	No	No	No	No	No	No	No	Yes	No	Setting	No	No	No	No	2	No	Adjacent
30	n/a	Land at Codicote House, Heath Road	Codicote	3	No	No	Yes	No	No	No	No	No	Yes	Adjacent	Setting	No	No	No	No	2	No	No
31	n/a	Land south of Heath Lane	Codicote	3	No	No	No	No	No	Potential (part)	No	No	Yes	Adjacent	Setting	No	Adjacent	No	No	2	No	Adjacent
32	CD3	Land north east of The Close	Codicote	3	No	No	No	No	No	No	No	High (part)	Yes	No	Setting	No	Yes	No	No	2	No	No
207	n/a	Land at Kimpton Road, Welwyn	Codicote	Urban	No	No	No	No	No	No	No	High (part)	Yes	No	Setting	No	No	No	No	1	No	No
311	n/a	Land at Pottersheath Road, Welwyn	Codicote	Urban	No	No	No	No	No	No	No	No	Yes	Yes	Setting	No	No	No	No	3	No	No
312	n/a	Former Codicote Storm Overflow Tank, Rabley Heath Road	Codicote	3	No	No	No	No	No	No	No	High (part)	Yes	No	No	No	No	No	No	No	No	No
313	n/a	Land south of Heath Lane	Codicote	3	No	No	No	No	No	No	No	No	Yes	Yes (part)	No	No	Yes	No	No	2	No	Adjacent
314	n/a	Mansells Farm (A)	Codicote	3	No	No	Adjacent	No	No	No	No	No	Yes	No	Setting	No	Yes	No	No	No	No	Adjacent
315	n/a	Mansells Farm (B)	Codicote	3	No	No	No	No	No	No	No	No	Yes	No	No	No	Adjacent	No	No	3	Impact Zone >100 dwellings	No
316	n/a	Mansells Farm (C)	Codicote	3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	3	Impact Zone >100 dwellings	No
318	n/a	Hollands Farm	Codicote	3	No	No	No	No	No	No	No	High (part)	Yes	Yes (part)	Yes	No	Yes	No	No	1	No	Adjacent

SHLAA ref	Pref. Options ref	Address	Town / parish	Agriculture	AQMA	AONB	Archaeology	Common / CROW	Cons. Area	Contaminated	Flood - river (EA)	Flood - surface	Green Belt	Habitats	Listed	Local Nature Reserve	PROW	Reg. P&G	SAM	SPZ	SSSI	Wildlife
205N	n/a	Codicote Garden Centre, High Street (north)	Codicote	3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	3	No	No
205S	CD2	Codicote Garden Centre, High Street (south)	Codicote	3	No	No	No	No	No	No	No	Low (part)	Yes	Adjacent	Setting	No	No	No	No	3	No	No
208N	GR1	Land at Milksey Lane (north)	Graveley	3	No	No	No	No	Adjacent	No	No	No	Yes	No	No	No	Adjacent	No	No	3	No	No
39	HT1	Highover Farm, Stoffold Road	Hitchin	2	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	Setting	No	No	Adjacent
98	HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin	3	No	No	No	No	No	No	No	No	Yes	Adjacent	Setting	No	No	No	No	3	No	Adjacent
219	n/a	Land at London Road (St Ippolyts parish)	Hitchin	3	No	No	No	No	No	No	No	High (part)	Yes	No	Setting	No	No	No	No	2	Impact Zone >100 dwellings	No
220	n/a	Land off Mill Lane (St Ippolyts parish)	Hitchin	3	No	No	No	No	No	No	No	No	Yes	No	Setting	No	No	No	No	2	Impact Zone >100 dwellings	No
222	n/a	Land at Hitchin Lane (St Ippolyts parish)	Hitchin	3	No	No	No	No	No	No	2 (part)	No	Yes	Adjacent	No	No	No	No	No	3	No	Adjacent
224	n/a	Land east of Hitchin Lane (St Ippolyts parish)	Hitchin	3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	No	No	No
225	n/a	Land west of Hitchin Lane (St Ippolyts parish)	Hitchin	Urban / 3	No	No	No	No	No	No	2 (part)	High (part)	Yes	Adjacent	No	No	No	No	No	3	No	Adjacent
233	n/a	Unit 3 & 4 Cadwell Lane	Hitchin	Urban	No	No	No	No	No	Potential	No	No	No	Adjacent	No	No	No	No	No	No	Impact Zone >100 dwellings	No
325	n/a	Land at Ickleford Bury, Old Hale Way	Hitchin	3	No	No	No	No	No	No	2 (part)	Low (part)	Yes	Adjacent	Setting	No	No	No	No	No	Impact Zone >100 dwellings	No
326	n/a	North of Highover Farm	Hitchin	2	No	No	No	No	No	No	No	High (part)	Yes	No	No	No	No	No	Setting	No	No	Adjacent
367	n/a	Westons Garage	Hitchin	Urban	No	No	No	No	No	No	No	Moderate (part)	No	No	No	No	No	No	No	No	No	No
368	n/a	Cadet centre, Bedford Road	Hitchin	Urban	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Impact Zone >100 dwellings	No
361	n/a	Audi Garage, Nightingale Way	Hitchin	Urban	No	No	No	No	Yes	Potential	No	No	No	No	No	No	No	No	No	No	Impact Zone >100 dwellings	No
362	n/a	Industrial buildings, Bury Mead Road	Hitchin	Urban	No	No	No	No	No	No	No	Low (part)	No	No	No	No	No	No	No	No	Impact Zone >100 dwellings	No
363	n/a	Station Approach	Hitchin	Urban	No	No	No	No	Adjacent	Potential	No	High (part)	No	Adjacent	No	No	Adjacent	No	No	No	No	Adjacent
364	n/a	Goods Yard	Hitchin	Urban	No	No	No	No	Adjacent	Potential	No	Low (part)	No	Adjacent	No	No	No	No	No	No	No	No
365	n/a	Rail sidings	Hitchin	Urban	No	No	No	No	Adjacent	Potential	No	High (part)	No	Adjacent	No	No	Adjacent	No	No	No	No	Yes
366	n/a	Former B&Q	Hitchin	Urban	No	No	No	No	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No
110*	n/a	Oakfield Farm, Stevenage Road (A602) (St Ippolyts parish)	Hitchin	Urban / 3	No	No	No	No	No	No	3 (part)	High (part)	Yes	Yes (part)	No	No	Adjacent	No	No	No	No	No
209E	n/a	Reduced version of south west Hitchin (east)	Hitchin	Urban / 3	Proximity	No	Yes (part)	No	Adjacent	No	3 (part)	High (part)	Yes	Yes (part)	Setting	No	Yes	No	No	1	Impact Zone >100 dwellings	Adjacent
209W	n/a	Reduced version of south west Hitchin (west)	Hitchin	3	No	No	Yes (part)	No	No	No	3 (part)	High (part)	Yes	Yes (part)	Setting	No	Yes	No	No	1	Impact Zone >100 dwellings	Yes
H/r14	HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin	3	No	No	Yes	No	No	No	No	No	Yes	No	No	No	Adjacent	No	No	3	Impact Zone >100 dwellings	No
H/r24	HT4	Land at Lucas Lane	Hitchin	3	No	No	No	No	No	No	No	No	Yes	No	No	No	Adjacent	No	No	3	Impact Zone >100 dwellings	No
H/r25	HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin	3	No	No	Adjacent	No	No	No	No	No	Yes	No	No	No	Adjacent	No	No	3	Impact Zone >100 dwellings	No
H/r30	HT3	Land south of Oughtonhead Lane	Hitchin	3	No	No	No	No	No	No	No	No	Yes	No	No	No	Adjacent	No	No	3	Impact Zone >100 dwellings	No
H/r40	HT9	Centre for the Arts, William Road	Hitchin	Urban	No	No	No	No	No	No	No	High (part)	No	No	No	Adjacent	No	No	No	No	No	Adjacent
H/r52	HT8	Industrial area, Cooks Way	Hitchin	Urban	No	No	No	No	No	Potential	No	Low (part)	No	No	No	No	No	No	No	No	No	No
SWHa	n/a	Hitchin South West	Hitchin	3	No	Adjacent	Yes (part)	No	Adjacent	Potential (part)	3 (part)	High (part)	Yes	Yes (part)	Yes	Adjacent	Yes	No	No	1	Yes	Yes
40	IC2	Burford Grange, Bedford Road	Ickleford	3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	No	Impact Zone >100 dwellings	Adjacent
41	IC1	Land off Duncots Close	Ickleford	3	No	No	Adjacent	No	Adjacent	No	No	Moderate (part)	Yes	No	Setting	No	No	No	No	No	Impact Zone >100 dwellings	No
328	n/a	Land at Ickleford Manor, Turmpike Lane	Ickleford	3	No	No	Adjacent	No	Adjacent	No	No	No	Yes	No	Setting	No	No	No	No	No	Impact Zone >100 dwellings	No
329	n/a	Arnolds Farm, Chambers Lane	Ickleford	2	No	No	Yes	No	Adjacent	No	No	No	Yes	No	Setting	No	Adjacent	No	No	No	No	No
330	n/a	Land at Bedford Road	Ickleford	2	No	No	Adjacent	No	No	No	No	No	Yes	Adjacent	No	No	Yes	No	No	No	Impact Zone >100 dwellings	No
331	n/a	Land at Ramerick	Ickleford	2	No	No	Yes (part)	No	No	Potential	3 (part)	High (part)	No	No	Setting	No	Yes	No	No	3	No	No
42	KM1 (part)	Land at Hall Lane	Kimpton	3	No	No	No	No	No	No	No	High (part)	Yes	Yes (part)	No	No	Yes	No	No	3	No	No
44	KM1 (part)	Land west of Hall Lane	Kimpton	3	No	No	No	No	No	No	No	High (part)	Yes	No	No	No	Adjacent	No	No	3	No	No
K/r01	KM3	Land north of High Street	Kimpton	3	No	No	No	No	Adjacent	No	No	High (part)	No	Adjacent	No	No	No	No	No	3	No	No
49	n/a	Allotments south of Colemans Road, Breachwood Green	King's Walden	3	No	No	No	No	No	No	No	No	Yes	No	Setting	No	No	No	No	3	No	No
50	n/a	Land north of Lower Road, Breachwood Green	King's Walden	3	No	No	No	No	No	No	No	No	Yes	Adjacent	No	No	No	No	No	2	No	Adjacent
51	KW1	Allotments west of The Heath, Breachwood Green	King's Walden	3	No	No	No	No	No	No	No	No	Yes	No	Setting	No	Yes	No	No	3	No	No
333	n/a	Land east of Brownings Cottage, Colemans Road	King's Walden	3	No	No	No	No	No	No	No	No	Yes	No	Setting	No	Adjacent	No	No	3	No	No
370	-	Former Manor Farm site	King's Walden	3	No	No	No	No	No	No	No	No	Yes	No	Setting	No	No	No	No	No	No	No
52	KB1	Land at Deards End	Knebworth	Urban / 3	No	No	No	No	Adjacent	No	No	No	Yes	Adjacent	Setting	No	No	No	No	2	Impact Zone >100 dwellings	No
53	KB2	Land at Gypsy Lane	Knebworth	3	No	No	No	No	Adjacent	Potential (part)	No	High (part)	Yes	No	No	No	Adjacent	No	No	3	Impact Zone >100 dwellings	No
54	n/a	Odyssey Health Centre, Old Knebworth Lane	Knebworth	Urban / 3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	2	Impact Zone >100 dwellings	No
55	n/a	Land north of Old Lane	Knebworth	Urban / 3	No	No	No	No	No	No	No	High (part)	Yes	No	No	No	No	No	No	1	No	No
57	n/a	Land south of Swangley's Lane	Knebworth	Urban / 3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	1	No	No
58	n/a	Land north of Watton Road	Knebworth	Urban / 3	No	No	No	No	No	No	No	High (part)	Yes	No	No	No	Yes	No	No	1	No	No
211	n/a	Land north of Oakfield Avenue	Knebworth	Urban / 3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	Setting	1	Impact Zone >100 dwellings	Adjacent
334	n/a	Cnebba's Field, Old Knebworth	Knebworth	3	No	No	Adjacent	No	Yes	No	No	No	Yes	Adjacent	Setting	No	Adjacent	No	No	2	Impact Zone >50 dwellings	No
335	n/a	Land rear of Redwood, Deards End Lane	Knebworth	3	No	No	No	No	Adjacent	No	No	No	Yes	No	Setting	No	No	No	No	2	Impact Zone >100 dwellings	No

SHLAA ref	Pref. Options ref	Address	Town / parish	Agriculture	AQMA	AONB	Archaeology	Common / CROW	Cons. Area	Contaminated	Flood - river (EA)	Flood - surface	Green Belt	Habitats	Listed	Local Nature Reserve	PROW	Reg. P&G	SAM	SPZ	SSSI	Wildlife
336	n/a	Land east of Old Lane	Knebworth	3	No	No	No	No	No	No	No	Low (part)	Yes	No	No	No	No	No	No	1	No	No
KB/m01	n/a	Chas Lowe, London Road	Knebworth	Urban	No	No	No	No	No	No	No	High (part)	No	No	Setting	No	No	No	No	1	No	No
234	LGB	Pixmore Centre, Pixmore Avenue,	Letchworth	Urban	No	No	No	No	No	Potential	No	No	No	No	Setting	No	No	No	No	2	No	No
337	n/a	Freeman House, Radburn Way	Letchworth	Urban	No	No	No	No	No	No	No	Low (part)	No	No	No	No	Adjacent	No	No	1	No	No
338	n/a	Foundation House	Letchworth	Urban	No	No	No	No	Adjacent	Potential	No	High (part)	No	No	No	No	No	No	No	2	No	No
339	n/a	Glebe Road industrial estate	Letchworth	Urban	No	No	No	No	Adjacent	No	No	No	No	No	No	No	No	No	No	2	No	No
357	n/a	Hamonte	Letchworth	Urban	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	2	No	No
354	n/a	Nursery, Icknield Way	Letchworth	Urban	No	No	No	No	Adjacent	Potential (part)	No	High (part)	No	No	Setting	No	No	No	No	3	No	No
356	n/a	Site at Birds Hill	Letchworth	Urban	No	No	No	No	Adjacent	Potential	No	No	No	No	Setting	No	No	No	No	2	No	No
355	n/a	Garages, Icknield Way	Letchworth	Urban	No	No	No	No	No	Potential	No	High (part)	No	No	No	No	No	No	No	3	No	No
L/o2	LG9	Former Lannock School	Letchworth	Urban	No	No	No	No	No	No	No	High (part)	No	No	No	No	No	No	No	2	No	No
L/o7	LG10	Former Norton School playing field, Croft Lane	Letchworth	Urban	No	No	No	No	Adjacent	No	No	No	No	No	Setting	No	No	No	No	3	No	No
L/r02	n/a	Former Depot, Icknield Way	Letchworth	Urban	No	No	No	No	Setting	Potential	No	High (part)	No	No	No	No	No	No	No	2	No	No
L/r13	LG3	Land east of Kristiansand Way	Letchworth	Urban / 3	No	No	Yes	No	Adjacent	No	No	No	Yes	No	Setting	No	Adjacent	No	No	3	No	No
L/r16	LG5	Land at Birds Hill	Letchworth	Urban	No	No	No	No	Adjacent	Potential	No	No	No	No	Setting	No	No	No	No	2	No	No
L/r18	LG4	Land north of former Norton School, Norton Road	Letchworth	Urban	No	No	No	No	Adjacent	No	No	No	No	No	Setting	No	No	No	No	3	No	No
L/r24	LG6	Land off Radburn Way	Letchworth	Urban	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	1	No	No
NL	LG1	Letchworth North	Letchworth	2	No	No	Yes (part)	No	Setting	No	No	Low (part)	Yes	No	No	No	Yes	No	Setting	3	No	No
340	n/a	Dancote, Cockernhoe Green, Cockernhoe	Luton (adjoining)	3	No	No	Yes (part)	No	No	No	No	Moderate (part)	Yes	No	Setting	No	No	No	No	3	No	No
341	n/a	Land east of Selsey Drive, Luton	Luton (adjoining)	Urban / 3	No	No	No	No	No	No	No	No	Yes	Yes	No	No	Adjacent	Yes	No	3	No	No
212a	EL3	Land north east of Luton	Luton (adjoining)	Urban / 3	No	No	Yes (part)	No	No	No	No	High (part)	Yes	Adjacent	Setting	No	Adjacent	No	No	3	No	No
ELE	EL2	Luton East (east)	Luton (adjoining)	3	No	No	No	No	No	Potential (part)	No	High (part)	Yes	Adjacent	Setting	No	No	No	No	3	No	Adjacent
ELW	EL1	Luton East (west)	Luton (adjoining)	3	No	No	Yes (part)	No	No	No	No	High (part)	Yes	Adjacent	Setting	No	Yes	No	No	3	No	No
213	n/a	The Rookery, King's Walden Road	Offley	3	No	No	No	No	Adjacent	No	No	No	No	Adjacent	Setting	No	Adjacent	No	No	3	No	No
342	n/a	Bakers Close	Offley	3/4	No	No	Adjacent	No	Adjacent	No	No	No	No	Adjacent	Setting	No	Yes	No	No	2	No	Adjacent
214	PT2	Holwell Turn, West Lane	Pirton	2/3	No	No	No	No	Setting	No	No	No	No	Adjacent	No	No	No	No	No	No	No	No
344	n/a	Land north of Hambridge Way	Pirton	3	No	No	No	No	Adjacent	No	No	No	No	No	Setting	No	Adjacent	No	No	No	No	No
64N	n/a	Land east of Priors Hill (north)	Pirton	3	No	Adjacent	Yes	No	Adjacent	No	No	No	No	No	Setting	No	Adjacent	No	Adjacent	No	No	No
64S	PT1	Land east of Priors Hill (south)	Pirton	3	No	Adjacent	Yes	No	Adjacent	No	No	No	No	No	No	No	Adjacent	No	Setting	No	No	No
65	n/a	Land west of Back Lane	Preston	3	No	No	Yes (part)	No	Adjacent	No	No	Low (part)	No	No	No	No	No	No	No	3	Impact Zone >50 dwellings	No
67	n/a	Land north of Chequers Lane	Preston	3	No	No	No	No	No	No	No	No	No	No	Setting	No	Yes	No	No	3	Impact Zone >10 dwellings	No
215	PR1	Land east of Butchers Lane	Preston	3	No	No	No	No	Setting	No	No	No	No	No	Setting	No	Adjacent	No	No	3	Impact Zone >50 dwellings	No
216	n/a	Land west of Butchers Lane	Preston	3	No	No	Yes (part)	No	No	No	No	Low (part)	No	No	Setting	No	Yes	No	No	3	Impact Zone >50 dwellings	No
81	n/a	Reed House, Jacksons Lane	Reed	2	No	No	Adjacent	No	Yes (part)	No	No	No	No	No	No	No	No	No	No	3	No	No
RD/r01	RD1	Land at Blacksmiths Lane	Reed	2	No	No	No	No	No	No	No	No	No	Adjacent	Setting	No	Yes	No	No	3	No	No
217	RY7	Anglian Business Park, Orchard Road	Royston	Urban	No	No	No	No	No	Potential	No	Low (part)	No	No	no	No	No	No	No	3	No	No
218	RY1	Land west of Ivy Farm, Baldock	Royston	3	No	No	Adjacent	No	No	No	No	Moderate (part)	No	Adjacent	No	Adjacent	Yes	No	Setting	1	Adjacent	No
346	n/a	Land south of Newmarket Road	Royston	Urban / 3	No	No	No	No	No	No	No	High (part)	No	Adjacent	No	No	No	No	No	3	No	No
358	n/a	Land at Barkway Road	Royston	Urban	No	No	No	No	No	No	No	No	No	No	No	No	Adjacent	No	No	2	No	No
085N	RY2	Land north of Newmarket Road (north)	Royston	Urban / 3	No	No	No	No	No	No	No	No	No	Adjacent	No	No	No	No	No	3	No	No
R/e2	RY8	Land at Lumen Road	Royston	Urban	No	No	No	No	No	Potential	No	High (part)	No	No	Setting	No	No	No	No	3	No	No
R/r06	RY5	Agricultural supplier, Garden Walk	Royston	Urban	No	No	No	No	No	Potential	No	Low (part)	No	No	No	No	No	No	No	3	No	No
R/r07	RY6	Royston FC, Garden Walk	Royston	Urban	No	No	No	No	No	No	No	Low (part)	No	No	no	No	No	No	No	3	No	No
R/r11	RY4	Land north of Lindsay Close	Royston	2	No	No	No	No	No	No	No	High (part)	No	No	No	No	No	No	No	3	No	No
347	n/a	Land east of London Road	St Ippolyts	3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	3	Impact Zone >100 dwellings	No
221N	SI1	Land south of Waterdell Lane (north)	St Ippolyts	3	No	No	No	No	No	No	No	Low (part)	Yes	No	Setting	No	Yes	No	No	2	Impact Zone >100 dwellings	No
221S	n/a	Land south of Waterdell Lane (south)	St Ippolyts	3	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	2	Impact Zone >100 dwellings	No
SI/r3	SI2	Land south of Stevenage Road	St Ippolyts	3	No	No	Adjacent	No	No	No	No	No	Yes	No	No	No	Yes	No	No	No	No	Adjacent
116	n/a	The Estate Yard, Hoo Park	St Paul's Walden	3	No	No	No	No	No	No	No	Low (part)	No	Adjacent	No	No	Adjacent	Yes	No	3	No	No
348	n/a	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	3	No	No	No	No	Adjacent	No	No	High (part)	No	No	No	No	Adjacent	No	No	1	No	No
349	n/a	Rose Farm	St Paul's Walden	3	No	No	No	No	No	No	2 (part)	High (part)	No	Adjacent	Yes	No	Adjacent	No	No	3	No	Adjacent
WH/r1	SP1	Land south of, High Street, Whitwell	St Paul's Walden	3	No	No	No	No	Adjacent	No	No	Low (part)	No	No	Setting	No	Yes	No	No	3	No	No
WH/r2	n/a	Land south of, High Street, Whitwell	St Paul's Walden	3	No	No	No	No	Adjacent	No	No	No	No	No	No	No	Adjacent	No	No	3	No	No
226	GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)	3	No	No	No	No	No	No	No	Low (part)	Yes	Adjacent	Setting	No	Yes	No	No	3	No	Adjacent
227	n/a	land at Manor Farm, Chesfield	Stevenage (adjoining)	3	No	No	Yes (part)	No	No	No	No	Moderate (part)	Yes	Adjacent	Setting	No	Yes	No	Adjacent	3	No	Adjacent
319	n/a	Land at Chesfield Park (north)	Stevenage (adjoining)	3	No	No	Adjacent	No	No	No	No	No	Yes	Adjacent	Setting	No	No	No	No	3	No	No
320	n/a	Land at Chesfield Park (west)	Stevenage (adjoining)	3	No	No	No	No	Adjacent (SBC)	No	No	No	Yes	Adjacent	No	No	No	No	No	3	No	Adjacent
321	n/a	Land at Chesfield Park (south)	Stevenage (adjoining)	3	No	No	No	No	Adjacent (SBC)	Potential (part)	No	High (part)	Yes	Adjacent	No	No	No	No	No	3	No	No

SHLAA ref	Pref. Options ref	Address	Town / parish	Agriculture	AQMA	AONB	Archaeology	Common / CROW	Cons. Area	Contaminated	Flood - river (EA)	Flood - surface	Green Belt	Habitats	Listed	Local Nature Reserve	PROW	Reg. P&G	SAM	SPZ	SSSI	Wildlife
322	n/a	NW of Chesfield	Stevenage (adjoining)	3	No	No	No	No	No	No	No	No	Yes	Adjacent	No	No	No	No	No	3	No	Adjacent
323	n/a	Land north east of Great Ashby	Stevenage (adjoining)	3	No	No	No	No	No	No	No	High (part)	Yes	Adjacent	Setting	No	Yes	No	No	3	No	No
374	n/a	Stevenage West (part)	Stevenage (adjoining)	3	No	No	Yes (part)	No	No	No	No	High (part)	Yes	No	Setting	No	Yes	No	No	3	No	Adjacent
NES3	GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)	3	No	No	No	No	No	No	No	No	Yes	Adjacent	Setting	No	Adjacent	No	Setting	3	No	Adjacent
NS	NS1	Stevenage North	Stevenage (adjoining)	3	No	No	Adjacent	No	Adjacent x2	No	No	No	Yes	Adjacent	No	No	Yes	No	No	3	No	No
WSN	n/a	Stevenage West	Stevenage (adjoining)	3	No	No	Yes (part)	No	No	No	3 (part)	High (part)	Yes	Yes (part)	Setting	No	Yes	No	No	2	Adjacent	Yes
118	TH2	Land south of, Kelshall Road	Therfield	3	No	No	Yes	No	Adjacent	No	No	No	No	No	Setting	No	Adjacent	No	Setting	3	No	No
119E	TH1	Police Row (east)	Therfield	3	No	No	Yes (part)	No	Adjacent	No	No	No	No	No	Setting	No	Adjacent	No	No	3	No	No
119W	n/a	Police Row (west)	Therfield	3	No	No	Yes (part)	No	Adjacent	No	No	No	No	No	Setting	No	Yes	No	No	3	No	No
350	n/a	Land at King James Stable House, Baldock Road (A505)	Therfield / Kelshall	3	No	No	Yes	No	No	No	No	High (part)	No	No	Yes	No	Yes	No	No	3	No	Adjacent
228	WE1	Land off Hitchin Road	Weston	3	No	No	No	No	No	No	No	Low (part)	Yes	No	No	No	No	No	No	3	No	No
351	n/a	Land off Hitchin Road	Weston	3	No	No	No	No	No	No	No	Moderate (part)	Yes	No	No	No	No	No	No	3	No	No
121	n/a	Land north of Stevenage Road, Little Wymondley	Wymondley	2/3	No	No	Adjacent	No	No	No	3 (part)	High (part)	Yes	No	Setting	No	No	No	No	No	No	No
122	n/a	Land within Wymondley Bypass	Wymondley	3	No	No	Yes (part)	No	No	Potential	No	No	Yes	Yes (part)	No	No	Yes	No	No	1	No	No
232	WY1	Land south of Little Wymondley	Wymondley	3	No	No	Yes (part)	No	No	No	3 (part)	Moderate (part)	Yes	Yes (part)	Setting	No	Yes	No	No	2	No	No

Appendix 4: Summary site assessment of SHLAA sites

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
3	AS1	Land west of Claybush Road	Ashwell	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Small, well-bounded agricultural field to south of village beyond existing settlement boundary. Site slopes fairly steeply down from south to north and these levels would need to be considered carefully. However site would not extend significantly beyond existing southern limits of village and beyond immediate setting of Conservation Area. Impact on nearby Scheduled Monument would need to be considered and potential impacts on setting of listed buildings in longer views. Appropriate means of access would need to be demonstrated though opportunities appear to exist.	Yes	Yes	1.67	33
301	n/a	Land at junction of Cow Lane and Springhead	Ashwell	Site submission	Beyond settlement boundary ex GB	No	Small, well defined paddock at north of village outside of existing settlement boundary. However, open nature contributes towards the Conservation Area and provides the setting for adjacent Listed Buildings. It is considered that development of this site would be likely to have a significant impact. Springhead is a narrow road with limited opportunities to create improved links into wider village network.	Yes	-	0	0
304	n/a	Land north of Ashwell Street and south of Lucas Lane	Ashwell	Site submission	Greenfield within urban area	Yes	Main part of site is an enclosed area of undeveloped land to rear of Lucas Lane extending to north-east across gardens of adjoining house to frontage on Lucas Lane providing opportunity for access, though this would need to have regard to adjoining listed buildings and further consideration of heritage issues would be required. However, generally open nature of land bounded by Station Road, Ashwell Street and rear of properties on Lucas Lane contributes positively towards the Conservation Area. Close to Ashwell Springs SSSI where impact of new development is closely monitored. Initial dwelling estimate reduced.	Yes	Yes	1.45	15
305	n/a	Land west of Station Road and north of Ashwell Street	Ashwell	Site submission	Greenfield within urban area	Yes	Small, well defined paddock at east of village outside existing village boundary. Frontage along Station Road provides opportunity for access. However, generally open nature of land bounded by Station Road, Ashwell Street and rear of properties on Lucas Lane contributes positively towards the Conservation Area and development of this site would have an impact. May be possible to create scheme of an appropriate scale and form though further consideration of heritage issues required. Initial dwelling estimate reduced.	Yes	Yes	0.61	9
306	n/a	Ashridge Farm Caravan Club, Ashwell Street	Ashwell	Site submission	Beyond settlement boundary ex GB	Yes (part)	Large site currently in use as caravan site and adjoining storage area. Development achievable on part of site. Limited opportunity to upgrade Ashwell Street to the standard that would likely be required for access to a scheme of c.60 dwellings whilst development of whole site would also significantly extend built form of village to the east. May be possible to achieve smaller infill scheme on western end of site using access from new development to west and site only considered suitable on this basis.	Yes	Yes	0.80	12
12	n/a	Land north of George IV PH, London Road	Baldock	2014 SHLAA	Green Belt	No	Site currently used as paddocks. Significant changes in levels between site and adjoining roads would cause site to be poorly related to surroundings. Poor access with little opportunity to improve. Chalk Hills provides well established defensible boundary to southern edge of Baldock and site would breach this. Potential impact on adjoining wildlife site.	No	-	0	0
14	n/a	Land west of Weston Way	Baldock	2014 SHLAA	Green Belt	Yes (part)	Large undeveloped site with frontage onto both Weston Way and Baldock Lane. Site physically capable of delivering residential development but southern part of site to the south of substantial tree belt would be particularly prominent and not considered suitable. Development to the north of this would not result in substantial encroachment given existing development limits to west and south of Baldock, though would require release from the Green Belt. Dwelling estimate adjusted accordingly.	Yes	Yes	3.77	81

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
16	BA5	Land off Yeomanry Drive	Baldock	2014 SHLAA	Greenfield within urban area	Yes	Greenfield site within existing urban area but not set out as formal open space. No significant constraints to development identified. Opportunity for infill development. Indicative density is comparable with adjacent development.	Yes	Yes	0.72	25
200	BA1 (part)	Land north of Baldock (Bygrave parish)	Baldock	2014 SHLAA	Green Belt	Yes	Very large site to north of Baldock providing opportunity for substantial urban extension in conjunction with other sites in this area. Ridgeline runs across site broadly from west to east. Northern parts of site on the 'downslope' that faces away from Baldock unlikely to be suitable for built development. Would not be suitable for development in isolation and requires release from the Green Belt. Development at the scale suggested by a site of this size likely to require Site D to provide access across railway line and an alternate northern route around the town.	Yes	Yes	100.83	2017
201	BA1 (part)	Land south of Bygrave Road (Bygrave parish)	Baldock	2014 SHLAA	Green Belt	Yes	Flat site bounded by railway to the south and farm properties fronting Bygrave Road to the north. Adjoins site B/r02a and could be developed as moderate-scaled scheme in conjunction with sites to immediate north-east of Baldock or as part of wider development with surrounding land parcels. Would not be suitable for development in isolation. Requires release from the Green Belt.	Yes	Yes	8.54	171
202	BA4 (part)	Land east of Clothall Common (Clothall parish)	Baldock	2014 SHLAA	Green Belt	Yes	Adjoins Site B/r03 with potential for access from this site and / or from frontage along Royston Road. Site slopes broadly down from south-east to north west linked to noise and landscape bund adjoining A505 Baldock Bypass. Relationship to nearby sites / properties will need to be considered. Will require release from Green Belt with no clear defensible boundary to east. Dwelling estimate adjusted to 20dph gross to consider issues.	Yes	Yes	2.35	47
307	n/a	Deans Yard, South Road	Baldock	Site submission	PDL within town / village boundary	Yes	Previously developed site within existing town with petrol station structure. Adjacent to a Scheduled Monument but opportunities to enhance setting. May be possible to broadly replicate scheme density (c. 65dph) achieved on opposite corner of roundabout	Yes	Yes	0.32	20
310	n/a	Land south of Bygrave Road, Baldock (Bygrave Parish)	Baldock	Site submission	Green Belt	Yes	Small triangular area of scrubland that could provide extension to Sites B/r01a and B/r02a but cannot be accessed without use of one or both of these sites. Adjoins railway line and currently within Green Belt.	Yes	Yes	0.30	5
371	-	Land south of Bygrave	Baldock	Site submission	Green Belt	No	Agricultural land which slopes down broadly from north to south. Visual connection to Baldock limited due to topography. Not considered suitable for development in conjunction with adjoining sites as this would result in a significant encroachment beyond the shallow ridgeline and bring development up to that part of Bygrave which adjoins this site. Not considered suitable for development in isolation.	Yes	-	0	0
372	-	Land around The Nook	Baldock	Site submission	Green Belt	No	Large undeveloped site lying across boundary between Bygrave and Radwell parishes. Site undulates with southern edge running along dry valley and sloping up to north. Not suitable for development in isolation and bringing forward in conjunction with sites to south would result in significant encroachment into countryside and development of land which has very limited visual relationship with the existing town.	Yes	-	0	0
373	-	Land west of Bygrave	Baldock	Site submission	Green Belt	No	Agricultural field which slopes downwards broadly from south-west to north-east corner. Much of site hidden from views of Baldock due to topography. Not considered suitable for development in conjunction with adjoining sites to west as this would result in a significant encroachment beyond the ridgeline and bring development up to that part of Bygrave which adjoins the site. Not considered suitable for development in isolation.	Yes	-	0	0

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
369	n/a	Corner Icknield Way / Church Street	Baldock	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site within existing town. Development is within Conservation Area and could affect the setting of a Listed Building but the current buildings do not appear to have a positive influence and redevelopment could provide opportunities to enhance the heritage assets. Higher density development (75dph) would allow for (e.g.) a small block of flats in keeping with other recent developments in this area.	No	-	0	0
B/e03	BA6	Land at Icknield Way	Baldock	2014 SHLAA	PDL within town / village boundary	Yes	Disused employment site adjoining railway with embankment to north. Walking distance of both town centre and railway station. Adjacent to Conservation Area and within setting of Listed Building but opportunities to enhance given low quality of existing buildings. Slightly higher density may be appropriate and 50dph used to estimate housing numbers	Yes	Yes	0.52	26
B/r01a	BA1 (part)	Land at Bygrave Road	Baldock	2014 SHLAA	Green Belt	Yes	Farm buildings and adjoining agricultural land on flat site with frontage to Bygrave Road. Site well defined to east west and south but no northern boundary. Close to railway station and relatively close to town centre. Immediately adjacent to existing settlement limits so capable of being delivered as either a standalone scheme or as part of wider development with surrounding land parcels. Would require release from Green Belt.	Yes	Yes	2.36	47
B/r02a	BA1 (part)	Land south of Bygrave Road (Bygrave parish)	Baldock	2014 SHLAA	Green Belt	Yes	Flat site adjoining railway to the south and Bygrave Road to the north. Adjoins several other sites and could be developed as moderate-scaled scheme in conjunction with (some or all of) these or as part of wider development with surrounding land parcels. Would not be suitable for development in isolation. Requires release from the Green Belt.	Yes	Yes	5.05	101
B/r03	BA4 (part)	East of Clothall Common	Baldock	2014 SHLAA	Greenfield within urban area	Yes	Broadly rectangular site. Currently scrub land with potential access points from existing estate roads. Flat and would provide opportunity to 'square off' existing development.	Yes	Yes	1.60	48
B/r04	BA2	Land off Clothall Road (Clothall parish)	Baldock	2014 SHLAA	Green Belt	Yes	Large undeveloped site which slopes down from south to north. Frontage onto Clothall Road, though Highway Authority would need to approve creation of new access onto an 'A' Road. Adjacent to existing settlement limits with buffer to bypass to south-east. Topography means site would be visible from some longer views within the surrounding landscape although well screened on main road approach from Clothall and within the bypass which provides a long-term defensible edge. Requires release from the Green Belt. Opportunities for slightly more intense form of development adjoining existing urban edge but tapering towards bypass. Dwelling estimate adjusted accordingly.	Yes	Yes	6.76	200
B/r07	BA9	Adjacent Raban Court, Royston Road	Baldock	2014 SHLAA	PDL within town / village boundary	Yes	Second hand car-sales yard in close proximity to the station. Site capable of delivering residential development. Adjoins listed building and conservation area but the current use does not have a positive influence and redevelopment could provide opportunities to enhance. Application submitted for 50 units across sites B/r07 and B/r18 which addresses key issues and used as a basis for estimating housing numbers on this site. Dwelling nos pro-rated across sites based on site size.	Yes	Yes	0.16	18
B/r11a	BA1 (part)	Land north of Bygrave Road (Bygrave parish)	Baldock	2014 SHLAA	Green Belt	Yes	Large, flat site predominantly in agricultural use with dwelling at eastern end. Frontage onto Bygrave Road. Adjoins site B/r01a to the west but only partial boundaries to the north and east. Could be developed as moderate-scaled scheme in conjunction with B/r01a or as part of wider development with surrounding land parcels. Would not be suitable for development in isolation. Requires release from the Green Belt.	Yes	Yes	4.60	92

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
B/r12	BA3	South of Clothall Common (Clothall parish)	Baldock	2014 SHLAA	Green Belt	Yes	Large undeveloped site bounded by A505 Baldock Bypass to south-east. Frontage to Yeomanry Drive. Access a consideration as construction of bypass has severed Wallington Road meaning this area now served by single point of access and may need to be delivered in conjunction with other sites to deliver coherent / comprehensive highway infrastructure. Would need to be released from green belt and retain appropriate bunding and / or buffer to the adjoining bypass. Dwelling estimate amended to take this into account	Yes	Possible	13.34	267
B/r14	BA7	Rear of Clare Crescent	Baldock	2014 SHLAA	Greenfield within urban area	Yes	Site consists of backland to rear of Clare Crescent including incorporation of small amount of existing gardens. No existing access and would require delivery of Site B/r06 to provide access point. Lower density of 25dph to reflect planning constraints that may arise from irregularly shaped site.	Yes	Yes	0.48	12
B/r18	BA8	Works, Station Road	Baldock	2014 SHLAA	PDL within town / village boundary	Yes	Low rise employment site on corner plot meaning no significant physical constraints to development. Would affect setting of Conservation Area and listed buildings but opportunities to enhance with good design. Proximity to station would support higher intensity development, particularly at northern end of site. Application submitted for 50 units across sites B/r07 and B/r18 which addresses key issues and used as a basis for estimating housing numbers on this site. Dwelling nos pro-rated across sites based on site size.	Yes	Yes	0.28	32
B/r23	BA1 (part)	Land at North Road (Bygrave parish)	Baldock	2014 SHLAA	Green Belt	Yes	Broadly rectangular site in agricultural use with frontage onto North Road, though Highway Authority would need to approve creation of new access onto an 'A' road. Immediately adjacent to existing settlement limits so capable of being delivered as either a standalone scheme or as part of wider development with surrounding land parcels. If developed by itself, would be relatively well screened on approach to Baldock from the north but would require landscaping to define northern and eastern edges. Requires release from the Green Belt. Adjacent to Local Nature Reserve and any adverse impacts would need to be mitigated.	Yes	Yes	4.29	86
Br06	n/a	Adjacent 68 London Road	Baldock	2014 SHLAA	Greenfield within urban area	Yes	Triangular site consisting of residential dwelling with large curtilage. Existing access from London Road narrow and unlikely to be appropriate but new development to west of site adjoining Weston Way provides access road (almost) to boundary. Development of this site would allow Site B/r14 to come forward. Dwelling estimate reduced to reflect shape of site and surrounding residential uses.	Yes	yes	0.53	8
D (part)	BA1 (part)	Eastern part of area D, north of Baldock	Baldock	2014 SHLAA	Green Belt	Yes	Large site bounded by railway to south and Bygrave Road to the north. Site is at top of slope up from Baldock but is relatively flat in itself, though exposed in wider landscape. Site would not be suitable for development in isolation but provides opportunity for link to Baldock bypass to facilitate a strategic-scale scheme. Would require release from Green Belt. Relationship with existing development at Bygrave Road / Wedon Way would need to be considered.	Yes	Yes	16.08	322
17	n/a	Land east of Burrs Lane	Barkway	2014 SHLAA	Beyond settlement boundary ex GB	No	Agricultural land outside existing village boundary. Fairly well bounded on three sides though eastern boundary is an arbitrary line across an open field. Access via Burrs Lane is narrow and development would relate poorly to the linear core of the village.	Yes	-	0	0
18	n/a	Land east of Cambridge Road	Barkway	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped, broadly square site with frontage to Cambridge Road outside of existing village boundary. Wider site well bounded by recreation ground and woods but no defined boundary at eastern edge of submitted land. Site capable of delivering residential development.	Yes	Yes	1.45	29

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
19	n/a	Land west of Cambridge Road	Barkway	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Irregular shaped, undeveloped site to the north of existing village and beyond boundary. Slight slope down from north-west to south-east. Frontage to Cambridge Road and strong hedgerow to north provides definition and defensible boundary. Could be developed by itself or in conjunction with adjoining Site 22. Would need to ensure (either individually or in-combination) no significant impact on nearby heritage assets.	Yes	Yes	3.41	68
21	n/a	Land north of Nuthampstead Road	Barkway	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped land to south of existing village and beyond existing boundary. Land slopes down from south to north meaning the land 'faces into' village while Nuthampstead Road provides firm boundary to the south. Gas Lane is narrow and possibility of alternate access should be investigated. However, this would need to ensure integration with and permeability into existing village.	Yes	Yes	2	41
22	n/a	Land east of Royston Road	Barkway	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Broadly square-shaped, undeveloped site to the north of existing village and beyond boundary. Slight slope down from north-west to south-east. Frontage to Royston Road and strong hedgerow to north provides definition and defensible boundary. Could be developed by itself or in conjunction with adjoining Site 19. Would need to ensure (either individually or in combination) no significant impact upon nearby heritage assets.	Yes	Yes	4.35	89
23	n/a	Top Field, Royston Road	Barkway	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped, broadly rectangular site located outside of village boundary and within Conservation Area. Site well bounded on three sides though relatively open to adjoining land and buildings to the south. Need to consider impact on Conservation Area which appears to largely consist of plots fronting High Street with undeveloped land to the rear. Frontage to Royston Road though new access would require removal of high quality trees within Conservation Area to Royston Road. Within archaeological area while impact on setting of listed buildings may be an issue.	Yes	Yes	1.87	37
203	n/a	Land south of Ash Mill	Barkway	Challenge to SHLAA	Beyond settlement boundary ex GB	Yes (part)	Undeveloped, flat scrub land beyond existing village boundary bounded by, and with frontage to, High Street and Buckland Road to east and south respectively. Partially within conservation area and within setting of listed buildings. Potential amenity issues arising from adjoining poultry farm and development around rear of site unlikely to be suitable because of this. Possibility for some frontage development subject to no adverse impact upon listed buildings and conservation area. Dwelling estimate adjusted accordingly.	Yes	Yes	0.70	6
BK/r02	BK2 (part)	Land off Windmill Close (b)	Barkway	2014 SHLAA	Greenfield within urban area	Yes	Undeveloped land at end of existing residential cul-de-sac with in existing village boundary. Signs of informal recreation use. Capable of supporting modest infill development either in conjunction with Site BK/r03 or by itself.	Yes	Yes	0.49	10
BK/r03	BK2 (part)	Land off Windmill Close (a)	Barkway	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped land at end of existing residential cul-de-sac adjoining existing village boundary. Well bounded to north and west by established planting limiting any sense of encroachment into wider countryside. Would 'square off' existing built limits. Capable of supporting modest infill development either in conjunction with Site BK/r02 or by itself.	Yes	Yes	0.68	14
BK/r04	BK1	Land off Cambridge Road	Barkway	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Area of undeveloped land adjoining existing village boundary with frontage to Cambridge Road. Potential alternate access via Periwinkle Close. Flat, well defined and bounded by hedgerows. Any impacts upon adjoining Conservation Area would need to be considered.	Yes	Yes	0.67	13
308	n/a	Barkway Golf Club	Barkway	Site submission	Beyond settlement boundary ex GB	No	Large site to the south of existing village and beyond village boundary. Site would involve substantial extension of Barkway to the south and would breach defensible boundary of Nuthampstead Road.	Yes	-	0	0

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
26	n/a	New Hill, Picknag Road	Barley	2014 SHLAA	Beyond settlement boundary ex GB	No	Area of undeveloped land adjoining village boundary and conservation area. Site slopes down broadly from north to south. Contained on the 'inside' of low ridgeline but no clear boundary to east. Proximity to treatment works likely to be an issue in terms of amenity. Single track access with limited opportunity to widen.	No	-	0	0
204	n/a	Land at Pudding Lane	Barley	2014 SHLAA	Beyond settlement boundary ex GB	No	Eclectic site consisting of paddock and various areas of backland to rear of Church End. Paddock has frontage onto Shaftenhoe End Road which is narrow and has no footpath. This part of site slopes relatively steeply down from west to east and relates more to wider countryside to east rather than the village. This area not considered suitable which precludes access to, and development of, remainder of site.	No	-	0	0
309	n/a	Land rear of High Street	Barley	Site submission	Beyond settlement boundary ex GB	No	Small area of undeveloped land to rear of existing properties. Adjoins existing village boundary and within Conservation Area. Narrow access and development would be poorly related to High Street. Although initial estimate suggests six homes might be achieved this is considered unlikely given relationship to surrounding buildings and uses and, even if otherwise considered suitable, site would not necessarily meet five home threshold for inclusion.	Yes	-	0	0
BL/r02	n/a	Land east of Picknag Road	Barley	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Strip of undeveloped land adjoining village boundary and partially within conservation area. Frontage onto Picknag Road. Site slopes down broadly from south to north. Recreation ground to west is screened meaning development would not interrupt any longer views from within Conservation Area to wider countryside. Southern end of site more exposed to wider countryside due to topography though some derelict buildings and hardstanding on corner plot. Possibility of frontage development though no clear boundary to east which would need to be created.	Yes	Yes	0.91	18
29	CD1	Land south of Cowards Lane	Codicote	2014 SHLAA	Green Belt	Yes	Irregularly shaped site at south of village which slopes broadly from north-west to south-east. Bounded on two sides by Cowards Lane - to which site has frontage access - and residential development. Eastern and southern edges well defined by planting. May require some improvements to Cowards Lane to allow safe access to B656 High Street but appears to offer potential for modest extension of village. Would require amendments to village and Green Belt boundaries.	Yes	Yes	3.64	73
30	n/a	Land at Codicote House, Heath Road	Codicote	2014 SHLAA	Green Belt	Yes	Broadly rectangular site within grounds of Codicote House. Adjacent to High Street Site and potential to make use of existing access though this is effectively a driveway to existing properties and could need upgrading. Outside existing village boundary and in Green Belt. May be difficulties in designing acceptable scheme due to historic walls around site and setting of existing buildings. Low dwelling estimate to reflect complexity of site.	Yes	Yes	0.67	7
31	n/a	Land south of Heath Lane	Codicote	2014 SHLAA	Green Belt	Yes	Square site to west of existing village well bounded by existing residential, landscape features and Heath Lane, to which site has potential frontage access. Outside existing village boundary and in Green Belt. Site capable of delivering residential development. By itself, could result in village extending as a 'finger' along Heath Lane but possibility for more comprehensive scheme with adjoining Site 313.	Yes	Yes	2.10	42

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
32	CD3	Land north east of The Close	Codicote	2014 SHLAA	Green Belt	Yes	Broadly rectangular site to south-east of Codicote. Although it would result in modest extension of the village onto land currently outside the boundary and within the Green Belt, it is bounded on two sides by residential development which is already clearly visible in approaches to Codicote (e.g. via Rabley Heath Road and public rights of way). Potential access via The Close which extends to site boundary. Strong planting belt along south-eastern edge. Thinner tree belt demarcates north-eastern boundary which could be reinforced if considered necessary. Rights of Way would need to be incorporated.	Yes	Yes	2.40	48
207	n/a	Land at Kimpton Road, Welwyn	Codicote	Challenge to SHLAA	Green Belt	No	Although surrounded on three sides by residential development, this area is currently washed over by Green Belt with limited access to services and facilities. Could not allocate without inseting all of this area from Green Belt and this is considered highly unlikely in policy terms. Site dips to south-east and would need to consider relationship with surrounding homes. Access via narrow, generally single width, roads and any substantive scheme here considered unsuitable.	Yes	-	0	0
311	n/a	Land at Pottersheath Road, Welwyn	Codicote	Site submission	Green Belt	No	Broadly rectangular site adjacent to motorway. Currently wooded and identified as priority habitat. Potential impact on setting of nearby listed building. This area currently washed over by Green Belt. Development in this area is dispersed and low intensity with limited access to services and facilities. Could not allocate without inseting all of this area from Green Belt and this is considered highly unlikely in policy terms.	Yes	-	0	0
312	n/a	Former Codicote Storm Overflow Tank, Rabley Heath Road	Codicote	Site submission	Green Belt	No	Thin, broadly rectangular site located in the bottom of the 'dip' south-east of Codicote. Outside village boundary and in Green Belt. No apparent means of access from adjoining residential development meaning access would have to be taken from Rabley Heath Road. This would result in development that faced out, and was functionally detached from, remainder of Codicote. Site is narrow and broadly aligned with route of high surface water flood risk.	Yes	-	0	0
313	n/a	Land south of Heath Lane	Codicote	Site submission	Green Belt	Yes (part)	Undeveloped land adjoining Codicote. Western end of site relatively enclosed by surrounding development. Site increasingly exposed to south and west as levels fall. Visibility from public vantage points in immediate surrounding area is relatively limited though potential to intrude in longer views across the valley from the south-west and development would need to be drawn well back from site boundary. Area of site at north-west physically detached due to topography and not considered suitable. Dwelling estimate revised to take account of these factors.	Yes	Yes	9.13	125
314	n/a	Mansells Farm (A)	Codicote	Site submission	Green Belt	No	Undeveloped site to north of village which relates, and is exposed, to valley towards Knebworth and would be visually intrusive beyond existing built limits. Would additionally affect the setting of the listed church.	Yes	-	0	0
315	n/a	Mansells Farm (B)	Codicote	Site submission	Green Belt	Yes	Irregularly shaped field to north of Codicote. Well bounded by hedgerows on three sides but less well demarcated to the east. Site would involve substantial extension of Codicote to the north. Without release of other adjacent land sites, it would result in isolated development. Although Mansells Lane bounds site to the north, this is currently a narrow track and use of this for access would result in development that faced out from remainder of Codicote. Only likely to be suitable if adjoining Site 205N allowed for an integrated scheme.	Yes	Yes	1.74	35

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
316	n/a	Mansells Farm (C)	Codicote	Site submission	Green Belt	No	Field to the north of Codicote. Would involve substantial extension of village with no clear defensible boundary. Exposed in wider landscape and physically relates outwards towards wider countryside rather than inwards towards Codicote. Without release of other adjacent land parcels would result in isolated development. Mansells Lane considered a reasonable northern limit beyond which sites should not be considered suitable.	Yes	-	0	0
318	n/a	Hollands Farm	Codicote	Site submission	Green Belt	No	Large site to south-east of Codicote consisting of Hollands Farm buildings and adjoining land. Bounded to east by Codicote Road which provides opportunity for frontage access. However, development of this site would result in substantial ribbon of development beyond substantive built limits of Codicote.	Yes	-	0	0
205N	n/a	Codicote Garden Centre, High Street (north)	Codicote	2014 SHLAA	Green Belt	Yes	Adjoins Site 205N and well defined by surrounding roads and planting. Frontage onto B656 but could also be integrated as part of a larger development with site 205N. Would not be suitable without this adjoining site as would feel detached from remainder of the village. Care would need to be taken at northern end of site given relationship with surrounding landscape, especially to west, and lower dwelling estimate reflects possible need for lower intensity (or no) development in this area. Would require amendments to village and Green Belt boundaries.	Yes	Yes	3.14	47
205S	CD2	Codicote Garden Centre, High Street (south)	Codicote	2014 SHLAA	Green Belt	Yes	Site adjoins northern edge of Codicote and currently used as Garden Centre. Well defined by recreation ground, residential development, High Street - to which it has a frontage - and planting. Outside current village boundary and would need release from green belt. This largely developed southern part of site better suited to development than adjoining Site 205N.	Yes	yes	2.70	54
208N	GR1	Land at Milksey Lane (north)	Graveley	2014 SHLAA	Green Belt	Yes	Irregular shaped site largely consisting of paddocks. Bounded by Graveley Lane and High Street but screened from these by mature vegetation and change in levels. Potential access via Milksey Lane but this could require improvements to be acceptable in highway terms. Well contained site physically capable of supporting residential development but would require amendments to village / Green Belt boundaries to support. Lower dwelling estimate to reflect promoter's aspirations for site.	Yes	Yes	1.93	8
39	HT1	Highover Farm, Stotfold Road	Hitchin	2014 SHLAA	Green Belt	Yes	Large greenfield site on eastern edge of Hitchin. Stotfold Road provides strong, defensible boundary to east and also potential for access, along with existing farm entrance and High Dane. Residential development to west and south. Site slopes down towards railway though this (and new loop) frame longer views of the site from the north. Northern boundary of site poorly define. Also need to consider Green Belt impacts given proximity to Letchworth and any impact upon nearby Scheduled Monuments. Notwithstanding these points, site physically capable of supporting residential development.	Yes	Yes	26.09	522
98	HT2	Land north of Pound Farm, London Road (St Ippolyts parish)	Hitchin	2014 SHLAA	Green Belt	Yes	Undeveloped site adjoining southern edge of Hitchin urban area which slopes gently down from west to east. Site well defined and bounded by surrounding vegetation with frontage onto London Road to provide access. Would need to ensure no adverse impacts on constraints around, but which do not impinge upon, site. Requires release from the Green Belt. Dwelling estimate based upon 25dph.	Yes	Yes	3.37	84
219	n/a	Land at London Road (St Ippolyts parish)	Hitchin	2014 SHLAA	Green Belt	No	Undeveloped land to the south of Hitchin. With borders well defined by planting. Site straddles gap between Mill Road and London Road and would fill in a large part of the gap between Gosmore village and that part of St Ippolyts parish which functionally forms part of the urban area.	Yes	-	0	0

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
220	n/a	Land off Mill Lane (St Ippolyts parish)	Hitchin	2014 SHLAA	Green Belt	No	Rectangular site on the edge of Hitchin bounded by Mill Lane to north with planting to remaining sides. Site flat and physically capable of accommodating development but this would eradicate the narrow gap between Gosmore village and that part of St Ippolyts parish which functionally forms part of the Hitchin urban area.	No	-	0	0
222	n/a	Land at Hitchin Lane (St Ippolyts parish)	Hitchin	Challenge to SHLAA	Green Belt	No	Broadly rectangular 'ribbon' site which stretches down the hill from St Ippolyts towards the edge of Stevenage. Site separated from the main urban area by flood plain and wildlife site with little opportunity for integration with wider urban area. Would require release from the Green Belt. Access questionable with Hitchin Lane considered inappropriate. Overall, not considered a suitable location for further consideration.	Yes	-	0	0
224	n/a	Land east of Hitchin Lane (St Ippolyts parish)	Hitchin	Challenge to SHLAA	Green Belt	No	Irregular shaped site to south-east of Hitchin bounded by Stevenage Road to north-east and Hitchin Lane to west. Thin tree belt along southern boundary. This, along with topography, means site relates to wider countryside beyond to south-east rather than back in towards urban area.	Yes	-	0	0
225	n/a	Land west of Hitchin Lane (St Ippolyts parish)	Hitchin	Challenge to SHLAA	Green Belt	Yes	Small, undeveloped site to south-east of Hitchin. Part of site in area of flood risk and would require sequential and exception test to be allocated. On assumption this area of site was deemed unsuitable, development would be detached from the edge of town and less suitable. Notwithstanding this, site slopes down from south-east to north-west meaning it visually relates back in towards the urban area rather than out into the wider countryside. Suitable access arrangements could be difficult. Dwelling estimate reduced to take account of issues. Would require released from Green Belt.	Yes	Possible	2.33	45
233	n/a	Unit 3 & 4 Cadwell Lane	Hitchin	Challenge to SHLAA	PDL within town / village boundary	No	Small triangular site bounded on two sides by railway and Cadwell Lane. Proximity of sewage works, railway and un-neighbourly employment uses likely to mean significant amenity issues whilst development would be detached from established residential area.	Yes	-	0	0
325	n/a	Land at Ickleford Bury, Old Hale Way	Hitchin	Site submission	Green Belt	No	Given the relatively narrow gap between Hitchin and Ickleford, the River Oughton provides a clear defensible Green Belt boundary to the southern edge of Ickleford which has not been breached and would be undesirable in policy terms to do so with a residential allocation and site considered unsuitable on these grounds. Notwithstanding, it may be possible to realise a scheme within the limits of Green Belt policy.	Yes	-	0	0
326	n/a	North of Highover Farm	Hitchin	Site submission	Green Belt	Yes	Site is well bounded to north and east by railway and Stoffold Road respectively and these could provide better long-term defensible boundaries than relatively arbitrary northern extent of Site 39. Although site slopes towards north, longer views from this direction are framed by new rail curve. Would need to ensure mitigation against key impacts and requires release from the Green Belt. Only suitable as an extension to Site 39 and not appropriate for development in isolation. Dwelling estimate revised to take account of these factors.	Yes	Yes	12.72	229
367	n/a	Westons Garage	Hitchin	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site within town. Potential double frontage as site extends from Cambridge Road to Hampden Road. Adjoins small neighbourhood centre leading to opportunities for slightly higher intensity of development. Dwelling estimate adjusted based upon indicative 70dph.	No	-	0	0
368	n/a	Cadet centre, Bedford Road	Hitchin	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site within existing town. Well defined with frontage to Bedford Road. Relocation of existing community use would be required. Slightly higher density would appear to be acceptable in principle and estimate based on indicative 50dph.	No	-	0	0

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
361	n/a	Audi Garage, Nightingale Way	Hitchin	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site within existing town. Well defined with frontage to Nightingale Road. Higher density would appear to be acceptable in principle given surrounding pattern of development and proximity to station. Dwelling estimate based upon indicative 75dph.	No	-	0	0
362	n/a	Industrial buildings, Bury Mead Road	Hitchin	NHDC Officers	PDL within town / village boundary	Yes	Previously developed sites in existing town including prominent corner plot on Bury Mead Road. Would result in loss of currently designated employment land. Proximity to sewage treatment works a potential issue in terms of residential amenity but site does adjoin existing residential uses. Higher intensity of use that indicative 35dph considered acceptable in principle given scale of existing buildings.	No	-	0	0
363	n/a	Station Approach	Hitchin	NHDC Officers	PDL within town / village boundary	No	Previously developed land within existing town. Significant changes in levels from surrounding land mean that this site could only be accessed through station car park. This would require improvements, especially for pedestrian access. Even if resolved, proximity to railway could result in amenity issues whilst development would be physically detached from other residential areas.	Yes	-	0	0
364	n/a	Goods Yard	Hitchin	NHDC Officers	PDL within town / village boundary	Yes	Large previously developed site near station with access to Nightingale Road. Possibility of contamination from previous uses but provides opportunity for higher intensity development. Amenity issues arising from proximity of railway would need to be considered. Indicative density of 50dph to allow these issues to be considered.	No	-	0	0
365	n/a	Rail sidings	Hitchin	NHDC Officers	PDL within town / village boundary	Yes	Large previously developed site near station. Possibility of contamination from previous uses but provides opportunity from higher intensity uses. Amenity issues arising from proximity of railway would need to be considered. Change in levels from Nightingale Road but potential access from St Michaels Mounts though this would likely require improvements to be acceptable. Indicative density of 50dph to allow these issues to be considered.	No	-	0	0
366	n/a	Former B&Q	Hitchin	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site in existing urban area in close proximity to station. Higher intensity development considered acceptable in principle given location and scale / nature of surrounding development. Dwelling estimate based upon scheme at 90dph.	Yes	Yes	0.68	60
110*	n/a	Oakfield Farm, Stevenage Road (A602) (St Ippolyts parish)	Hitchin	Challenge to SHLAA	Green Belt	Yes	Large site to south-east of Hitchin that partly wraps around adjoining Kingshott School, sloping away from here towards Ippollitts and Ash Brooks and is well defined with clear boundaries. Site is partially within flood plain and these areas could only be developed upon completion of sequential and exception tests. Development solely on the remainder of the site not suitable as it would be focussed upon an area to the rear of Kingshott School detached from rest of urban area. Layout of residential area to west precludes opportunities for substantive integration. Access would need to be taken from A602 and could be a significant issue. Likely to rely on single point of access. Highways guidance imposes limit of 300 homes. Requires release from the Green Belt.	Yes	Possible	28.53	300
209E	n/a	Reduced version of south west Hitchin (east)	Hitchin	2014 SHLAA	Green Belt	Yes (part)	Large undeveloped area to south of Hitchin. Brick Kiln Lane, residential development, Gosmore Road and Park Way provide clear boundaries around much of eastern half of site. Other extents of site more arbitrary. Western end of site slopes down into valley and Charlton. Some development might be accommodated in eastern area of site behind the ridge line. Site in close proximity to AQMA and potential impacts would need to be understood. Would require release from the Green Belt. Dwelling estimate reduced to reflect this.	Yes	Yes	14.24	285

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
209W	n/a	Reduced version of south west Hitchin (west)	Hitchin	Challenge to SHLAA	Green Belt	No	Large undeveloped site to south-west of Hitchin. Willow Lane / A505 / Charlton Road provide definition to site. South-western boundary relatively arbitrary. Any developable area of the site would be separated from the main urban area due to the (presumed) need to avoid development in the flood plains and wildlife site along Willow Lane / Charlton Road as well as within the setting of the Charlton Conservation Area. Development would be prominent in landscape as approaching Hitchin from the west.	Yes	-	0	0
H/r14	HT6	Land at junction of Grays Lane and Crow Furlong	Hitchin	2014 SHLAA	Green Belt	Yes	Small, undeveloped site to the west of Hitchin. Well defined and bounded by existing planting. This prevents site from having a visual relationship with the wider countryside. Would require release from Green Belt. There appears to be potential to extend Lower Innings and / or Westbury Close across Oughton Head Lane to provide access. Estimated yield reduced to 25dph.	Yes	Yes	2.11	53
H/r24	HT4	Land at Lucas Lane	Hitchin	2014 SHLAA	Green Belt	Yes	Resolution to grant planning permission subject to completion of a legal agreement on this site prior to 31 December 2015. Permission yet to be issued so site not included in supply figures and retained in site list.	Yes	Yes	1.31	27
H/r25	HT5	Land at junction of Grays Lane & Lucas Lane	Hitchin	2014 SHLAA	Green Belt	Yes	Small, well defined, undeveloped site on the edge of Hitchin. Surrounding landscaping / uses prevent site from having relationship with wider countryside. Would require release from Green Belt. There appears to be potential to extend Grays Lane to provide access. Estimated yield reduced to 25dph.	Yes	Yes	0.63	16
H/r30	HT3	Land south of Oughtonhead Lane	Hitchin	2014 SHLAA	Green Belt	Yes	Undeveloped site to the west of Hitchin. Well defined and bounded by existing planting. This prevents site from having a visual relationship with the wider countryside. Would require release from Green Belt. There appears to be potential to extend Grays Lane to provide access. Estimated yield reduced to 25dph.	Yes	Yes	1.85	46
H/r40	HT9	Centre for the Arts, Willian Road	Hitchin	2014 SHLAA	PDL within town / village boundary	Yes	Planning permission granted after December 2015 on this site.	Yes	Yes	1.03	85
H/r52	HT8	Industrial area, Cooks Way	Hitchin	2014 SHLAA	PDL within town / village boundary	Yes	Previously developed site within existing town. Would result in loss of currently designated employment land, but this principle already accepted through redevelopment of adjoining sites. These sites also create precedent for / guide to higher density and indicative 75dph used to calculate dwelling yield with small allowance for existing highway which cuts through site.	Yes	Yes	0.73	50
SWHa	n/a	Hitchin South West	Hitchin	Challenge to SHLAA	Green Belt	Yes	Substantial undeveloped site to south-west of Hitchin. Notwithstanding comments made against other sites which adjoin or (partially) overlap this site, a major strategic urban extension could provide better opportunities to mitigate against identified constraints with regards wildlife sites, floodplains, conservation areas etc. Development at this scale would be predicated upon delivering a southern bypass to the town. Would require release from the Green Belt and substantial masterplanning and pre-planning to be certain constraints could be overcome.	No	-	0	0
40	IC2	Burford Grange, Bedford Road	Ickleford	2014 SHLAA	Green Belt	Yes	Rectangular site consisting of existing Grange building and adjoining undeveloped land. Site well defined by surrounding planting and site capable of achieving satisfactory relationship with existing residential properties on Westmill Lane. Would require release from the Green Belt and amendment to village boundary. For the purposes of the SHLAA, it is assumed that the existing Grange building is retained and the dwelling estimate has been reduced to reflect this.	Yes	Yes	2.41	40
41	IC1	Land off Duncots Close	Ickleford	2014 SHLAA	Green Belt	Yes	Small, undeveloped paddock plot to rear / side of existing residential properties. Site boundaries well defined by existing planting. Possibility to take access from Duncots Close. Would require release from Green Belt and amendment to village boundary.	Yes	Yes	0	9

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
328	n/a	Land at Ickleford Manor, Turnpike Lane	Ickleford	Site submission	Green Belt	No	Small plot of undeveloped land to rear of existing properties on Manor Close. However, house across end of this cul-de-sac precludes access from here and would need to be taken from access to Lodge Court leading to potentially substantial implications in terms of the setting of the Listed Buildings and the Conservation Area.	Yes	-	0	0
329	n/a	Arnolds Farm, Chambers Lane	Ickleford	Site submission	Green Belt	Yes	Small area of scrub land bounded by Chambers Lane, playing field, footpath and development. Access along narrow residential road. Does not appear to make positive contribution to setting of adjacent Conservation Area or Listed Buildings in its current state though further assessment required. Would require release from the Green Belt and amendment to village boundary.	Yes	Yes	0.60	12
330	n/a	Land at Bedford Road	Ickleford	Site submission	Green Belt	Yes	Site adjoins Ickleford, is flat and well defined by Bedford Road to west, footpath and planting to the north, sports ground to the east and residential development to the south. Opportunity for extension to village that would require release from the Green Belt.	Yes	Yes	8.98	180
331	n/a	Land at Ramerick	Ickleford	Site submission	Green Belt	Yes	Site adjoins Lower Stondon (Central Beds) and could provide extension to this settlement. Site is flat and well-defined. Area of flood risk along northern edge of site and this would need to be excluded unless a sequential test was undertaken. This would create a gap from existing development and any scheme would need to ensure permeability and integration. Listed buildings to east would require a sensitive buffer and further consideration of likely heritage impact. Dwelling estimate reduced to take account of these factors and based upon assumption that land in flood zones would not be developed.	Yes	Yes	7.06	120
42	KM1 (part)	Land at Hall Lane	Kimpton	2014 SHLAA	Green Belt	Yes	Site consisting of various gardens and landholdings to rear of High Street. Site slopes down from south to north towards High Street. Potential access via Hall Lane but this likely to require improvements to be acceptable in highway terms. Would require release from the Green Belt and amendment to existing village boundary.	No	-	0	0
44	KM1 (part)	Land west of Hall Lane	Kimpton	2014 SHLAA	Green Belt	Yes	Site consisting of various gardens and landholdings to rear of High Street. Site slopes down from south to north towards High street. Planting and footpath to south provides clear boundary. Potential access via Hall Lane but this would require delivery of site 42. Would require release from the Green Belt and amendment to the village boundary.	No	-	0	0
K/r01	KM3	Land north of High Street	Kimpton	2014 SHLAA	Greenfield within urban area	Yes	Broadly rectangular field which slopes down gently from north to south to face onto High Street. Well bounded on three sides but site is not contained along northern edge and development would need to provide a defensible boundary. Provides opportunity for modest extension to village subject to consideration of adjoining Conservation Area. Would require amendment to the village boundary.	Yes	Yes	0.66	13
49	n/a	Allotments south of Colemans Road, Breachwood Green	King's Walden	2014 SHLAA	Green Belt	Yes	Rectangular site consisting of allotments and agricultural land. Reasonable definition of site on three sides but no boundary to the south and this would need to be created by any future development. Frontage onto Colemans Road with potential to create access though this might necessitate some improvements. Site flat and physically capable of supporting development. However justification would need to be provided for any loss of existing allotments. Site would require release from the Green Belt as part of a broader inseting of Breachwood Green. Noise impacts from Luton Airport would need to be understood.	Yes	Yes	1.50	20

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
50	n/a	Land north of Lower Road, Breachwood Green	King's Walden	2014 SHLAA	Green Belt	Yes	Small paddock site at eastern edge of Breachwood Green. Well bounded by adjoining residential, woodland and Lower Road from which access could be taken. Would require release from the Green Belt as part of a broader inseting of Breachwood Green. Noise impacts from Luton Airport would need to be understood.	No	-	0	0
51	KW1	Allotments west of The Heath, Breachwood Green	King's Walden	2014 SHLAA	Green Belt	Yes	Predominantly flat site with frontage to Heath Road. Currently in use as allotments and these would need to be reprovided or proven to not be required. Site would require release from the Green Belt as part of a broader inseting of Breachwood Green. Noise impacts from Luton Airport would need to be understood.	Yes	Yes	0.80	16
333	n/a	Land east of Brownings Cottage, Colemans Road	King's Walden	Site submission	Green Belt	No	Undeveloped land to the rear of Breachwood Green. Site well defined and screened from the wider landscape. However, no acceptable means of access. Entrance from Colemans Road is too narrow whilst this part of Colemans Road itself not considered suitable to support substantive development.	Yes	-	0	0
370	-	Former Manor Farm site	King's Walden	Site submission	Green Belt	No	Irregular shaped area of undeveloped scrub land bounded on two sides by roads though with less well defined boundary to agricultural land and open countryside beyond. Residential development here would breach clear boundary provided by the roads and introduce urban form on uphill approach to Breachwood Green which currently screens views of village.	Yes	-	0	0
52	KB1	Land at Deards End	Knebworth	2014 SHLAA	Green Belt	Yes	Predominantly undeveloped site to north-west of Knebworth. Site rises from south to middle of site. Frontage to Park Lane. Adjacent to motorway and noise issues will need to be considered along with impact upon adjoining Conservation Area. Site well defined on three sides but no definitive northern boundary on the ground. Would require release from the Green Belt.	Yes	Yes	11.37	227
53	KB2	Land at Gypsy Lane	Knebworth	2014 SHLAA	Green Belt	Yes	Undeveloped site to south-west of Knebworth. Significant changes in level as site slopes down from north to middle of site before rising again to Gypsy Lane. Narrow frontage onto Park Lane with opportunities for access from Stockens Green and Gypsy Lane. Would require release from Green Belt. Dwelling estimate reduced to allow for buffer strip to A1(M).	Yes	Yes	15.26	229
54	n/a	Odyssey Health Centre, Old Knebworth Lane	Knebworth	2014 SHLAA	Green Belt	No	Site partially consisting of previously developed land within the Green Belt. Currently accessed from Old Knebworth Lane which is narrow and site entrance up steep slope. The Hertford branch railway line provides a clear defensible Green Belt boundary to the southern edge of Stevenage which has not been breached and would be undesirable in policy terms to do so with a residential allocation and site considered unsuitable on these grounds. Notwithstanding, it may be possible to realise a scheme within the limits of Green Belt policy.	Yes	-	0	0
55	n/a	Land north of Old Lane	Knebworth	2014 SHLAA	Green Belt	Yes	Irregularly shaped parcel of land to east of Knebworth. Site well defined and contained by existing residential development and roads with frontage to Watton Road. Would require release from the Green Belt. Could be developed either in isolation or as part of a broader approach incorporating other sites to the east of Knebworth.	Yes	Yes	4.19	63
57	n/a	Land south of Swangley's Lane	Knebworth	2014 SHLAA	Green Belt	Yes	Agricultural land to south-east of Knebworth. Irregularly shaped but with clearly defined boundaries and potential access from Swangley's Lane and Haygarth. Site slopes down from south to north and care would need to be taken at southern edges in terms of impacts on wider landscape. Would require release from Green Belt. Indicative dwelling estimate revised down to take issues into account.	Yes	Yes	6	100

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
58	n/a	Land north of Watton Road	Knebworth	2014 SHLAA	Green Belt	Yes	Agricultural land to north-east of Knebworth. Irregularly shaped with clearly defined boundaries to west, but no defined boundary along eastern edge of site which follows line of telegraph poles. Frontage to Watton Road and additional potential access from Oakfields Road. Would require release from Green Belt. Indicative estimate revised down to take potential need for additional landscaping into account.	Yes	Yes	6.03	100
211	n/a	Land north of Oakfield Avenue	Knebworth	2014 SHLAA	Green Belt	No	Site physically capable of delivering residential development. However, it would erode the gap between Knebworth and Stevenage, breaching the ridge line and has no physical boundary to north.	No	-	0	0
334	n/a	Cnebba's Field, Old Knebworth	Knebworth	Site submission	Green Belt	No	Plot of undeveloped land within Old Knebworth Conservation Area. This land currently provides a buffer between the buildings within the Conservation Area and (predominantly) 20th century development on Park Lane and its development is not considered appropriate.	Yes	-	0	0
335	n/a	Land rear of Redwood, Deards End Lane	Knebworth	Site submission	Green Belt	Yes	Small site at north-west of Knebworth consisting of part of curtilage of residential dwelling fronting Deards End Lane and adjoining land. Would not be suitable by itself but could provide modest extension to site 52. Would require release from Green Belt and consideration of impacts on adjoining Conservation Area and listed buildings.	Yes	Yes	0.72	14
336	n/a	Land east of Old Lane	Knebworth	Site submission	Green Belt	Yes	Irregularly shaped parcel of land to east of Knebworth. Western and southern boundaries well defined by Old Lane but no boundary on the ground to west. Landscape in this area generally slopes gently in towards Knebworth. This site would not be suitable in isolation but could allow for a coherent approach across multiple sites to the east of Knebworth. Dwelling estimate reduced to allow for additional landscaping etc. around site edges. Would require release from the Green Belt.	Yes	Yes	2.77	44
KB/m01	n/a	Chas Lowe, London Road	Knebworth	2014 SHLAA	PDL within town / village boundary	Yes	Previously developed site within settlement adjacent to shopping area with frontage onto road. Proximity to station and facilities suggests higher density development might be appropriate but this needs to be balanced against need to ensure appropriate relationship with surrounding properties.	Yes	Yes	0.41	14
234	LG8	Pixmore Centre, Pixmore Avenue,	Letchworth	2014 SHLAA	PDL within town / village boundary	Yes	Previously developed site within existing town. Frontage to Birds Hill and Pixmore Avenue. Currently in employment use and existing policy designation would need to be removed. Higher density may be achievable given surrounding building forms. Revised estimate based on 80dph. Would need to address relationship with retained employment uses around site.	Yes	Yes	0.39	31
337	n/a	Freeman House, Radburn Way	Letchworth	Site submission	PDL within town / village boundary	Yes	Previously developed site in existing town. Previous use has already vacated / relocated. Frontage to Radburn Way provides opportunity for access.	Yes	Yes	0.31	11
338	n/a	Foundation House	Letchworth	Site submission	PDL within town / village boundary	Yes	Previously developed site in existing town. Majority of site currently designated as employment land but building eligible for conversion under Prior Approval regime. Higher density development may be achievable given surrounding built forms but this needs to be balanced against irregular shape of site and layout of adjacent residential scheme. Gross density of 60dph assumed	Yes	Yes	0.78	47
339	n/a	Glebe Road industrial estate	Letchworth	Site submission	PDL within town / village boundary	Yes	Previously developed site in existing town. Currently in employment use and existing policy designation would need to be removed. Slightly higher density may be achievable given surrounding building forms.	Yes	Yes	0.26	10
357	n/a	Hamonte	Letchworth	Site submission	PDL within town / village boundary	Yes	Previously developed site in existing town. Emerging proposal for more intense replacement of existing use. Net additional units shown in dwelling estimate.	Yes	Yes	1.16	30
354	n/a	Nursery, Icknield Way	Letchworth	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site in existing town. Rear of site currently designated for employment and this would need to be removed.	Yes (part)	Yes	0.43	8

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
356	n/a	Site at Birds Hill	Letchworth	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site within existing town. Frontage to Birds Hill. Currently designated for employment use and this policy designation would need to be removed. Higher density may be achievable given surrounding building forms. Revised estimate based on 80dph. Would need to address relationship with any retained employment uses around site and adjacent Conservation Area.	Yes	Yes	0.60	48
355	n/a	Garages, Icknield Way	Letchworth	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site in existing town with no specific policy protections. Surrounded by residential, including new developments to rear of site. Higher density may be achievable given surrounding building forms. Revised estimate based on 50dph.	Yes (part)	Yes	0.69	25
L/o2	LG9	Former Lannock School	Letchworth	2014 SHLAA	Greenfield within urban area	Yes	Former school site within existing town including former playing fields, though site is fenced and does not constitute public open space while adjoining recreation ground provides sports pitch provision. Site sits in a shallow 'bowl' with surrounding roads / residential. Dwelling estimate reduced to allow any scheme to retain some sense of openness.	Yes	Yes	1.80	45
L/o7	LG10	Former Norton School playing field, Croft Lane	Letchworth	2014 SHLAA	Greenfield within urban area	Yes	Former school playing fields to the rear of lower density residential properties. Northern site boundaries adjoin Conservation Area. Possible to access from Croft Lane (within CA) but this is narrow and would be unlikely to support substantial development. Alternate access would require acquisition of property fronting Norton Road but this is not currently an option. Loss of playing fields would need to be justified. Gross density of 10dph used to represent lower density scheme on part of site.	Yes	Yes	3.68	37
L/r02	n/a	Former Depot, Icknield Way	Letchworth	NHDC Officers	PDL within town / village boundary	Yes	Previously developed site in existing town with frontage to Icknield Way. No current policy designation. Adjoins railway and relationship with this and adjoining employment uses would need to be considered. Higher density may be achievable given surrounding built forms / schemes though would need to ensure no adverse impact on setting of adjoining Conservation Area. Revised estimate based on 60dph density.	Yes	Yes	0.92	55
L/r13	LG3	Land east of Kristiansand Way	Letchworth	2014 SHLAA	Green Belt	Yes	Undeveloped site to east of Letchworth. Most of site well bounded and demarcated by surrounding land uses or planting though one area at north-east of site where boundary would need to be strengthened. Flint Road extends to site boundary but this would require access to be taken through adjoining employment area and relationship with these uses would need to be considered. Alternate access through new development west of site though this would require some replacement allotment provision. Would require release from the Green Belt. Site slopes down from west to east towards motorway / Baldock but site would not extend beyond built limit of adjacent employment area.	Yes	Yes	5.34	120
L/r16	LG5	Land at Birds Hill	Letchworth	2014 SHLAA	PDL within town / village boundary	Yes	Previous developed site in existing town with frontage to Birds Hill. Currently in employment use and existing designation would need to be removed. Higher density may be achievable given surrounding building forms. Revised estimate based on 80dph. Would need to address relationship with any retained employment uses.	Yes	Yes	1.07	86
L/r18	LG4	Land north of former Norton School, Norton Road	Letchworth	2014 SHLAA	Greenfield within urban area	Yes	Largely undeveloped site within urban area. Site surrounded by residential uses with access route through Principal Court to site boundary. Would need to consider impact on setting of adjoining Conservation Area to south-west. Loss of playing fields would need to be justified.	Yes	Yes	1.94	68

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
L/r24	LG6	Land off Radburn Way	Letchworth	2014 SHLAA	Greenfield within urban area	Yes	Area of undeveloped land to rear of properties on Baldock Road / Radburn Way. Site large enough to accommodate scheme with appropriate separation distances from surrounding residential. Might be possible to take access from Radburn Way through existing garage court but this would require relocation / reprovision. Alternate access option through adjoining Site 337. Reduced estimate based on 25dph	Yes	Yes	0.94	24
NL	LG1	Letchworth North	Letchworth	2014 SHLAA	Green Belt	Yes	Undeveloped site to the north of Letchworth. Bounded around southern edges by existing residential but site boundaries to the north less well defined and this would need to be addressed. Significant areas of site largely flat but slopes away towards edges leading to extended views particularly to north-west and north-east. Would need to demonstrate appropriate means of access as few gaps between surrounding residential. Would require release from the Green Belt.	Yes	Yes	44.87	900
340	n/a	Dancote, Cockernhoe Green, Cockernhoe	Luton (adjoining)	Site submission	Green Belt	Yes	Existing building and curtilage at Cockernhoe. Site well defined and screened. Relationship with Cockernhoe would need to be addressed and requires release from the Green Belt.	Yes	Yes	0.55	11
341	n/a	Land east of Selsey Drive, Luton	Luton (adjoining)	Site submission	Green Belt	No	Site located within registered Historic Park & Garden. Site extends beyond administrative boundary and Luton have allocated land within their authority as Green Belt in publication draft Local Plan meaning any development in North Hertfordshire would be detached from Luton urban area.	Yes	-	0	0
212a	EL3	Land north east of Luton	Luton (adjoining)	2014 SHLAA	Green Belt	Yes	Undeveloped site to east of Luton that generally slopes in towards existing urban area. Site boundaries largely well defined by planting and surrounding residential though some strengthening would be required. Relationship with Cockernhoe would need to be addressed and appropriate access / links. Opportunity for larger, masterplanned development in conjunction with sites ELE and ELW. Would require release from the Green Belt.	Yes	Yes	33.78	700
ELE	EL2	Luton East (east)	Luton (adjoining)	2014 SHLAA	Green Belt	Yes	Undeveloped site to east of Luton largely contained on plateau though north-eastern edges of site slope down towards Lilley Bottom. Majority of site boundaries well defined by surrounding roads and woodland though some additional planting could be required to strengthen in parts. Site not suitable for development in isolation as would be detached from existing urban area but could be delivered as an extension to site ELW. Relationship with Tea Green and Cockernhoe would need to be addressed and access provided. Would require release from the Green Belt.	Yes	Yes	15	350
ELW	EL1	Luton East (west)	Luton (adjoining)	2014 SHLAA	Green Belt	Yes	Undeveloped site to east of Luton that generally slopes in towards existing urban area. Site boundaries largely well defined by planting and surrounding roads though some strengthening would be required. Relationship with Cockernhoe and Tea Green would need to be addressed and appropriate access / links provided. Opportunity for larger, masterplanned development in conjunction with sites ELE and 212a. Would require release from the Green Belt.	Yes	Yes	69.32	1050
213	n/a	The Rookery, King's Walden Road	Offley	2014 SHLAA	Beyond settlement boundary ex GB	No	Small, broadly square site located to south of Great Offley. Site well bounded on three sides by Harris Lane, hedgerow and woodland. However no boundary with adjoining Rookery and site sits within curtilage of this listed building and impact on setting a significant consideration. Provision of new access via Harris Lane unlikely to be suitable due to narrow width and visibility whilst Listed Building precludes new access from High Street that might allow development at this scale	Yes	-	0	0
342	n/a	Bakers Close	Offley	Site submission	Beyond settlement boundary ex GB	No	Irregular shaped site to north-east of Great Offley. Would result in built extent of village extending in a narrow 'finger' towards adjoining woodland which is designated wildlife site and access cannot obviously be achieved without demolition of an existing building within Conservation Area.	Yes	-	0	0

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
214	PT2	Holwell Turn, West Lane	Pirton	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Resolution to grant outline planning permission subject to completion of a legal agreement on this site prior to 31 December 2015. Permission yet to be issued so site not included in supply figures and retained in site list. Precautionary approach taken to dwelling numbers to reflect concerns raised at committee.	Yes	Yes	2.34	35
344	n/a	Land north of Hambridge Way	Pirton	Site submission	Beyond settlement boundary ex GB	Yes	Resolution to grant outline planning permission subject to completion of a legal agreement on this site prior to 31 December 2015. Permission yet to be issued so site not included in supply figures and retained in site list. Precautionary approach taken to dwelling numbers to reflect concerns raised at committee.	Yes	Yes	2.25	34
64N	n/a	Land east of Priors Hill (north)	Pirton	Challenge to SHLAA	Beyond settlement boundary ex GB	No	Broadly rectangular site located to west of village which slopes down from north to south towards Conservation Area and listed buildings and any development here would be highly prominent in their setting. Site adjoins AONB.	Yes	-	0	0
64S	PT1	Land east of Priors Hill (south)	Pirton	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped site located to west of village largely contained behind ridge line of Priors Hill. Site well defined by roads, adjacent residential and planting. Heritage and AONB impacts would need to be considered. May be potential to integrate with recently constructed extension to Pollards Way otherwise new access onto Priors Hill required. Would require amendment to village boundary. Gross density of 15dph assumed at this point to allow for any additional screening or buffers.	Yes	Yes	3.84	58
65	n/a	Land west of Back Lane	Preston	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Narrow, undeveloped site to west of village extending from Back Lane to Holly Cottages which slopes down from south to north. Two sides of site clearly defined by existing roads but no definition of south-western boundary. Preston largely contained to east of Back Lane and would need to consider desirability of breaching this and or implications for setting of any village boundary.	Yes	Yes	0.70	14
67	n/a	Land north of Chequers Lane	Preston	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Flat, rectangular site bounded on two sides by residential development. No clear boundary on northern edge, but potential to broadly follow building line to east on Chequers Lane. Woodland beyond site to the north provides more general sense of containment in this part of the village. Need to ensure no adverse impact on nearby listed buildings.	Yes	Yes	1.29	26
215	PR1	Land east of Butchers Lane	Preston	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped site bounded on three sides by residential development and Butchers Lane to west providing clear limits to development. Would need to ensure no adverse impact on nearby listed buildings and conservation area. Part of site recently developed and possible to obtain access from here.	Yes	Yes	1.07	21
216	n/a	Land west of Butchers Lane	Preston	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Irregular shaped site to west of Preston though most of site well bounded by roads and hedgerows. Residential development currently contained to east of Butchers Lane and would need to consider desirability of breaching this and / or implications for setting of any village boundary. Butchers Lane is narrow and would need to consider most appropriate means of access though proximity to Church Lane / Back Lane suggests a solution is achievable. Estimate reduced to 15dph gross.	Yes	Yes	1.97	30
81	n/a	Reed House, Jacksons Lane	Reed	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Large house and curtilage. Frontage to both Jacksons Lane and The Joint though Reed 'faces in' towards the former and development orientated in the opposite direction would not be appropriate. Would need to consider relationship with surrounding buildings and impact upon Conservation Area, including suitability of development to rear of existing plots. Lower density assumption to take these issues into account. Reed currently in area of rural restraint and site needs to be considered in wider context of potential village boundaries.	Yes	Yes	1.92	13

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
RD/r01	RD1	Land at Blacksmiths Lane	Reed	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Rectangular site at west of village. Frontage to Blacksmiths Lane. Residential development to east and south and opportunity to continue pattern of frontage development to junction with A10. Reed currently in area of rural restraint and site needs to be considered in wider context of potential village boundaries.	Yes	Yes	1.08	22
217	RY7	Anglian Business Park, Orchard Road	Royston	2014 SHLAA	PDL within town / village boundary	Yes	Previously developed site within urban area. Rectangular plot with frontage to Orchard Road. Rear of site adjacent to railway. Currently designated employment land and this would need to be reviewed. Requires consideration of relationship with retained employment uses. Higher density may be acceptable here given surrounding development and proximity to station though shape of site may lead to some constraints with regards separation distances, and residential amenity particularly with regards noise from established uses. 40dph used to inform dwelling estimate.	Yes	Yes	1.19	48
218	RY1	Land west of Ivy Farm, Baldock	Royston	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped site, broadly rectangular in shape stretching from existing urban limit west to bypass. Bounded by Baldock Road to south and railway to north. SSSI to south of site, which also contains Scheduled Monuments, and impacts on these would need to be considered and / or mitigated against. Currently in area of rural restraint and would require amendment to settlement boundary. Estimate reduced to 18dph gross to take account of issues.	Yes	Yes	15.50	279
346	n/a	Land south of Newmarket Road	Royston	Site submission	Beyond settlement boundary ex GB	Yes	Greenfield site outside existing settlement boundary. Well bounded by Newmarket Road to north and surrounding tree belts. Site slopes from south-west and south-east to low point adjoining Newmarket Road and topography will need to be taken into account in any scheme. Currently in area of rural restraint and would require amendment to settlement boundary.	Yes	Yes	14.25	300
358	n/a	Land at Barkway Road	Royston	NHDC Officers	Beyond settlement boundary ex GB	Yes	Rectangular site adjoining south-eastern urban edge of Royston. Site well bounded by adjoining residential development, road and planting. Site slopes down away from road frontage. Topography and relationship with adjoining dwellings will need to be taken into consideration. Currently in area of rural restraint and would require amendment to settlement boundary.	No	-	0	0
085N	RY2	Land north of Newmarket Road (north)	Royston	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Resolution to grant planning permission subject to completion of a legal agreement on this site prior to 31 December 2015. Permission yet to be issued so site not included in supply figures and retained in site list.	Yes	Yes	11.34	330
R/e2	RY8	Land at Lumen Road	Royston	2014 SHLAA	PDL within town / village boundary	Yes	Previously developed site within existing settlement. Frontage to Mill Road. Relationship with any remaining employment uses a consideration. Potential contamination from historic uses.	Yes	Yes	0.28	14
R/r06	RY5	Agricultural supplier, Garden Walk	Royston	2014 SHLAA	PDL within town / village boundary	Yes	Previously developed site within existing urban area. Surrounded by residential development with frontage access to Garden Walk and potential secondary / alternate access point from Poplar. No policy constraints to development though potential contamination from historic uses would require investigation. Reduction in anticipated yield to allow for relationship with surrounding dwellings.	Yes	Yes	0.93	23
R/r07	RY6	Royston FC, Garden Walk	Royston	2014 SHLAA	Greenfield within urban area	Yes	Football club site within urban area. Acceptability contingent on providing appropriate replacement facility. Access issues would need to be resolved. Existing entrance from Garden Walk is narrow and alternates would need to be investigated though would probably require third party land.	Yes	Yes	1.27	44
R/r11	RY4	Land north of Lindsay Close	Royston	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped site to the north of Royston bounded by residential development, school playing field and bypass. Access may be an issue but ongoing development of adjoining site includes new road to site boundary. Proximity to dual carriageway will need to be considered. Currently in area of rural restraint and would require amendment to settlement boundary. Dwelling estimate based upon submitted planning application.	Yes	Yes	4.25	40

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
347	n/a	Land east of London Road	St Ippolyts	Site submission	Green Belt	No	Undeveloped plot with frontage to London Road. Southern and eastern boundaries well defined by planting though northern edge demarcated by fence to adjoining paddocks. Development here would not relate well to any of Gosmore village, St Ippolyts or the Hitchin urban area and site is not considered suitable.	Yes	-	0	0
221N	SI1	Land south of Waterdell Lane (north)	St Ippolyts	2014 SHLAA	Green Belt	Yes	Broadly 'L' shaped site wrapped around southern edge of Gosmore. Site largely well defined, with exception of that part of boundary adjoining Site 152. Land adjoining Half Hankerchief Lane to rear of properties on Waterdell Lane relatively contained. South-western area of site beyond footpath more exposed in longer views to south-west and reservations over suitability of this area. Potential access points from Waterdell Lane, London Road and Half Hankerchief Lane though improvements may be required to realise some of these. Dwelling estimate reduced in light of constraints.	Yes	Yes	3.81	40
221S	n/a	Land south of Waterdell Lane (south)	St Ippolyts	2014 SHLAA	Green Belt	No	Undeveloped site within the Green Belt. Three sites well bounded by hedgerows. No physical demarcation of north-eastern boundary though this adjoins Site 221N. Cannot be delivered without this land as would be isolated with no means of access. However, even if Site 221N were delivered, it is considered that this site would relate poorly to the existing village resulting in a 'finger' of development extending to the south-west which would be exposed in the wider landscape.	No	-	0	0
SI/r3	SI2	Land south of Stevenage Road	St Ippolyts	2014 SHLAA	Green Belt	Yes	Irregular shaped area of undeveloped scrub land bounded by existing residential development, Stevenage Road - which provides opportunity for access - and Sperberry Hill. Sensitive design required to take account of surrounding dwellings. Estimate reduced to 10dph gross to take account of this. Requires release from the Green Belt. This part of St Ippolyts currently 'washed over' so site will need to be considered in broader context of whether inseting is appropriate.	Yes	Yes	1.20	12
116	n/a	The Estate Yard, Hoo Park	St Paul's Walden	2014 SHLAA	Beyond settlement boundary ex GB	No	Plot containing agricultural buildings associated with Hoo Farm. Detached from nearby settlements and would result in development with no access to facilities or services. Currently covered by rural restraint policy. Local Plan will not inset / exclude plots of this nature from the prevailing policy designation in the surrounding area.	Yes	-	0	0
348	n/a	Land between Horn Hill and Bendish Lane, Whitwell	St Paul's Walden	Site submission	Beyond settlement boundary ex GB	Yes	Undeveloped agricultural land to west of Whitwell. Site partially bounded on two sides by residential development. Remaining boundaries well established. Site slopes relatively steeply down from rear of properties on Horn Hill and topography and relationship with surrounding uses will need to be carefully considered. Potential to take access from site frontage on Bendish Lane. Site is currently in area of rural restraint and would require amendment to village boundary.	Yes	Yes	6	41
349	n/a	Rose Farm	St Paul's Walden	Site submission	Beyond settlement boundary ex GB	No	Farm and surrounds bounded by adjoining roads and Mimram River. Frontage to Codicote Road which provides opportunity for access. However, to east of B651, Whitwell contained to south of Codicote Road and question desirability of breaching this boundary. Land to the west - which might allow for better integration of this site with the village - has not been promoted and development here in isolation would appear detached.	Yes	-	0	0
WH/r1	SP1	Land south of, High Street, Whitwell	St Paul's Walden	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped land to rear of Whitwell High Street. Bounded on two sides by existing village with well established planting on remaining two sides. Need to ensure access arrangements that are sensitive to adjoining Conservation Area and listed buildings. Currently in area of rural restraint and would require amendment to village boundary. Dwelling estimate reduced slightly to take account of issues.	Yes	Yes	2.22	40

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
WH/r2	n/a	Land south of, High Street, Whitwell	St Paul's Walden	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Undeveloped agricultural land to south of Whitwell. Site well bounded on three sides but no demarcation of southern edge on the ground. Requires access and this could probably only be satisfactorily delivered through any development of site 158. Currently in area of rural restraint and would require amendment to village boundary. Dwelling estimate reduced slightly for consistency with adjoining land.	Yes	Yes	3.33	60
226	GA2	Land off Mendip Way, Great Ashby	Stevenage (adjoining)	2014 SHLAA	Green Belt	Yes	Undeveloped land to north-east of Great Ashby. Site generally well defined by surrounding tree belts and hedgerows but some additional landscaping would be required. Land generally slopes down from north-west to south-east. Access a key issue with a need to provide appropriate connections. Existing development at Great Ashby currently well contained and screened by tree belts. Development here would breach these barriers into more exposed landscape beyond. Would require release from the Green Belt.	Yes	Yes	19.60	350
227	n/a	land at Manor Farm, Chesfield	Stevenage (adjoining)	2014 SHLAA	Green Belt	No	Irregular shaped collection of undeveloped land parcels to north-west of Great Ashby and Site NES3 Northern parts of site relatively flat but southern element on slope down from east to west and faces out towards adjoining Scheduled Monument, parkland and listed buildings. Would probably need to take access through adjoining site. Due to number of constraints, it is considered unlikely that a satisfactory scheme could be developed within current site limits.	No	-	0	0
319	n/a	Land at Chesfield Park (north)	Stevenage (adjoining)	Site submission	Green Belt	No	Parkland within the setting of Chesfield. Planting prohibits relationship with other sites in this area being promoted for development and, even if they were to proceed, development here would be detached. Proximity to listed buildings and Scheduled Monument additional issues.	Yes	-	0	0
320	n/a	Land at Chesfield Park (west)	Stevenage (adjoining)	Site submission	Green Belt	No	Parkland within the setting of Chesfield. Planting prohibits relationship with wider sites being promoted for development and, even if they were to proceed, development here would be detached.	Yes	-	0	0
321	n/a	Land at Chesfield Park (south)	Stevenage (adjoining)	Site submission	Green Belt	No	Parkland within the setting of Chesfield. Planting prohibits relationship with other sites in this area being promoted for development and, even if they were to proceed, development here would be detached. It would also obstruct longer views from Back Lane through the parkland.	Yes	-	0	0
322	n/a	NW of Chesfield	Stevenage (adjoining)	Site submission	Green Belt	No	Parkland within the setting of Chesfield. Planting prohibits relationship with wider sites being promoted for development and, even if they were to proceed, development here would be detached.	Yes	-	0	0
323	n/a	Land north east of Great Ashby	Stevenage (adjoining)	Site submission	Green Belt	Yes	Undeveloped land to north-east of Great Ashby. Parts of site relatively well defined by surrounding tree belts and hedgerows but northern boundary is presently weak and demarcated by a public footpath. Site generally slopes down from north-west to south-east. Not suitable for development in isolation but could provide an extension to Site 226 and may provide opportunity for a more comprehensive approach that addresses concerns. Notwithstanding this, access is a key issue. Also need to protect setting of adjoining listed buildings. Would require release from the Green Belt.	Yes	Yes	29.23	395
374	n/a	Stevenage West (part)	Stevenage (adjoining)	Site submission	Green Belt	No	Undeveloped land to the west of Stevenage. Majority of site on top of plateau near A1(M) but land begins to fall away to north-west. Site boundaries not presently well established. This site has been promoted as a 'standalone' option in advance of the wider scheme envisaged by Site WSN. However, this is predicated upon access from the Wymondley Bypass. This would result in development 'facing out' from, and not integrated with, Stevenage. Submitted site boundary does not include all of required access corridor. Would require release from the Green Belt.	Yes	-	0	0

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
NES3	GA1	Stevenage North East (Roundwood)	Stevenage (adjoining)	2014 SHLAA	Green Belt	Yes	Undeveloped, broadly rectangular site to the north-west of Great Ashby. Site flat and well defined. Access via Back Lane or Weston Road would not be appropriate but estate roads within Great Ashby extend to current built limits and offer opportunities to cross these routes into the site. Would require release from the Green Belt.	Yes	Yes	10.81	270
NS	NS1	Stevenage North	Stevenage (adjoining)	2014 SHLAA	Green Belt	Yes	Large undeveloped site to the north of Stevenage. Land generally slopes down from east to west. Some parts of site well defined but northern boundary in particular is not currently demarcated on the ground. Potential to take access from Graveley Road. Could only be delivered if land to south in Stevenage Borough also developed, though this site included in Stevenage's publication draft plan. Dwelling estimate assumes most facilities to service development here would actually be in Stevenage Borough, allowing slightly higher gross density for this site though this is tempered by need to provide appropriate buffers and landscaping to the north to preserve setting of Graveley. Would require release from the Green Belt.	Yes	Yes	43.20	900
WSN	n/a	Stevenage West	Stevenage (adjoining)	2014 SHLAA	Green Belt	Yes	Large, undeveloped site to the west of Stevenage. Majority of site on top of plateau near A1(M) or on 'inward' slope towards Stevenage but land begins to fall away to west. Site boundaries not presently well established. Requires development of land within Stevenage Borough, though this is subject to a long-standing allocation. Access an issue and requires a new crossing point over the A1(M) to allow integration with the remainder of the town which will be a major cost to development and likely to delay development until external funding package can assist in delivery. Would require release from the Green Belt.	Yes	Yes	170.78	500
118	TH2	Land south of, Kelshall Road	Therfield	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Broadly rectangular site to the west of Therfield largely covered with hardstanding. Site boundaries relatively well defined by planting though this appears thinner along southern edge. Frontage to Kelshall Road provides opportunity for access. Any development would need to consider relationship with adjoining conservation area and listed building. Currently in area of rural restraint and village boundary would need to be revised.	Yes	Possible	0.58	12
119E	TH1	Police Row (east)	Therfield	2014 SHLAA	Beyond settlement boundary ex GB	Yes	Area of undeveloped land to south-east of Therfield. Bounded to north and south by residential development with extended frontage along Police Row. No clearly defined boundary at rear of site to west. Adjoins Conservation Area and adjacent to listed buildings. Frontage development most likely to be acceptable given nature of surrounding plots and dwelling estimate adjusted to reflect this. Currently in area of rural restraint and village boundary would need to be amended.	Yes	Yes	1.27	12
119W	n/a	Police Row (west)	Therfield	2014 SHLAA	Beyond settlement boundary ex GB	No	Undeveloped land to south-east of Therfield. Bounded to west and south with established planting. No clear boundary to east where this land adjoins Site 119E. Land could not be developed in isolation from Site 119E. However, this site is considered more sensitive to development. It extends into relatively open countryside and is poorly related to the built form of the current village which predominantly consists of single plots facing the road.	No	-	0	0
350	n/a	Land at King James Stable House, Baldock Road (A505)	Therfield / Kelshall	Site submission	Beyond settlement boundary ex GB	No	Site is isolated from nearby settlements and covered by rural restraint policy. Local Plan will not inset / exclude plots of this nature from any such policy designation.	Yes	-	0	0
228	WE1	Land off Hitchin Road	Weston	2014 SHLAA	Green Belt	Yes	Undeveloped plot to north of Weston which slopes down from south to north. Frontage onto Hitchin Road with remaining boundaries well defined by planting. Would require release from the Green Belt. Weston currently 'washed over' by this designation so site needs to be viewed as part of wider consideration of designations and boundaries.	Yes	Yes	1.29	26

SHLAA ref	Pref. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
351	n/a	Land off Hitchin Road	Weston	Site submission	Green Belt	Yes	Small undeveloped plot to north of Weston which slopes down from south to north. Frontage onto Hitchin Road with remaining boundaries well defined by planting. Unsuitable for development in isolation as would be detached from remainder of village but opportunity to provide extension to Site 228. Would require release from the Green Belt. Weston currently 'washed over' by this designation so site needs to be viewed as part of wider consideration of designations and boundaries.	Yes	Yes	0.81	16
121	n/a	Land north of Stevenage Road, Little Wymondley	Wymondley	2014 SHLAA	Green Belt	Yes	Undeveloped land to the west of Wymondley. Site slopes down from north to south and is well bounded by roads and planting. Southern part of site is in flood zones 2 and 3 and would only be suitable if sequential / exception tests were followed. The northern part of the site, beyond the flood zones, would be poorly related to the village and not suitable by itself. Would require release from the Green Belt.	Yes	Yes	4.69	94
122	n/a	Land within Wymondley Bypass	Wymondley	Challenge to SHLAA	Green Belt	Yes	Undeveloped site to the south of Wymondley well bounded by the bypass, planting and adjoining Site 232. Site is flat near the bypass but begins to fall away to north at top of slope to Stevenage Road. Development here would not be appropriate without adjoining Site 122 as it would result in development detached from the rest of the village. Would need to ensure no adverse impact on Wymondley Bury. Scheme being promoted envisages playing fields and school being located in this area. Dwelling assumption halved to allow for this and appropriate buffer to bypass.	Yes	Yes	14.59	146
232	WY1	Land south of Little Wymondley	Wymondley	2014 SHLAA	Green Belt	Yes	Irregular shaped site to the south of Stevenage Road incorporating a number of small, undeveloped plots. Site slopes from south to north towards the High Street and development could affect the setting of a number of listed buildings. Appropriate access required from Stevenage Road that allows site to be functionally incorporated into the village and topography will need to be taken into consideration. Modest reduction to assumed density to reflect these issues. Would require release from the Green Belt.	Yes	Yes	10.36	186