

Appendix 1: All sites: assessment of suitability and availability

Settlement	Site Ref	Urban / Green Belt	Brownfield/ greenfield	Name / Address	Agent / dev.	Site area (ha)	Resi. Capacity at 40dph	Resi. capacity at 30dph	Resi. capacity 25dph	Developer intention	Final estimated dwelling capacity*	Reason for estimated capacity	Suitability	Suitability-stage sieved out (if applicable)	Availability- only assessed for suitable sites
Brookmans Park	BrP1	G	G	Upper Bell Lane Farm Bell Bar/Bell Lane	Brian Barber Associates / Hives Planning on behalf of J White Custodian Trustees	5.3	212	159	133	130-150	160	Site between 2 and 6ha so estimated density is 30dph	No Rural location, feels remote from Brookmans Park and considerable distance from local services.	2	N/A Not identified as a suitable site
Brookmans Park	BrP2	G	G	Land to N.E Great North Road	Brian Barber Associates on behalf of J White Custodian Trustees	1.4	56	42	35	43	60	Site smaller than 2ha so estimated density is 40dph	No Segregated from Brookmans Park by the A1000, considerable distance from local services.	2	N/A Not identified as a suitable site
Brookmans Park	BrP3	G	G	Land north of Royal Veterinary College	Aecom for Royal Veterinary College	22.2	888	666	555	not known	550	Site is over 6ha so estimated density is 25dph	No Not adjoining Brookmans Park, so not contiguous with the Green Belt boundary.	1	N/A Not identified as a suitable site
Brookmans Park	BrP4	G	G and B	Land west of Brookmans Park	Aecom for Royal Veterinary College	24.3	972	729	608	not known	550	Site is over 6ha so estimated density is 25dph	No Incorporates Wildlife site WS144 and Flood zone 3 cuts through the centre of the site, dividing it in two. Detached from Brookmans Park by the railway and only accessible via a narrow road bridge on a tight bend.	2	N/A Not identified as a suitable site
Brookmans Park	BrP5	G	G	Land West of Brookmans Park		14.3	572	429	358	not known	360	Site is over 6ha so estimated density is 25dph	No Site segregated from Brookmans Park by the Railway, would only work as part of a larger broad location if BrP4 was developed. Also the site has never been promoted and there is no evidence that it available.	2	N/A Not identified as a suitable site
Brookmans Park	BrP6	G	G	Land east of Royal Veterinary College	Aecom for Royal Veterinary College	12.1	484	363	303	not known	230	Capacity revised down because part of the site is within flood zone 3 and cannot be developed.	Yes Close to village centre and railway station. Would allow for a defensible Green Belt boundary with roads to the south and east and the railway to the west.	Suitable	Yes Representation received

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Brookmans Park	BrP7	G	G	Land south of Deep Bottom	Aecom for Royal Veterinary College	61	2440	1830	1525	not known	1530	Site is over 6ha so estimated density is 25dph	No Not adjoining Brookmans Park, so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Brookmans Park	BrP8	G	G	Land south of Brookmans Park	Aecom for Royal Veterinary College	45.1	1804	1353	1128	not known	1140	Site is over 6ha so estimated density is 25dph	No Not adjoining Brookmans Park so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Brookmans Park	BrP9	G	G	Friday Grove Farm, Brookmans Park	Neil Bedford	7.6	304	228	190	480 for both Brp9 and 10	190	Site is over 6ha so estimated density is 25dph	No Separated from Brookmans Park by Moffats Meadows wildlife site and Gobions Historic Park and Garden (part of which is a wildlife site) so not contiguous with the urban boundary. Would create an unusually shaped urban form. Also development in such close proximity to the historic park and garden and wildlife sites could have a negative impact.	1	N/A Not identified as a suitable site
Brookmans Park	BrP10	G	G	Raybrook Farm	Mark Rayner	4	160	120	100	480 for both Brp9 and 10	120	Site between 2 and 6ha so estimated density is 30dph	No Separated from Brookmans Park by Moffats Meadows wildlife site and would create an unusually shaped urban form. Landscape is assessed as being highly sensitive to change and development could have a negative impact on the wildlife site.	2	N/A Not identified as a suitable site
Brookmans Park	BrP11	G	B	Car park adjacent to Brookmans Park Golf club. Not part of main private car park for golf club. Potential for redevelopment.		0.1	4	3	3	not known	4	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Brookmans Park, so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Brookmans Park	BrP12	G	G	Peplins Wood, Brookmans Park	Alan W D Perkins	7.6	304	228	190	not known	190	Site is over 6ha so estimated density is 25dph	Yes Open land, close to village centre and local facilities, adjoining settlement, bordered to the north by wood. No policy designations.	Suitable	No No evidence of landowner interest in developing the site.

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Brookmans Park	BrP13	G	G	West of Golf Club Road, Brookmans Park	Alan W D Perkins	0.7	28	21	18	not known	30	Site smaller than 2ha so estimated density is 40dph	Yes Open land within walking distance to village centre and local facilities, adjoining settlement, bordered to the north by wood. No policy designations.	Suitable	No No evidence of landowner interest in developing the site.
Brookmans Park	BrP14	G	G and B	East of Golf Club Road, Brookmans Park	Alan W D Perkins	0.5	20	15	13	not known	20	Site smaller than 2ha so estimated density is 40dph	Yes Open land within walking distance to village centre and local facilities, adjoining settlement, No policy designations.	Suitable	No No evidence of landowner interest in developing the site.
Brookmans Park	BrP15	G	G	Land at Tolmers Park Farm		2.7	108	81	68	not known	80	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Brookmans Park, so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Brookmans Park	BrP16	G	G	South of Bluebridge Avenue, Brookmans Park	Barker Parry Town Planning Ltd on behalf of Leach Homes	10.5	420	315	263	not known	260	Site is over 6ha so estimated density is 25dph	No Wildlife site 150 and partly covered by flood zone 3.	1	N/A Not identified as a suitable site
Brookmans Park	BrP17	G	G	East of Swanland Road, parallel to A1M (west of Brookmans Park)	PTP Architects	4.6	184	138	115	not known	140	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Brookmans Park, so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Cuffley	Cuf1	G	G	The Meadway, East Cuffley	Bidwells Faulkner on behalf of David Thomas	4.4	176	132	110	70	20	Capacity revised down because narrow access road limits scale of development.	Yes Good accessibility to the village and public transport. No policy designations.	Suitable	Yes Representation received
Cuffley	Cuf2	G	B and G	No.38 The Ridgeway, towards Carbone Hill	Martin Jewell, Chartered Town Planner	1.3	52	39	33	N/A	52	Site smaller than 2ha so estimated density is 40dph	No Considerable distance from the village centre and railway station. Poor accessibility to local transport. In addition it is no longer available for development	2	N/A Not identified as a suitable site

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Cuffley	Cuf3	G	G	Land South of Sopers Road	Formerly Lands Improvement PLC	8.7	348	261	218	N/A	220	Site is over 6ha so estimated density is 25dph	No Problems with access as could only be secured via the employment area road, anticipated capacity problems. In addition it is no longer available for development	2	N/A Not identified as a suitable site
Cuffley	Cuf4	G	B and G	Cuffley Hills Farm	M.J. Cook Architects	17.4	696	522	435	Not known	435	Site is over 6ha so estimated density is 25dph	No Landscape is assessed as being highly sensitive to change and the site would be very visible in the Green Belt. Also potential for overland flow and evidence of badger setts.	2	N/A Not identified as a suitable site
Cuffley	Cuf5	G	G	Land at Northaw Road East	Metropolis Planning and Design on behalf of Glebe Estates	23.5	940	705	588	400	400	Council concurs with landowners / agents estimate for this site given constraints that restrict capacity.	No Landscape is assessed as being highly sensitive to change. Steep topography means the site is very visible. Badger setts present. Parts of the site are remote from the village and likely to increase car use.	2	N/A Not identified as a suitable site
Cuffley	Cuf6	G	G	Land at Northaw Road East	Lands Improvement PLC	4.4	176	132	110	120-150	130	Council concurs with landowners / agents estimate of capacity for this site at approx 30dph.	Yes In close proximity to the village facilities. Sports ground provides a defensible green belt boundary to the south reducing the impact on the landscape.	Suitable	Yes Representation received
Cuffley	Cuf7	G	B and G	Wells Farm		3	120	90	75	Not known	90	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Cuffley, so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Cuffley	Cuf8	G	G			2.1	84	63	53	Not known	60	Site between 2 and 6ha so estimated density is 30dph	No Wildlife site 168	1	N/A Not identified as a suitable site

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Digswell	Dig1	G	G	Land behind 2 New Road	Barker Parry on behalf of R. Sheriff and Sons	6.7	268	201	168	N/A	170	Site is over 6ha so estimated density is 25dph	No Currently a single track access and potential for a wider access has not been demonstrated. Also, Digswell has a limited range of facilities and development of this scale would not generate new facilities. Agent can provide no evidence that landowner currently wants to take the site forward and therefore there is not enough certainty to release the land from the green belt.	2	N/A Not identified as a suitable site
Essendon	Ess1	G	B	Land at Essendon Forge		0.1	4	3	3	N/A	4	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Essendon	Ess2	G	G	Land north of Hill Cottages		0.1	4	3	3	N/A	4	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Essendon	Ess3	G	B	Land adjacent to 2 High Road		0.1	4	3	3	N/A	4	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Essendon	Ess4	G	G	Land behind 36-42 East View		0.9	36	27	23	N/A	40	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site

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Hatfield	Hat 1	G	G	Stanboroughbury Farm, North West of Hatfield	Gascoyne Cecil Estates and Cemex	131.4	5252	3939	3283	2000	2000	Council agree with both landowners estimate of likely capacity, in light of need to include buffer zones to minimise the impact of noise from A1 (M).	Yes Scale of development will provide new facilities that will support this area of Hatfield, good connectivity with Hatfield Garden Village. Need careful planning to mitigate impact on junction 4 of A1 (M). Upgrades to sewage works and truck sewer will be required and minerals will need to be extracted first. Areas of archaeological significance would need to be taken into account.	suitable	Yes Representation received
Hatfield	Hat2	G	G	"Hatfield Green" site	Scott Brownrigg/Goodman International	55.6	2224	1668	1390	1500	1400	Site is over 6ha so estimated density is 25dph	Yes Scale of development will provide new facilities and allow for the delivery of a mix of housing types and tenures. Need careful planning to mitigate impact on junction 3 and 4 of A1 (M). Particular concern about capacity problems at junction 3. Area of land is at the head of the sewerage network where capacity is at its least, so upgrades will be required. Also minerals will need to be extracted first. Concern about sensitive landscape, loss of Ellenbrook Park and remoteness from Hatfield town centre.	Suitable	Yes Representation received

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Hatfield	Hat3	G	G	Land west of Hatfield	Langtree/ Spawforth	7.3	292	219	183	230	115	Capacity estimate is revised down to avoid adversely affecting the setting of Great Nast Hyde House, which is a Grade 2 listed building.	Yes Good access from St Albans Road West with very good public transport links to local services and facilities. However, area of land is at the head of the sewerage network where capacity is at the least, so upgrades will be required. Area also has a primary school deficit. There is also a lack of a defensible Green Belt boundary to the west if only land in Welwyn Hatfield is developed.	Suitable	Yes Representation received
Hatfield	Hat4	G	G	West of J3 (A1M)	Gascoyne Cecil Estates	6.2	248	186	155	Not known	155	Site is over 6ha so estimated density is 25dph	No Remote from services and facilities and too small to sustain new facility. Poor public transport links and poor access onto narrow country lane. The site could not be developed for any significant number of houses without major improvements to the local road network. Area of land is at the head of the sewerage network where capacity is the least. Upgrades will be required. Area has a primary school deficit.	2	N/A Not identified as a suitable site

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Hatfield	Hat5	G	G	West of J3 (A1M)	Gascoyne Cecil Estates	14.8	592	444	370	Not known	370	Site is over 6ha so estimated density is 25dph	No Southern edge of the site is unsuitable for development as it is designated as flood zone 3. Problems with access via Ellenbrook Lane and noise issues due to the proximity of the A1(M), the A414, the A1001 and junction between these three roads. Area of land is at the head of the sewerage network where capacity is the least. Upgrades will be required. Remote from services and facilities and too small to sustain new facility. Area has a primary school deficit. Would create an illogical Green Belt boundary, with no defensible boundary. Also aware that landowner are considering the site for employment uses, not residential.	2	N/A Not identified as a suitable site
Hatfield	Hat6	G	G	West of J3 (A1M)	Gascoyne Cecil Estates	1.5	60	45	38	Not known	60	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Hatfield so not contiguous with the urban boundary. The site is also designated as flood zone 3 so not suitable for residential development.	1	N/A Not identified as a suitable site
Hatfield	Hat7	G	G	West of J3 (A1M)	Gascoyne Cecil Estates	3.2	128	96	80	Not known	100	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Hatfield so not contiguous with the urban boundary. Could not be developed unless developed as part of a broader location with Hat 5.	1	N/A Not identified as a suitable site
Hatfield	Hat8, Hat9, Hat10	G	B	Land at Roehyde, off the North Orbital Road-combination of the Welwyn Hatfield parts of three larger sites.	Moult Walker on behalf of AJM Securities and CEMEX	4.3	172	129	108	900 (whole site including parts in St Albans)	130	Site between 2 and 6ha so estimated density is 30dph	No The A1(M) runs along the east of the site, severing the site from Hatfield's green belt boundary. The site is therefore not contiguous with the urban boundary. In addition road access to this site is problematic.	1	N/A Not identified as a suitable site

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Hatfield	Hat8, Hat9, Hat10	G	B	Land at Roehyde, off the North Orbital Road-combination of the Welwyn Hatfield parts of three larger sites.	Moult Walker on behalf of AJM Securities and CEMEX	4.3	172	129	108	900 (whole site including parts in St Albans)	130	Site between 2 and 6ha so estimated density is 30dph	No The A1(M) runs along the east of the site, severing the site from Hatfield's green belt boundary. The site is therefore not contiguous with the urban boundary. In addition road access to this site is problematic.	1	N/A Not identified as a suitable site
Hatfield	Hat8, Hat9, Hat10	G	B	Land at Roehyde, off the North Orbital Road-combination of the Welwyn Hatfield parts of three larger sites.	Moult Walker on behalf of AJM Securities and CEMEX	4.3	172	129	108	900 (whole site including parts in St Albans)	130	Site between 2 and 6ha so estimated density is 30dph	No The A1(M) runs along the east of the site, severing the site from Hatfield's green belt boundary. The site is therefore not contiguous with the urban boundary. In addition road access to this site is problematic.	1	N/A Not identified as a suitable site
Little Heath	LHe1	G and U	G	Land North of Hawkshead Rd		0.4	16	12	10	Not known	10	Site smaller than 2ha so estimated density is 40dph	Yes Good access to local services and facilities. No policy designations	Suitable	No No evidence of landowner interest in developing the site.
Little Heath	LeH2	G	G	Land east of Little Heath		4.6	184	138	115	Not known	140	Site between 2 and 6ha so estimated density is 30dph	Yes Good access to local services and facilities. However incorporates the only sports Pitch in Little Heath so it would need to be relocated if development took place.	Suitable	No Land owned by The National Trust and no evidence of landowner interest in developing the site.
Northaw	Nor1	G	B	South of Northaw	Chas Storer Ltd & P. Norbury	1.4	56	42	35	Not known	60	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site
Northaw	Nor2	G	G	East of Cattlegate Road	Peter Duffy	11.5	460	345	288	Not known	290	Site is over 6ha so estimated density is 25dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site

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Northaw	Nor3	G	G	Northaw Place, Coopers Lane	Daniel Rinsler on behalf of J Onona	3.8	152	114	95	Not known	110	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site
Northaw	Nor4	G	G	South of Northaw Road West	DMS Designs on behalf of Mrs L Wong and Mr J Chang	4.13	165	124	103	Not known	120	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site
Northaw	Nor5	G	G	Land opposite St Thomas Becket's Church		0.7	28	21	18	Not known	30	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site
Northaw	Nor6	G	B & G	Land behind 16-20 Northaw Road West		0.2	8	6	5	Not known	10	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site
Northaw	Nor7	G	G	Land at Northaw House	Strutt and Parker on behalf of Northaw Properties Ltd	3.0	120	90	75	Not known	90	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site
Northaw	Nor8	G	B & G	Vineyards Road		0.3	12	9	8	Not known	12	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site
Northaw	Nor9	G	G	Land between Church Lane, Northaw Road Lane and Vineyards Road		2.1	84	63	53	Not known	60	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site

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Northaw	Nor10	G	B & G	Land at Stud Farm		1.1	44	33	28	Not known	40	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with urban boundary.	1	N/A Not identified as a suitable site
Oaklands and Mardley Heath	OMH1	G	G	Land adjacent to 18 The Avenue		0.3	12	9	8	3	3	Planning permission has been granted.	Yes Vacant land, existing dwelling demolished. Development would bring derelict land back into use but proximity to A1 (M) means there is likely to be noise issues.	Suitable	No Planning permission for 3 dwellings granted in 2010.
Oaklands and Mardley Heath	OMH2	G	B	Land at 18 The Avenue		0.2	8	6	5	1	1	Planning permission has been granted.	Yes Vacant land, existing dwelling demolished. Development would bring derelict land back into use but proximity to A1 (M) means there is likely to be noise issues.	Suitable	No Planning permission for a replacement dwelling in 2011.
Oaklands and Mardley Heath	OMH3	G	B	Land behind Worth House, Danesbury Park Road		0.9	36	27	23	Not known	20	Site smaller than 2ha so estimated density is 40dph	No Not contiguous with Oaklands and Mardley Heath urban boundary.	1	N/A Not identified as a suitable site
Oaklands and Mardley Heath	OMH4	G	B and G	Land at 9 The Avenue		0.6	24	18	15	Not known	5	Capacity revised down due to proximity of the A1(M) and the need to include an appropriate noise buffer.	Yes Garden land close to local services and facilities. However we have significant concerns that this site is not suitable or deliverable for residential development due to the impact of noise from the A1(M). The site could only be developed if a landowner / developer could demonstrate that appropriate mitigation measures can deliver a residential development with a healthy internal and external environment that satisfies the requirements of the local planning authority	Suitable	No No evidence of landowner interest in developing the site.

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Oaklands and Mardley Heath	OMH5	G	G	Land rear of 2-12 Great North Road	Barker Parry Town Planning on behalf of Courts Homes Ltd	1.7	68	51	43	25-40	20	Capacity revised down due to proximity of the A1(M) and the need to include an appropriate noise buffer.	Yes Garden land close to local services and facilities. However we have significant concerns that this site is not suitable or deliverable for residential development due to the impact of noise from the A1(M). The site could only be developed if a landowner / developer could demonstrate that appropriate mitigation measures can deliver a residential development with a healthy internal and external environment that satisfies the requirements of the local planning authority	Suitable	Yes Representation received
Oaklands and Mardley Heath	OMH6	G	G	Land adjacent to Danesbury Lodge	Barker Parry Town Planning on behalf of R.E. Whitten	11	440	330	275	Not known	280	Site is over 6ha so estimated density is 25dph	No The southern and eastern part of the site is a wildlife site (WS18). The southern tip is also LNR1 so these areas cannot be developed. Therefore, the available area of the site does not adjoin Oaklands and Mardley Heath or Welwyn and is not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Oaklands and Mardley Heath	OMH7	G	G and B	Land at 22 The Avenue	Barry Gray	0.4	16	12	10	3	3	Capacity revised down due to proximity of the A1(M) and the need to include an appropriate noise buffer.	Yes No policy designations and close to local services and facilities. However we have significant concerns that this site is not suitable or deliverable for residential development due to the impact of noise from the A1(M). The site could only be developed if a landowner / developer could demonstrate that appropriate mitigation measures can deliver a residential development with a healthy internal and external environment that satisfies the requirements of the local planning authority.	Suitable	Yes Representation received

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Stanborough / Lemsford	StL1	G	G	Between Stanborough and Lemsford	Keymer Cavendish on behalf of Brockett Trustees	11.9	476	357	298	270	300	Site is over 6ha so estimated density is 25dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL2	G	G	North of Oldings Corner	JB Planning Associates on behalf of Stanborough Leisure Ltd	9.4	376	282	235	Not known-promoted for sports provision	240	Site is over 6ha so estimated density is 25dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL3	G	G	The Holding, Stanborough	Vincent and Gorbing Chartered Architects and Town Planners on behalf of Hertfordshire County Council	35	1400	1050	875	1050 or 600 if includes secondary school	880	Site is over 6ha so estimated density is 25dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL4	G	B	Land adjacent to 58 Great North Road		0.3	12	9	8	Not known	10	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL5	G	G	Land at Lemsford Village Hall		0.9	36	27	23	Not known	40	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL6	G	B	Land adjacent to 2 Mill Close		0.1	4	3	3	Not known	4	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL7	G	G	Land adjacent to 40 Lemsford Village		0.2	8	6	5	Not known	10	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site

Settlement	Site Ref	Urban / Green Belt	Brownfield/ greenfield	Name / Address	Agent / dev.	Site area (ha)	Resi. Capacity at 40dph	Resi. capacity at 30dph	Resi. capacity 25dph	Developer intention	Final estimated dwelling capacity*	Reason for estimated capacity	Suitability	Suitability-stage sieved out (if applicable)	Availability- only assessed for suitable sites
Stanborough / Lemsford	StL8	G	G	Rear of 1-6 The Hollows	DLA Town Planning Ltd on behalf of Ashtons	0.1	4	3	3	Not known	4	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL9	G	B	Land between the Great North Road and the A1(M)		0.7	28	21	18	Not known	30	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL10	G	B	Land at 2 New Road		0.2	8	6	5	Not known	10	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL11	G	B	Stanborough Road		0.3	12	9	8	Not known	10	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL12	G	G	Land at Stanborough		4.0	160	120	100	Not known	120	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL13	G	G	Land at Stanborough		1.5	61	46	38	Not known	60	Site smaller than 2ha so estimated density is 40dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Stanborough / Lemsford	StL14	G	G	Land at Stanborough		6.8	270	203	169	Not known	170	Site is over 6ha so estimated density is 25dph	No Not adjoining Welwyn Garden City, Hatfield or one of the inset villages/ settlements so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site

Settlement	Site Ref	Urban / Green Belt	Brownfield/ greenfield	Name / Address	Agent / dev.	Site area (ha)	Resi. Capacity at 40dph	Resi. capacity at 30dph	Resi. capacity 25dph	Developer intention	Final estimated dwelling capacity*	Reason for estimated capacity	Suitability	Suitability-stage sieved out (if applicable)	Availability- only assessed for suitable sites
Welham Green	WeG1	G	B	Welham Manor house	Barker Parry on behalf of Court Homes Limited	0.3	12	9	8	10-20 dwellings	10	Site smaller than 2ha so estimated density is approx 40dph	Yes Small brownfield site currently used for motor vehicle repair, with a history of enforcement issues. Close proximity to local facilities, adjoining a residential road.	Suitable	Yes Representation received
Welham Green	WeG2	G	G	Welham Manor grounds		0.4	16	12	10	Not known	20	Site smaller than 2ha so estimated density is 40dph	Yes Brownfield site adjoining residential area in close proximity to local village facilities.	Suitable	No No evidence of landowner interest in developing the site.
Welham Green	WeG3	G	G	South of Welham Manor	Stephen Austin	2	80	60	50	55	55	Based on the site size the Council accords with developer's estimate of 55 dwellings, approx 30-40dph.	No Site does not relate well to the existing settlement boundary, landscape to the south is open so the site is visually intrusive on the Green Belt and it lacks a defensible Green Belt boundary.	2	N/A Not identified as a suitable site
Welham Green	WeG4 a	G	B and G	Land at Marshmoor, off Great North Road	HPS on behalf of Mr Brosnan	2.8	112	84	70	80	80	Council concurs with landowners / agents estimate of capacity for this site.	Yes Good access to village facilities and public transport but railway line forms a strong physical barrier between the area of land and the village. Too small to deliver new facilities, would need to come forward in association with other land (east of Welham Green 2) but landowners not currently working together. For both sites depending on scale and timing of development, upgrades may be needed to capacity at WWTW and other infrastructure.	Suitable	Yes Representations received

Settlement	Site Ref	Urban / Green Belt	Brownfield/ greenfield	Name / Address	Agent / dev.	Site area (ha)	Resi. Capacity at 40dph	Resi. capacity at 30dph	Resi. capacity 25dph	Developer intention	Final estimated dwelling capacity*	Reason for estimated capacity	Suitability	Suitability-stage sieved out (if applicable)	Availability- only assessed for suitable sites
Welham Green	WeG4 b	G	G	Land at Marshmoor, off Great North Road	JB Planning on behalf of Gascoyne Cecil	4.1	164	123	100	120	120	Council concurs with landowners / agents estimate of capacity for this site.	Yes Good access to village facilities and public transport but railway line forms a strong physical barrier. Adjacent to Wildlife Site and an area of poor ground conditions and drainage; currently floods. Flood attenuation and SUDs will be necessary. Diversion of overhead high voltage cable and provision of new substations may be required or desirable. For both sites depending on scale and timing of development, upgrades may be needed to capacity at WWTW and other infrastructure.	Suitable	Yes Representations received
Welham Green	WeG5	G		Land east of Welham Green	JB Planning on behalf of Gascoyne Cecil	0.5	20	15	13	15	20	Site smaller than 2ha so estimated density is 40dph	No Site does not adjoin Welham Green so is not contiguous with an urban settlement boundary.	1	N/A Not identified as a suitable site
Welham Green	WeG6	G		Skimpans farm, Bulls Lane, Welham Green	Bidwells Faulkner on behalf of James Crawford Trust and also Alan WD Perkins	4	160	120	100	120	120	Site between 2 and 6ha so estimated density is 30dph	No Wildlife site 94	1	N/A Not identified as a suitable site
Welham Green	WeG7	G	G	Dellsome Lane		0.1	4	3	3	3	3	Site smaller than 2ha so estimated density is 40dph	No Wildlife site 100	1	N/A Not identified as a suitable site

Settlement	Site Ref	Urban / Green Belt	Brownfield/ greenfield	Name / Address	Agent / dev.	Site area (ha)	Resi. Capacity at 40dph	Resi. capacity at 30dph	Resi. capacity 25dph	Developer intention	Final estimated dwelling capacity*	Reason for estimated capacity	Suitability	Suitability-stage sieved out (if applicable)	Availability- only assessed for suitable sites
Welham Green	WeG8	G	B	New Barnfield	Herts. County Council	13.4	536	402	335	500 - 800	340	Site is over 6ha so estimated density is 25dph	No Whilst the site would adjoin an industrial area to the east, it would be separated from Hatfield (some distance to the north) and from the village of Welham Green (some distance to the south) with its services and facilities, and would result in an incoherent Green Belt boundary. Most of the site would be beyond easy walking distance of public transport.	2	N/A Not identified as a suitable site
Welham Green	WeG9	G	G	Land north of Welham Green	Homes and Communities Agency	11.3	452	339	283	N/A	280	Site is over 6ha so estimated density is 25dph	No Wildlife Site 100	1	N/A Not identified as a suitable site
Welwyn	Wel 1	G	G	Land at Kimpton Road, Welwyn Village	Moult Walker on behalf of Bayard Developments	8.8	352	264	220	230	220	Site is over 6ha so estimated density is 25dph	No Large site in good proximity to village centre. Discussion with highways highlighted access problems. New access arrangements proposed (bridge), but landowners have no control over how to deliver a new bridge. Topography means the site would be highly visible in the surrounding landscape.	2	N/A Not identified as a suitable site
Welwyn	Wel 2	G	G	Land to east of Welwyn Cemetery	Moult Walker on behalf of Bayard Developments	1.8	72	54	45	70	70	Site smaller than 2ha so estimated density is 40dph	No Same landowner as Wel1 so could be developed together or phased. Good access to village facilities but if taken forward separately then a new bridge is not proposed, which could create capacity problems as Kimpton Road is a single track road so access is likely to be a problem.	2	N/A Not identified as a suitable site

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Welwyn	Wel 3	G	B	School Lane Welwyn	Freeth Melhuish on behalf of Three Valleys Water PLC	1.3	52	39	33	10- 20 dwellings	10	Council agree with landowner's estimate of likely capacity, based on inclusion of pumping station at the centre of the site.	Yes Previously developed site adjoining residential area, in good proximity to local facilities. Buffer zone around pumping station in no longer required so site can accommodate some housing too.	Suitable	Yes Representation received
Welwyn	Wel 4	G	B and G	Sandyhurst, The Bypass, Welwyn	Robin Bretherick Planning Consultants on behalf of Mr and Mrs R Ferry	1.2	48	36	30	None given	20	Capacity revised down due to proximity of the A1(M) and the need to include an appropriate noise buffer.	Yes Good proximity to local facilities but we have significant concerns that this site are not suitable or deliverable for residential development due to the impact of noise from the A1(M). The site could only be developed if the landowner / developer could demonstrate that appropriate mitigation measures can deliver a residential development with a healthy internal and external environment that satisfies the requirements of the local planning authority	Suitable	Yes Representation received
Welwyn	Wel 5	G	G	Reserve School Site, Welwyn	Vincent and Gorbing Chartered Architects and Town Planners on behalf of Hertfordshire County Council	6.3	252	189	158	250	160	Site is over 6ha so estimated density is 25dph	No Discussion with Herts. Highways highlighted access difficulties. Access from Tudor road is not feasible and White Hill is a minor rural road, that could not accommodate this scale of development. Equally access from White Road would not link the site well with Welwyn village.	2	N/A Not identified as a suitable site

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Welwyn	Wel 6	G	G	Gravel pit site, Kimpton Road	Nick Savage, Roy Wanbon and Sue McLoughlin	3.2	128	96	80	7-70 dwellings	100	Site between 2 and 6ha so estimated density is 30dph	No Part of the site is within North Herts., so only 1.6ha is within Welwyn Hatfield Borough. The site only adjoins existing settlement if developed in conjunction with Wel1 and Wel2. Access would be difficult. Existing roads are narrow and unsuitable for this scale of development.	2	N/A Not identified as a suitable site
Welwyn	Wel 7	G	G	The Frythe	Lands Improvement PLC	11.4	456	342	285	184	180	Council agrees with landowners estimate of capacity	Yes A major developed site in the Green Belt to the south of Welwyn village, no longer in use for employment purposes. Site has been disposed of and housing scheme is being worked up by current landowners. In close proximity to Welwyn village and a Green Belt boundary review will not be required around this site in order to bring forward housing development consistent with Green Belt policy.	Suitable	Yes Planning Application submitted April 2012
Welwyn	Wel 8	G	G	Land at Rollswood Road	Planview Planning	1.4	56	42	35	1-3 dwellings	60	Site smaller than 2ha so estimated density is 40dph	No Detached from the main fabric of Welwyn so not contiguous with an urban boundary.	1	N/A Not identified as a suitable site
Welwyn	Wel 9	G	G	Land adjacent to Rollswood Road	Delphine Tipper	0.3	12	9	8	N/A	10	Site smaller than 2ha so estimated density is 40dph	No Detached from the main fabric of Welwyn so not contiguous with an urban boundary.	1	N/A Not identified as a suitable site

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Welwyn Garden City	WGC1	G	G	Creswick, South West Welwyn Garden City	JB Planning Associates on behalf of Gascoyne Cecil Estates	14.3	572	429	358	390	200	Site capacity revised down due to the proximity of the pylon and the need to provide an appropriate buffer.	Yes 13ha of a larger 34 hectare site is proposed for housing, adjoining a residential area to the south of Welwyn Garden City. Close proximity to Hollybush Neighbourhood Centre and health services. Pylons run across the site, south of the proposed housing constraining scale of development. Rest of the site is proposed as a country park. Adjoins two wildlife sites.	Suitable	Yes Representation received
Welwyn Garden City	WGC2	G	B	Digswell Pumping Station, Land off Bessemer Rd	Freeth Melhuish on behalf of Three Valleys Water PLC	0.5	20	15	13	N/A	20	Site smaller than 2ha so estimated density is 40dph	No Unsustainable location in terms of access to facilities and services. Poor relation to adjoining neighbourhood and potential for sprawl into the Green Belt. Consultation with Veolia also revealed that the site is unavailable at the present time.	2	N/A Not identified as a suitable site
Welwyn Garden City	WGC3	G	G	Site at the Holdings, Cole Green Lane	RPS on behalf of Galliard Homes Ltd	2.19	88	66	55	50	70	Site between 2 and 6ha so estimated density is 30dph	No Detached from the main fabric of Welwyn Garden City and so not contiguous with an urban boundary.	1	N/A Not identified as a suitable site
Welwyn Garden City	WGC4	U and G	G	Land at Panshanger Aerodrome (safeguarded land not Green Belt)	Mariposa	27.9	1116	837	698	700	700	Council supports landowner estimate of likely capacity	Yes Would support only a very limited range of new facilities, but parts would be accessible to existing facilities including, a neighbourhood centre and the opportunity would exist to make limited new provision to areas that would be more remote, improving access to facilities for the existing community. The landscape has been assessed as having medium sensitivity to change and medium capacity to accommodate change.	Suitable	Yes Representation received

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Welwyn Garden City	WGC5	G	G	Land south of WGC	Lafarge	136.2	5448	4086	3405	1,200	1,200	Former landfill area reduces capacity to 1,200 and this would need to be further reduced by the need to provide a buffer around the Local Nature Reserve and to address flooding issues.	No Existence of contamination from former landfill area restricts capacity below the critical mass required to create a sustainable new neighbourhood. Southern and eastern parts of the landscape are highly sensitive to change. Could be a potential impact on adjoining Local Nature Reserve and wildlife sites. Poor relationship to existing development which would be a barrier to good connectivity between existing and new communities. Would result in an incoherent urban and Green Belt boundary to the south-east of Welwyn Garden City. Would need to increase primary and secondary school capacity.	2	N/A Not identified as a suitable site
Welwyn Garden City	WGC6	G	G	East of Digswell Hill, to West of Welwyn Garden City	Gary Richardson	5.5	220	165	138	N/A	170	Site between 2 and 6ha so estimated density is 30dph	No Not adjoining Welwyn Garden City so not contiguous with the urban boundary.	1	N/A Not identified as a suitable site
Woolmer Green	WGr1	G	G	East of Great North Road, Woolmer Green	Philip and Kathy Tubb	8	320	240	200	N/A	200	Site limited to existing boundary of the village (8 ha) at a density of 25 dph to accommodate supplementary infrastructure	No Would have a disproportionate impact on the village. Currently 600 dwellings in Woolmer Green, this proposal would increase village by a third. Would have a detrimental impact on the character of the village.	2	N/A Not identified as a suitable site
Woolmer Green	WGr2	G	G	Land North of Woolmer Green	No contact details	1.6	64	48	40	N/A	60	Site smaller than 2ha so estimated density is 40dph	No Green Belt is very vulnerable in this location and development will increase potential coalescence with Knebworth.	2	N/A Not identified as a suitable site
Woolmer Green	WGr3	G	G	Land adjacent to 52 London Road, Woolmer Green	Moult Walker on behalf of PP Rook.	1.2	48	36	30	N/A	50	Site smaller than 2ha so est. density is 40dph	No Will create coalescence between Woolmer Green and Knebworth.	2	N/A Not identified as a suitable site

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Woolmer Green	WGr4	G	G	Land in front of 17 Twin Foxes	No contact details	0.1	4	3	3	N/A	4	Site smaller than 2ha so estimated density is 40dph	Yes Small area of open land adjoining village, in front of terraced development. No policy designations.	Suitable	No No evidence of landowner interest in developing the site.
Woolmer Green	WGr5	G	G	Land in front of 9 Twin Foxes	No contact details	0.2	8	6	5	N/A	10	Site smaller than 2ha so estimated density is 40dph	Yes Small area of open land adjoining village, in front of terraced development. No policy designations.	Suitable	No No evidence of landowner interest in developing the site.

- In most cases rounded to nearest 10