

**Appendix 2: Suitable and available sites: assessment of achievability and delivery**

Settlement	Site ID	Site name and location	Size (ha)	Density					Availability			Achievability					Deliverability/phasing
				40 dph	30 dph	25 dph	Estimated capacity	Reason for capacity	Legal ownership	Dev Intention	Reason	Yes or No?	Cost	Market	Delivery	Comments/overcoming barriers to delivery	
Brookmans Park	BrP6	Land east of Royal Veterinary College	12.1	484	363	303	230	Capacity revised down because part of the site is within flood zone 3 and cannot be developed	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Med	High	High	Greenfield site but sloping topography likely to increase costs. Adjoining an area of high residential value, close to local facilities and public transport.	0-5
Cuffley	Cuf1	The Meadway, East Cuffley	4.3	172	129	108	20	Capacity revised down because narrow access road limits scale of development	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Med	High	High	Greenfield site, adjoining a high value residential area close to local facilities and public transport. Undulating site, with low tension electricity pylons, which increase costs. Access from the Meadway likely to be a problem for larger scale development.	0-5
Cuffley	Cuf6	Land at Northaw Road East	4.2	168	126	105	130	Council agrees with landowners / agents estimate of site capacity at 30dph.	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Med	High	High	Greenfield site. Overhead electricity pylons across the eastern edge of the site which may increase costs slightly. Adjacent railway and electricity cables may reduce market value slightly but only towards the eastern edge of the site so unlikely to have a significant impact and it is located within a very high value housing area.	0-5

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Hatfield	Hat 1	Stanboroughbury Farm, North West of Hatfield	131.4	5252	3939	3283	2000	Council agrees with both landowners estimate of likely capacity, in light of need to include buffer zones to minimise the impact of noise from A1 (M)	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Med	Low	Med	Flat, greenfield site, adjoining areas of low and a small area of medium value housing. Close to the A1 (M) which may reduce value and the creation of noise buffers will increase costs slightly. Delivery is delayed by the possibility that minerals may need to be extracted from part of the site. Also given the scale of development upgrades to sewage facility and trunk sewer would take 2 - 3 years. Scale of development would also require an Area Action Plan to be produced before development comes forward.	6-10
Hatfield	Hat 2	Hatfield Green	55.6	2224	1668	1390	1400	Site larger than 6ha so estimated density is approx 25dph	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Low	Low	Low	Greenfield site, adjoining new low value development on Hatfield Aerodrome. Northern part of the site is adjacent to B8 uses. Delivery delayed due to need to extract minerals on the site and concern about the potential loss of Ellenbrook Country Park. If lost green infrastructure would need to be re-provided for the area. Also given the scale of development upgrades to Maple Lodge sewage facility and the sewerage network would take 5 years.	15+

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Hatfield	Hat 3	West of Hatfield	7.3	292	219	183	115	Capacity estimate is revised down to avoid adversely affecting the setting of Great Nast Hyde House, which is a Grade 2 listed building.	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Low	Med	High	Flat, greenfield site, with good access potential so likely to be low cost. Adjoins a medium value housing on the edge of Hatfield. Ellenbrook is one of the higher value housing areas in the town. Limited local facilities but good access to public transport.	0-5
Oaklands and Mardley Heath	OMH5	Land rear of 2 - 12 Great North Road	1.7	68	51	43	20	Capacity revised down due to proximity of the A1(M) and the need to include an appropriate noise buffer.	Low	Med	The site is in multiple ownership and not clear if all landowners are promoting the site.	Y	Med	High	Low	Greenfield site, but would require a noise bund which would increase costs. Within a very high value housing area. Concerns about delivery due to multiple ownership and the impact of noise from the A1(M). 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.	11-15

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Oaklands and Mardley Heath	OMH7	Land at 22 The Avenue	0.4	16	12	10	3	Capacity revised down due to proximity of the A1(M) and the need to include an appropriate noise buffer.	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Med	High	Low	Storage building would need to be demolished and site would require a noise bund which would increase costs. Within a very high value housing area, so even with the proximity of the A1(M) it is an area of high market value. Concerns about delivery due to the impact of noise from the A1(M). 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.	11-15
Welham Green	WEG1	Welham Manor	0.3	12	9	8	10	Site smaller than 2ha so estimated density is approx 40dph.	Med	Med	Part - ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018. May be complicated as no response from the other site owner.	Y	High	Med	Med	High cost due to existing motor cycle repair shop to demolish and potential contamination issues. Adjacent to medium value housing which could limit high value development but good access to local facilities and public transport. Delivery may be delayed due to multiple ownership issues, the relocation of existing use and potential remediation issues.	6-10

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Welham Green	WEG4 Site a	Land at Marshmoor, off Great North Road	2.8	112	84	70	80	Council agrees with landowners / agents estimate of site capacity.	Med	Med	Landowner is promoting site but to create a logical Green Belt boundary it would need to come forward with site b and landowners are not currently working together. Sale of caravan business and some residents will need to relocate.	Y	High	Low	Med	Previously developed land and greenfield site, next to the railway line and adjoining low value housing in Welham Green. Poor access and some buildings to demolish, which could delay delivery and increase costs. Adjacent to railway so noise issues may reduce value and mitigation measures will increase costs. Also both areas will need to come forward and the two landowners are currently not working together. Access problems will need to be resolved.	6-10
Welham Green	WEG4 Site b	Land at Marshmoor, off Great North Road	4.1	164	123	103	120	Council agrees with landowners / agents estimate of site capacity at 30dph.	Med	Med	Landowner is promoting site but to create a logical Green Belt boundary it would need to come forward with site a and landowners are not currently working together.	Y	High	Low	Med	Greenfield site, next to the railway line and adjoining low value housing in Welham Green. Adjacent to railway so noise issues may reduce value. Also both areas will need to come forward and the two landowners are currently not working together. Flood attenuation and SUDs will be necessary and access problems will need to be resolved. These issues will increase costs and delay delivery.	6-10

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Welwyn	Wel3	School Lane, Welwyn	1.3	52	39	33	10	Council agree with landowner's estimate of likely capacity, based on inclusion of pumping station at the centre of the site.	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Med	Med	High	Previously developed site. There is no longer a requirement to maintain an exclusion zone around the pump so a large part of the site is available. The existing pumping station would remain. Adjacent to local authority housing and within a medium value residential area.	0-5
Welwyn	Wel 4	Sandyhurst, The Bypass, Welwyn	1.2	48	36	30	20	Capacity revised down due to proximity of the A1(M) and the need to include an appropriate noise buffer.	Med	Med	Part-ownership known and feedback from consultation confirms site is available and can be developed by 2018. However, small part of the site is not owned by Mr and Mrs Ferry.	Y	Med	Med	Low	Greenfield site, but sloping topography and noise mitigation will increase costs. Within an area of medium value housing although noise issues may reduce value slightly. Concerns about delivery due to multiple ownership and the impact of noise from the A1(M). 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. Also concern an acoustic barrier would be an acceptable feature in the landscape given its highly visible location when viewed from the A1(M).	11-15

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Welwyn	Wel7	The Frythe	11.4	456	342	285	180	Council agrees with landowner's assessment of capacity.	High	High	Ownership known and planning application submitted in April 2012.	Y	High	High	High	Previously developed site, number of buildings need to be demolished. Within a medium value residential area but with a very rural setting and outlook, which is likely to increase the market value. Planning application submitted March 2012.	0-5
Welwyn Garden City	WGC1	Creswick, south west Welwyn Garden City	14.3	572	429	358	200	Site capacity revised down due to the proximity of the pylon and the need to provide an appropriate buffer.	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Med	Low	High	Greenfield site, adjoining an area of lower value housing. Overhead power cables run across part of the site, increasing costs and reducing value.	0-5
Welwyn Garden City	WGC4	Land at Panshanger Aerodrome	27.9	1116	837	698	700	Council supports landowner's estimate of likely capacity.	High	High	Ownership known and feedback from landowner consultation confirms site is available and can be developed by 2018.	Y	Med	Med	Med	Predominately flat site, adjoining low value housing to the west and medium value housing to the south. Number of hangars and single storey buildings to clear but much of the site is grassed. Would require structural landscaping to manage the visual impact of development. Scale of development will delay delivery as it would require an Area Action Plan to be produced before development comes forward.	6-10