



North Hertfordshire Local Plan 2011 - 2031

Background Papers

Preferred Options - Consultation

November 2014

Site Selection Matrix

This study is one of several evidence studies which have been prepared. It needs to be read in conjunction with all other studies, which have all been taken into account in preparing the Local Plan Preferred Options paper. Collectively these studies have informed the site selection process. An overview of the conclusions can be found in the Site Selection Matrix. All studies are available to view at: www.north-herts.gov.uk/localplan

Technical Summary

This technical summary provides a review of key evidence base studies and concludes whether a site is to be allocated or not. This document is an important part of the site selection process as it details the key reasons why a site has been selected or not in the Preferred Options Local Plan.

The document brings together evidence and key conclusions on each site from the following documents/evidence studies:

	Link
<ul style="list-style-type: none">• Sustainability Appraisal / Strategic Environmental Assessment	
<ul style="list-style-type: none">• The constraints matrix (planning constraints)	
<ul style="list-style-type: none">• Representations to previous consultations	
<ul style="list-style-type: none">• Transport modelling	
<ul style="list-style-type: none">• Landscape assessments / landscape sensitivity information	
<ul style="list-style-type: none">• Green Belt Review	

A recommendation and conclusion has been provided for each of the sites, regardless of the use proposed to provide an audit of all sites considered throughout the local plan process so far.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
AS1	3	Land west of Claybush Road	Ashwell	Housing	Given the pressures for development district wide and level of facilities in Ashwell, this is considered the most appropriate site in the village. Whilst landscape and design impacts may arise, the proposed dwelling estimate at 20 dwellings per hectare allows for appropriate mitigation at this edge of village location. Vehicle access considered acceptable. Further work on pedestrian access into village would be beneficial prior to planning application stage. There is opposition to this site from within the village, partially due to the planning history and previous refusal of permission. There is a perception within the village that Ashwell has already taken its fair share of new development over recent years with schemes that have been built out or recently gained permission.	Allocate site.
n/a	1	Land east of Ashridge Farm, Ashwell Street	Ashwell	Housing	2014 SHLAA states that the landowner is not actively pursuing this site. Site is also in an area of archaeological significance and is located at the edge of the village. There are also potential issues in terms of access from Ashwell Street which is a narrow road with existing houses on one side.	Do not allocate site.
n/a	2	Land rear of 67 Station Road, Ashwell Street	Ashwell	Housing	2014 SHLAA states that the site is considered to be below the 5 dwelling threshold. This site is a small site which is well related to the existing urban area of the village of Ashwell. The neighbouring site (rear of 61 Station Road) now has planning permission so any scheme would need to complement this. The potential dwelling yield of 3 units is too small to be specifically allocated. Having regard to the planning permission on the neighbouring site, it may be that the village boundary could be re-drawn to include this piece of land. There are also potential issues in terms of access from Ashwell Street which is a narrow road with existing houses on one side.	Bring within settlement boundary.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	4	Pumping station, Claybush Road	Ashwell	Settlement boundary amendment	Sensible to bring within boundary in light of adjoining site being allocated for development.	Bring within settlement boundary.
n/a	5	Land adjoining 7 Green Lane	Ashwell	Housing	2014 SHLAA states that the site is considered to be below the 5 dwelling threshold. The site is considered to have little direct impact on adjoining conservation area. Access from Green Lane which is a narrow unmade road may limit ability to accommodate development. Access therefore likely to be limiting factor, but no other reason not to allow development. Therefore too small to allocate but bring within village boundary and allow for negotiations on access at application stage.	Bring within settlement boundary.
n/a	6	22 Lucas Lane	Ashwell	Housing	Site now developed.	Bring within settlement boundary.
n/a	7	61 Station Road	Ashwell	Housing	Permission now granted.	Bring within settlement boundary.
n/a	8	Land south of 120 Station Road	Ashwell	Housing	2013 SHLAA states that the landowner is not actively pursuing this site. Further, the site is located outside the existing village boundary and if developed would form a piecemeal extension into this much larger agricultural field. The village has a defensible boundary in this location as one enters the village from Station Road, to allow development here would create a very open and exposed site. Landscape impacts.	Do not allocate site.
n/a	A/r01	Angell Farm & Whitby Farm, High Street	Ashwell	Housing	Site now developed.	Site now developed.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
BA1 (part)	200	Blackhorse Farm, north of Baldock	Baldock	Housing	<p>Green Belt Review says site makes a significant contribution, within a wider area which makes a moderate contribution to green belt purposes. Wildlife verge within area. Known risk of surface water flooding in part. Adjoins Ivel Springs wildlife site. Grade 2 agricultural land. Town's existing infrastructure, notably school capacity and road access, would be insufficient to cope with a development this size.</p> <p>However, a development of this size is able to deliver additional access roads, notably a new railway crossing to link the site to the A505 / B656 bypass junction, and additional schools, including secondary. The development is large enough to form its own community, whilst bringing additional custom to the existing town's businesses. The group of sites north of Baldock are the only sites in the district where major development can be accommodated this close to both a railway station and town centre. Also has good access to strategic road network. Size of site allows for master-planning to address impacts. Also able to make a contribution to re-establishing wildlife corridors and networks, notably in terms of chalk grassland, through ecology assessment.</p> <p>Not allocating this site would cause pressure to allocate other sites with greater constraints or where opportunities for coherent planning are not so readily available.</p> <p>Therefore in combination the positive opportunities afforded by this site are considered to outweigh the harm caused through loss of grade 2 agricultural land and use of a site making a significant contribution to green belt purposes.</p>	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
BA1 (part)	201	Land south of Bygrave Road	Baldock	now incorporated into larger site	<p>Green Belt Review says site makes a significant contribution, within a wider area which makes a moderate contribution to green belt purposes. Known risk of surface water flooding. Grade 2 agricultural land. Could only be developed with adjoining sites along Bygrave Road. Impacts on access and schools of a development this size hard to address with a development this small - insufficient critical mass. Should only be considered as part of a larger site.</p> <p>As for site 200, the positive opportunities afforded by this site are considered to outweigh the harm cause through loss of grade 2 agricultural land and use of a site making a significant contribution to green belt purposes.</p>	Allocate site.
BA1 (part)	B/r01a	Land at Bygrave Road	Baldock	now incorporated into larger site	<p>Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Grade 2 agricultural land. Known risk of surface water flooding. Could provide primary school if developed alongside B/r2a, B/r11a and B/r23. Would be able to contribute to more coherent package of measures as part of larger north Baldock site including Site 200. If developed in isolation landscape boundaries are poor with limited scope for providing sensible edges to development.</p>	Allocate site.
BA1 (part)	B/r02a	Land south of Bygrave Road	Baldock	now incorporated into larger site	<p>Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Grade 2 agricultural land. Known risk of surface water flooding. Could provide primary school if developed alongside B/r1a, B/r11a and B/r23. Would be able to contribute to more coherent package of measures as part of larger north Baldock site including Site 200. If developed in isolation landscape boundaries are poor with limited scope for providing sensible edges to development.</p>	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
BA1 (part)	B/r11a	Land north of Bygrave Road	Baldock	now incorporated into larger site	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Grade 2 agricultural land. Known risk of surface water flooding. Could provide primary school if developed alongside B/r1a, B/r2a and B/r23. Would be able to contribute to more coherent package of measures as part of larger north Baldock site including Site 200. If developed in isolation landscape boundaries are poor with limited scope for providing sensible edges to development.	Allocate site.
BA1 (part)	B/r23	see BA1	Baldock	now incorporated into larger site	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Grade 2 agricultural land. Known risk of surface water flooding. Could provide primary school if developed alongside B/r1a, B/r2a and B/r11a. Would be able to contribute to more coherent package of measures as part of larger north Baldock site including Site 200. If developed in isolation landscape boundaries are poor with limited scope for providing sensible edges to development.	Allocate site.
BA2	B/r04	Land west of Clothall Road	Baldock	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Grade 2 agricultural land. Site could not proceed in isolation due to impacts on schools; needs to be jointly brought forward with other sites. Large enough to make reasonable contribution towards green infrastructure network, including possibly off-site.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
BA3	B/r12	Land south of Clothall Common	Baldock	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Close to Scheduled Ancient Monument. Grade 2 agricultural land. Site could not proceed in isolation due to impacts on schools; needs to be jointly brought forward with other sites. Large enough to make reasonable contribution towards green infrastructure network, including possibly off-site.	Allocate site.
BA4 (part)	B/r03	Land east of Clothall Common	Baldock	Housing	Considered suitable - site could be developed alongside site 202 - with good access to existing facilities and would achieve a more comprehensive layout which would be more acceptable in design terms and would improve the opportunity for alternative access.	Allocate site.
BA4 (part)	202	Land east of Clothall Common	Baldock	now incorporated into larger site	Considered suitable - site could be developed alongside site B/r03 - with good access to existing facilities and would achieve a more comprehensive layout which would be more acceptable in design terms and would improve the opportunity for alternative access. Green Belt Review says site makes a moderate contribution within a wider area which also makes a moderate contribution to green belt purposes.	Allocate site.
BA5	16	Land off Yeomanry Drive	Baldock	Housing	Considered suitable, within urban settlement and could be well designed in complementing Clothall Common estate with residential and green space.	Allocate site.
BA6	B/e03	Land at Icknield Way	Baldock	Housing	Adjoins conservation area. Known contamination needs to be addressed. Adjoins railway on high embankment. Known risk of surface water flooding. Site's suitability for ongoing employment use diminished and local plan taking opportunity to allocate more appropriate sites for employment. Longer term phasing to allow for resolution of issues, notably contamination.	Allocate site.
BA7	B/r14	Land rear of Clare Crescent	Baldock	Housing	Principle of development within this urban area acceptable. Access may take some negotiation, but appear to be options available for further investigation.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
BA8	B/r18	Works, Station Road	Baldock	Housing	Brownfield site within existing urban area. Known risk of surface water flooding. Possibility of contamination needs to be investigated at application stage. Close to station and town centre.	Allocate site.
BA9	B/r07	Adjoining Raban Court	Baldock	Housing	Brownfield site within existing urban area. Known risk of surface water flooding. Possibility of contamination needs to be investigated at application stage. Close to station and town centre.	Allocate site.
BA10	B/e01	Land at Royston Road, Baldock	Baldock	Employment	Known areas of surface water flood risk on site. Most of site not in green belt. For part of site in green belt, Green belt review says site makes a moderate contribution in an area which makes a moderate contribution to green belt purposes. Adjoins railway line. Baldock currently lacks critical mass of employment land. Landscape relatively well contained. Low to moderate landscape sensitivity. Grade 2 agricultural land. Given levels of housing growth anticipated in Baldock, this area along Royston Road affords the only meaningful opportunity to create a new employment area. Adjoins current small business area. Good access to A505 / B656 and thereby to A1(M).	Allocate site.
n/a	9	Land rear of 1-23 Letchworth Road	Baldock	Housing	Site unavailable - need all three sites, i.e. 9, 10 & 11 to achieve a suitable scheme. Green Belt Review says sites make a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Landowners for sites 9 & 10 do not wish to pursue residential development option.	Do not allocate site.
n/a	10	Land rear of 1-23 Letchworth Road	Baldock	Housing	Site unavailable - need all three sites, i.e. 9, 10 & 11 to achieve a suitable scheme. Green Belt Review says sites make a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Landowners for sites 9 & 10 do not wish to pursue residential development option.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	11	Land rear of 1-23 Letchworth Road	Baldock	Housing	Site unavailable - need all three sites, i.e. 9, 10 & 11 to achieve a suitable scheme. Green Belt Review says sites make a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Landowners for sites 9 & 10 do not wish to pursue residential development option.	Do not allocate site.
n/a	12	Land north of George IV Public House, London Road	Baldock	Housing	Objection from wildlife trust regarding adjoining nature reserve; significant drop in level to adjoining town so poor integration and access. Known risk of surface water flooding. Located within groundwater source protection zone 1. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes.	Do not allocate site.
n/a	13	Land west of North Road	Baldock	Transport	Suggested for additional station car parking. Adjoins scheduled ancient monument, close to wildlife site at Ivel Springs. Green Belt Review says this area makes a moderate contribution to green belt purposes. Considered given sensitivity of this site there are better locations for additional car parking, including within the Blackhorse Farm (North Baldock) site, where it may (subject to detailed feasibility work) be possible to provide car parking with direct access onto northern platform at Baldock Station as part of the master-planning.	Do not allocate.
n/a	14	Land west of Weston Way	Baldock	Housing	Green Belt Review says site makes a significant contribution, within a wider area which also makes a significant contribution to green belt purposes. Would exacerbate sense of coalescence between Baldock and Letchworth. Located in groundwater source protection zone 1. Known risk of surface water flooding.	Do not allocate site.
n/a	15	Land north of Willian Road	Baldock	Housing	Noise from motorway. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	B/e02 (east)	Land at Royston Road, Baldock (east)	Baldock	Safeguarded land	<p>Known areas of surface water flood risk on site. Most of site not in green belt. For part of site in green belt, Green belt review says site makes a moderate contribution in an area which makes a moderate contribution to green belt purposes. Adjoins railway line. Baldock currently lacks critical mass of employment land. Landscape relatively well contained. Low to moderate landscape sensitivity. Grade 2 agricultural land. Given levels of housing growth anticipated in Baldock, this area along Royston Road affords the only meaningful opportunity to create a new employment area. Good access to A505 / B656 and thereby to A1(M).</p> <p>No need for this level of employment land to meet North Hertfordshire's needs in this plan period, but logical to release from green belt and safeguard for longer term needs.</p>	Safeguard land.
n/a	B/e02 (west)	Land at Royston Road, Baldock (west)	Baldock	Safeguarded land	<p>Known areas of surface water flood risk on site. Most of site not in green belt. For part of site in green belt, Green belt review says site makes a moderate contribution in an area which makes a moderate contribution to green belt purposes. Adjoins railway line. Baldock currently lacks critical mass of employment land. Landscape relatively well contained. Low to moderate landscape sensitivity. Grade 2 agricultural land. Given levels of housing growth anticipated in Baldock, this area along Royston Road affords the only meaningful opportunity to create a new employment area. Good access to A505 / B656 and thereby to A1(M).</p> <p>No need for this level of employment land to meet North Hertfordshire's needs in this plan period, but logical to release from green belt and safeguard for longer term needs.</p>	Safeguard land.
n/a	B/e03 a	Land at Icknield Way	Baldock	Housing	Planning permission now granted.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	B/o1	Land east of Clothall Road	Baldock	Open space	Open space can be provided without formal allocation or amendment of green belt boundaries.	No allocation required.
n/a	B/o2	Walls Field, Clothall Road	Baldock	Open space	Open space can be provided without formal allocation or amendment of green belt boundaries.	No allocation required.
n/a	B/r06	adj. 68 London Road	Baldock	Housing	Unavailable.	Do not allocate site.
n/a	B/r09	191 & 193 Weston Way	Baldock	permission now granted	Site now developed	No allocation required.
n/a	B/r10	Barn at Tranters Yard	Baldock	permission now granted	Site now developed	No allocation required.
n/a	B/r13	Former Convent of Providence, Limekiln Lane	Baldock	permission now granted	Site now developed	No allocation required.
n/a	B/r15	Land at Baldock Station, Station Road	Baldock	permission now granted	Site now developed	No allocation required.
n/a	B/r16	Rentokil, London Road	Baldock	permission now granted	Site now developed	No allocation required.
n/a	B/r19	Beech Ridge Hostel, Woodland Way	Baldock	permission now granted	Site now developed	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
BK1	BK/r04	Land west of Cambridge Road	Barkway	Housing	This site is located on Grade 2 agricultural land, and is located close to the edge of the conservation area. The site is quite small and relates well to the existing built area of the village. The site is well screened in views from Cambridge Road.	Allocate site.
BK2 (part)	BK/r02	Land off Windmill Close	Barkway	Housing	Pending the outcome of the village green application, these sites are considered reasonable in planning terms. The sites are well related to the existing built area of the village and their development would not result in significant landscape concerns.	Allocate site.
BK2 (part)	BK/r03	Land north of Windmill Close	Barkway	now incorporated into larger site	Pending the outcome of the village green application, these sites are considered reasonable in planning terms. The sites are well related to the existing built area of the village and their development would not result in significant landscape concerns.	Allocate site.
n/a	17	Land east of Burrs Lane	Barkway	Housing	This site does not relate well to the strong linear character in this part of the village. Landscape impacts, part of extensive views to east. Grade 2 agricultural land.	Do not allocate site.
n/a	18	Land east of Cambridge Road	Barkway	Housing	Large site with weak boundaries. Highly visible location and adjoins recreation ground and historic park and garden. Grade 2 agricultural land.	Do not allocate.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	19	Land west of Cambridge Road	Barkway	Housing	<p>This is a large site relative to the size of Barkway, located on the edge of the existing village. Development in this area of the village already has a less linear pattern and would be less likely to impact on the character and appearance of the historic linear core of the village. Major upgrades to foul sewage network for development of this size, requiring further investigation; may require site to be phased later. Opposite historic park and garden.</p> <p>It may be the case that development on this scale would look to Barley more than Barkway for facilities such as shops, doctors etc. The site is well screened from Cambridge Road. The site would close the gap between the existing village and Newsells Estate. The site is currently Grade 2 agricultural land.</p> <p>Site specific issues may be able to be addressed, but would lead to level of growth above district average for this modest village, with no coherent plan for improving facilities on offer.</p>	Do not allocate site.
n/a	20	Land adjoining Lane Farm, Gas Lane	Barkway	Housing	<p>This is an awkward shaped site with no certain point of access to the public highway, Gas Lane would not be suitable due to narrowness of road. Development of this site could also further erode the linear form of this part of the village. Too small to allocate / poor access.</p>	Do not allocate site.
n/a	21	Land north of Nuthampstead Road	Barkway	Housing	<p>Known risk of surface water flooding. Proximity to sewage works. Lacks direct access to High Street, would have to take access from Nuthampstead Road.</p>	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	22	Land east of Royston Road	Barkway	Housing	<p>This is a large site relative to the size of Barkway, located on the edge of the existing village. Development in this area of the village already has a less linear pattern and would be less likely to impact on the character and appearance of the historic linear core of the village. Major upgrades to foul sewage network for development of this size, requiring further investigation; may require site to be phased later.</p> <p>It may be the case that development on this scale would look to Barley more than Barkway for facilities such as shops, doctors etc. The site is well screened from Cambridge Road. The site would close the gap between the existing village and Newsells Estate. The site is currently Grade 2 agricultural land.</p> <p>Site specific issues may be able to be addressed, but would lead to level of growth above district average for this modest village, with no coherent plan for improving facilities on offer.</p>	Do not allocate site.
n/a	23	Top Fields, Royston Road	Barkway	Housing	<p>This site is opposed by English Heritage on the grounds that it would negatively impact on the historic character and form of the village. Further it would encourage a form of cul-de-sac development which would be out of keeping with the character and appearance of the conservation area. The parkland here is thought to have formed part of the curtilage of the Red House on the opposite side of High Street and is important as part of the setting of the conservation area. Part of Barkway House wildlife site on site.</p>	Do not allocate site.
n/a	203	Land south of Ash Mill	Barkway	Housing	<p>Environmental health concerns on nuisance from adjoining poultry farm.</p>	Do not allocate site.
n/a	BK/o1	Land at Royston Road	Barkway	Reserve school site	<p>Grade 2 agricultural land. No current requirement for school. Community facilities can be provided as exceptions in the rural area under the policies of the plan, therefore formal allocation unnecessary.</p>	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	BK/r01	Garages r/o Windmill Close	Barkway	Housing	Unavailable / poor access. Known risk of surface water flooding.	Do not allocate site.
n/a	NH72	Land at London Road	Barkway	Gypsy and Traveller	Site considered under the East of England Plan's redistributive policy. Most up to date evidence does not indicate significant additional need in North Hertfordshire. Considered better to meet need through modest expansion of existing site at Codicote than create new site.	Do not allocate.
n/a	NH73	Land at Buckland Road	Barkway	Gypsy and Traveller	Site considered under the East of England Plan's redistributive policy. Most up to date evidence does not indicate significant additional need in North Hertfordshire. Considered better to meet need through modest expansion of existing site at Codicote than create new site.	Do not allocate.
n/a	24	Picknage Corner, Church End	Barley	Housing	Important corner gateway location at this entrance to the village. Site has some existing derelict outbuildings. The site would only deliver a small number of units, possibly 3 or 4 and therefore a village boundary amendment may be appropriate rather than allocation. Too small to allocate but has been brought within village boundary.	Bring within settlement boundary.
n/a	25	Millers Close, Picknage Road	Barley	Housing	Too small to allocate - but already within village boundary.	No allocation required.
n/a	26	New Hill, Picknage Road	Barley	Housing	Potentially a good site to allocate to deliver a sustainable small development which would align with the existing dwellings on Cambridge Road. Further evidence needed on proximity to sewage works. Recommended not to allocate until evidence has demonstrated proximity to sewage works is acceptable.	Do not allocate.
n/a	27	see BL2	Barley	now incorporated into larger site	see 204	n/a

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	204	Land at Pudding Lane	Barley	Housing	The promoter of this site has suggested that the site would only deliver nearer 25-30 dwellings at a lower density rather than the 61 suggested in the consultation. There has been significant objection to this site from residents of the village. The site would be very large in terms of area in comparison to the wider village. The access road from Shaftenhoe End would cross a field which would be a somewhat incongruous feature. Concerns over impact on the Grade II* listed church, impact on the character, setting and appearance of the conservation area and the wider village.	Do not allocate.
n/a	BLr/01	Coach depot and garage adj. Greenbury Close	Barley	Housing	Unavailable.	Do not allocate site.
n/a	BLr/02	Land east of Picknage Road	Barley	Housing	This site is currently part of a larger agricultural field and forms an important open space with views through from the Plaistow and village conservation area towards Chishill windmill and the open countryside beyond. Landscape impacts / severs green infrastructure link.	Do not allocate site.
n/a	28	Land at Clothall House, Ashanger Lane	Clothall	Housing	This site is disproportionate to the settlement of Clothall. Located on a scheduled ancient monument (medieval moated complex west of Hooks Green Farm). Green Belt Review says site makes a moderate contribution, in a wider area which makes a limited contribution to green belt purposes. Within a wildlife site. Poor access via narrow country lane.	Do not allocate site.
EL1	EL (part)	Wandon Park	Cockernhoe & East of Luton	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Landscape assessment says medium - high sensitivity. Known risk of surface water flooding. Significant on-site infrastructure required and ecology study. See also discussion in Housing Background Paper.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
EL2	EL (part)	Land east of Brickkiln Lane	Cockernhoe & East of Luton	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Landscape assessment says medium - high sensitivity. Known risk of surface water flooding. Significant on-site infrastructure required and ecology study. See also discussion in Housing Background Paper.	Allocate site.
EL3	212a	Land west of Cockernhoe	Cockernhoe & East of Luton	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Vehicle access need further investigation. Sewage treatment - significant upgrades or new outflow sewer may be required. Known risk of surface water flooding in part. Landscape assessment says medium - high sensitivity. Significant on-site infrastructure required and ecology study. See also Housing Background Paper.	Allocate site.
n/a	212b	Land north east of Luton	Cockernhoe & East of Luton	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Access poor. Landscape assessment says medium - high sensitivity. This parcel of land no longer being promoted by landowner.	Do not allocate site.
n/a	212c	Land north east of Luton	Cockernhoe & East of Luton	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Access poor. Landscape assessment says medium - high sensitivity. This parcel of land no longer being promoted by landowner.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
CD1	29	Land south of Cowards Lane	Codicote	Housing	Good access to facilities, some spare capacity within existing school with possible room for expansion. Access requires improvement to junction with High Street. Green Belt Review says site makes a moderate contribution, within a wider area which makes a limited contribution to green belt purposes. Adjoins wildlife site, therefore mitigation required through ecology study. Major constraints on sewage treatment works, likely to have an impact on phasing.	Allocate site.
CD2	205	Codicote Garden Centre	Codicote	Housing	Good access to facilities, some spare capacity within existing school with possible room for expansion. Green Belt Review says site makes a moderate contribution, within a wider area which makes a limited contribution to green belt purposes. Loss of existing business and facility to village. Major constraints on sewage treatment works, likely to have an impact on phasing. Southern part of site considered suitable for development, existing buildings already on site. Northern part of site highly exposed - unacceptable landscape impact. Only allocate southern part.	Allocate site.
CD3	32	Land north of The Close	Codicote	Housing	Good access to facilities, some spare capacity within existing school with possible room for expansion. Green Belt Review says site makes a moderate contribution, within a wider area which makes a limited contribution to green belt purposes. Site is well contained with good access off The Close. Known to have risk of surface water flooding. Has woodland as strong boundary.	Allocate site.
CD4	(new site)	Pulmore Water	Codicote	Gypsy and Traveller	Site adjoins the existing gypsy and traveller site, representing an area with temporary planning permission. Logical extension. Well screened, access through existing site onto St Albans Road.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	30	Land at Codicote House, Heath Road	Codicote	Housing	Good access to facilities, some spare capacity within existing school with possible room for expansion. Green Belt Review says site makes a moderate contribution, within a wider area which makes a limited contribution to green belt purposes. Not considered suitable for historic constraints, listed building and access is poor. Known risk of surface water flooding.	Do not allocate site.
n/a	31	Land south of Heath Road	Codicote	Housing	Good access to facilities, some spare capacity within existing school with possible room for expansion. Green Belt Review says site makes a moderate contribution, within a wider area which makes a limited contribution to green belt purposes. Close to two wildlife sites. Site slopes down from village, which is mostly on plateau, making site's relationship with existing village poor by comparison with other sites in Codicote.	Do not allocate site.
n/a	206	Land at Danesbury Park Road	Codicote	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Adjacent to motorway. Challenging topography as former quarry.	Do not allocate site.
n/a	207	Land at Kimpton Road, Welwyn	Codicote	Housing	Poor access and topographical difficulties (site is former quarry). Green Belt Review says site makes a moderate contribution, within a wider area which makes a limited contribution to green belt purposes. Known risk of surface water flooding. Welywn Hatfield has dismissed adjoining site as unsuitable too.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
GR1	208	Land at Milksey Lane	Graveley	Housing	<p>This site is in two parts with the southern part, closest to the main village, with the potential to have a negative impact on the setting of a number of listed buildings and the character and appearance of the conservation area. Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. The northern part of the site, north of Milksey Lane has a number of agricultural and horticulture buildings on it at present, and is relatively well screened. It may be that some development on this part of the site could be acceptable. Known risk of surface water flooding. The promoter of the site has suggested a scheme of just 8 large dwellings, however if the site was to be allocated, the Council would be accepting the principle of residential development on this site rather than just a scheme for 8 dwellings.</p> <p>Whilst the site is classed as making a significant contribution to green belt purposes, it is considered that development here would be perceived as part of Graveley rather than wider urban sprawl, and the site is well screened. Therefore bring whole site within village boundary but only allocate northern part so as to allow impact on conservation area to be appropriately managed.</p>	Allocate site.
n/a	33	Graveley House, 35 High Street	Graveley	Settlement boundary amendment	site reflects part of 208	n/a
n/a	34	Chesfield Downs, Jacks Hill	Graveley	Leisure	Green Belt Review says area makes a significant contribution. Expansion appropriate to green belt therefore may be permissible, but no allocation or green belt amendment proposed.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	35	Jacks Hill Park, Jacks Hill	Graveley	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. The site is remote from the village and located in a sensitive area of green belt. Existing caravan park is relatively well screened but this may not be the case if it is extended. Adjoins motorway.	Do not allocate site.
GA1	NES3	Land at Roundwood	Great Ashby & NE Stevenage	Housing	Technical aspects have been addressed through the current planning application. Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Near a wildlife site, ecology study required. The site can be well screened within existing field boundaries. Main access would be from within Great Ashby. Acknowledged that there is concern over increased use of rural lanes.	Allocate site.
GA2	226	Land off Mendip Way	Great Ashby & NE Stevenage	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Wraps around wildlife sites therefore ecology study required. Some areas of known surface water flood risk. Moderate landscape sensitivity. Major constraints on sewage treatment works, likely to have an impact on phasing. Access via Mendip Way. Pylon lines crossing site form constraint. Education provision in area needs further consideration.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	227	Land at Manor Farm, Chesfield	Great Ashby & NE Stevenage	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Poor access / impacts on listed buildings and scheduled ancient monument. Range of landscape sensitivities. Major constraints on sewage treatment works, likely to have an impact on phasing. Wraps around wildlife site at Harbourclose Wood. Close to listed buildings and scheduled ancient monument at Chesfield. Access via Church Lane considered inadequate and opportunities for access via NES3 would be adding to traffic via existing Great Ashby estate roads.	Do not allocate site.
n/a	NES	North East of Stevenage	Great Ashby & NE Stevenage	Housing	Green Belt review says site makes a moderate contribution, within a wider area all of which makes a moderate contribution and some makes a significant contribution to green belt purposes. Mostly moderate landscape sensitivity. Isolated from town centre. Development this scale would require significant on-site infrastructure. Major constraints on sewage treatment works, likely to have an impact on phasing. Some landowners opposed, requires major new roads - roads would have impacts on ancient woodland and needs CPO powers which are hard to justify using when alternatives are available. Includes wildlife sites and listed buildings. Some areas of known surface water flood risk.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
HT1	39	Land at Highover Farm	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Primary access from Stotfold Road. County Highways do not wish to see through route created from Woolgrove Road to Stotfold Road. Wildlife site along Stotfold Road verges, ecology study required. Moderate landscape sensitivity. Grade 2 agricultural land. Relatively good access to station. Even with this site the town as a whole still takes less than its proportionate share of the district-wide growth would be, which for one of the district's two largest towns causes other parts of the district to have to take more than proportionate growth. Of the larger possible sites around Hitchin the site with fewest constraints.	Allocate site.
HT2	98	Land north of Pound Farm	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Adjoins wildlife site and floodplain along Ippollitts Brook, ecology study required. Significant new network infrastructure to connect to foul water treatment. Access direct from London Road B656. Moderate landscape sensitivity.	Allocate site.
HT3	H/r30	Land south of Oughtonhead Way	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes, although the main significance arises from the open fields west of this site. Low landscape sensitivity. Possible contamination to be investigated from former gravel pits fill. Access via Westbury Close should work.	Allocate site.
HT4	H/r24	Land off Lucas Lane	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes although the main significance arises from the open fields west of this site. Access via Lavender Way should be acceptable. Low landscape sensitivity. Should deliver improved facilities for cricket and hockey club. Loss of informal sports pitches needs to be mitigated.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
HT5	H/r25	Land at junction of Grays Lane and Lucas Lane	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes although the main significance arises from the open fields west of this site. Access via Grays Lane should be acceptable. Low landscape sensitivity. Well contained by tree boundaries.	Allocate site.
HT6	H/r14	Land at junction of Grays Lane and Crow Furlong	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes although the main significance arises from the open fields west of this site. Access via Grays Lane should be acceptable. Moderate landscape sensitivity. Well contained by tree boundaries.	Allocate site.
HT7	H/r50	John Barker Place	Hitchin	Housing	Considered suitable for development - part of regeneration scheme for neighbourhood centre. Small area of known risk of surface water flooding.	Allocate site.
HT8	H/r52	Cooks Way	Hitchin	Housing	Previously developed land within urban area. Contamination needs to be addressed. Noise from railway needs mitigating. Loss of employment considered acceptable.	Allocate site.
HT9	H/r40	Centre for the Arts, Willian Road	Hitchin	Housing	Previously developed land within urban area.	Allocate site.
n/a	36	Playing field, Benslow Lane	Hitchin	Housing	Site now designated town green.	Do not allocate site.
n/a	36a	Playing field, Benslow Lane (upper part)	Hitchin	Housing	Site now designated town green so unavailable.	Do not allocate site.
n/a	38	Land at junction of Pirton Road and Crow Furlong	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Tree preservation order on part of site. Not considered suitable on environmental grounds as site comprises significant woodland and forms a good boundary edge to existing urban settlement.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	110	Oakfield Farm, Stevenage Road	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. High landscape sensitivity. Flood plain affecting significant parts of site; non flood-plain parts of site poorly related to urban area. Adjoins wildlife site. Significant new network infrastructure to connect to foul water treatment.	Do not allocate site.
n/a	133	Orchard & Anvil, Nightingale Road	Hitchin	permission now granted	Now developed.	No allocation required.
n/a	209	Reduced version of South West Hitchin	Hitchin	Housing	Green Belt review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Area around Charlton Road / Willow Lane has limiting landscape constraints. Floodplain covers parts of site and some areas of known surface water flood risk. Wildlife sites on and adjoining site. Impact on Charlton conservation area. Close to designated air quality management area.	Do not allocate site.
n/a	H/e01	Former Transco Site, Cadwell Lane	Hitchin	Employment	The site is largely within existing settlement boundary, therefore, development could potentially come forward should the need arise, however, access is a key issue in this area and the capacity of the Wilbury Way / Cadwell Lane junction is a key constraint. Additional access points may be possible in the future, however this would most likely be deliverable in combination with H/e02, however at this time the need does not exist to justify either.	Do not allocate.
n/a	H/e02	Land north east of Wilbury Way	Hitchin	Employment	Access is a key issue in this area and the capacity of the Wilbury Way / Cadwell Lane junction is a key constraint. Adjoins wildlife site. Employment need at this time does not exist to justify. Partly Grade 2 agricultural land. Green belt review says site makes a moderate contribution in a wider area which makes a significant contribution to green belt purposes.	Do not allocate.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	H/m01	Land at Paynes Park	Hitchin	Mixed use	No identified need for additional town centre uses (A1 to A5 use classes) up to 2021, therefore no compelling requirement to allocate sites. Town centre strategies will be reviewed to identify long term provision for town centre uses. Lack of allocation does not prevent landowners and developers from bringing forward schemes, to be considered through the planning application process.	Do not allocate.
n/a	H/m02	Land at and around Churchgate	Hitchin	Mixed use	No identified need for additional town centre uses (A1 to A5 use classes) up to 2021, therefore no compelling requirement to allocate sites. Town centre strategies will be reviewed to identify long term provision for town centre uses. Lack of allocation does not prevent landowners and developers from bringing forward schemes, to be considered through the planning application process.	Do not allocate.
n/a	H/m03	Post Office, Hermitage Road	Hitchin	permission now granted	Under construction.	No allocation required.
n/a	H/o1	Playing field, Bearton Green	Hitchin	Reserve school site	Site already within urban area. Loss of playing fields would need to be addressed. These could be addressed through a planning application and do not require formal allocation. No certainty that additional school required here.	Do not allocate.
n/a	H/o2	Allotments, Gaping Lane	Hitchin	permission now granted	Planning permission granted.	No allocation required.
n/a	H/r02	Bevan House, r/o 34 Bancroft	Hitchin	Housing	Unavailable.	Do not allocate.
n/a	H/r03	9-10 Bearton Road	Hitchin	permission now granted	Planning permission granted.	No allocation required.
n/a	H/r04	Between 38 & 44 Bearton Road	Hitchin	Housing	Unavailable.	Do not allocate.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	H/r05	Former Butts Close School, Bedford Road	Hitchin	Housing	Unavailable.	Do not allocate.
n/a	H/r06	r/o Fieldfares, Benslow Lane	Hitchin	Housing	Unavailable.	Do not allocate.
n/a	H/r07	22 Bridge Street	Hitchin	permission now granted	Planning permission granted.	No allocation required.
n/a	H/r08	Crown House and Sceptre House, Bridge Street	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r09	Land rear of 8-13 Bridge Street	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r11	Walsworth House, Cambridge Road	Hitchin	Housing	Unavailable.	Do not allocate.
n/a	H/r12	Barns at Mill Farm, Charlton Road	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r16	Elmside, Elmside Walk	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r17	20-34 Grove Road	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r18	Former Murco Garage, Grove Road	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r22	Land off Hine Way	Hitchin	Housing	Unavailable.	Do not allocate.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	H/r26	Gardens backing onto Matthew Gate	Hitchin	Housing	Unavailable.	Do not allocate.
n/a	H/r27	41-111 Milestone Road	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r28	Goods yard, Nightingale Road	Hitchin	Housing	Unavailable, but would be suitable if landowner wished to bring forward, subject to consideration of contaminated land.	No allocation required.
n/a	H/r29	National Mutual Office Car Park, Old Charlton Road	Hitchin	Housing	Unavailable.	Do not allocate.
n/a	H/r33	Railway sidings, St Michael's Road	Hitchin	Housing	Unavailable. If landowner wished to bring forward would need to consider contamination, wildlife site and known risk of surface water flooding.	Do not allocate.
n/a	H/r36	63 Walsworth Road	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r37	89 Walsworth Road	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r38	Land off Walsworth Road	Hitchin	permission now granted	Completed.	No allocation required.
HT9	H/r40	North Herts College, Willian Road	Hitchin	Housing	Previously developed land within urban area.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	H/r41	Former Petrol Station, Wratten Road West	Hitchin	permission now granted	Under construction.	No allocation required.
n/a	H/r43	r/o The Aspens, 46 Wymondley Road	Hitchin	Housing	Loss of significant trees with TPOs, adjoining conservation area.	Do not allocate site.
n/a	H/r44	r/o The Aspens, 54 Wymondley Road	Hitchin	permission now granted	Completed.	No allocation required.
n/a	H/r45	Top Field, Fishponds Road	Hitchin	Housing	Unavailable for housing. If landowner wished to bring forward would need to address loss of football club and significant tree preservation orders on site.	Do not allocate.
n/a	H/r46	B&Q, Nightingale Road	Hitchin	Housing	Unavailable.	Do not allocate.
n/a	H/r47	Land off Sycamore Close	Hitchin	permission now granted	Permission granted.	No allocation required.
n/a	H/r48	59 Walsworth Road	Hitchin	Housing	Unavailable.	No allocation required.
n/a	H/r49	Former bus depot, Fishponds Road	Hitchin	permission now granted	Completed.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	SWH	South West of Hitchin	Hitchin	Housing	Promoter does not control whole site. Needs major new road for access, with significant implications. Impacts on several wildlife sites and Site of Special Scientific Interest. Impacts on several conservation areas. Adjoins Chilterns AONB. Known areas of surface water flood risk, plus rivers crossing site. Affects source protection zone 1. Green belt review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. Landscape sensitivity moderate to high. Significant on-site infrastructure required to support development of this size.	Do not allocate site.
IC1	41	Duncots Close	Ickleford	Housing	Green Belt Review says makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Known areas of surface water flood risk on site.	Allocate site.
IC2	40	Burford Grange, Bedford Road	Ickleford	Housing	Includes part of wildlife site ecology study required. Known area of surface water flood risk. Green Belt Review says makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Adjoins flood plain to south, but site large enough to have development set back from river's edge and flood plain.	Allocate site.
n/a	l/r01	adj. 69 Arlesey Road	Ickleford	Housing	Unavailable. Edge of conservation area. Known risk of surface water flooding.	No allocation required.
n/a	l/r02	r/o 55 Arlesey Road	Ickleford	Housing	Unavailable. Access and setting of listed buildings would be issues to address.	No allocation required.
KM1 (part)	42	Land off Hall Lane	Kimpton	Housing	Considered suitable for development along with site 44. Well defined boundary to south. Access will require improvement. Green Belt Review says site makes a moderate contribution, within a wider area which makes a limited contribution to green belt purposes. Known areas of surface water flood risk on site.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
KM1 (part)	44	see KM1	Kimpton	now incorporated into larger site	Considered suitable for development along with site 42. Well defined boundary to south. Access will require improvement. Green Belt Review says site makes a moderate contribution, within a wider area which makes a limited contribution to green belt purposes. Known areas of surface water flood risk on site.	Allocate site.
KM2	K/r02	Land off Lloyd Way	Kimpton	Housing	Considered suitable, site previously allocated for residential development in Local Plan No.2 with alterations.	Allocate site.
KM3	K/r01	Land north of High Street	Kimpton	Housing	Considered suitable for development, site already within village boundary. Known areas of surface water flood risk. Adjoins conservation area.	Allocate site.
n/a	43	Land off Hall Lane	Kimpton	Housing	Unavailable. Loss of numerous existing facilities on site. No need to bring within village boundary. Adjoins conservation area. Site makes a significant contribution, within an area which makes a limited contribution to green belt purposes.	Do not allocate site.
n/a	45	Land at Ash Drive (north), Kimpton Bottom	Kimpton	Housing	Too small for allocation - also remote from services.	Do not allocate site.
n/a	46	Land at Ash Drive (south), Kimpton Bottom	Kimpton	Housing	Too small for allocation - also remote from services.	Do not allocate site.
n/a	47	New Bungalows, Lawrence End Road, Peter's Green	Kimpton	Housing	Too small for allocation.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	48	Water Tower, Lawrence End Road, Peter's Green	Kimpton	Housing	Too small for allocation.	Do not allocate site.
n/a	144	Probyn House, Lloyd Way	Kimpton	permission now granted	Permission granted.	No allocation required.
n/a	K/r03	Land and garages off Wren Close	Kimpton	Housing	Unavailable. Already within village boundary.	No allocation required.
KW1	51	Land west of The Heath, Breachwood Green	King's Walden	Housing	Would have to be subject to relocation of allotments. Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Noise from Luton Airport flight path - but of sites in Breachwood Green furthest away from greatest noise area.	Allocate site.
n/a	49	Allotments south of Colemans Road, Breachwood Green	King's Walden	Housing	Noise from Luton Airport flight path. Would have to be subject to relocation of allotments. Sewage treatment upgrades required which may impact phasing. Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes.	Do not allocate site.
n/a	50	Land north of Lower Road, Breachwood Green	King's Walden	Housing	Adjoins wildlife site on two sides. Noise from Luton Airport flight path. Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Access may require further investigation.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
KB1	52	Land at Deards End	Knebworth	Housing	Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. Moderate landscape sensitivity. Access would require off-site improvement works. Adjoins conservation area. Whilst the site's contribution to the green belt is significant, of the sites around Knebworth, those between village and A1 are the most contained and therefore offer best opportunities for this large village to assist in district-wide growth. Education capacity limited, but opportunity for new school in site to the south, if both sites come forward.	Allocate site.
KB2	53	Land off Gypsy Lane	Knebworth	Housing	Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. Landscape sensitivity ranges from low to high sensitivity. Access would require off-site improvement works. Adjoins conservation area. Known areas of surface water flood risk. Some areas of potential contamination may require further assessment. Whilst the site's contribution to the green belt is significant, of the sites around Knebworth, those between village and A1 are the most contained and therefore offer best opportunities for this large village to assist in district-wide growth. Education capacity limited, but opportunity for new school in site to the south, if both sites come forward.	Allocate site.
n/a	54	Odyssey Health Centre, Old Knebworth Lane	Knebworth	Housing	Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. Noise from railways. Existing access of Old Knebworth Lane poor, and access onto B197 Stevenage Road would be highly prominent in narrow section of green belt. Loss of sports facilities. Railway forms good defensible southern green belt boundary for Stevenage.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	55	Land north of Old Lane	Knebworth	Housing	Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. Landscape ranges from low to high sensitivity. Several areas of known surface water flood risk. Above groundwater source protection zone 1.	Do not allocate site.
n/a	56	Land east of Stevenage Road	Knebworth	Housing	Unavailable. Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. Low landscape sensitivity. Railway forms good defensible southern green belt boundary for Stevenage.	Do not allocate site.
n/a	57	Land south of Swangleys Lane	Knebworth	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Poor access with little opportunity to remedy. Moderate landscape sensitivity. Above groundwater source protection zone 1.	Do not allocate site.
n/a	58	Land north of Watton Road	Knebworth	Housing	Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. Moderate landscape sensitivity. Would result in loss of green link through recreation ground to open countryside. Some areas of known surface water flood risk. Above groundwater source protection zone 1.	Do not allocate site.
n/a	211	Land north of Oakfield Avenue	Knebworth	Housing	Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes. High landscape sensitivity. Opposite wildlife site. Above groundwater source protection zone 1.	Do not allocate site.
n/a	J7	Land at Junction 7 A1(M)	Knebworth	Employment	Unavailable.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	KB/m1	Builders' Yard, London Road	Knebworth	Mixed use	Not clear whether this site would have a residential element to it, nor when it may become available. Therefore cannot be relied upon for contributing towards residential targets, whilst other village centre uses in this location would be acceptable in principle without need for a formal allocation. Within settlement boundary so could come forward as windfall. Known areas of surface water flooding.	No allocation required.
n/a	KB/r1	Land rear of 20/21/22 Deards Wood	Knebworth	permission now granted	Completed.	No allocation required.
n/a	RG	Rush Green	Langley	Housing	Green Belt Review says site makes a moderate contribution, in a wider area which makes a moderate contribution to green belt purposes. Low landscape sensitivity. Contamination may require further investigation. Substantial area through middle of site is floodplain zone 3. Adjoins wildlife site. Within airport noise area from Luton Airport. Not large enough to function as a coherent new settlement. Would therefore be dependent upon facilities elsewhere, notably in the West of Stevenage site (which is not certain for this plan period), which would require links to be created between B656 and West Stevenage with wider implications.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
LG1	NL	Land north of Letchworth	Letchworth	Housing	Green Belt Review says site makes a moderate contribution, in a wider area which makes a significant contribution to green belt purposes. Mainly moderate landscape sensitivity, ecology study required. Some areas of known surface water flood risk. Grade 2 agricultural land. On site infrastructure required, to be master-planned. Most sensible direction in Letchworth to cater for growth. Even with this site the town as a whole still takes less than its proportionate share of the district-wide growth would be, which for one of the district's two largest towns causes other parts of the district to have to take more than proportionate growth. Letchworth's ability to grow in any other direction is much more limited. Therefore loss of Grade 2 agricultural land and impact on green belt accepted here.	Allocate site.
LG2	GWK	Former George W. King site, Blackhorse Road	Letchworth	Housing	After 1 April 2014 permission granted.	Allocate site.
LG3	L/r13	Land east of Kristiansand Way and Talbot Way	Letchworth	Housing	Green Belt Review says makes a moderate contribution within a wider area which makes a significant contribution to green belt purposes. Moderate landscape sensitivity. Boundary of site redrawn from previous consultation so as to not require loss of allotments in response to public support for retaining allotments on current site. Adjoins conservation area.	Allocate site.
LG4	L/r18	Land north of former Norton School, Norton Road	Letchworth	Housing	Second phase of development with access through existing development off Norton Road. Adjoins conservation area.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
LG5	L/r16	Land at Birds Hill	Letchworth	Housing	Loss of employment, but permitted development rights would allow for conversion currently. Adjoins railway. Opposite conservation area.	Allocate site.
LG6	L/r24	Land off Radburn Way	Letchworth	Housing	Site within urban area with no identified constraints.	Allocate site.
LG7	L/r26	Former Gates Garage, Station Road	Letchworth	Housing	After 1 April 2014 permission granted.	Allocate site.
LG8	234	Pixmore Centre, Pixmore Avenue	Letchworth	Housing	Loss of employment, but permitted development rights would allow for conversion currently.	Allocate site.
LG9	L/o2	Former Lannock School	Letchworth	Housing	Previously developed site now cleared. Known risk of surface water flooding. Within urban area.	Allocate site.
LG10	L/o7	Land off Croft Lane	Letchworth	Open space or Housing	Possible housing site with opportunities to formalise access to open space on part of site. Adjoins conservation area and listed buildings. Croft Lane not suited to significant additional traffic. Low density scheme with significant open space in order to minimise traffic and maximise open space.	Allocate site.
LG11	L/s1	Garden Square Shopping Centre, Commerce Way	Letchworth	Mixed use	Resolved to grant planning permission on part of site. For remainder of site, no identified need for additional town centre uses (A1 to A5 use classes) up to 2021, therefore no compelling requirement to allocate sites. Town centre strategies will be reviewed to identify long term provision for town centre uses. Lack of allocation does not prevent landowners and developers from bringing forward schemes, to be considered through the planning application process.	Allocate that part of site with resolution to grant permission.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
LG12	L/e01	Former Power Station, Works Road, Letchworth	Letchworth	Employment	Site has been granted planning permission for employment uses previously. Pragmatic inclusion within designated employment area.	Allocate site.
n/a	59	Land adjoining Household Waste Recycling Centre, Blackhorse Road	Letchworth	Recycling centre	Not allocated in Waste Site Allocations document.	No allocation required.
n/a	60	Land east of Blackhorse Road	Letchworth	Employment	Suggested for employment development. Landowner no longer pursuing. Green belt says area makes a significant contribution to green belt purposes. Poor access for development this size. Wildlife site along railway to south. Some areas of known surface water flood risk on site. Need for additional employment land limited and insufficient to justify release here - better to focus employment releases on Baldock to link with major housing site there.	Do not allocate.
n/a	61	Land north of Hitchin Road	Letchworth	Open space	Playing fields not an inappropriate use in green belt. No allocation required - determine through planning applications.	No allocation required.
n/a	L/m1	Library and museum site, Gernon Road	Letchworth	Mixed use	No identified need for additional town centre uses (A1 to A5 use classes) up to 2021, therefore no compelling requirement to allocate sites. Town centre strategies will be reviewed to identify long term provision for town centre uses. Lack of allocation does not prevent landowners and developers from bringing forward schemes, to be considered through the planning application process.	Do not allocate.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	L/m2	Land at The Wynd	Letchworth	Mixed use	No identified need for additional town centre uses (A1 to A5 use classes) up to 2021, therefore no compelling requirement to allocate sites. Town centre strategies will be reviewed to identify long term provision for town centre uses. Lack of allocation does not prevent landowners and developers from bringing forward schemes, to be considered through the planning application process.	Do not allocate.
n/a	L/o1	Old Grammar School, Broadway	Letchworth	Mixed use	Unavailable.	No allocation required.
n/a	L/o3	Westbury School, West View	Letchworth	permission now granted	Completed.	No allocation required.
n/a	L/o4	Detached playing field at Westbury School, High Avenue	Letchworth	Open space or Housing	Adjoins conservation area. Near protected trees. Retain as opportunity for open space in this part of town with comparatively poor open space provision.	Do not allocate site.
n/a	L/o5	Transport interchange, Station Place	Letchworth	Transport	Transport sites not being allocated in Local Plan.	No allocation required.
n/a	L/o6	Land west of Highfield	Letchworth	Open space	Playing fields not an inappropriate use in green belt. No allocation required - determine through planning applications.	No allocation required.
n/a	L/r02	Former depot opposite 382-392 Icknield Way	Letchworth	Housing	Uncertain whether this site would include residential – alternative uses still being considered by owner. Therefore cannot rely on site counting towards housing numbers. Opposite conservation area. Adjoins railway. Known areas of surface water flood risk on site.	Do not allocate site.
n/a	L/r04	60-72 Leys Avenue	Letchworth	permission now granted	Completed.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	L/r07	121-123 Norton Way South	Letchworth	permission now granted	Under construction.	No allocation required.
n/a	L/r08	St Michael's House, 105 Norton Way South	Letchworth	Housing	Unavailable. Could come forward as windfall if landowner intentions change.	No allocation required.
n/a	L/r10	Skills Centre, Pixmore Avenue	Letchworth	permission now granted	Completed.	No allocation required.
n/a	L/r11	Ivel Court, Radburn Way	Letchworth	Housing	Uncertain whether redevelopment will happen here within this plan period. If happens could be windfall.	Do not allocate site.
n/a	L/r14	Land off Talbot Way	Letchworth	permission now granted	Completed.	No allocation required.
n/a	L/r15	see LG1	Letchworth	now incorporated into larger site	See North Letchworth.	n/a
n/a	L/r19	Former Petrol Station, Southfields	Letchworth	permission now granted	Completed.	No allocation required.
n/a	L/r20	Former Neosid, Icknield Way	Letchworth	permission now granted	Completed.	No allocation required.
n/a	L/r23	Garage court off Broadwater Dale	Letchworth	permission now granted	Completed.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	L/r25	Former goods yard & car dealers, Norton Way North	Letchworth	Housing	Unavailable.	Do not allocate.
n/a	L/r27	see LG1	Letchworth	now incorporated into larger site	See North Letchworth.	n/a
n/a	L/r30	Laundry, Pixmore Avenue	Letchworth	Housing	Unavailable.	Do not allocate.
n/a	L/r33	Land north of Croft Lane	Letchworth	Housing	Unavailable. Now has orchard on site. Grade 2 agricultural land.	Do not allocate site.
n/a	L/s2	Arena Parade	Letchworth	Retail	No identified need for additional town centre uses (A1 to A5 use classes) up to 2021, therefore no compelling requirement to allocate sites. Town centre strategies will be reviewed to identify long term provision for town centre uses. Lack of allocation does not prevent landowners and developers from bringing forward schemes, to be considered through the planning application process.	Do not allocate.
n/a	62	Land rear of 57 West Street	Lilley	Housing	Too small to allocate.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
NS1	NS	North Stevenage	North Stevenage	Housing	Site dependent on development to south within Stevenage Borough. Brings Stevenage closer to Graveley. Public opposition to development of "Forster Country". English Heritage concerns about impact of development in Stevenage on conservation areas and Rooks Nest House. Green Belt Review says site makes a moderate contribution, in a wider area which makes a significant contribution to green belt purposes. Landscape primarily moderate sensitivity with some areas of high sensitivity closer to Chesfield Park. Adjoins wildlife site to east, ecology study required. Major constraints on sewage treatment works, likely to have an impact on phasing. Extensive reinforcement of gas network required. Given scale of site significant infrastructure required to be jointly planned with Stevenage Borough Council's site to south. Suggest that development is pulled away from Chesfield Park and wildlife site to minimise effects on Rooks Nest House / St Nicholas Church area.	Allocate site.
n/a	63	Former depot, Park Farm Lane	Nuthampstead	Housing	Nuthampstead is a remote rural settlement with no facilities to speak of with the exception of a public house and the industrial units that make up this site. If local community wishes to pursue could be brought forward through a neighbourhood plan.	Do not allocate site.
n/a	213	The Rookery, King's Walden Road	Offley	Housing	Poor access. Impact on conservation area setting.	Do not allocate site.
OF1 (part)	O/r02	Former Allotments, Luton Road	Offley	Housing	Planning permission granted after 1 Apr 2014.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
OF1 (part)	O/r01	see OF1	Offley	now incorporated into larger site	Planning permission granted after 1 Apr 2014.	Allocate site.
n/a	O/o1	Land north of Luton Road	Offley	Open space	Completed.	No allocation required.
PT1	64	Land east of Priors Hill	Pirton	Housing	Adjoins conservation area and Chilterns AONB. Listed buildings and scheduled ancient monument at Rectory Farm on opposite side of lane. Southern area relatively contained on plateau next to existing suburban development. Northern area on sloping ground would affect setting of conservation area and listed buildings. Propose to allocate just southern part.	Allocate site.
PT2	214	Holwell Turn, West Lane	Pirton	Housing	Development would provide opportunity to improve road layout at this bend. No other meaningful constraints to development here. Previous application on this site dismissed on appeal due to lack of financial contributions towards infrastructure rather than any technical reason. Pedestrian access to village not considered a critical issue, but nevertheless landowner encouraged to consider opportunities for improving pedestrian access into village as means of improving scheme. Village boundary amended to bring farm track to south into village as well - Council will encourage formalising use of this track and Hambridge Way as alternative pedestrian route into village as part of this scheme.	Allocate site.
n/a	NH95	Land north of West Lane and Holwell Road	Pirton	Gypsy and Traveller	Site considered under the East of England Plan's redistributive policy. Most up to date evidence does not indicate significant additional need in North Hertfordshire. Considered better to meet need through modest expansion of existing site at Codicote than create new site.	Do not allocate.
PR1	215	Land off Templars Lane	Preston	Housing	Listed building to north. Access via new development at Templars Lane. Surrounded by development on three sides.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	65	Land west of Back Lane	Preston	Housing	Adjoins conservation area. Poor access from narrow lane. Breaches existing good hedgerow boundary on road edge, with no defined western boundary.	Do not allocate site.
n/a	66	Preston School, Back Lane	Preston	Settlement boundary amendment	Village boundary amendment	Amendment made.
n/a	67	Land north of Chequers Lane	Preston	Housing	Breaches existing good hedgerow boundary on road edge, with no defined northern boundary.	Do not allocate site.
n/a	68	Land north of Crunnells Green	Preston	Settlement boundary amendment	Village boundary amendment	Amendment made.
n/a	69	Land south of Crunnells Green	Preston	Housing	Site adjoins listed building, conservation area and historic park and garden.	Do not allocate site.
n/a	70	Land at Hitchin Road	Preston	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	71	Princess Helena College, School Lane	Preston	School expansion	Mostly within conservation area, entirely within historic park and garden, wildlife site on site and known areas of surface water flood risk on site. Therefore expansion of school would need to be carefully controlled anyway, so considered better to exclude from village boundary.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	216	Land west of Butchers Lane	Preston	Housing	Poor access from Butchers Lane. Poor boundaries to the site to the west.	Do not allocate site.
RD1	RD/r01	Land at Blacksmiths Lane	Reed	Housing	This could make a logical extension to Blacksmiths Lane with minimal impact on the character and appearance of the conservation area or the wider countryside.	Allocate site.
RD2	73	Farmyard, Brickyard Lane	Reed	Housing	This site already contains built development. Within conservation area. Known areas of surface water flooding on site. Adjoins development to east and south.	Allocate site.
n/a	72	Land north of Blacksmiths Lane	Reed	Housing	Site is largely woodland. The site is unavailable	Do not allocate site.
n/a	74	Cricket Club and adjoining land, Church Lane	Reed	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	75	North Farm and land west of Crow Lane	Reed	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	76	Cosy Kot, High Street	Reed	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	77	Kesten, High Street	Reed	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	78	Road at High Street	Reed	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	79	Wisbridge Farm, High Street	Reed	Settlement boundary amendment	Village boundary amendment	Amendment made.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	80	Mill Corner Farm, Jacksons Lane	Reed	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	81	Reed House, Jacksons Lane	Reed	Housing	Site access via The Joint makes it poorly related to the village in social terms.	Do not allocate site.
n/a	82	The Laurels, London Road	Reed	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	83	Land south of The Joint	Reed	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
RY1	218	Land west of Ivy Farm	Royston	Housing	Opposite Therfield Heath, which is site of special scientific interest and local nature reserve, ecology study required. Some areas of known surface water flood risk on site. Adjoins railway and bypass. Good access from Baldock Road. Well contained. Reasonable proximity to town centre. Moderate landscape sensitivity.	Allocate site.
RY2	85	Land north of Newmarket Road	Royston	Housing	Tree preservation order on part of site. South eastern part of site forms important part of landscape setting to Royston, with high landscape sensitivity. Development should therefore be contained on lower part of site with appropriate open space provision to south east.	Allocate site.
RY3	R/r03	Land off Burns Road	Royston	Housing	Permission granted after 1 April 2014.	Allocate site.
RY4	R/r11	Land north of Lindsay Close	Royston	Housing	Grade 2 agricultural land, but separated from other farmland by bypass. Known surface water flood risk on part of site. Moderate landscape sensitivity. Well contained site. Dependent upon improved access being provided, which is being investigated jointly with land to the east.	Allocate site.
RY5	R/r06	Agricultural supplier, Garden Walk	Royston	Housing	Known risk of surface water flooding on part of site. Dependent on business relocating but landowner has said likely to become available during plan period.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
RY6	R/r07	Royston Football Club, Garden Walk	Royston	Housing	Royston Football Ground - this is subject to finding an alternative site , possibly to the west of the York Road industrial area. Would need to be phased in the later plan period. Access may need to be improved.	Allocate site.
RY7	217	Anglian Business Park, Orchard Road	Royston	Housing	Some areas of surface water flood risk. Noise from adjoining railway. Proximity to safety zone around Johnson Matthey. Loss of employment area, but being offset by expansion of employment area to north-west.	Allocate site.
RY8	R/e2	Land at Lumen Road	Royston	Housing	Contamination on site - remediation required before development. Known areas of surface water flood risk. Groundwater protection zone 1. Remove employment area designation from whole area in order to encourage regeneration. Only allocate for housing area currently known to be available.	Allocate site.
RY9	R/e1	Land North of York Way, Royston	Royston	Employment	Partly in health and safety zone around Johnson Matthey. Small area of surface water flood risk on site. Moderate landscape sensitivity. Well contained by bypass. The allocation of additional land in Royston is a logical strategy, based on the existing situation of successful employment area. Modest employment expansion to absorb job requirements of the new population which will occupy the new housing. Planning permission has been granted for employment uses in this area already.	Allocate site.
n/a	84	Ivy Farm, Baldock Road	Royston	permission now granted	Permission granted.	No allocation required.
n/a	126	Mile End Farm, London Road	Royston	Housing	Too remote for services. This site is isolated on the A10 some distance from either Royston or Reed. The site would be entirely reliant on the private car for all services. Grade 2 agricultural land.	Do not allocate site.
n/a	R/m1	Land south of Corn Exchange, Market Hill	Royston	permission now granted	Permission granted.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	R/m2	Civic Centre, Melbourn Street	Royston	Mixed use	No identified need for additional town centre uses (A1 to A5 use classes) up to 2021, therefore no compelling requirement to allocate sites. Town centre strategies will be reviewed to identify long term provision for town centre uses. Lack of allocation does not prevent landowners and developers from bringing forward schemes, to be considered through the planning application process.	Do not allocate.
n/a	R/m3	Shopping parade, Angel Pavement	Royston	Mixed use	No identified need for additional town centre uses (A1 to A5 use classes) up to 2021, therefore no compelling requirement to allocate sites. Town centre strategies will be reviewed to identify long term provision for town centre uses. Lack of allocation does not prevent landowners and developers from bringing forward schemes, to be considered through the planning application process.	Do not allocate.
n/a	R/o1	Land west of Jarman Way	Royston	Open space	Community facilities in the rural area beyond the green belt can be considered under the policy on exceptions. No requirement for formal allocation.	No allocation required.
n/a	R/o2	Royston Hospital, London Road	Royston	Medical / Housing	Landowner intentions unclear but most of site brought within settlement boundary to allow for development later.	No allocation required.
n/a	R/r01	Ivy Farm, Baldock Road	Royston	permission now granted	Under construction.	No allocation required.
n/a	R/r02	Ling Dynamics, Baldock Road	Royston	permission now granted	Under construction.	No allocation required.
n/a	R/r04	Land north of Coombelands Road	Royston	permission now granted	Completed.	No allocation required.
n/a	R/r05	Ridgeway and 79 Field Crescent	Royston	permission now granted	Completed.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	R/r08	16-20 Green Drift	Royston	permission now granted	Completed.	No allocation required.
n/a	R/r10	Land adj. 20 Lindsay Close	Royston	Housing	Topography makes site unsuitable - used as balancing pond.	Do not allocate site.
n/a	R/r12	The Warren Car Park, London Road	Royston	Housing	Unavailable. Site well used as car park. Adjoins listed buildings and in conservation area.	Do not allocate site.
n/a	R/r13	Industrial estate, Lower Gower Road	Royston	Housing	Known area of surface water flood risk on part of site. Lack of joined up approach from multiple landowners, and no certainty as to what uses may be included if site is brought forward. Therefore no allocation for residential can be justified due to lack of certainty. However, lack of allocation does not prevent a redevelopment scheme coming through later as windfall.	Do not allocate site.
n/a	R/r14	32-38 Melbourn Road	Royston	permission now granted	Completed.	No allocation required.
n/a	R/r16	Former Priory Cinema, Newmarket Road	Royston	permission now granted	Completed.	No allocation required.
n/a	R/r17	Depot off Queens Road	Royston	permission now granted	Completed.	No allocation required.
n/a	R/r18	r/o Blakett Ord Court, Stamford Avenue	Royston	Housing	Unavailable and too small to allocate.	No allocation required.
n/a	R/r19	Land east of Thackeray Close	Royston	permission now granted	Planning permission granted.	No allocation required.
n/a	R/r20	46/46a Upper King Street	Royston	permission now granted	Planning permission granted.	No allocation required.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	R/r21	Heath House, Princes Mews	Royston	permission now granted	Completed.	No allocation required.
n/a	R/r23	The Maltings, Green Drift	Royston	Housing	Unavailable. Adjoins conservation area, buildings of local interest. Adjoins railway. Some areas of known surface water flood risk on site.	Do not allocate site.
n/a	R/r26	Land r/o Banyers Hotel and off King James Way	Royston	Housing	Unsuitable as this land forms part of the curtilage of the listed building The Banyers Hotel and as a result has heritage impacts. Covered by tree preservation area.	Do not allocate site.
n/a	86	Land at Gannock Farm, Gannock Green	Sandon	Housing	Not considered acceptable, unsustainable location, too remote from village, landscape impacts, plus 2 of the 3 landowners do not wish to pursue development proposal. Grade 2 agricultural land. Near listed building.	Do not allocate site.
n/a	87	Land north of Rockells Jersey Farm, Green End	Sandon	Housing	Too remote for services. Grade 2 agricultural land. Adjoins wildlife site. Not promoted for ordinary residential development but for agricultural workers' dwellings, which can be considered via planning application not allocation.	Do not allocate site.
n/a	88	Rockells Jersey Farm, Green End	Sandon	Housing	Too remote for services. Grade 2 agricultural land. Adjoins wildlife site. Not promoted for ordinary residential development but for agricultural workers' dwellings, which can be considered via planning application not allocation.	Do not allocate site.
n/a	NH109	Land south of Gannock Green and north of Payne End	Sandon	Gypsy and Traveller	Site considered under the East of England Plan's redistributive policy. Most up to date evidence does not indicate significant additional need in North Hertfordshire. Considered better to meet need through modest expansion of existing site at Codicote than create new site.	Do not allocate.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	NH112	Land south of Notley Green	Sandon	Gypsy and Traveller	Site considered under the East of England Plan's redistributive policy. Most up to date evidence does not indicate significant additional need in North Hertfordshire. Considered better to meet need through modest expansion of existing site at Codicote than create new site.	Do not allocate.
n/a	S/r1	Land at Dark Lane	Sandon	permission now granted	Planning permission granted.	No allocation required.
n/a	S/r3	Land north of Payne End	Sandon	Housing	Poor access / impact on conservation area.	Do not allocate site.
SI1	221	Land south of Waterdell Lane	St Ippolyts	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Adjoins listed building. Moderate to high landscape sensitivity. Site contains informal allotments; dwelling estimate low enough to allow for continuation or reprovision of allotments. Limit southern extent of site to main hedgerow line rather than projecting area originally suggested.	Allocate site.
SI2	SI/r3	Land south of Stevenage Road	St Ippolyts	Housing	Opposite wildlife site, ecology study required. Surrounded by development on three sides. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Moderate landscape sensitivity.	Allocate site.
n/a	89	Land south of Ashbrook Lane	St Ippolyts	Settlement boundary amendment	Village boundary amendment	Amendment made.
n/a	90	Brookend Farm, Brookend Lane	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	91	Land north of Brookend Farm, Brookend Lane	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	92	Roads at London Road and Brookend Lane	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	93	The Foundry, Brookend Lane	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	94	see SWH	St Ippolyts	now incorporated into larger site	see South West Hitchin	n/a
n/a	95	Glyfada, Gosmore Road	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment made.
n/a	96	Gosmore End House, Hitchin Road, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment made.
n/a	97	Grounds of Gosmore End House, Hitchin Road, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment made.
n/a	99	Land north of The Crescent, London Road	St Ippolyts	Housing	Poor access opportunities due to relatively narrow street frontage. Green Belt Review says site makes a moderate contribution, in a wider area which makes a significant contribution to green belt purposes.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	100	Land at and adjoining Avenue Farm, Maydencroft Lane, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	101	Land south of Maydencroft Lane, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	102	Land south of Avenue Farm, Maydencroft Lane, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	103	see SWH	St Ippolyts	now incorporated into larger site	see South West Hitchin	n/a
n/a	104	Land at junction of Mill Lane and Mill Road, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment made.
n/a	105	Land north east of Mill Road, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	106	Land at junction of Waterdell Lane and Preston Road, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	107	Land north of Sperberry Hill	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment made.
n/a	111	Recreation Ground, Stevenage Road	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment made.
n/a	112	St Ippolyts Church	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	113	Cemetery, Folly Lane	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	114	Land west of Folly Lane	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment not made.
n/a	115	see SI1	St Ippolyts	now incorporated into larger site	see 221	n/a

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	219	Land at London Road	St Ippolyts	Housing	Erodes vulnerable bit of green belt between Stevenage and Hitchin (by eroding gap between Hitchin and St Ippolyts). Large areas of known surface water flood risk on site. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Moderate landscape sensitivity.	Do not allocate site.
n/a	220	Land off Mill Lane	St Ippolyts	Housing	Erodes vulnerable bit of green belt between Stevenage and Hitchin (by eroding gap between Hitchin and St Ippolyts). Large areas of known surface water flood risk on site. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Moderate landscape sensitivity. Mill Lane too narrow to provide appropriate access.	Do not allocate site.
n/a	222	Land at Hitchin Lane	St Ippolyts	Housing	Edge of site in areas of Flood Zone 2 and 3. Adjoins wildlife site. Folly Lane unsuitable for access without major reconfiguration. Moderate landscape sensitivity. Green Belt Review says site makes a significant contribution, within a wider area which makes a significant contribution to green belt purposes.	Do not allocate site.
n/a	223	Playing field, Folly Lane	St Ippolyts	Housing	Loss of playing field with no obvious suitable location for relocation. Adjoins conservation area and listed building. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes.	Do not allocate site.
n/a	224	Land east of Hitchin Lane at junction with A602	St Ippolyts	Housing	Access direct from A602 Stevenage Road unacceptable, and Folly Lane unsuitable for access without major reconfiguration. Moderate landscape sensitivity. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Erodes vulnerable bit of green belt between Stevenage and Hitchin (by eroding gap between Hitchin and St Ippolyts and Little Wymondley). Some known surface water flood risk on site.	Do not allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	225	Land west of Hitchin Lane at junction with A602	St Ippolyts	Housing	Access direct from A602 Stevenage Road unacceptable, and Folly Lane unsuitable for access without major reconfiguration. Edge of site in areas of Flood Zone 2 and 3. Adjoins wildlife site. High landscape sensitivity. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Erodes vulnerable bit of green belt between Stevenage and Hitchin (by eroding gap between Hitchin and St Ippolyts and Little Wymondley). Some known surface water flood risk on site.	Do not allocate site.
n/a	SI/b1	West of High Street, Gosmore	St Ippolyts	Settlement boundary amendment	Settlement boundary amendment.	Amendment made.
SP1	WH/r1	Land south of High Street	St Paul's Walden	Housing	Adjoins conservation area, listed building and tree preservation area. Access needs to be carefully designed in relation to listed building. Site well contained by boundaries. Adjoins development to north-east and north-west.	Allocate site.
n/a	116	The Estate Yard, Hoo Park	St Paul's Walden	Housing	Conversion scheme may be acceptable, but this to be negotiated through planning application rather than requiring allocation. Site within historic park and garden.	Do not allocate site.
n/a	NH16	West of The Bury, Lilley Bottom Road, Whitwell	St Paul's Walden	Gypsy and Traveller	Site considered under the East of England Plan's redistributive policy. Most up to date evidence does not indicate significant additional need in North Hertfordshire. Considered better to meet need through modest expansion of existing site at Codicote than create new site.	Do not allocate.
n/a	WH/r2	Land south of High Street, Whitwell	St Paul's Walden	Housing	No sensible boundaries. Adjoins conservation area. No current access.	Do not allocate site.
TH1	119	Land at Police Row	Therfield	Housing	Close to wildlife site ecology study required, adjoins conservation area and listed buildings. Front part of site to Police Row would be logical infill. Rear part of site would be development in depth, out of character with village, therefore only allocate front part.	Allocate site.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
TH2	118	Land south of Kelshall Road	Therfield	Housing	Adjoins conservation area, near listed buildings, protected trees and scheduled ancient monument. Site is used as depot, with good boundaries and accessed off reasonable lane.	Allocate site.
n/a	117	Land south of Haywood Lane	Therfield	Housing	Adjoins listed building. Grade 2 agricultural land. Poor southern boundaries, comprising a corner of a larger field. Known areas of surface water flood risk.	Do not allocate site.
n/a	T/r1	Nine Elms, Police Row	Therfield	Housing	Uncertain whether site will be brought forward. Village boundary amended to include site to allow for later development.	Do not allocate site.
n/a	T/r2	adj. Tussocks, The Causeway	Therfield	Housing	Unavailable. In conservation area.	Do not allocate site.
n/a	WS (part)	West Stevenage (north)	West Stevenage	Safeguarded land	Green Belt Review says site makes a moderate contribution, within a wider area which makes a moderate contribution to green belt purposes. Landscape sensitivity generally lower closer to Stevenage and higher to the west. Wildlife sites on site,. Adjoins Site of Special Scientific Interest ecology study required. Part affected by aircraft noise from Luton Airport. Some areas with known surface water flood risk. Separated from rest of Stevenage by motorway. Development here would be dependent upon land in Stevenage coming forward too. Development would be focussed on Stevenage rather than connected to North Herts communities. Site would require significant on-site infrastructure. Within an area identified for growth by Local Enterprise Partnership. Major constraints on sewage treatment, likely to have an impact on phasing. Significant costs associated with new tunnel under A1(M) for access. If development require here should be maintained to plateau area. Should be jointly masterplanned working with Stevenage Borough Council. Poor location for meeting North Hertfordshire's needs, but may be sensible location for growth to meet later needs from Stevenage if substantiated.	Remove from green belt and notate as safeguarded land.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	WS (part)	West Stevenage (south)	West Stevenage	Safeguarded land	See WS	n/a
WE1	228	Land off Hitchin Road	Weston	Housing	Site supported by village, low impact in terms of landscape and character. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Relatively well contained and on main road.	Allocate site.
WY1	232	Land south of Little Wymondley	Wymondley	Housing	Site considered suitable for development, subject to education requirements being negotiated as there would be a need to extend the school capacity of the village. Access off Stevenage Road at or near roundabout with Blakemore End Road, with pedestrian access at other points into village. Small areas of flood plain on northern edges of site. Adjoins listed buildings. Large enough to provide additional facilities for village, including a hall which the village currently lacks.	Allocate site.
n/a	120	Land west of Gypsy Lane	Wymondley	Housing	Landscape impacts. Site unavailable. Know risk of surface water flooding. Adjoins railway line. No proper vehicular access. Adjoins wildlife site. Known risk of surface water flooding. Odd shaped site, poorly related to any settlement. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes.	Do not allocate site.
n/a	121	Land west of Little Wymondley	Wymondley	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Functional flood plan on southern third of site with areas of known surface water flood risk. Moderate landscape sensitivity. Exposed to north and west. Access would have to cross relatively wide area of flood plain.	Do not allocate.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	122	Land south of Stevenage Road, Little Wymondley (see also WY1)	Wymondley	Housing	see 232	n/a
n/a	123	Land west of Todds Green	Wymondley	Housing	Todds Green not considered a settlement where growth encouraged, as discussed in choices of settlements to have boundaries in Housing and Settlement Hierarchy Background Paper.	Do not allocate.
n/a	124	Suggested village boundary, Todds Green	Wymondley	Settlement boundary amendment	See Housing and Settlement Hierarchy Background Paper for selection of which villages should have settlement boundaries defined - not including Todds Green.	Do not allocate.
n/a	125	Land south of Wymondley Road	Wymondley	Housing	Landscape impacts. Site unavailable. Know risk of surface water flooding and areas of floodplain. Adjoins railway line. Adjoins wildlife site. Known risk of surface water flooding. Odd shaped site, poorly related to any settlement. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes.	Do not allocate.
n/a	229	Land south of Wymondley Bury	Wymondley	Housing	Impacts on Grade I listed building. Largely under pylons. Above groundwater protection zone 1. Major foul sewage infrastructure improvements would be required. Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Erodes vulnerable bit of green belt between Stevenage and Hitchin (by eroding gap between Stevenage and Little Wymondley). Low to moderate landscape sensitivity.	Do not allocate.

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
n/a	230	Land east of Wymondley Bury	Wymondley	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Erodes vulnerable bit of green belt between Stevenage and Hitchin (by eroding gap between Stevenage and Little Wymondley). Adjoins railway. Poorly related to either Little Wymondley or Stevenage. Partly under pylons. Low to moderate landscape sensitivity.	Do not allocate site.
n/a	231	Land west of Todds Green	Wymondley	Housing	Green Belt Review says site makes a moderate contribution, within a wider area which makes a significant contribution to green belt purposes. Poorly related to any settlement / Erodes vulnerable bit of green belt between Stevenage and Hitchin (by eroding gap between Stevenage and Little Wymondley). Site above a groundwater protection zone 1. Moderate landscape sensitivity. Poorly related to Little Wymondley or Stevenage.	Do not allocate.