

Appendix B Sites that pass the Stage 2 Assessment

Brookmans Park

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Green Belt	BrP1	Upper Bell Lane Farm, Bell Bar	Housing	Yes	Yes	Yes	100 dwellings / 20dph		Yes				
Green Belt	BrP4	Land west of Brookmans Park	Housing	Yes	Yes	Yes	300 dwellings / 16.5dph		Yes				
Green Belt	BrP6	Land at Bluebridge Road	Housing	Yes	Yes	Yes	234 dwellings / 20dph		Yes				
Green Belt	BrP12	Peplins Wood (Scenario 1)	Housing	Yes	Yes	Yes	110 dwellings / 14dph	Yes					
Green Belt	BrP12	Peplins Wood (Scenario 2)	Housing	Yes	Yes	Yes	110 dwellings / 20dph	Yes					
Green Belt	BrP13	West of Golf Club Road	Housing	Yes	Yes	Yes	14 dwellings / 20dph	Yes					
Green Belt	BrP14	East of Golf Club Road	Housing	Yes	Yes	Yes	10 dwellings / 20dph		Yes				
Green Belt	BrP28	Bell Lane Gospel Hall	Housing	Yes	Yes	Yes	4 dwellings / 25dph	Yes					

Cuffley

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Urban	No02	36 The Ridgeway	Housing	Yes	Yes	Yes	9 dwellings / 10dph	Yes					
Urban	No10	Land west of St Martin de Porres Catholic Church	Housing	Yes	Yes	Yes	5 dwellings / 29dph						Yes
Green Belt	Cuf1	The Meadway	Housing	Yes	Yes	Yes	30 dwellings / 8dph		Yes				
Green Belt	Cuf4	Cuffley Hills Farm	Mixed use	Yes	Yes	Yes	220 dwellings / 20dph		Yes				
Green Belt	Cuf5	Land at Northaw Road East	Mixed use	Yes	Yes	Yes	440 dwellings / 20dph		Yes				
Green Belt	Cuf6	East of Northaw Road East	Housing	Yes	Yes	Yes	108 dwellings / 30dph		Yes				
Green Belt	Cuf7	Wells Farm	Housing	Yes	Yes	Yes	75 dwellings / 30dph				Yes		
Green Belt	Cuf10*	Land adjacent to 1 The Ridgeway	Housing	Yes	Yes	Yes	33 dwellings / 20dph		Yes				
Green Belt	Cuf11*	Land adjacent to Cuffley Hills Farm	Housing	Yes	Yes	Yes	1 dwelling / 4dph		Yes				
Green Belt	Cuf12*	Land at Northaw Road East (reduced)	Housing	Yes	Yes	Yes	180 dwellings / 20dph		Yes				

Hatfield

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Urban	HC11	Meridian House, The Common	Housing	Yes	Yes	Yes	9 dwellings / 90dph				Yes		
Urban	HC94	Hatfield Fire Station	Housing	Yes	Yes	Yes	33 dwellings / 50dph				Yes		
Urban	HC100 B	1-9 Town Centre	Housing	Yes	Yes	Yes	66 dwellings / 90dph	Yes					
Urban	HE23	L Khan Manufacturing, Wellfield Road	Housing	Yes	Yes	Yes	62 dwellings / 70dph						Yes
Urban	HE80	Land at Onslow St Audreys School	Housing	Yes	Yes	Yes	61 dwellings / 33dph	Yes					
Urban	HS31	Garages at Hollyfields	Housing	Yes	Yes	Yes	14 dwellings / 50dph	Yes					
Urban	HS91	Land to the rear of Filbert Close	Housing	Yes	Yes	Yes	37 dwellings / 40dph				Yes		
Urban	HW100	High View	Housing	Yes	Yes	Yes	87 dwellings / 49dph	Yes					
Green Belt	Hat1/13	Stanboroughbury Farm	Housing	Yes	Yes	Yes	1,650 dwellings / 21dph			Yes			
Green Belt	Hat2	Land west of Hatfield	Housing	Yes	Yes	Uncertain	1,375 dwellings / 20dph					Yes*	
Green Belt	Hat5	Land north of Roehyde	Housing	Yes	Yes	Yes	140 dwellings / 20dph						Yes
Green Belt	Hat11	Land at Southway (Scenario 1)	Housing	Yes	Yes	Yes	120 dwellings / 20dph		Yes				
Green Belt	Hat11	Land at Southway (Scenario 2)	Employment	Yes	Yes	Yes	Equivalent to 300 dwellings		Yes				
Green Belt	Hat11	Land at Southway (Scenario 3)	Mixed Use	Yes	Yes	Yes	Equivalent to 300 dwellings		Yes				
Green Belt	Hat19	Land west of Ellenbrook (reduced)	Housing	Yes	Yes	Yes	20 dwellings / 15dph		Yes				

*Possible deliverability – see individual site assessments for further details.

Little Heath

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Urban	BPLH30	Land rear of Builders Arms, Heath Road	Housing	Yes	Yes	Yes	2 dwellings / 20dph	Yes					
Green Belt	BrP7	Land south of Hawkshead Road	Housing	Yes	Yes	Yes	150 dwellings / 30dph		Yes				
Green Belt	LHe1	Land north of Hawkshead Road	Housing	Yes	Yes	Yes	35 dwellings / 20dph		Yes				

Oaklands & Mardley Heath

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Urban	WE01	52 Great North Road	Housing	Yes	Yes	Yes	2 dwellings / 18dph			Yes			
Green Belt	OMH5	2a-12 Great North Road	Housing	Yes	Yes	Yes	20 dwellings / 20dph				Yes		
Green Belt	OMH7	22 The Avenue	Housing	Yes	Yes	Yes	12 dwellings / 30dph				Yes		
Green Belt	OMH8	2 Great North Road	Housing	Yes	Yes	Yes	5 dwellings / 30dph	Yes					
Green Belt	GTLAA04	Four Oaks, Great North Road	Gypsy and Traveller	Yes	Yes	Yes	6 additional pitches	Yes					

Welham Green

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Green Belt	WeG1	Units1-3, Welham Manor	Housing	Yes	Yes	Yes	10 dwellings / 25dph		Yes				
Green Belt	WeG3	South of Welham Manor	Housing	Yes	Yes	Yes	45 dwellings / 21dph		Yes				
Green Belt	WeG4a	Land at Marshmoor	Housing	Yes	Yes	Yes	80 dwellings / 20dph		Yes				
Green Belt	WeG4b	Land at Marshmoor	Mixed use (B1 and housing)	Yes ¹	Yes	Yes	40,500sqm B1 / 37% plot ratio; 80 dwellings / 20dph		Yes				
Green Belt	WeG6	Skimpans Farm, Bulls Lane	Housing	Yes	Yes	Yes	73 dwellings / 20dph		Yes				
Green Belt	WeG10	Dixons Hill Road	Housing	Yes	Yes	Yes	120 dwellings / 30dph		Yes				
Green Belt	WeG12	Land at Pooleys Lane	Housing	Yes	Yes	Yes	59 dwellings / 25dph		Yes				
Green Belt	WeG15	Potterells Farm	Housing	Yes	Yes	Yes	140 dwellings / 20dph		Yes				
Green Belt	GTLAA01	Foxes Lane	Gypsy and Traveller	Yes	Yes	Yes	12 additional pitches	Yes					
Green Belt	GTLAA03	Marshmoor Lane	Gypsy and Traveller	Yes	Yes	Yes	1 pitch	Yes					

¹ With the exception of Area 2 within the site. See the individual site assessment for WeG4b for further details.

Welwyn

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Green Belt	Wel1	Land at Kimpton Road	Housing	Yes	Yes	Uncertain	178 dwellings / 20dph					Yes*	
Green Belt	Wel2	Land adjoining Welwyn Cemetery	Housing	Yes	Yes	Uncertain	40 dwellings / 40dph					Yes*	
Green Belt	Wel3	School Lane	Housing	Yes	Yes	Yes	7 dwellings / 8dph	Yes					
Green Belt	Wel4	Sandyhurst, The Bypass	Housing	Yes	Yes	Yes	30 dwellings / 30dph	Yes					
Green Belt	Wel11	The Vineyards	Housing	Yes	Yes	Yes	30 dwellings / 25dph	Yes	Yes				
Green Belt	Wel15	Fulling Mill Lane (south)	Housing	Yes	Yes	Uncertain	14 dwellings / 40dph					Yes*	

*Possible deliverability – see individual site assessments for further details.

Welwyn Garden City

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Urban	Hal02	Land at Waterside	Housing	Yes	Yes	Yes	20 dwellings / 40dph						Yes
Urban	Hal03	Ratcliff Tail Lift Site	Housing	Yes	Yes	Yes	110 dwellings / 50dph				Yes		
Urban	Han40	Town Centre North	Mixed Use	Yes	Yes	Yes	100 dwellings / 70dph					Yes	
Urban	Han91	Land at Gosling Sports Park	Housing	Yes	Yes	Yes	250 dwellings / 25dph						Yes
Urban	Hol19	Hyde Valley House	Housing	Yes	Yes	Yes	17 dwellings / 70dph	Yes					
Urban	Hol20	Land north of the Beehive Public House	Housing	Yes	Yes	Yes	5 dwellings / 20dph	Yes					
Urban	Hol21	Land south east of the Beehive Public House	Housing	Yes	Yes	Yes	2 dwellings / 15dph	Yes					
Urban	How92	Woodside Centre, The Commons	Housing	Yes	Uncertain	Uncertain	22 dwellings / 17dph						Yes
Urban	Pan01b	Land at Bericot Way (North)	Housing	Yes	Yes	Yes	28 dwellings / 40dph	Yes					
Urban	Pan02	Land behind 1-17 The Poplars	Housing	Yes	Yes	Yes	8 dwellings / 24dph						Yes
Urban	Pea02b	Broadwater Road (North)	Mixed Use	Yes	Yes	Yes	850 dwellings / 94dph 6,370sqm B1 / 110% plot ratio		Yes				
Urban	Pea02c	Broadwater Road (West)	Mixed Use	Yes	Yes	Yes	171 dwellings / 94dph 11,300sqm B1 / 110% plot ratio					Yes	
Urban	Pea08	80 Bridge Road East	Housing	Yes	Yes	Yes	32 dwellings / 70dph		Yes				
Urban	Pea24	St Michael's House, Holwell Road	Housing	Yes	Yes	Yes	22 dwellings / 50dph						Yes
Urban	Sh91	15 Digswell Park Road	Housing	Yes	Yes	Yes	4 dwellings / 12dph	Yes					
Green Belt	WGC1	Creswick	Housing	Yes	Yes	Yes	290 dwellings / 50dph		Yes				
Green Belt	WGC4/7	Panshanger (Scenario 2)	Housing	Yes	Yes	Yes	650 dwellings / 25dph				Yes		
Green Belt	WGC4/7	Panshanger (Scenario 3)	Housing	Yes	Yes	Yes	725 dwellings / 25dph				Yes		
Green Belt	WGC5	Land south east of Welwyn Garden City	Mixed Use	Yes	Yes	Yes	1,200 dwellings / 20dph			Yes			

Woolmer Green

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Green Belt	WGr1	East of Great North Road	Mixed Use	Yes	Yes	Yes	150 dwellings / 25dph		Yes				
Green Belt	WGr2	South of Monread Lodge	Employment	Yes	Yes	Yes	6,000 – 11,250sqm depending upon the use / 40-75% plot ratio		Yes				
Green Belt	WGr3	52 London Road	Housing	Yes	Yes	Yes	40 dwellings / 30dph				Yes		

Rural North

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Green Belt	Hat15	Symondshyde Farm	Housing	Yes	Yes	Yes	1130 dwellings / 25dph					Yes	
Green Belt	GTLAA09	Land opposite Hatfield Avenue, Coopers Green Lane	Gypsy and Traveller	Yes	Yes	Yes	15 pitches / 800sqm/ pitch		Yes				

Rural South

Site details				Assessment conclusions				Deliverability					
Site type	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential / density	0-5 yrs	0-10 yrs	0-15 yrs	6-10 yrs	6-15 yrs	11-15 yrs
Green Belt	GTLAA08	Land north of Barbraville, Hertford Road	Gypsy and Traveller	Yes	Yes	Yes	4 pitches / 678sqm/ pitch		Yes				